

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

801B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 25, 2014

SUBJECT: TENTATIVE PARCEL MAP NO. 36293, MINOR CHANGE NO. 1 AND PLOT PLAN NO. 24690, REVISED PERMIT NO. 1 – Fast Track Authorization 2011-11 -- Consider an Addendum to previously certified Environmental Impact Report – Applicant: Thermal Operating Company, LLC – Engineer/Representative: RCE Consultants, Inc. – Fourth/Fourth Supervisorial District – Location: North of Avenue 62, south of Avenue 60, east of Tyler Street, and west of Polk Street – 330 Acres

RECOMMENDED MOTION: That the Board of Supervisors:

- CONSIDER the ADDENDUM NO. 3 TO PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT NO. 396 and ADDENDUM NOS 1 and 2**, based on the findings incorporated in the Environmental Assessment: Initial Study (EA 42592) and the conclusions that none of the conditions described in CEQA Guidelines Section 15162 exist, which has been completed in compliance with the CEQA Guidelines and the Riverside County CEQA implementation procedures prior to making a decision on the project; and,
- APPROVE TENTATIVE PARCEL MAP NO. 36293, MINOR CHANGE NO. 1**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

JCP

Juan C. Perez, TLMA Director/
Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY: *Tina Grande*
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel*
DATE: *3-26-14*
Departmental Conference

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: 06/07/11 16.1

District: 4/4

Agenda Number:

16-1

DATE: March 25, 2014

PAGE: 2 of 2

3. APPROVE PLOT PLAN NO. 24690, REVISED PERMIT NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The Tentative Parcel Map and Plot Plan were originally approved on June 7, 2011 by the Board of Supervisors. The project consisted of a private race track with a tuning shop, control tower, members storage and team garages, fuel station, and 254 private members luxury suite garages (aka founders lots). The applicant proposes a minor change to the Tentative Parcel Map and improvements/design changes and revisions to the mitigation measures for the Plot Plan as described in the project description and detailed in the attached staff report.

The minor change to the Tentative Parcel Map proposes to reduce the number of lots from 38 to 35 and reconfigure them. The revised Plot Plan proposes to redesign water quality engineering controls to allow all runoff for the 100-year storm to be retained on-site; remove the requirement for sidewalks from the interior private streets (the project is expected to have low internal pedestrian and vehicular traffic since it is a gated, private members community); modify the off-site open channel; modify race track grading elevations; require all sewers within project boundaries to be private; modify previous registration building to become a member's garage; relocate and redesign an irrigation reservoir to include an aviary screen; and revise the design manual for the previously approved member's private garages. The revised plot plan also proposes seven (7) construction phases.

Project issues have been resolved based on findings/conclusions in the staff report and recommended conditions of approval. No public comment to date has been received on the proposed project.

Impact on Citizens and Businesses

EIR 396 for this project was certified by the County on November 16, 1999. An environmental assessment has been completed and an addendum prepared for this proposed project. The impact on the local citizens and businesses has been reduced with this proposed project footprint by reducing the total number of lots from 38 to 35 and the elimination of offsite runoff drainage previously conveyed via a series of water quality swales, and instead allowing runoff to collect onsite within retention basins for up to 100 year storm events. Project requirements to build infrastructure are being phased consistent with the construction phases to mitigate impacts.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A



RIVERSIDE COUNTY PLANNING DEPARTMENT

April 1st

Juan C. Perez
TLMA Director/Interim Planning Director

DATE: March 19, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: FAST TRACK TENTATIVE PARCEL MAP NO. 36293, MINOR CHANGE NO. 1; AND PLOT PLAN NO. 24690, REVISED MAP NO. 1 (FTA-2011-11) (CONSIDERATION OF AN ADDENDUM TO PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT NO. 396 AND ADDENDUM NO. 1) — 10 DAY HEARING NOTICE

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|--|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Addendum to earlier Environmental Document |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination
California Department of Fish & Wildlife Receipt (CFG06061)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

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

"Planning Our Future... Preserving Our Past"

FAST TRACK TENTATIVE PARCEL MAP NO. 36293, MINOR CHANGE NO. 1 AND PLOT PLAN NO. 24690, REVISED PERMIT NO. 1 (FTA-2011-11) Consideration of an Addendum to previously certified Environmental Impact Report No 396 and Addendum No. 1 – Applicant: Thermal Operating Company, LLC – Engineer/Representative: RCE Consultants, Inc. – Fourth/Fourth Supervisorial District – Location: North of Avenue 62, south of Avenue 60, east of Tyler Street, and west of Polk Street – 330 Acres – **REQUEST: Tentative Parcel Map No. 36293, Minor Change No. 1** proposes to remove three (3) founders lots and reconfigure 35 lots along with street and open space lots within the eight (8) acre unrecorded portion of the previously approved Tentative Parcel Map No. 36293 (Schedule E). **Plot Plan No. 24690, Revised Permit No. 1** proposes to: remove the requirement for water quality swales shown on the approved Plot Plan 24690 and instead allow all runoff for the 100-year storm to be retained on-site within retention basins located throughout the project site; remove the requirement for sidewalks from the interior streets; modify the off-site open channel by reconfiguring the daylight channel; modify race track grading by elevating the track; require all sewers within project boundaries to be private per agreement with the Coachella Valley Water District; modify previous registration building to become a member's private garage; relocate irrigation reservoir from off-site to the western portion of the project site with the addition of an aviary screen; and, design modifications to the previously approved member's private garages which consists of a revised Design Manual. The revised plot plan also proposes up to seven (7) construction phases.



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

March 20, 2014

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: TPM 36293; PP 24690 FTA 2011-11

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, March 22, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>
Sent: Thursday, March 20, 2014 9:15 AM
To: Gil, Cecilia
Subject: Re: [Legals] FOR PUBLICATION: TPM 36293 PP 24690

Received for publication on March 22. Proof with cost to follow.

Thank You!
Legal Advertising



Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

On Thu, Mar 20, 2014 at 8:58 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

Good morning! Attached is a Notice of Public Hearing, for publication on Saturday, March 22, 2014. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board

[951-955-8464](tel:951-955-8464)

MS# 1010



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

March 20, 2014

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

E-MAIL: legals@thedesertsun.com
FAX: (760) 778-4731

RE: NOTICE OF PUBLIC HEARING: TPM 36293; PP 24690 FTA 2011-11

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, March 22, 2014.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Moeller, Charlene <CMOELLER@palmspri.gannett.com>
Sent: Thursday, March 20, 2014 9:00 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: TPM 36293 PP 24690

Ad received and will publish on date(s) requested.

Charlene Moeller | Media Sales Legal Notice Coordinator

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
t 760.778.4578 | f 760.778.4731
legals@thedesertsun.com / dpwlegals@thedesertsun.com

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This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Thursday, March 20, 2014 8:59 AM
To: tds-legals
Subject: FOR PUBLICATION: TPM 36293 PP 24690

Good morning! Attached is a Notice of Public Hearing, for publication on Saturday, March 22, 2014. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK TENTATIVE PARCEL MAP, MINOR CHANGE, AND A PLOT PLAN REVISED PERMIT, 4TH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 1, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Thermal Operating Company, LLC – RCE Consultants, Inc., on **Fast Track Tentative Parcel Map No. 36293, Minor Change No. 1**, which proposes to remove three (3) founders lots and reconfigure 35 lots along with street and open space lots within the eight (8) acre unrecorded portion of the previously approved Tentative Parcel Map No. 36293 (Schedule E); and, **Plot Plan No. 24690, Revised Permit No. 1**, which proposes to remove the requirement for water quality swales shown on the approved Plot Plan 24690 and instead allow all runoff for the 100-year storm to be retained on-site within retention basins located throughout the project site; remove the requirement for sidewalks from the interior streets; modify the off-site open channel by reconfiguring the daylight channel; modify race track grading by elevating the track; require all sewers within project boundaries to be private per agreement with the Coachella Valley Water District; modify previous registration building to become a member's private garage; relocate irrigation reservoir from off-site to the western portion of the project site with the addition of an aviary screen; and, design modifications to the previously approved member's private garages which consists of a revised Design Manual ("the project"). The revised plot plan also proposes up to seven (7) construction phases. The project is located north of Avenue 62, south of Avenue 60, east of Tyler Street, and west of Polk Street, Fourth Supervisorial District.

The Planning Department approved the project, found that the environmental effects have been addressed and recommended the consideration of an Addendum to **Environmental Impact Report No. 396**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS PROJECT PLANNER, AT (760) 863-7050 OR EMAIL [jolivas@rctlma.org](mailto:jolivias@rctlma.org).

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: March 20, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 20, 2014, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

TPM 36293 and PP 24690 FTA 2011-11

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: April 1, 2014 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: March 20, 2014
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkeneme@asrclkrec.com>
Sent: Thursday, March 20, 2014 9:24 AM
To: Gil, Cecilia; Buie, Tammie; Meyer, Mary Ann
Subject: RE: FOR POSTING: TPM 36293 PP 24690

Good Morning Cecilia,

Your notice has been received and will be posted today.

Thank you,
Bonnie Kennemer

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Thursday, March 20, 2014 8:59 AM
To: Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: TPM 36293 PP 24690

Good morning! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 20, 2014, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

TPM 36293 and PP 24690 FTA 2011-11

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: April 1, 2014 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: March 20, 2014
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/20/2014,

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

APN (s) or case numbers PM36293M1/PP24690R1 For

Company or Individual's Name Planning Department,

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.

NAME: Vinnie Nguyen

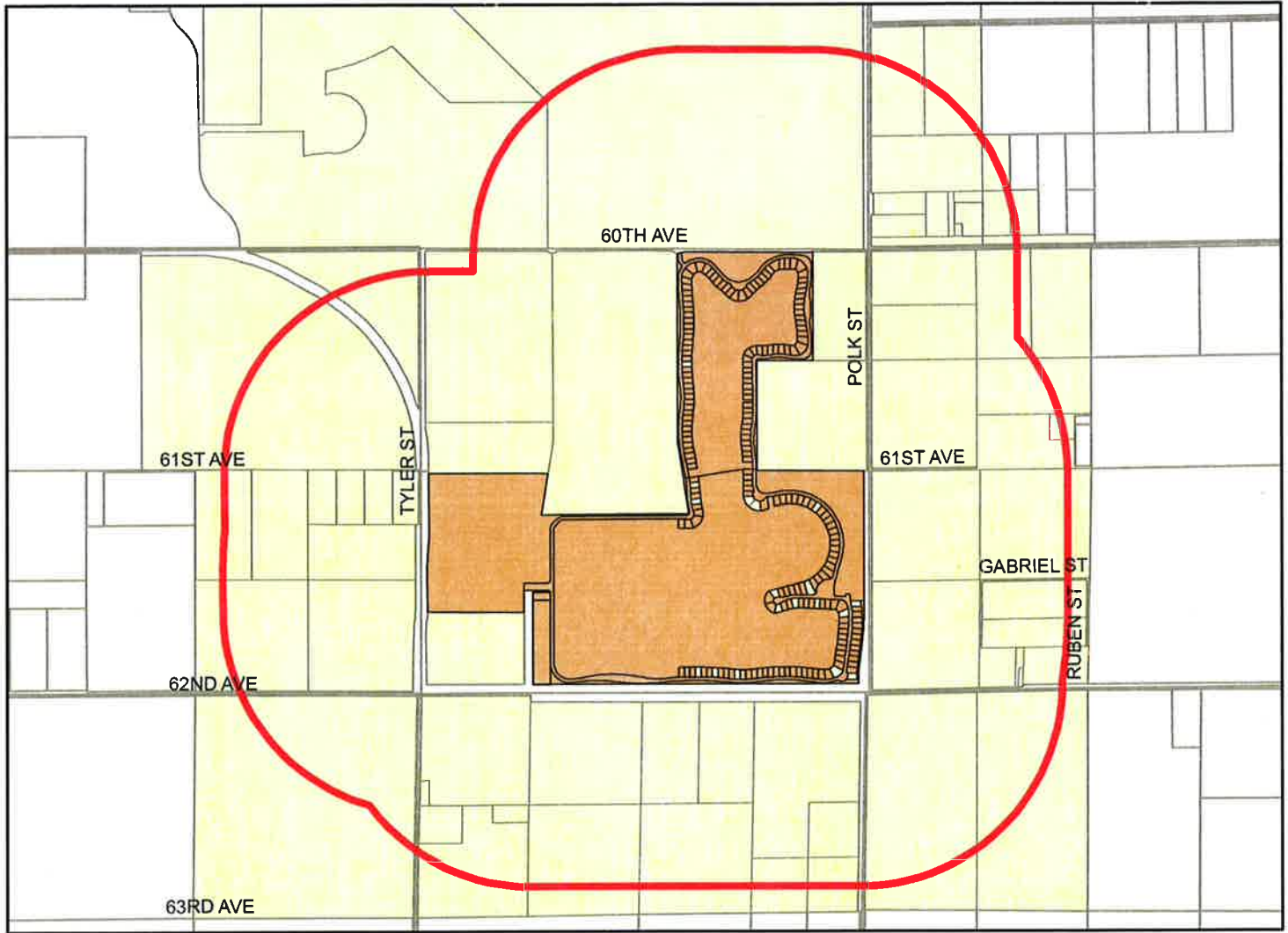
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PM36293M1/PP24690R1 (2400 feet buffer)



Selected Parcels

757-260-010 759-190-002 757-210-006 759-220-017 757-210-013 751-030-007 751-030-008 759-220-028 757-210-001 759-100-013
 757-210-017 757-210-018 757-210-021 757-210-020 757-210-028 759-230-012 759-210-010 757-260-002 757-210-008 759-190-003
 757-260-001 757-260-003 757-260-004 759-140-010 757-270-005 751-020-003 759-220-023 759-210-028 759-200-011 757-260-009
 757-210-010 751-030-009 759-140-014 759-140-009 757-210-009 757-270-013 759-180-009 759-180-013 759-180-014 759-200-001
 759-200-002 759-200-009 759-200-012 759-200-014 759-200-015 759-210-001 759-210-003 759-210-009 759-210-011 759-210-012
 759-210-014 759-210-021 759-210-022 759-210-026 759-220-001 759-220-020 759-220-022 759-230-001 759-230-004 759-230-008
 759-230-018 759-240-015 759-250-018 759-250-021 759-250-022 759-260-003 759-260-005 759-260-009 759-260-011 759-260-

First 120 parcels shown



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.



ASMT: 751020003, APN: 751020003
JACQUELINE ESTON, ETAL
P O BOX 371
THERMAL CA 92274

ASMT: 757210006, APN: 757210006
AIRPORT BOULEVARD PROP
1570 LINDA VISTA DR
SAN MARCOS CA 92069

ASMT: 751030001, APN: 751030001
CARLOS GALINDO, ETAL
C/O JOHN B LEARY SR
86027 AVENUE 62
THERMAL, CA. 92274

ASMT: 757210009, APN: 757210009
HUMBERTO GARCIA, ETAL
C/O MARIA A G DE GUTIERREZ
87190 AVENUE 60
THERMAL CA 92274

ASMT: 751030002, APN: 751030002
OTILIA MALDONADO, ETAL
49062 SUMMER ST
COACHELLA CA 92236

ASMT: 757210010, APN: 757210010
JAIME MARQUEZ, ETAL
48352 PINTO LN
COACHELLA CA 92236

ASMT: 751030008, APN: 751030008
MARGARET VALENZUELA, ETAL
62800 TYLER ST
THERMAL, CA. 92274

ASMT: 757210011, APN: 757210011
NELSON HINCHEN
C/O LONA STITT
5723 7TH AVE
LOS ANGELES CA 90043

ASMT: 751030009, APN: 751030009
LYDIA MORIN, ETAL
82687 SMOKETREE AVE
INDIO CA 92201

ASMT: 757210012, APN: 757210012
PATRICIA NEAL, ETAL
C/O PATRICIA NEAL
27925 ROCKWOOD AVE
MORENO VALLEY CA 92555

ASMT: 757210001, APN: 757210001
CAROLE ARIAS
P O BOX 5276
LA QUINTA CA 92248

ASMT: 757210013, APN: 757210013
ALLIE ROUGHELY, ETAL
C/O NAPOLEON THOMPSON
46654 CARNATION CT
INDIO CA 92201

ASMT: 757210002, APN: 757210002
MYRA TOTTEN, ETAL
87165 AVENUE 59
THERMAL, CA. 92274

ASMT: 757210016, APN: 757210016
MARIA LARA, ETAL
59800 POLK ST
THERMAL, CA. 92274

Agenda Item No.:
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth/Fourth
Project Planner: Jay Olivas
Board of Supervisors: April 1, 2014

TENTATIVE PARCEL MAP NO. 36293, MINOR CHANGE NO. 1
PLOT PLAN 24690, REVISED PERMIT NO. 1 (FTA-2011-11)
Applicant: Thermal Operating Company, LLC
Engineer/Rep.: RCE Consultants, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE PARCEL MAP NO. 36293, MINOR CHANGE NO. 1 proposes to remove three (3) founder's lots and reconfigure 35 lots along with street and open space within the eight (8) acre unrecorded portion of the previously approved Tentative Parcel Map No. 36293 (Schedule E).

PLOT PLAN NO. 24690, REVISED PERMIT NO. 1 proposes to remove the requirement for water quality swales shown on the previous plot plan and instead allow all runoff for the 100-year storm to be retained on-site within retention basins located throughout the project site, remove the requirement for sidewalks from the interior streets, modify the off-site open channel by reconfiguring the daylight channel, modify race track grading by elevating the track, require all sewers within project boundaries to be private per agreement with the Coachella Valley Water District; modify previous registration building to become a member's private garage, relocate irrigation reservoir from off-site to western portion of the site with the addition of an aviary screen, and design modifications to the previously approved member's private garages which consists of a revised Design Manual. The revised plot plan includes up to seven (7) construction phases.

The project site is north of Avenue 62, south of Avenue 60, east of Tyler Street, and west of Polk Street in Thermal.

PROJECT HISTORY:

The Kohl Ranch Specific Plan was first adopted by the Riverside County Board of Supervisors and related Environmental Impact Report No. 396 (EIR No. 396) was certified on November 16, 1999 (Resolution No. 99-378). Specific Plan No. 303, Amendment No. 1 amended the Kohl Ranch Specific Plan in January 2003 which included the addition of an 88 acre portion for the Coachella Valley Unified School District. Specific Plan No. 303, Amendment No. 2 in 2011 had key changes including to planning area boundaries to reflect new land uses and an updated circulation portion.

The plot plan project is now proposing to redesign water quality engineering controls to allow all runoff for the 100-year storm waters to be retained on-site by utilizing water retention basins instead of the water quality bio swales. The project also proposes minor modifications such as modification to the racetrack grading elevations and the off-site open channel, removing the requirement to sidewalks on private streets and the design of the member's private garage. The parcel map project proposes reducing the number of lots from 38 to 35 and minor reconfiguration of them. An addendum to a previously certified Environmental Impact Report (EIR) No. 396 has been prepared for the project to inform decision-makers and the public that potential significant environmental effects have been analyzed in an earlier EIR, and would not result in significant effects on the environment with the described revised mitigation measures. An addendum was determined appropriate because there are no major changes or additions to the previous CEQA documents as a result of the proposed project and

none of the conditions described in CEQA Guidelines section 15162 calling for preparation of a subsequent EIR exist or have occurred.

For reference purposes, the Environmental Impact Report (EIR) No 396, EIR No. 396 – Addendum No. 1 and EIR No. 396 – Addendum No. 2 are collectively referred to as the “CEQA Documents.”

ISSUES OF POTENTIAL CONCERN:

Staff reviewed previous mitigation measures from Environmental Impact Report No. 396, Addendum No. 2 (“EIR396A2”) completed in 2011 and compared them with the proposed revised mitigation measures. Staff found that the revised mitigation measures resulted in either the same impact or less of an impact that was determined in the EIR396A2. A third Addendum has been prepared to the Environmental Impact Report for the current project with revised mitigation measures. Project issues have been resolved as described in the findings/conclusions in the staff report and recommended conditions of approval.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing General Plan Land Use (Ex. #5): | 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) |
| 2. Existing Zoning (Ex. #3): | Specific Plan (S-P) Zone |
| 3. Surrounding Zoning (Ex. #3): | Heavy Manufacturing (M-H) to the north, S-P and Heavy Agriculture 10 Acre Minimum (A-2-10) to the east, S-P and Heavy Agriculture – 10 Acre Minimum (A-2-10) to the west, S-P and Heavy Agriculture – 10 Acre Minimum (A-1-10) to the south |
| 4. Existing Land Use (Ex. #1): | Vacant, Agriculture, Scattered Single Family Dwellings, School Site, and Lake |
| 5. Surrounding Land Use (Ex. #1): | Vacant, Agriculture, Scattered Single Family Dwellings to the east, west, and south; Cochran Airport to the north. |
| 6. Project Data: | Total Acreage: 330 Gross Acres |

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

1. The land use designations on the subject site are 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).

TENTATIVE PARCEL MAP NO. 36293, MINOR CHANGE NO. 1
PLOT PLAN NO. 24690, REVISED PERMIT NO. 1
Board of Supervisors: April 1, 2014
Page 3 of 7

2. The existing zoning for the subject site is Specific Plan (S-P Zone) as described in Ordinance No. 348.4722 for Specific Plan No. 303.
3. The proposed project is consistent with the development standards set forth in the Specific Plan No. 303A2 Zoning Ordinance.
4. The project site is surrounded by properties which are zoned M-H to the north, A-2-10 to the east, A-2-10 and S-P to the west, and A-2-10 and S-P to the south.
5. The proposed minor change parcel map (PM36293M1) and revised plot plan (PP24690R1) conforms to Planning Areas E-1, E-2, E-3, and E-4 and portions of A-6, A-7, and A-8 based on planning area standards of SP 303A2.
6. The proposed project to make minor revisions to a 330 acre site as part of a previously approved private race track with associated buildings, is a permitted use, subject to approval of a revised plot plan (PP24690R1) in the Specific Plan (S-P) zone.
7. The proposed project to make minor revisions to a previously approved private race track site (PP24690R1) with associated buildings, is consistent with the development standards set forth in the Specific Plan No 303A2 due to proposed site improvements such as entry monuments at main entrances and landscape buffers along Tyler Street, Polk Street, and Avenue 62.
8. The proposed project to make minor revisions to a previously approved private race track (PP24690R1) site will buffer surrounding land uses due to staggering of building setbacks and varied rooflines for the member's private garages which are approximately 3,700 square feet each up to 42 feet in height.
9. The proposed revisions to the plot plan such as run-off for the 100 year storm to be retained on – site, removal of requirements for sidewalks along private streets, modifying the off-site open channel, modifying the race track grading elevations, requiring all sewers to be per private agreement with the Coachella Valley Water District, modifying previous registration building, relocating irrigation reservoir with aviary screen, and design modifications to the member's private garages, are conditionally consistent with the adopted Specific Plan and affected Planning Areas.
10. The project will provide appropriate fire protection improvements, such as fire hydrants and a water system, in conformance with the fire services policies of the General Plan.
12. Domestic water and sanitation shall be provided in conformance with the water and sewer land use standards of the General Plan.
13. The project site is bordered by Tyler Street (128' 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). The project will provide appropriate street access in compliance with the requirements of the circulation element of the General Plan.
14. Noise impacts for the previously approved private race track were previously analyzed by acoustical reports prepared by Webb Associates dated September 13, 2010 and Gordon Bricken & Associates dated August 16, 2010, which reports were reviewed by the Department of Public Health, Office of Industrial Hygiene.

15. Noise impacts will be less than significant with mitigation measures including perimeter masonry block walls around the 330 acre race track site plus existing combination 15 foot high earthen berms and 10 foot high steel walls on the top portion of the berms in immediate proximity to the race track right-of-way.
16. Based on the Airport Land Use Commission transmittal of October 16, 2013 for PM36293M1 and PP24690R1, the project was found "consistent" with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (amended 2006).
17. The project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) boundaries but is not within a CVMSHCP conservation area.
18. The project is not located within the sphere of influence of any city. However, it is located within the boundaries of the Thermal Community Council where the project was previously presented.
19. No new substantial changes are being proposed with Plot Plan. The size, the capacity as well as the footprint of the Thermal Club Racetrack facility will remain the same. One of the changes proposed is to provide a redesigned water quality engineering controls and drainage protection by having on-site retention basins instead of many water quality swales. The use of retention basins will allow the capture of 100 percent of flows on-site which will simply infiltrate. The storm drain and equalization systems within the track area have been sized to convey peak runoff from intercepted 100-year, 24-hour storm runoff to the on-site retention basins. The project will occupy the same area with similar hydrology and drainage conditions that was analyzed in the prior CEQA Documents.
20. No new substantial changes or intensity of impacts from the project by modifying the grading elevation for the race track or changes to the off-site open channel. The berm height proposed is 18 feet and no slope would be greater than 2:1. A larger capacity for the off-site channel is no longer needed because the on-site retention basins will handle the runoff up to a 100-year storm event. Thus, the grading for proposed project will occupy the same area within the same project boundary as discussed and analyzed in the CEQA Documents.
21. The proposed project would require a private agreement between CVWD and the project applicant for the provision of water and sanitation systems. The on-site sewers systems will still flow to the CVWD system as discussed and analyzed in the CEQA Documents; therefore, no new substantial or increased intensity of impacts will occur from the proposed project.
22. The relocation of the irrigation reservoir from off-site to within the project boundaries and the addition of an aviary screen does not result in new substantial or increased intensity of impacts than what was discussed and analyzed in the CEQA Documents. The addition of the aviary screen is a protection measure.
23. No new substantial changes are being proposed with the change from 2 to 7 construction phases. The timing for required improvements already discussed and analyzed as part of the prior CEQA Documents will be different but the proposed phasing does not defer any required mitigation.

24. No new substantial changes are being proposed for the Tentative Parcel Map. The proposed project reduces the number of lots from 38 to 35 and reconfiguration of the boundaries for each of them. The sizes of the lots are the same, the intensity of use has not been increased and the footprint for the lots is consistent with what was previously analyzed in the CEQA Documents and for Specific Plan No. 303, Amendment No. 2.
25. No new substantial changes are being proposed with the project. Sidewalks are not required upon private streets within a gated private development. The removal of the requirement for sidewalks on the private streets within the project area does not provide for any changes to the circulation that were not already discussed and analyzed as part of the prior CEQA Documents.
26. Modifications for the registration building to a member private garage and design style for the proposed project does not result in new substantial or increased intensity of impacts than what was discussed and analyzed in the CEQA Documents. The intensity of use is the same and the new design style of a Spanish Revival theme is more compatible with the SP303 Planning Standards and Design Guidelines and consistent with the surrounding area.
27. 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). Potentially significant effects have been adequately analyzed in the Environmental Impact Report No. 396 pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. Addendum No. 3 for EIR No. 396, Addendum Nos. 1 and 2 has been prepared for this project. Impacts, such as the one's indicated in EA42592 and the attached Summary of Mitigation Measure Revisions Table, by this reference incorporated herein, were further analyzed in the addendum with revised mitigation measures to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures as identified in the Addendum to EIR 396. The revisions and deletion of the mitigation measures as listed in the Summary of Mitigation Measure Revisions Table are appropriate because the proposed project removes the necessity of that particular mitigation measure, is impracticable or unworkable to implement and/or no longer applies to the project.
28. The addendum confirms that the proposed minor revisions identified below as part of the project description would not raise new environmental issues or areas of controversy. Even though some changes or additions are necessary to the previously certified EIR, a new subsequent EIR is not required for the project, because none of the conditions described in CEQA Guidelines section 15162 have occurred.
 - a. As provided in the findings 19-26 above, no new substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
 - b. As provided in the findings 19-26 above, no new substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- c. As provided in the findings 19-26 above, no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified.

Therefore, an addendum to the previously certified EIR is the appropriate form of environmental review for this project under the circumstances and based upon the findings in the staff report and EA42592.

29. Addendum No. 3 and the EA42592 identified the following potential significant impacts:
 - a. Hydrology and Water Quality
 - b. Utilities/Service Systems
 - c. Floodplains

The listed impact will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and none of the conditions described in CEQA Guidelines Section 15162 exist.

CONCLUSIONS:

1. The proposed project is in conformance with the Specific Plan Land Use Designations (SP00303A2), and with all other elements of the Riverside County General Plan and the Specific Plan's Land Use Plan.
2. The proposed project will be consistent with the existing Specific Plan zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed minor change tentative parcel map (PM36293M1) will be conditionally consistent with the requirements of Ordinance No. 460 and all other applicable provisions of Ordinance No. 460.
5. The proposed revised plot plan (PP24690R1) will be consistent with Planning Areas E-1, E-2, E-3, and E-4 and portions of A-6, A-7, and A-8 of SP 303A2.
6. Since this project is consistent with SP 303A2, it is compatible with the present and future logical development of the area.
7. The proposed project is not within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSCHP).
8. The proposed project will not have a significant effect on the environment.
9. Revised mitigation measures introduced in the Addendum No. 3 to Environmental Impact Report No. 396 have been deemed as adequate by Riverside County to minimize the potential environmental impacts.

INFORMATIONAL ITEMS:

1. As of this writing (3/14/14), no public letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A Conservation Area;
 - c. A High Fire Area;
 - d. A Dam Inundation Area;
 - e. A Sand Source Preserve.
3. The project site is located within:
 - a. County service area Thermal 125;
 - b. The boundaries of the Coachella Valley Unified School District;
 - c. The Whitewater Watershed;
 - d. An area of high (High B) paleontological sensitivity;
 - e. An area susceptible to subsidence;
 - f. An area of high liquefaction potential; and,
 - g. An Airport Influence Area.
4. The subject site is currently designated as Assessor Parcel Number's: 759-180-004, etc.

RIVERSIDE COUNTY PLANNING DEPARTMENT

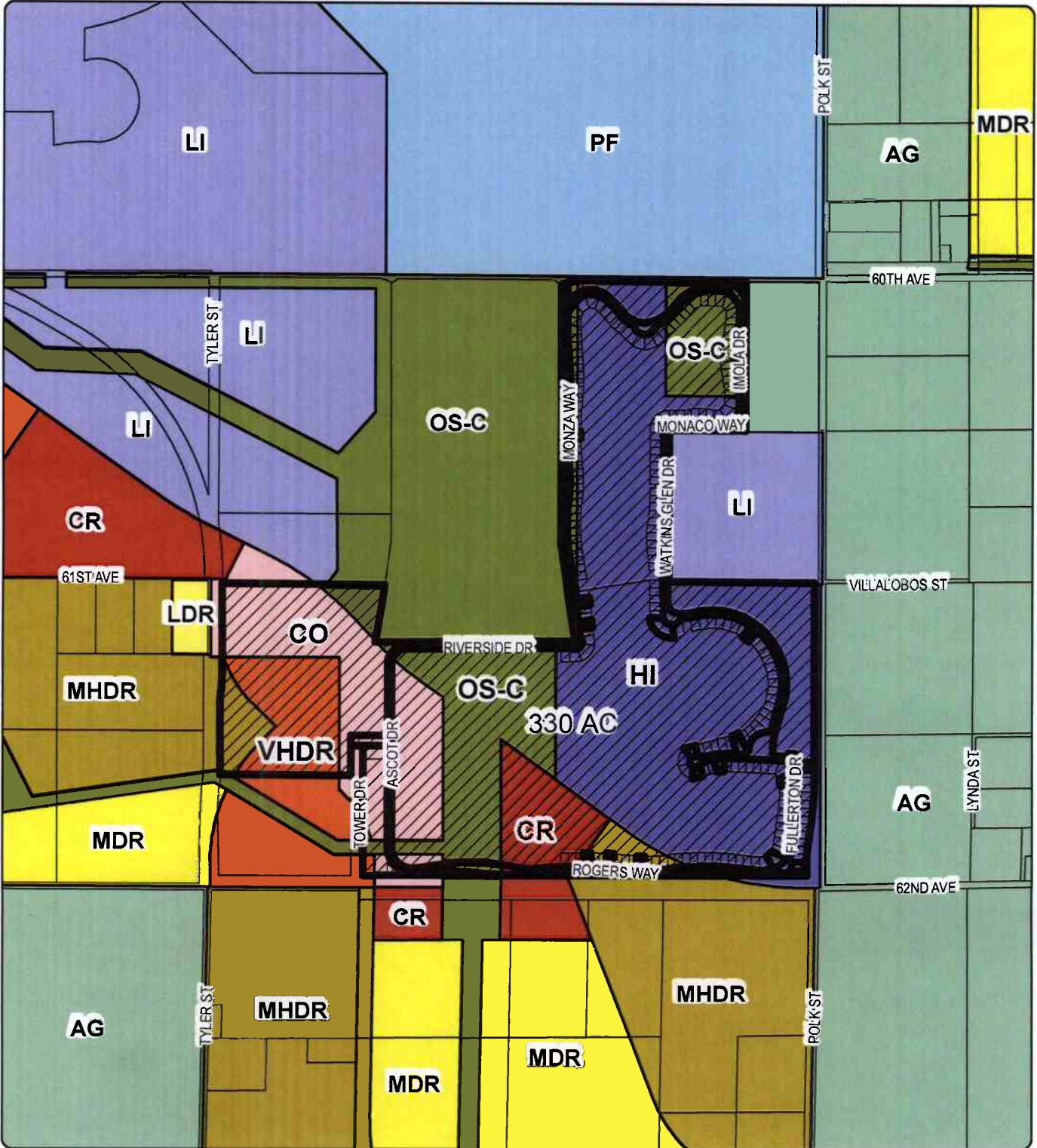
PM36293M1 PP24690R1

EXISTING GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 02/20/2014

Exhibit 5



Zoning District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 33

Assessors Bk. Pg. 759-180
Thomas Bros. Pg. 5591 F3
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PM36293M1 PP24690R1
VICINITY/POLICY AREAS

Supervisor Benoit
 District 4

Date Drawn: 02/21/2014
 Vicinity Map



Zoning District: Lower Coachella Valley
 Township/Range: T6SR8E
 Section: 33

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.firma.co.riverside.ca.us/index.html>

Assessors Bk. Pg. 759-180
 Thomas Bros. Pg. 5591 F3
 Edition 2011

0 1,500 3,000 6,000 9,000



Feet

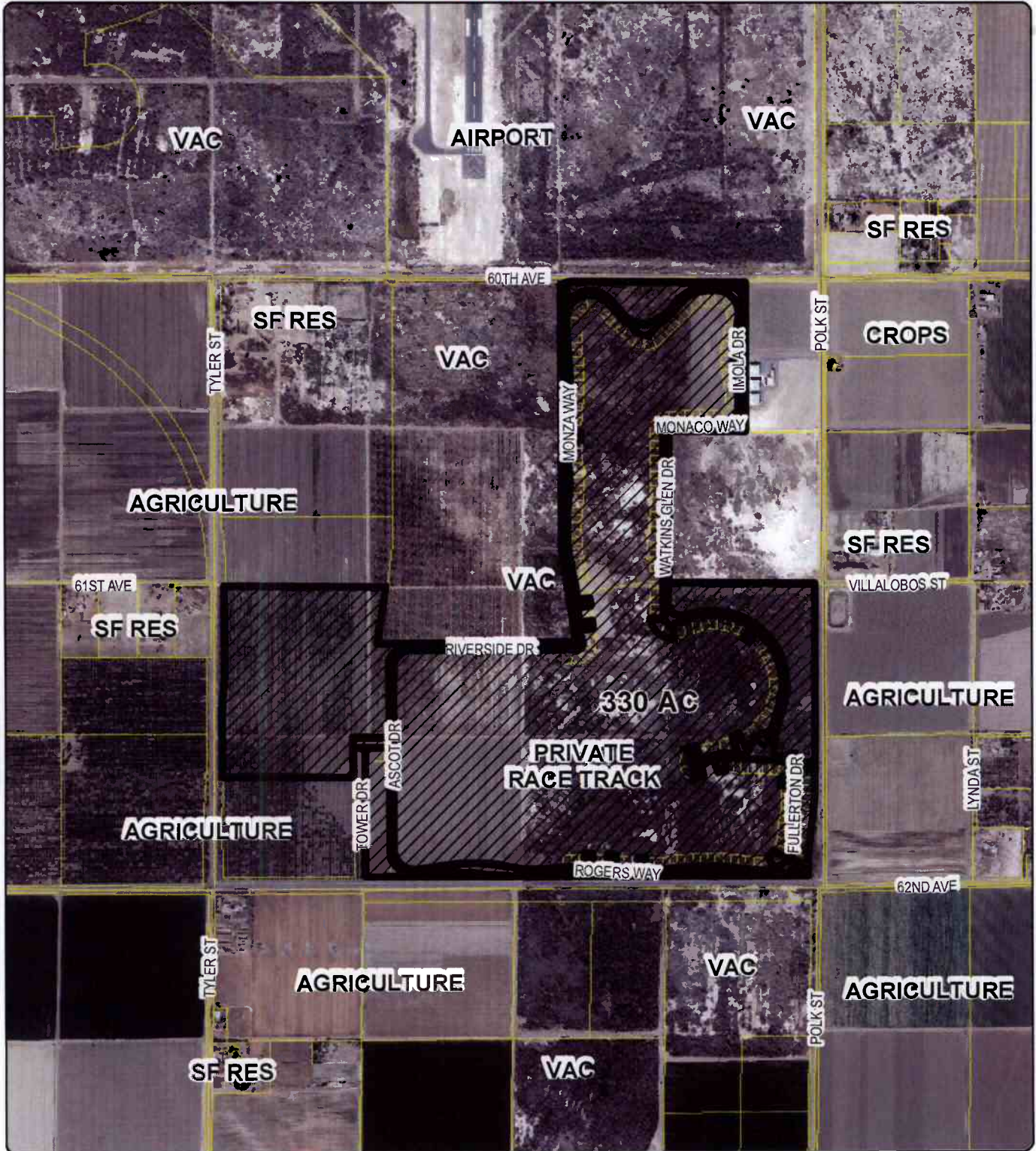


RIVERSIDE COUNTY PLANNING DEPARTMENT
PM36293M1 PP24690R1

Supervisor Benoit
District 4

Date Drawn: 02/20/2014
Exhibit 1

LAND USE



Zoning District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 33

Assessors Bk. Pg. 759-180
Thomas Bros. Pg. 5591 F3
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

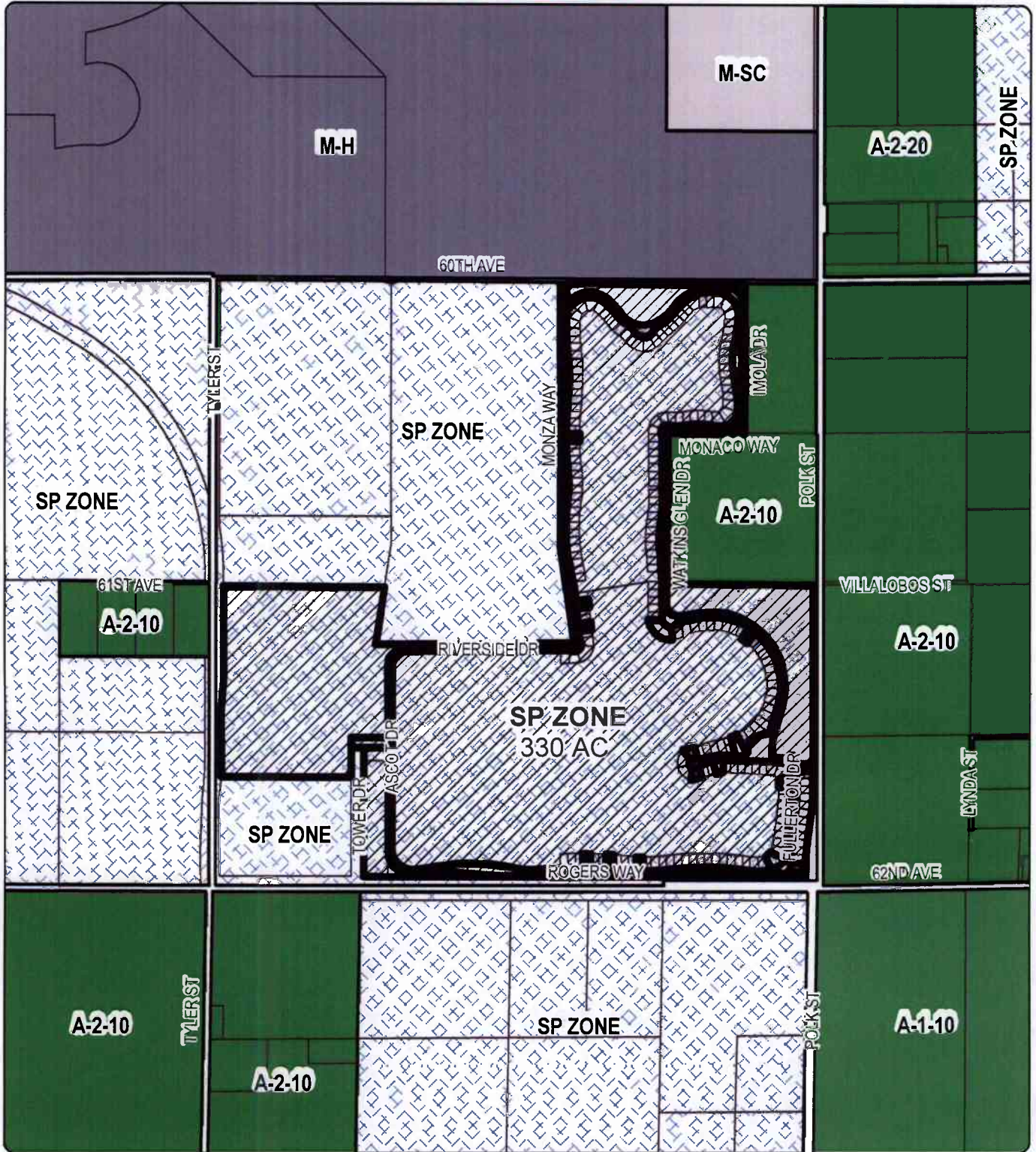
PM36293M1 PP24690R1

EXISTING ZONING

Supervisor Benoit
District 4

Date Drawn: 02/20/2014

Exhibit 2



Zoning District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 33

Assessors Bk. Pg. 759-180
Thomas Bros. Pg. 5591 F3
Edition 2011



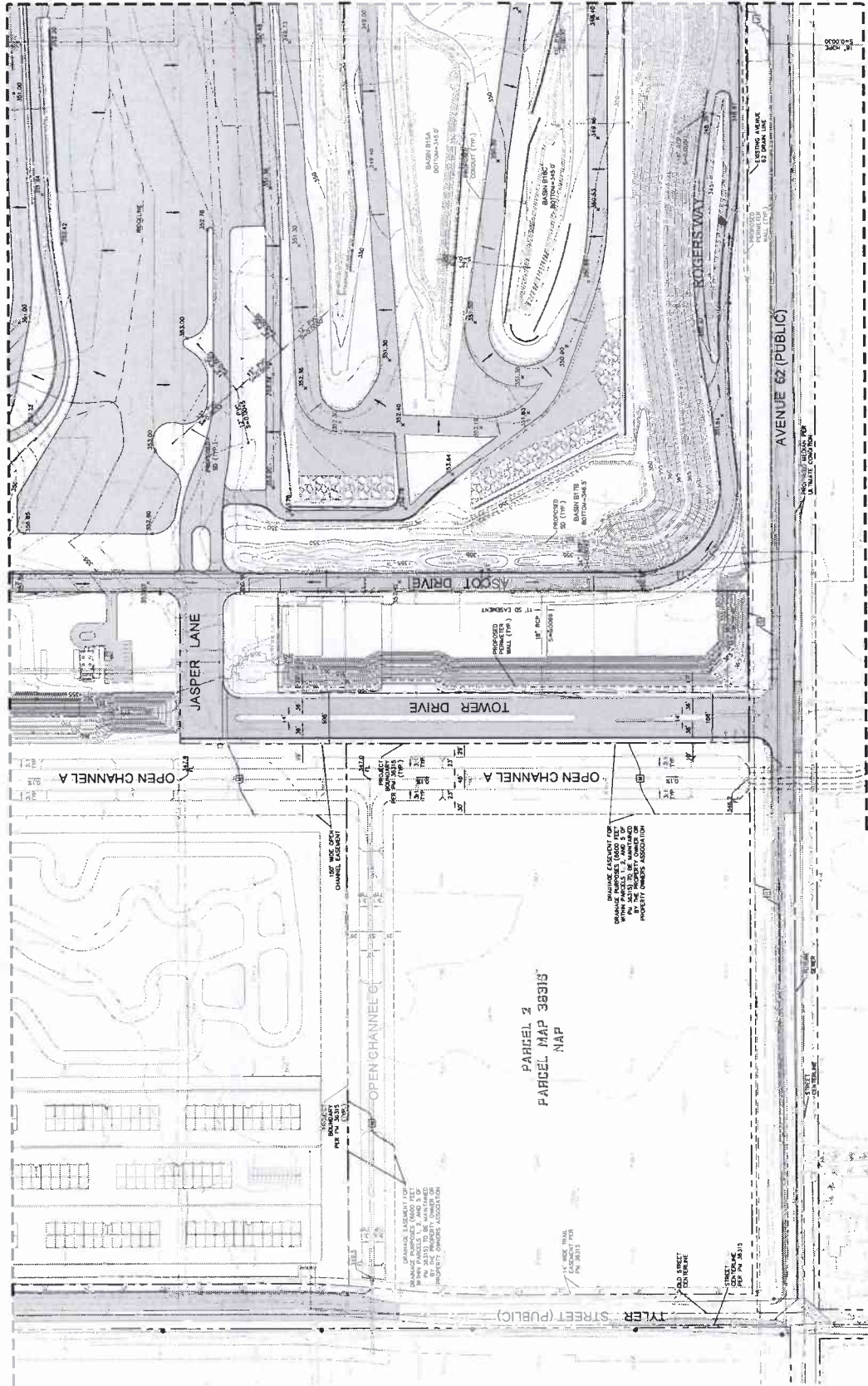
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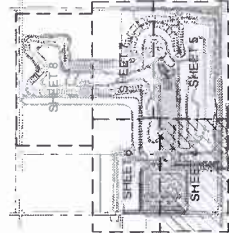
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SEE SHEET 6



- LEGEND:**
- PROJECT BOUNDARY
 - RIGHT-OF-WAY
 - EXISTING CENTERLINE
 - PROPOSED LOT LINES
 - EASEMENTS
 - PROPOSED PERIMETER WALL
 - PROPOSED FENCE
 - PROPOSED CONTOURS
 - PROPOSED ASPHALT
 - PROPOSED TRACK RUNOFF
 - PROPOSED TRACK QUADRANT
 - SPOT ELEVATIONS
 - SLOPE DIRECTION
 - PROPOSED FIRE HYDRANT

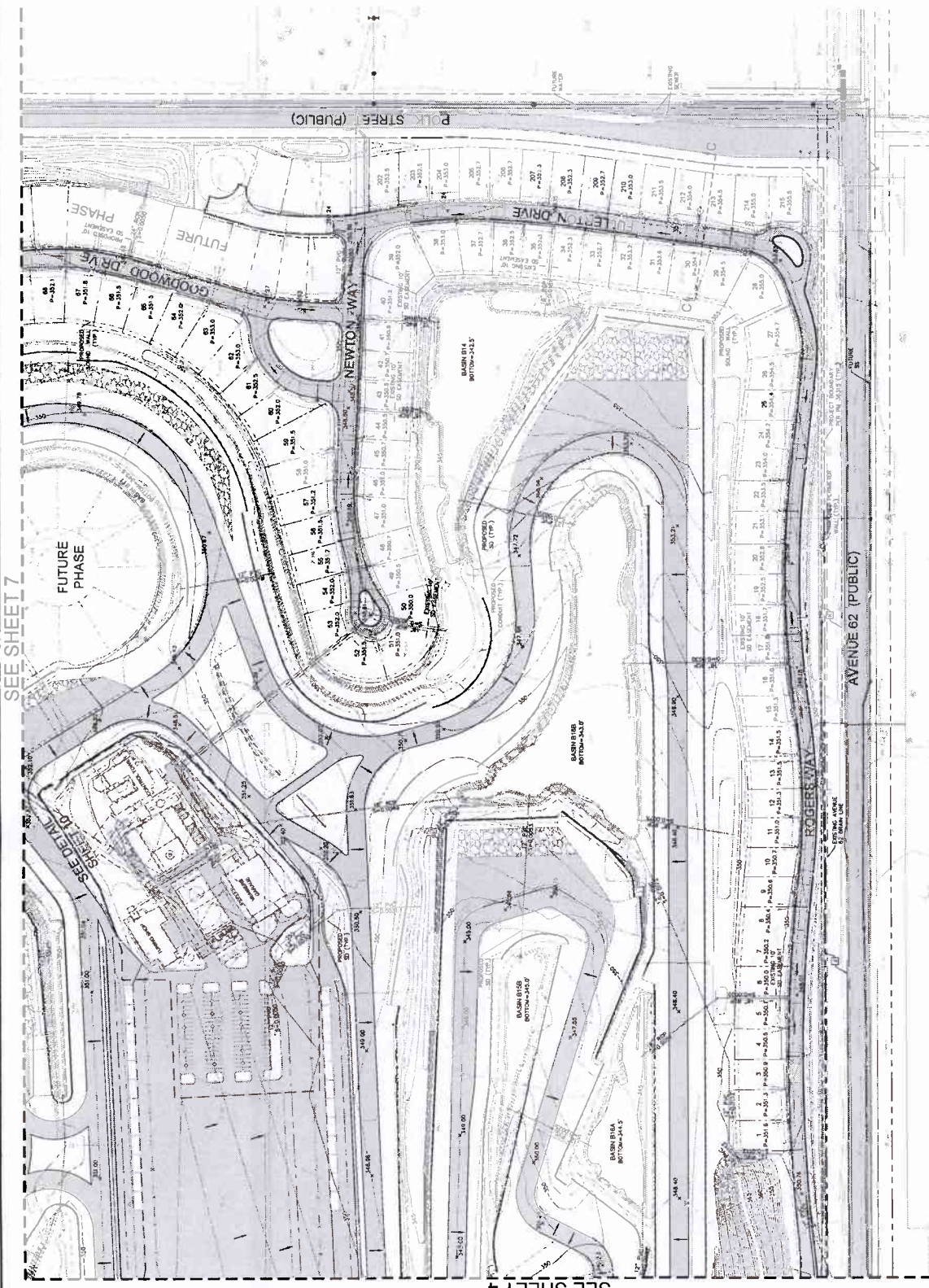


SEE SHEET 9

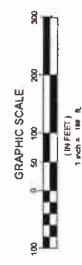
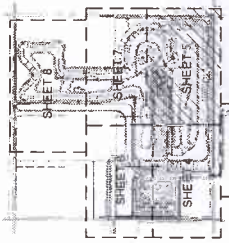
SEE SHEET 6

SEE SHEET 5

	SIGNATURE	P.L.	23332 Air Creek Dr. Suite 100 Lodi, CA 95243 Phone: 949.453.0111 Fax: 949.453.0411	STAMP	BASIS OF BEARINGS	BENCH MARK	APPROVED BY:	IN THE UNINCORPORATED TERRITORY OF FURNAL COUNTY OF THE STATE OF CALIFORNIA
	DESIGNED BY TP	EXP.	FILE NO. 0590-100	SCALE 1" = 100'	<p>REVISIONS</p> <p>DATE NO. BY. TP. DATE.</p>	<p>23332 AIR CREEK DR. SUITE 100 LODI, CALIFORNIA 95243 PHONE: 949.453.0111 FAX: 949.453.0411</p>	<p>CA TRAVIS M. NO. 24690R-1, P. 17 CALIFORNIA REGISTERED PROFESSIONAL ENGINEER NO. 11111, STATE OF CALIFORNIA 1988-11-11, 11-11-11, 11-11-11, 11-11-11 LICENSE NO. 11111, 11-11-11, 11-11-11 LICENSE NO. 11111, 11-11-11, 11-11-11</p>	<p>DRAWING NAME: PP 24690R1 04 PP</p> <p>PROJECT NO. 0590-100</p>



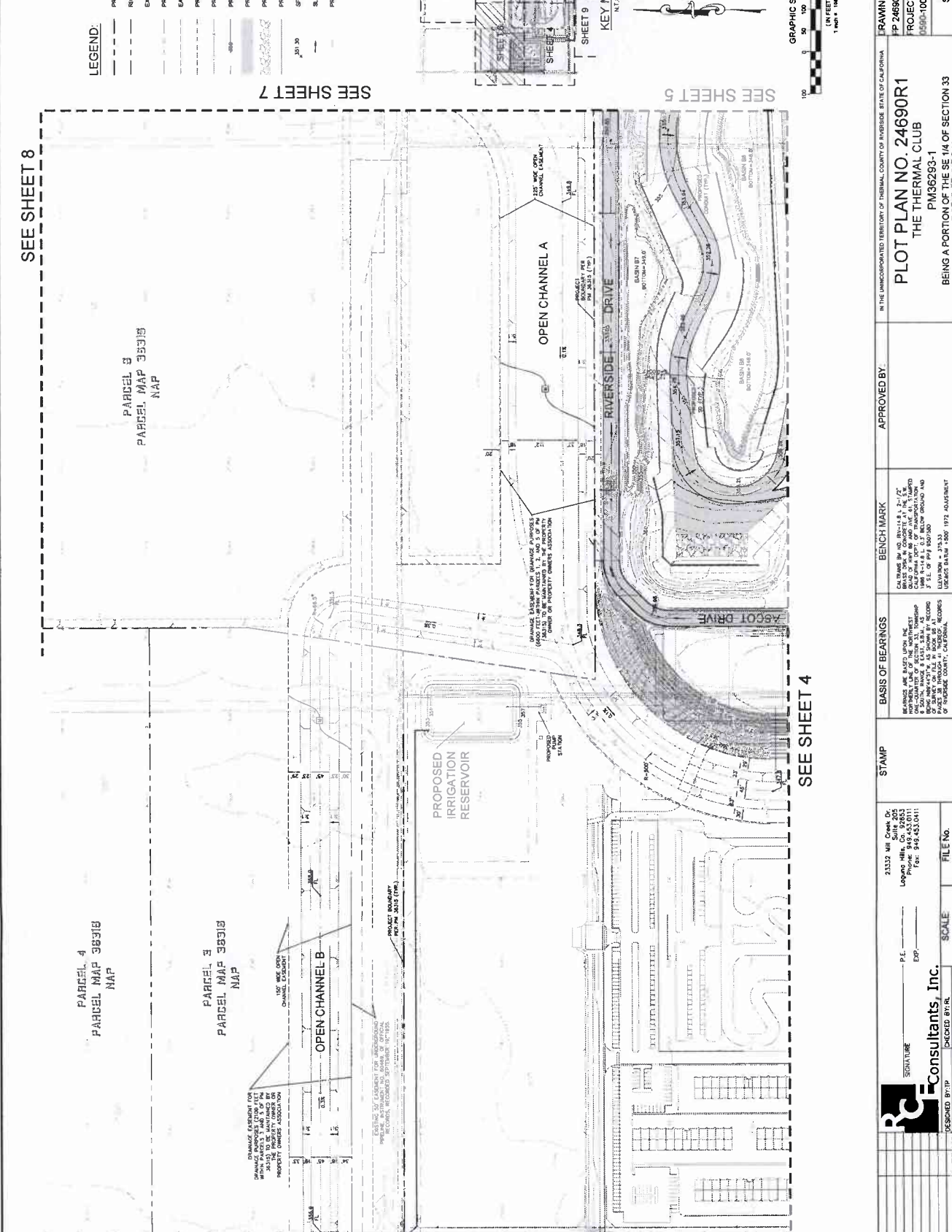
- LEGEND:**
- PROJECT BOUNDARY
 - RIGHT-OF-WAY
 - EXISTING CENTERLINE
 - PROPOSED LOT LINES
 - EASEMENTS
 - PROPOSED PERIMETER WALL
 - PROPOSED FENCE
 - PROPOSED CONTOURS
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED TRUCK RANGE
 - PROPOSED TRACK GUARDRAIL
 - SPOT ELEVATIONS
 - SLOPE DIRECTION
 - PROPOSED FIRE HYDRANT



SEE SHEET 7

SEE SHEET 4

REVISIONS DATE NO. REVISION BY: TP DATE: 1/19/2011	SIGNATURE: _____ P.E. _____ EXP. _____	21337 Mir Court, S. Laguna Hills, Ca. 92653 Telephone: 949-453-0411 Fax: 949-453-0411	STAMP BEARINGS ARE BASED UPON THE MONUMENTARY SURVEY OF THE ONE-HALF SECTION 33, TOWNSHIP 35S, RANGE 14E, AS SHOWN BY RECORD PLAT 28, 29, 30, 31, 32, 33, 34, 35, 36 OF SIOGUE COUNTY, CALIFORNIA.	BENCH MARK BENCH MARK IS THE CORNER OF SECTION 33, TOWNSHIP 35S, RANGE 14E, AS SHOWN BY RECORD PLAT 28, 29, 30, 31, 32, 33, 34, 35, 36 OF SIOGUE COUNTY, CALIFORNIA. ELEVATION = 313.3 UTM ZONE DATUM 1983 ADJUSTMENT	APPROVED BY: _____ IN THE UNINCORPORATED TERRITORY OF THERMAL COUNTY, STATE OF CALIFORNIA	DRAWING NAME: TP 24690R1 05 PP PROJECT NO: 059D-100	SHEET 5 OF 10
	DATE NO. REVISION BY: TP DATE: 1/19/2011	PCF Consultants, Inc. CHECKED BY: RL SCALE: 1" = 100' FILE NO. 059D-100	PLOT PLAN NO. 24690R1 THE THERMAL CLUB PM362893-1 BEING A PORTION OF THE SE 1/4 OF SECTION 33 T. 35S. R. 14E. S. 35E.	BASIS OF BEARINGS BEARINGS ARE BASED UPON THE MONUMENTARY SURVEY OF THE ONE-HALF SECTION 33, TOWNSHIP 35S, RANGE 14E, AS SHOWN BY RECORD PLAT 28, 29, 30, 31, 32, 33, 34, 35, 36 OF SIOGUE COUNTY, CALIFORNIA.	APPROVED BY: _____ IN THE UNINCORPORATED TERRITORY OF THERMAL COUNTY, STATE OF CALIFORNIA	PLOT PLAN NO. 24690R1 THE THERMAL CLUB PM362893-1 BEING A PORTION OF THE SE 1/4 OF SECTION 33 T. 35S. R. 14E. S. 35E.	SHEET 5 OF 10



- LEGEND:**
- PROJECT BOUNDARY
 - RIGHT-OF-WAY
 - EXISTING CENTERLINE
 - PROPOSED LOT LINES
 - EASEMENTS
 - PROPOSED PERIMETER WALL
 - PROPOSED FENCE
 - PROPOSED CONTOURS
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED TRUCK RAMP
 - PROPOSED TRUCK GUARDRAIL
 - SPOT ELEVATIONS
 - SLOPE DIRECTION
 - PROPOSED FIRE HYDRANT

GRAPHIC SCALE
 0 50 100 200 300
 FEET
 0 50 100 200
 METERS

SEE SHEET 7

SEE SHEET 5

SEE SHEET 4

SEE SHEET 8

PARCEL 4
 PARCEL MAP 38318
 MAP

PARCEL 3
 PARCEL MAP 38318
 MAP

PARCEL 3
 PARCEL MAP 38318
 MAP

TYLER STREET (PUBLIC)

RIVERSIDE DRIVE

ASCOT DRIVE

OPEN CHANNEL

PROPOSED IRRIGATION RESERVOIR

OPEN CHANNEL A

OPEN CHANNEL B

PROPOSED ASPHALT PAVEMENT

PROPOSED TRUCK RAMP

PROPOSED TRUCK GUARDRAIL

SPOT ELEVATIONS

SLOPE DIRECTION

PROPOSED FIRE HYDRANT

21332 Hill View Dr.
 Laguna Hills, CA 92653
 Phone: 949.453.0111
 Fax: 949.453.0111

SCALE
 1" = 100'

FILE No.
 0590-100

DESIGNED BY: TP
 CHECKED BY: AL
 DATE: 7/19/2013

REVISIONS

APPROVED BY:

BENCH MARK

BASIS OF BEARINGS

STAMP

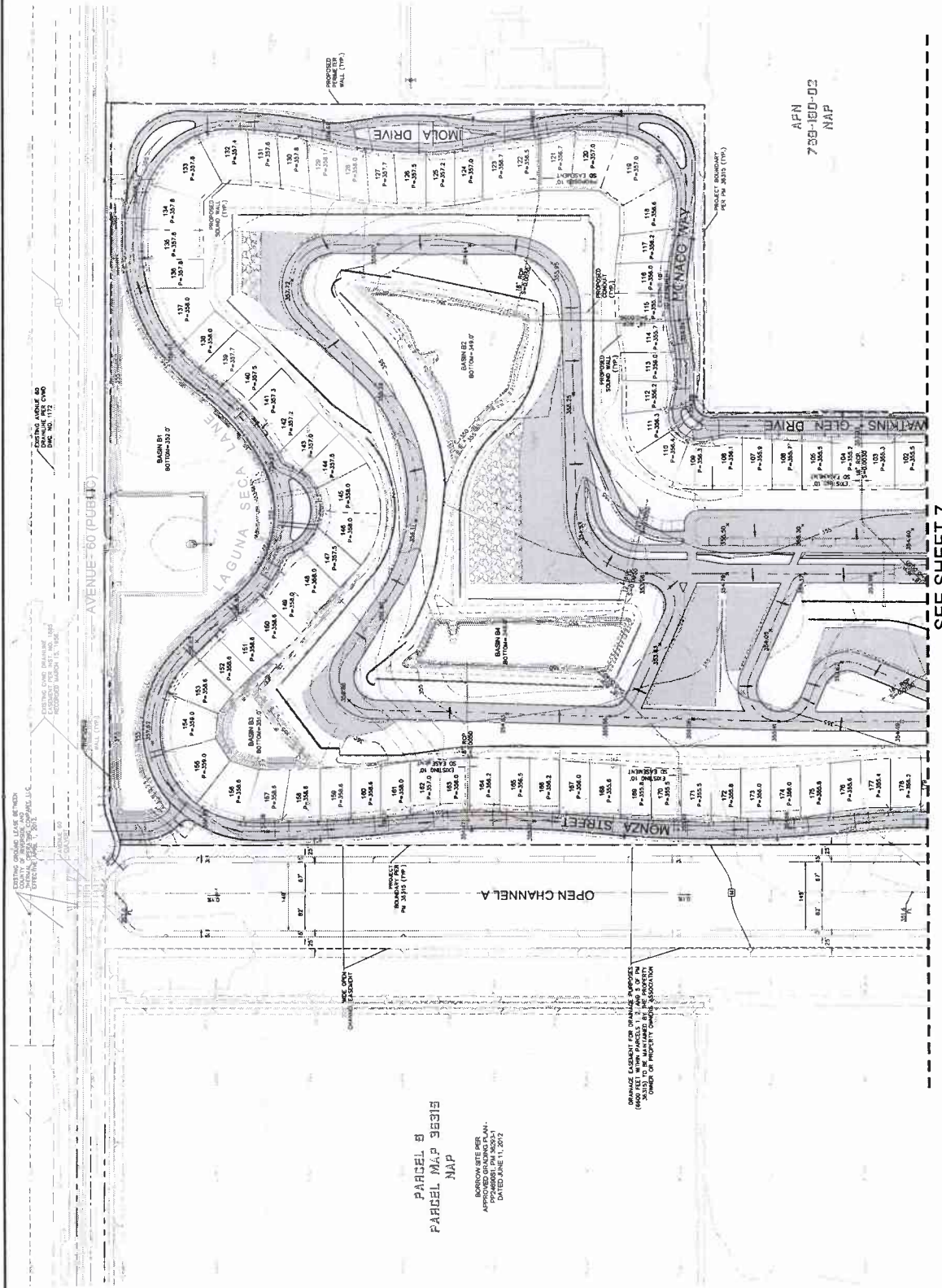
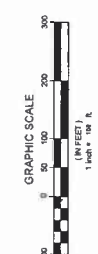
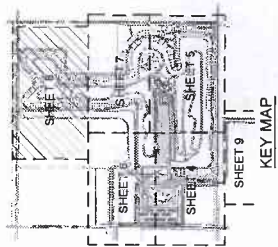
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 THE THERMAL CLUB
 PM38293-1
 BEING A PORTION OF THE SE 14 OF SECTION 33
 1 & S. R. 2 & S. E. 1/4

DRAWING NAME:
 PP 24690R1 06 PP
 PROJECT No.
 0590-100
 SHEET 6 OF 10

IN THE UNINCORPORATED TERRITORY OF FERNALD COUNTY OF THE STATE OF CALIFORNIA

LEGEND:

- PROJECT BOUNDARY
- RIGHT-OF-WAY
- EXISTING CENTERLINE
- PROPOSED LOT LINES
- EASEMENTS
- PROPOSED PERIMETER WALL
- PROPOSED FENCE
- PROPOSED CONTOURS
- PROPOSED AC PAVEMENT
- PROPOSED TRACK RUNOFF
- PROPOSED TRACK GUARDRAIL
- SPOT ELEVATIONS
- SLOPE DIRECTION
- PROPOSED FIRE HYDRANT



**PARCEL B
PARCEL MAP 98315**

APPROVED GRADING PLAN
DATED JUNE 11, 2012

GRANITE ELEMENTS OF DRAINAGE SUPPORTS
SHALL BE MAINTAINED BY THE PROPERTY
OWNER OR PROPERTY OWNERS ASSOCIATION

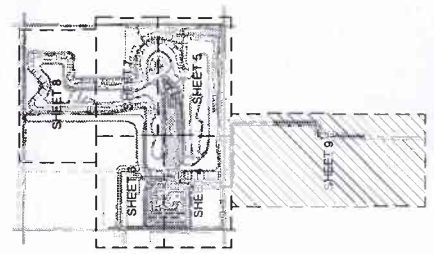
APN 739-180-02
NAP

SEE SHEET 7

DATE NO. 1/1/2011	DATE 11/1/2011	SCALE 1" = 100'	FILE NO. 0590-00
DESIGNED BY TP	CHECKED BY R.L.		
SIGNATURE		P.E. EXP.	
PC Consultants, Inc.			
21337 Mir Creek Dr. Laguna Hills, CA 92653 Phone: 949-453-0111 Fax: 949-453-0111			
BASIS OF BEARINGS		STAMP	
BEARINGS ARE BASED UPON THE NORTH LINE OF THE WESTRICH EAST R/W AND THE SOUTH BOUNDARY OF LOT 131, 132, 133 AND 134 OF PARCEL MAP 98315 OF SHERBORN COUNTY, CALIFORNIA.			
BENCH MARK		APPROVED BY	
CALIFORNIA STATE MAPPING COMMISSION (C.S.M.C.) BENCH MARK NO. 13133 ELEVATION: 131.33 USACE STATE 1307 1972 ADJUSTMENT			
IN THE UNINCORPORATED TERRITORY OF THERMAL COUNTY, STATE OF CALIFORNIA		DRAWING NAME:	
PLOT PLAN NO. 24690R1		PP 24690R1 08 PP	
THE THERMAL CLUB		PROJECT NO.	
PM36293-1		E590-100	
BEING A PORTION OF THE SE 1/4 OF SECTION 33		SHEET 8 OF 10	
1.65 R. 6E. S.E.B.M.			

LEGEND:

- PROJECT BOUNDARY
- RIGHT-OF-WAY
- EXISTING CENTERLINE
- PROPOSED LOT LINES
- EASEMENTS
- PROPOSED PERIMETER WALL
- PROPOSED AC PAVEMENT



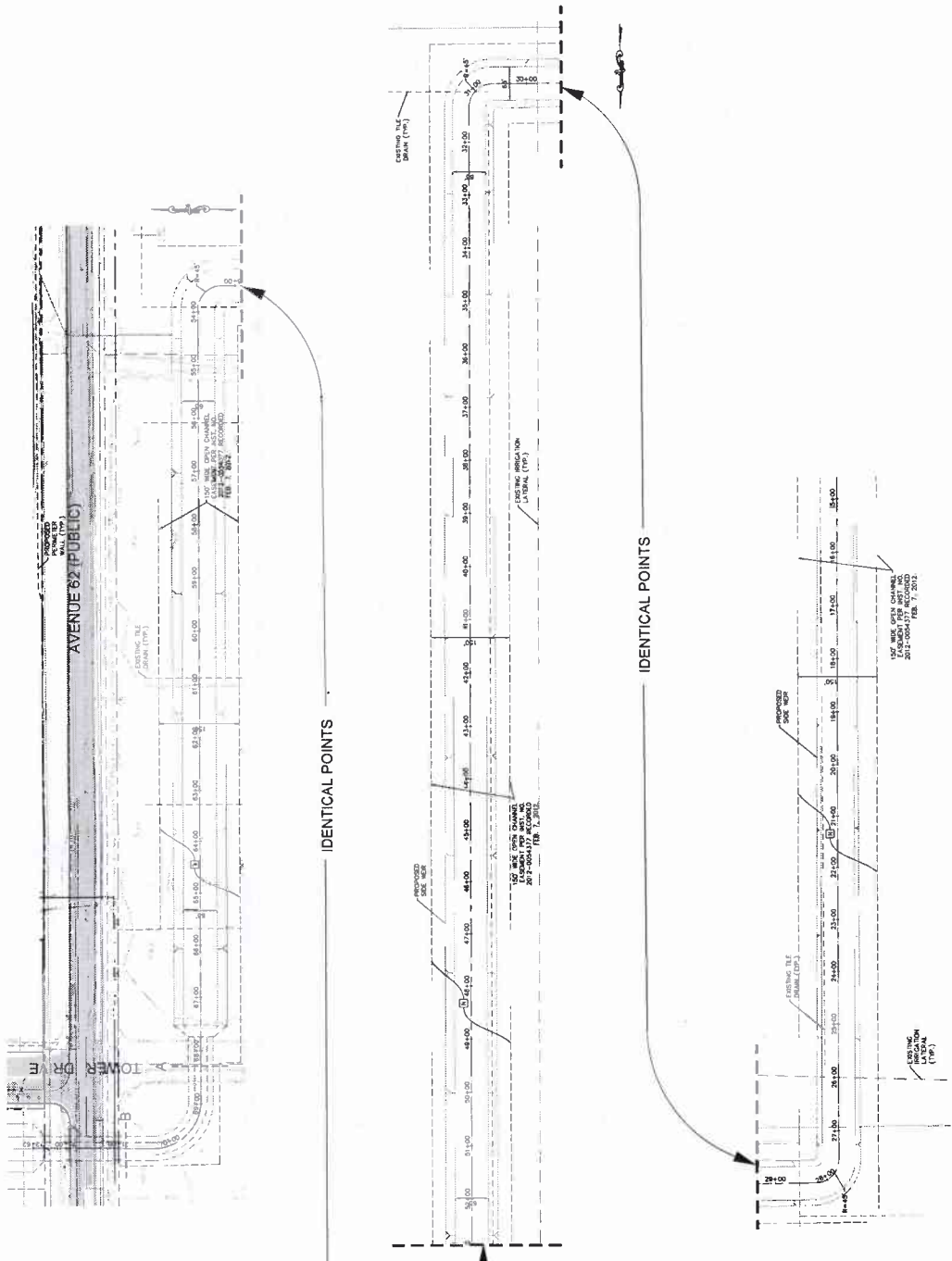
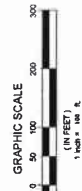
KEY MAP
N.T.S.

OFF-SITE DRAINAGE NOTES

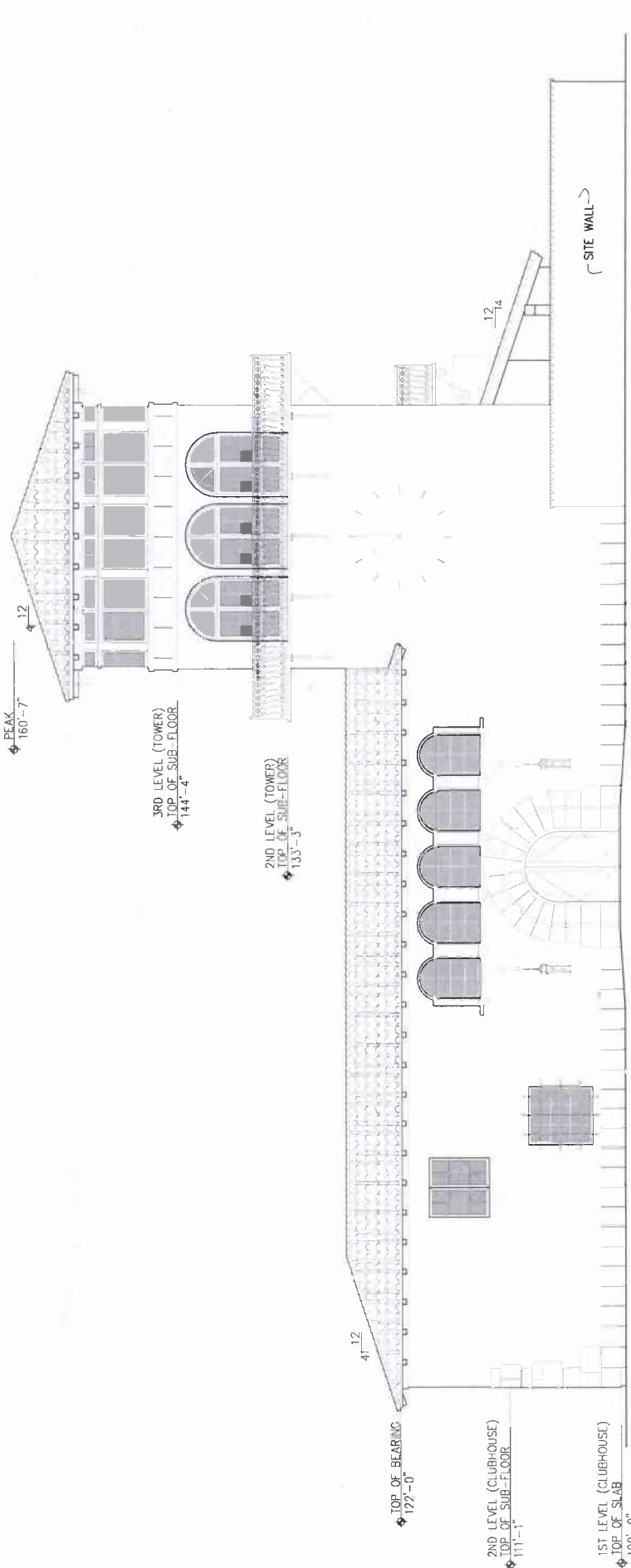
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2. DRAINAGE CONCEPT HAS BEEN REVIEWED TO CREATE 180 PERCENT ON-SITE DRAINAGE CAPACITY.
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ON-SITE DRAINAGE NOTES

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REVISIONS	DATE NO DRAWN BY	DATE: 11/09/2013	SCALE: 1" = 100'	FILE NO: 0560-100	STAMP	BASIS OF BEARINGS	BENCH MARK	APPROVED BY:	DRAWING NAME:
	DESIGNED BY/TIP	CHECKED BY/RL	DATE: 11/09/2013	FILE NO: 0560-100	23332 Mt. Creek Dr. Logans Hill, Ca 92653 Phone: 949 453-0411 Fax: 949 453-0411	BEARINGS ARE BASED UPON THE SURVEY OF SECTION 31, TOWNSHIP 35 SOUTH, RANGE 15 WEST, COUNTY OF INDIAN WELLS, CALIFORNIA. ALL BEARINGS TO CORNER POINTS ARE TO BE CORRECTED TO THE TRUE BEARING OF THE CORNER POINTS. ALL BEARINGS TO CORNER POINTS ARE TO BE CORRECTED TO THE TRUE BEARING OF THE CORNER POINTS.	MARKERS ARE CONCRETE 4" DIA. 18" DEEP. ALL MARKERS ARE TO BE SET AT THE CORNER POINTS OF THE PARCELS SHOWN AND TO BE SET TO THE FOLLOWING ELEVATIONS: ELEVATION = 373.33. UPDATES DATUM = 100' 817' ADJUSTMENT.		PP 24690R1 09 PP
PLOT PLAN NO. 24690R1		THE THERMAL CLUB		IN THE UNINCORPORATED TERRITORY OF THERMAL, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA		PROJECT NO. 0560-100		DRAWING NAME:	
BEING A PORTION OF THE SE 1/4 OF SECTION 33		PM36293-1		L.S.J.R. 陸運成 陸運成		SHEET 9 OF 10		PROJECT NO. 0560-100	



1"=10'

◆ PEAK
160'-7"

◆ 3RD LEVEL (TOWER)
TOP OF SUB-FLOOR
144'-4"

◆ 2ND LEVEL (TOWER)
TOP OF SUB-FLOOR
133'-3"

12

◆ TOP OF BEARING
127'-0"

◆ 2ND LEVEL (CLUBHOUSE)
TOP OF SUB-FLOOR
111'-1"

◆ 1ST LEVEL (CLUBHOUSE)
TOP OF SLAB
100'-0"

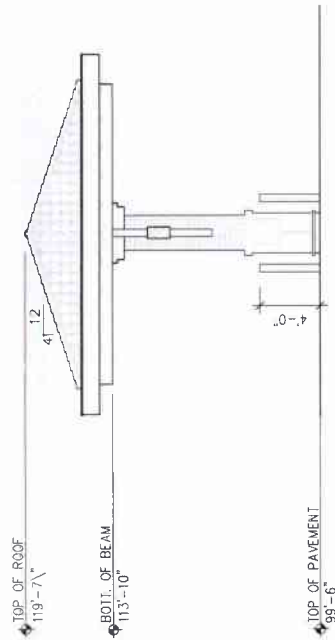
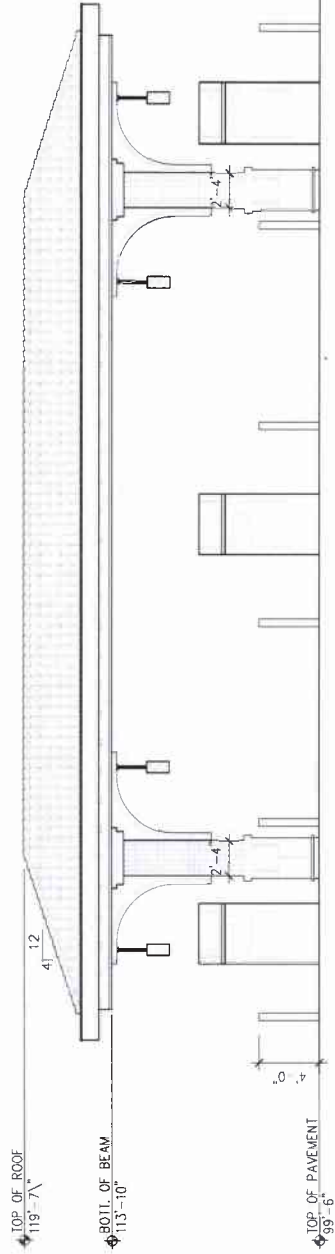
12
1/4
SITE WALL →

CONTROL TOWER ELEVATION

23332 Mill Creek Dr.
Suite 205
Laguna Hills, Ca 92653
Phone: 949.453.0411
Fax: 949.453.0411

RCF Consultants, Inc.
 DRAWN BY: _____
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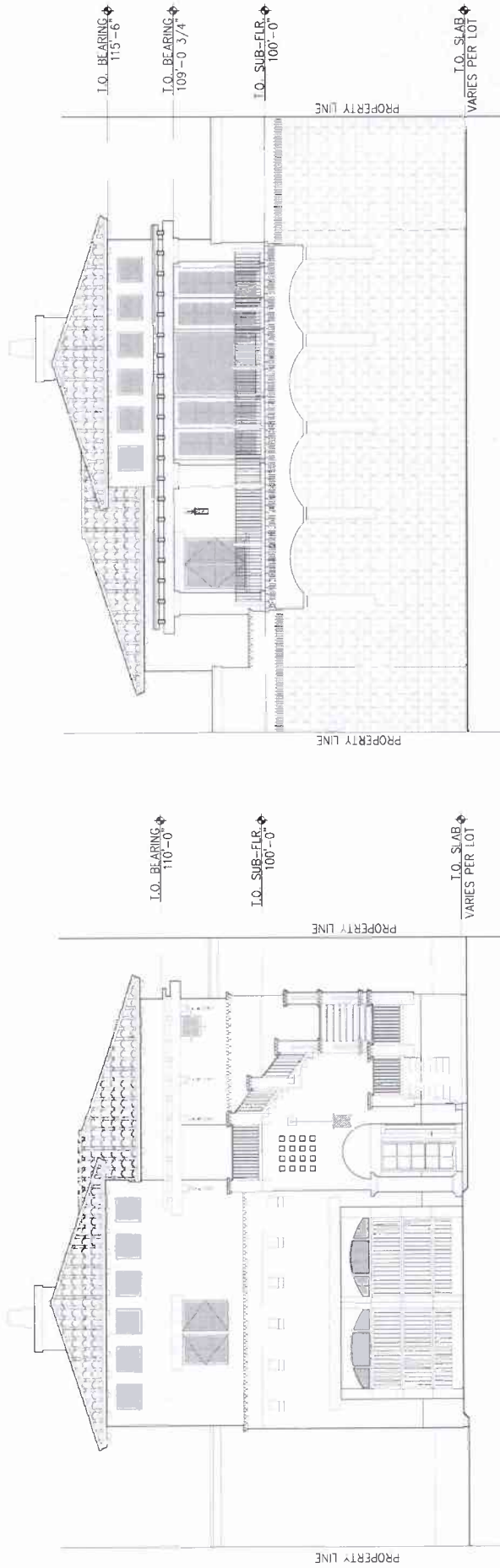
1/8"=1'

FUEL ISLAND ELEVATION

23332 Mill Creek Dr.
 Suite 205
 Laguna Hills, Ca 92653
 Phone: 949.453.0411
 Fax: 949.453.0411

	ISSUED BY:	SCALE:	FILE NO.
	DRAWN BY:		

DATE: _____



FRONT

BACK

1"=10'

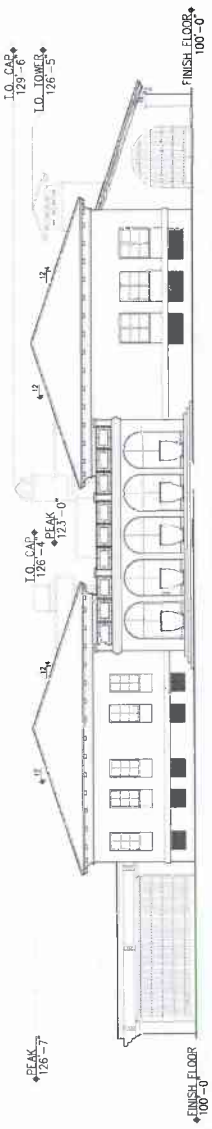
23372 MIT Creek, Dr.
Suite 205
Laguna Hills, Ca 92653
Phone: 949.453.0111
Fax: 949.453.0411

PC Consultants, Inc.
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____

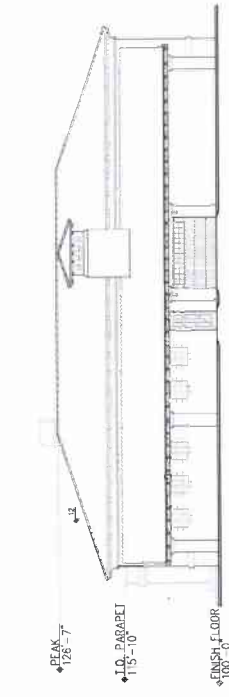
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FILE NO. _____

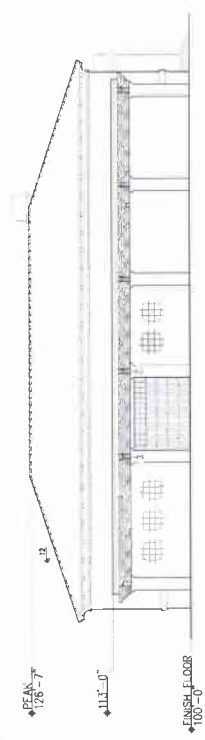
MEMBERS PRIVATE GARAGE ELEVATION



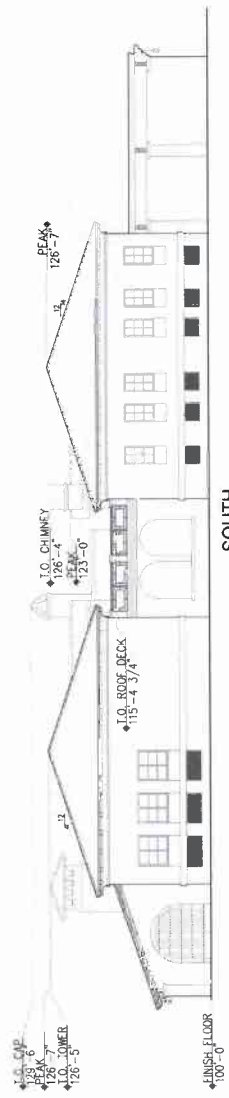
NORTH



WEST



EAST



SOUTH

1"=20'

TRACKSIDE GARAGE ELEVATION

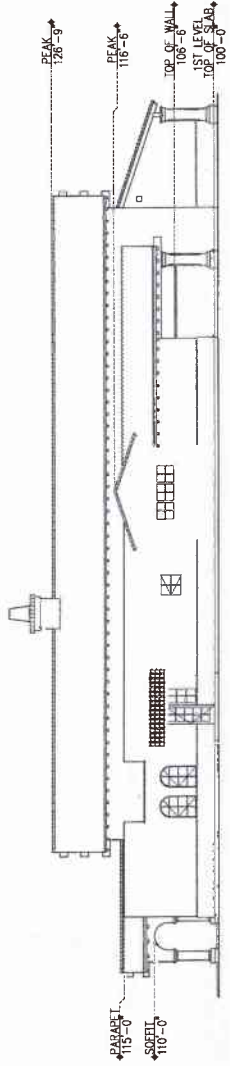
23332 Mill Creek Dr.
Suite 205
Logans Hill, Co 92653
Phone: 949-453-0111
Fax: 949-453-0411

PC Consultants, Inc.

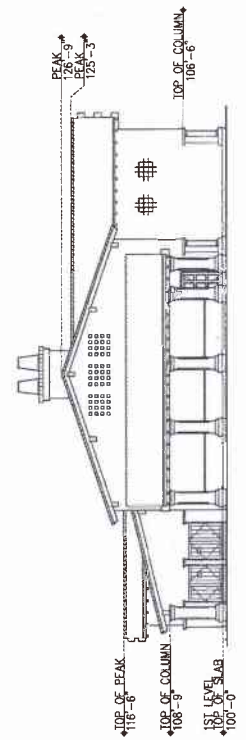
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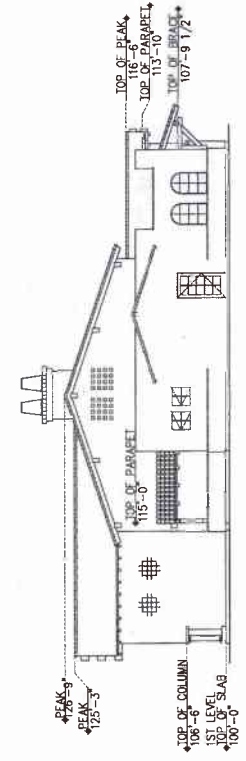
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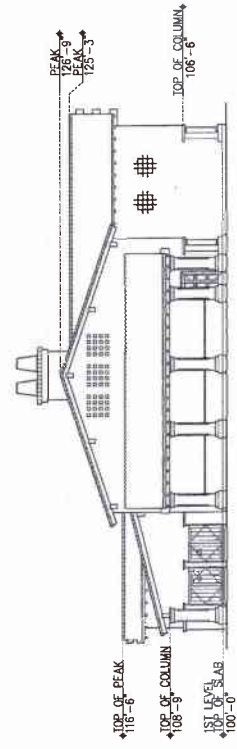
NORTH



WEST



EAST



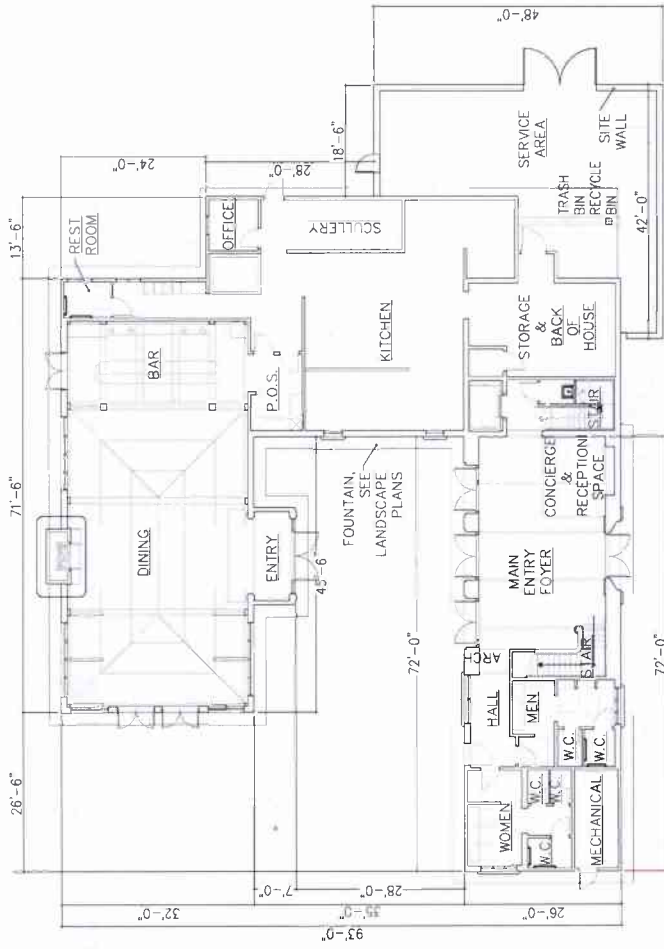
SOUTH

1"=20'


PC Consultants, Inc.
 DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____
 SCALE: _____
 FILE No. _____

TUNING SHOP ELEVATIONS

23332 Mill Creek Dr.
 Suite 205
 Logansport, IN 46753
 Phone: 949.453.0111
 Fax: 949.453.0411

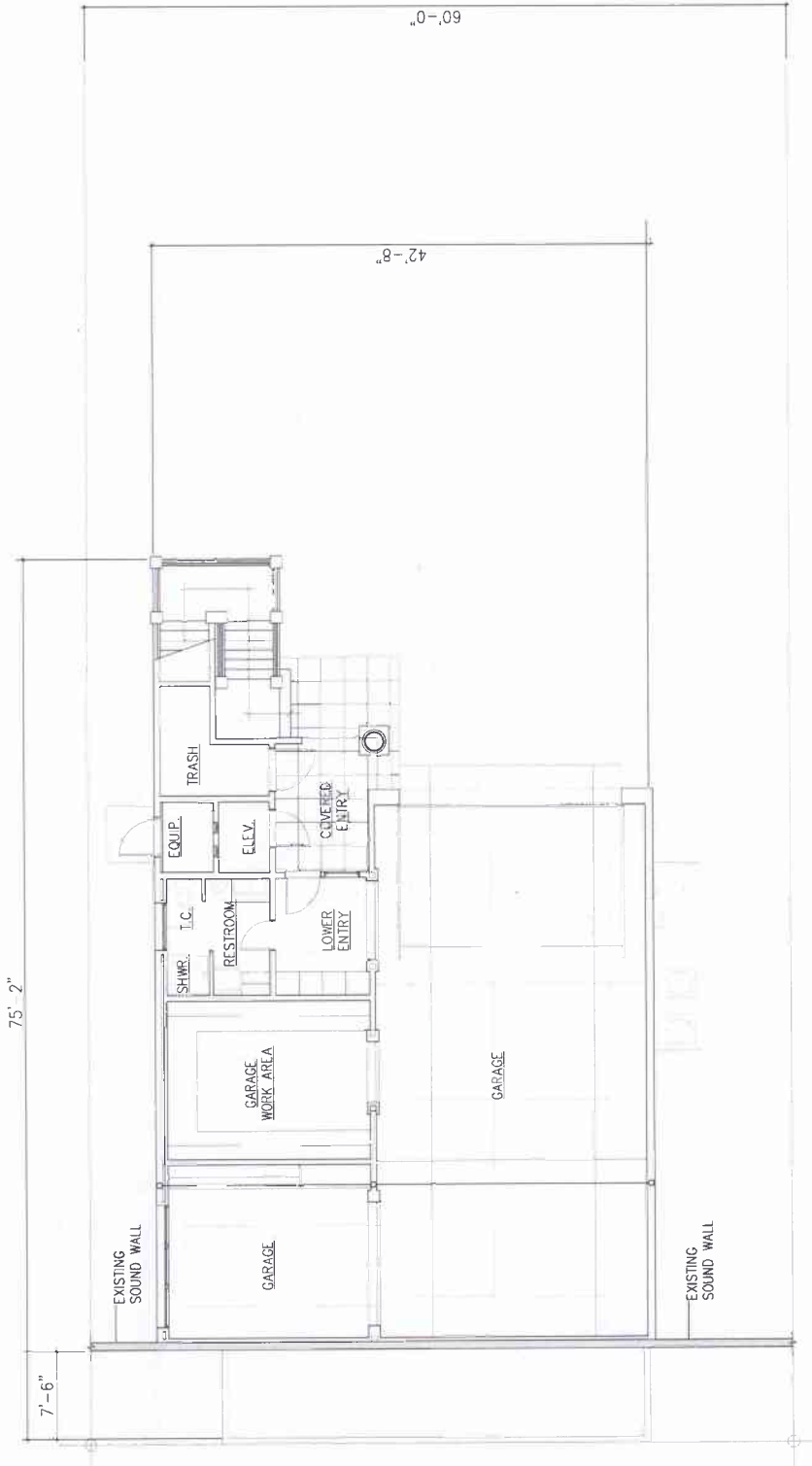


1"=20'

CONTROL TOWER FLOOR PLAN

23332 Mill Creek Dr.
Suite 205
Laguna Hills, Ca 92653
Phone: 949.453.0411
Fax: 949.453.0411

	DRAWN BY: _____ CHECKED BY: _____ DATE: _____	SCALE: _____	FILE NO. _____
	SIGNED BY: _____		



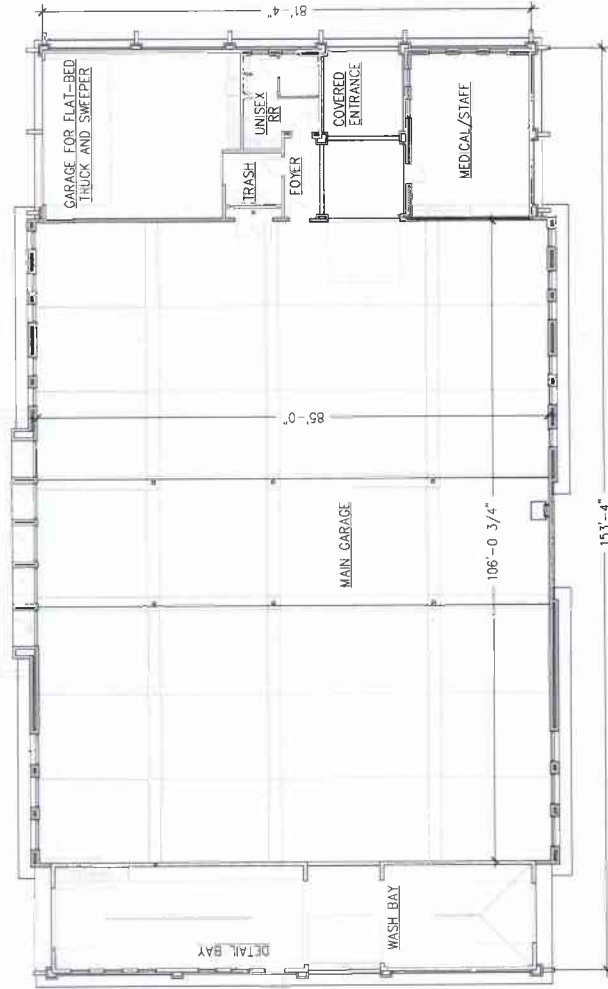
1"=10'

MEMBERS PRIVATE GARAGE FLOOR PLAN

23332 Mill Creek Dr.
 Suite 205
 Laguna Hills, Ca 92653
 Phone: 949.453.0111
 Fax: 949.453.0411

PC Consultants, Inc.
 DESIGNED BY: _____
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 CHECKED BY: _____
 DATE: _____

SCALE: _____ FILE No. _____



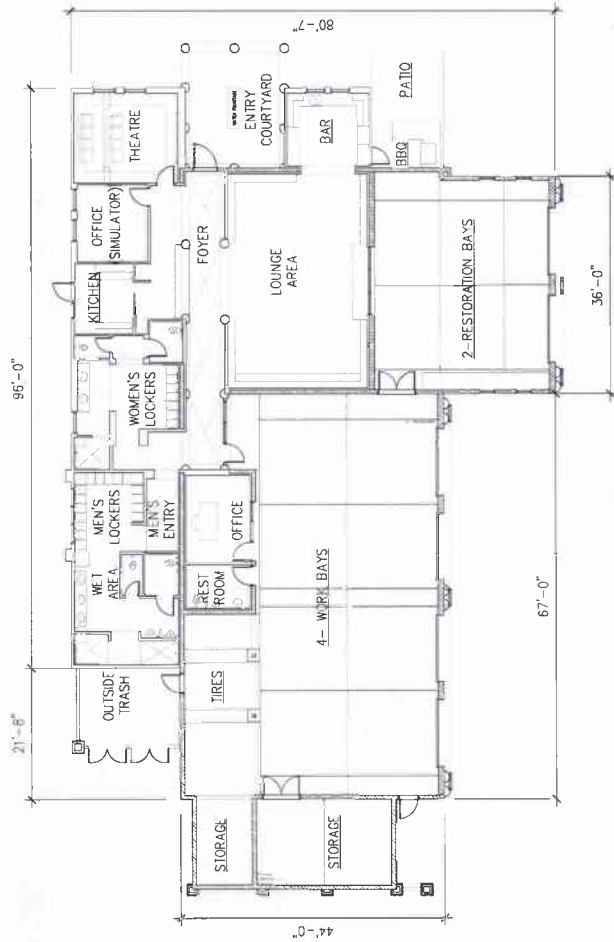
1"=20'

TRACKSIDE GARAGE FLOOR PLAN

23332 Mill Creek Dr.
 Suite 205
 Laguna Hills, Ca 92653
 Phone: 949.453.0111
 Fax: 949.453.0411

PC Consultants, Inc.
 DESIGNED BY: _____
 CHECKED BY: _____
 DATE: _____

SCALE: _____ FILE NO. _____



1"=20'

TUNING SHOP FLOOR PLAN

23332 Mill Creek Dr.
 Suite 205
 Laguna Hills, CA 92653
 Phone: 949.453.0411
 Fax: 949.453.0411

RCF Consultants, Inc.

DESIGNED BY: _____ DATE: _____

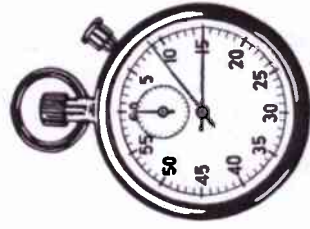
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FILE NO. _____

DESIGN MANUAL

Phase 1 of Plot Plan No. 24690 & Tentative Parcel Map No. 36293 - May 2012 (Revised 3.14.14)



**THE
THERMAL
CLUB**

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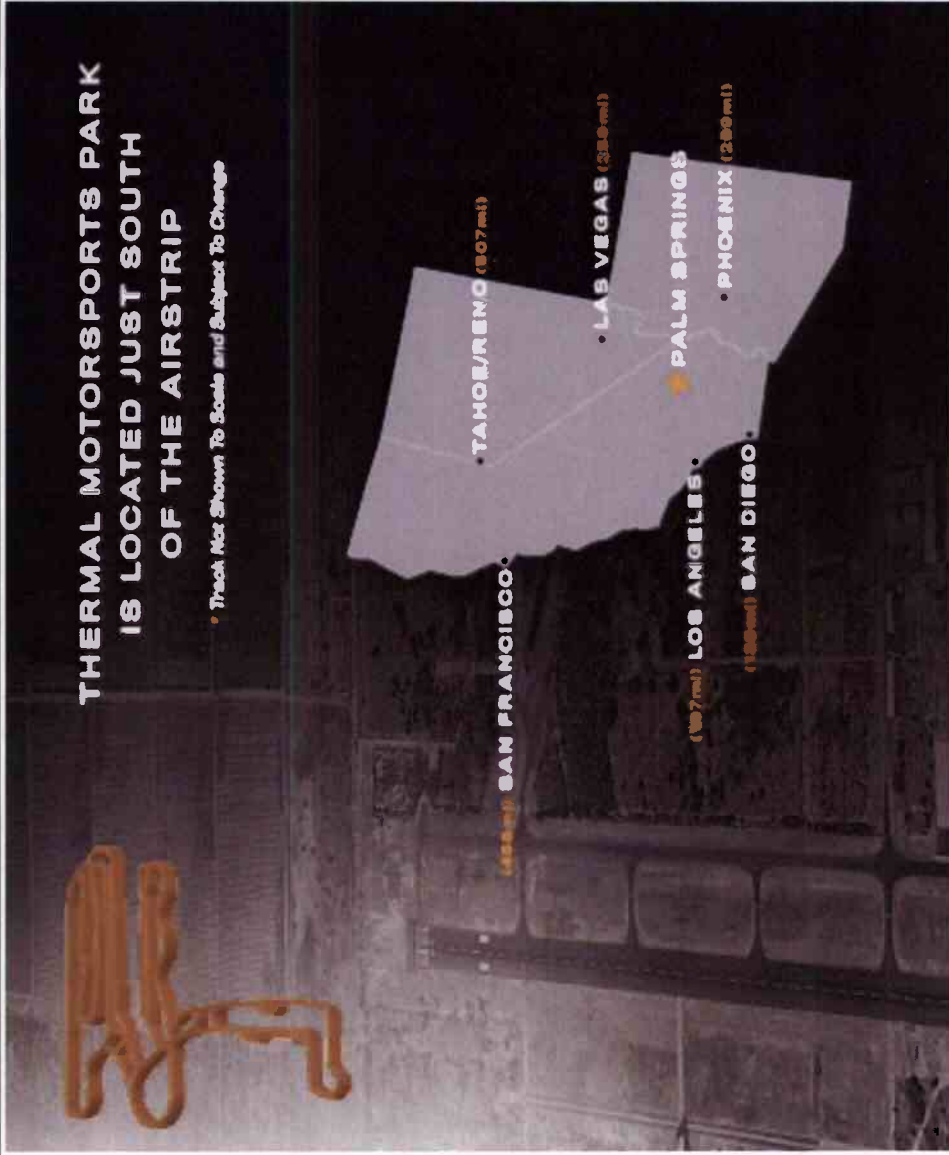
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Introduction and Purpose

The Thermal Club (TTC) bases its design foundation on innovation, safety and passion for motorsports. The track and club will be seen as a world-class motorsports facility located in Thermal, California in close proximity to the newly developed club communities of La Quinta and the La Quinta Resort. No other driving facility has been introduced in Southern California in the past thirty years, even though several have closed, including the historic Riverside Raceway. TTC fills a much-needed void for the driving community by providing motorsports enthusiasts with a state of the art venue. The Coachella Valley is the ideal location for such a project, with its year-round weather, and upscale tourism base from all over the world. The proximity to Jacqueline Cochran Regional Airport is an ideal location, because many of the project's patrons will utilize the airport and is a good use of the adjacent land not suitable to other uses. The project will not only provide job creation and growth to Eastern Riverside County that has been hit hard by the ongoing recession, but will also add to the Valley's economic base by becoming a permanent draw. Driving enthusiasts spend money on hotels, restaurants and other sporting activities, and the project adds to the critical mass created by music festivals, the Bob Hope Classic, and the BNP Paribas tennis tournament.

THERMAL MOTORSPORTS PARK IS LOCATED JUST SOUTH OF THE AIRSTRIP

Track Not Shown To Scale and Subject To Change



TTC design guidelines reflect ideas and principles, along with elements of modern design that reflect this type of project. The major Thermal Design Guideline design principles that are incorporated into TTC's design guidelines are the following:

- Utilize Spanish Revival design for the club buildings and amenities that mark TTC as a special place within the Coachella Valley.
- Create a sense of arrival into the community.
- Being close to the Jacqueline Cochran Regional Airport and major streets in Thermal, TTC will be a major project that will enhance the sense of arrival into the community.
- Develop themed roadway landscape plans that enhance aesthetics and create visual consistency.
- Private Member garages will include Spanish and Modern architectural styles and will be governed by a TTC design guidelines manual.
- Create a design palette to be utilized as a foundation for the development of The Thermal Club.

TTC will utilize Spanish Revival theme architecture, roof variations, themed road plans, landscaped streetscapes and energy-efficient design as described in the Thermal Design Guidelines. Streetscapes throughout and surrounding the project will incorporate the aesthetics outlined in the Thermal Design Guidelines, specifically the development of consistent walls, decorative railings and archways and landscaping with drought-tolerant plants. Buildings within the project will be highly visible, standing in stark contrast to the flatness of the desert floor. By incorporating classic Spanish and Modern architectural themes, the project will be visually interesting while still functional. Common elements and materials include warm and "native" themes, roof variations all being consistent with the Thermal Design Guidelines. This type of architecture and project lends itself to energy efficiency and promoting natural light and ventilation.

Project Description

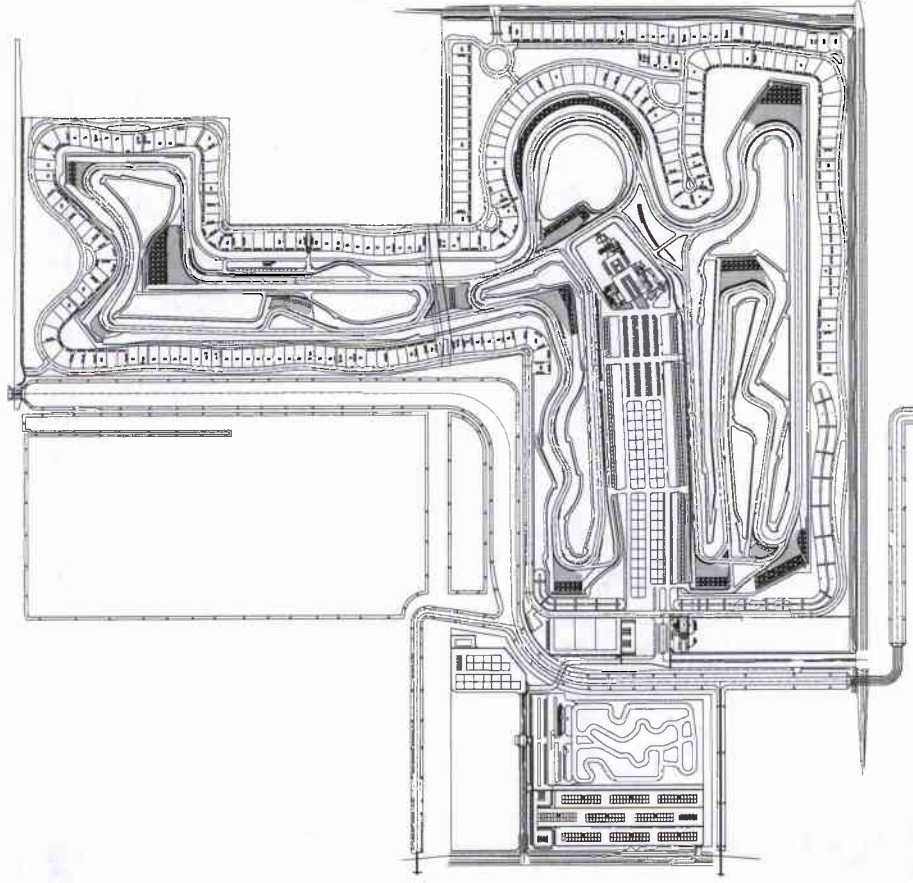
TTC will be built on the northeasterly 332 acres of Kohl Ranch at the NWC of Polk Street and Avenue 62 in the community of Thermal, CA. It will be the first world-class road course built in Southern California and features a membership program similar to a golf course country club. The full surface track will be 4.5 miles in length and will have multiple configurations so members always have a track available and multiple programming can take place simultaneously.

TTC is a private facility. Only members, their invited guests, staff and credentialed 3rd parties are allowed inside the gate. The main exceptions are groups such as manufacturers that use the track for testing, and corporations. Unlike many other tracks, an individual cannot purchase a pass for a few laps around the track. Those purchasing Founder memberships and Charter memberships will have a private lot with which to build a private garage. Currently, overnight stays are prohibited, as each private lot serves as a private member's garage and entertainment space. This is discussed further as a requirement in the CC&Rs for this project. Uses include a Kart Track, Tuning Shop, Trackside Garage, Tower building and Paddock area. Because we will be storing very valuable cars on-site, we will have a perimeter wall and security gates. Along with a perimeter wall around the project, there will also be safety railing around the track to ensure that pedestrians are safe and secure. Every effort will be made to ensure the safety of our guests, and Plot Plan No. 24690 reflects appropriate safety measures throughout the project. The project will be built out in multiple phases.

Hours of operation vary depending on the time of year, as well as for weekdays / weekends, but we anticipate the track itself will open between 7:00 and 9:00 AM and close between 5:00 and 7:00 PM. Kitchen facilities may remain open later. Security personnel will be on-site 24 hours a day.

The project has anticipated domestic water demands of 310 and 465 gallons per minute (gpm) during peak day and peak hour conditions, respectively. The project has a fire flow requirement of 1,500 gpm while maintaining 20 pounds per square inch (psi) residual operating pressure for 2 hours. Coachella Valley Water District (CVWD) has reviewed the existing system with respect to capacity for TCC in the 24-inch domestic water main along Polk Street, which will provide main water supply to the project. Irrigation water for landscape will be supplied by a new reservoir on site.

Thermal Club Site Plan



T rack The Grand Prix Loop (entire course) is 4.5 miles in length and contains multiple track configurations varying in length. The track is typically 56' wide and will comprise asphaltic surface with a proprietary blend of materials custom designed for the desert's heat, and anticipated usage. There is a 30' wide area on each side of the track called the 'verge' designed as a safety buffer and covered in natural mulch material. The verge is designed to slow down a car that leaves the track. Beyond the verge are various types of safety areas, including 'runoff' areas. Runoff areas will be asphalt or a gravel pit, depending on the location and depth of the runoff, the anticipated speed of a car that may be in distress, and the proximity to buildings or other features outside the track. Some of the safety features we will have in the track area are safety barricades and guard railing. Guard railing runs the entire length of the track and no one except designated safety, emergency and trackside personnel are allowed inside the railing at any time.

An 18' sound wall incorporated into the trackside garage units will provide the sound attenuation. This feature will serve to keep track noise within the property. In addition to the sound walls, buildings are strategically placed around the property to also block sound from neighboring properties.

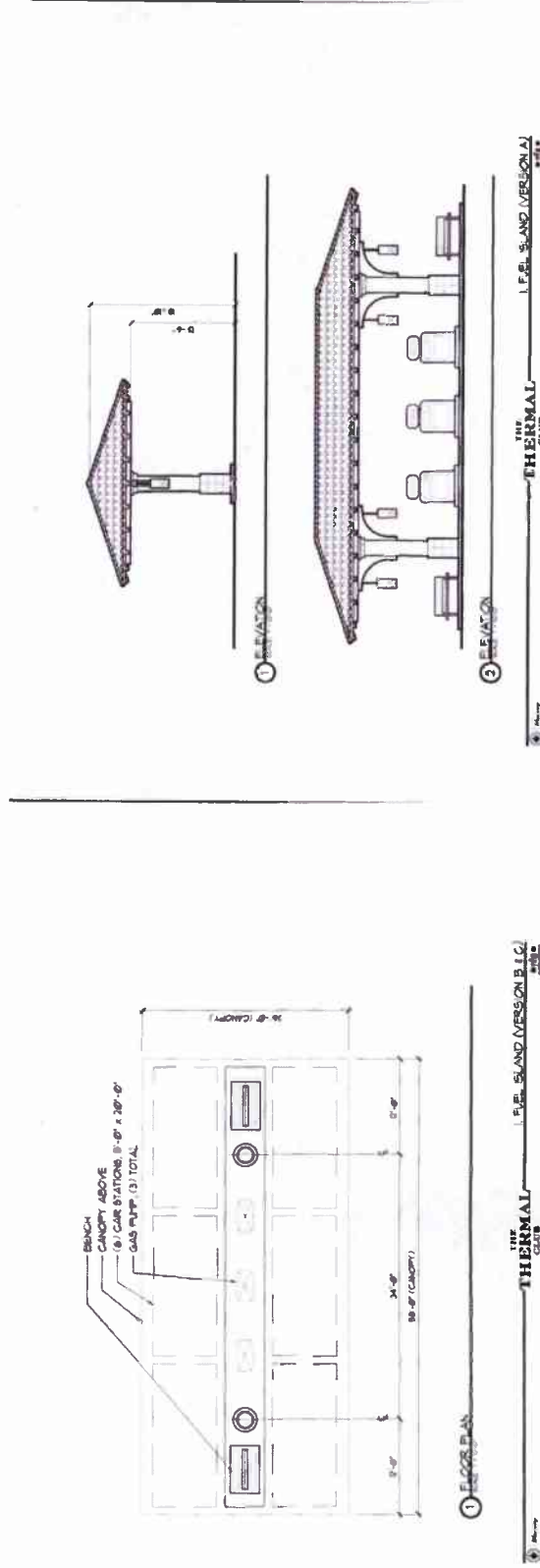
Paddock The paddock is the central area of the track and is primarily for parking and staging. The paddock is approximately twelve acres, and is a paved asphalt surface with designated areas for vehicular travel. The paddock will be utilized for karting, autocross, vehicle storage and staging and has been designed not only for the anticipated demand of cars that are using the structures inside the gates, but also for truck transports that will park for long weekends. On a day-to-day basis, here is a sample of what happens in the paddock:

- A TTC Member visits the track in their racing car that they drove from their Member's Garage. The vehicle would remain in the paddock while the member is in a queue for access to the track, or while the member is visiting the Tower, or Trackside Garage.
- A member brings in a transport that houses his car, tools, tires and other accouterments. The transport would be parked in the paddock while using the track, however, no one would sleep in the transport.
- An instruction program that uses the track for a driving training. A student would park his passenger car in the paddock and attend classroom instruction in the briefing room. The racing school would likely have its own fleet of vehicles that would be kept on-site, but in a secured area. During class training, the fleet of instructional vehicles would be brought into the paddock

and staged until they are used for driver's training. Paddock is also used for karting and autocross, staging, vehicle storage, filming and display.

Pit Areas The Pit Areas are the only points of entry to the track, and are within clear view of the Tower, which houses track control personnel. The pit areas feature a pit entry and exit that is closely monitored. No car/driver will access the track without technical inspection and approval of track operations personnel. There are two areas of the pits: the "hot" pit and the "cold" pit. The hot pit is where cars are driving under an enforced speed limit. Inside the hot pit area are areas where a car can pull off for service or to stop. There are two cold pit areas - the first is a lane behind the hot pit that allows a smooth transition out of the pits and into the paddock. The other is a short area off the hot pit that provides access to the tuning shop or trackside garage garages.

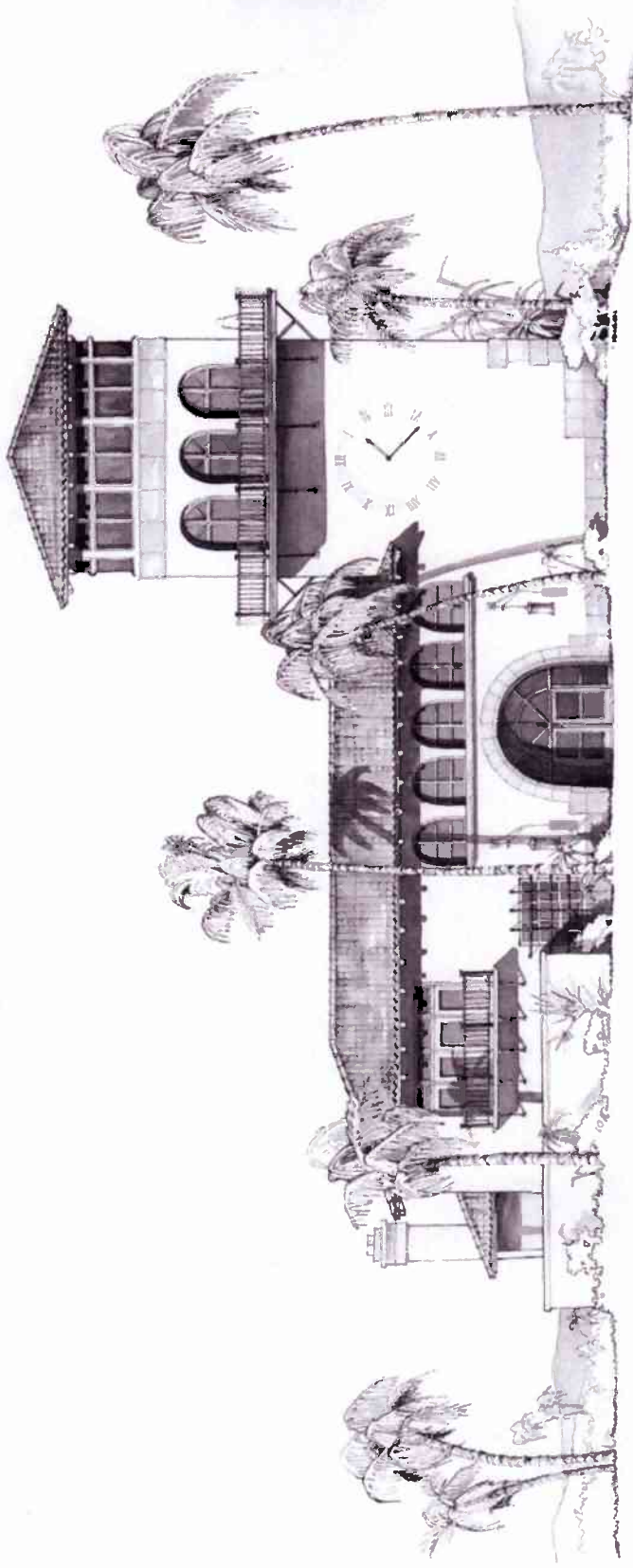
Fuel Island Located in the Paddock area the fuel Island will be accessible to members and guests. The fuel dispensers have a credit card processing and will be self serve. We expect to provide different grades of premium and racing fuels. All tanks will be below grade.



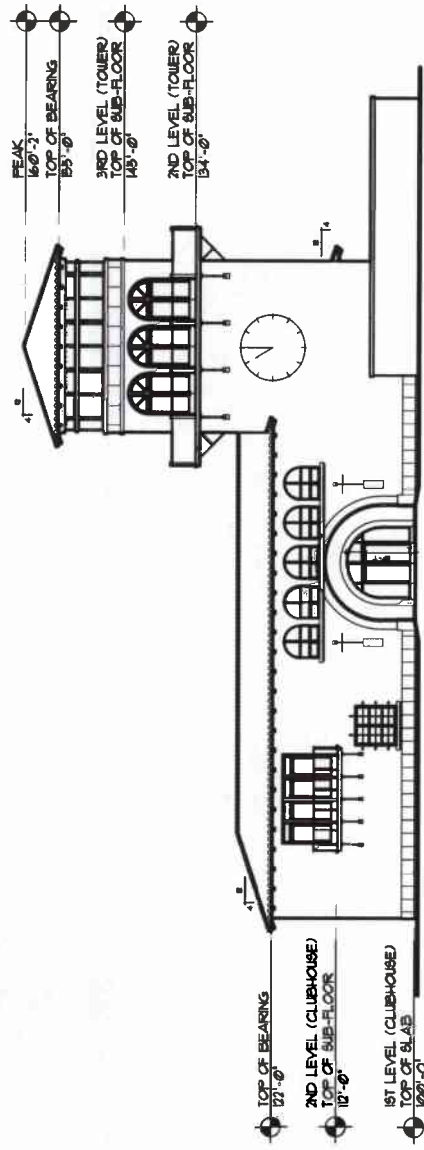
Fuel Island Design

Control Tower (9,197 SF, 3 stories)

Consists of a 3-story building with its main function as track control, safety and operations. The building will also provide food service, driver instruction classroom, and operational offices.



Control Tower - Rendering



1 WEST ELEVATION
SCALE: 1" = 20'-0"

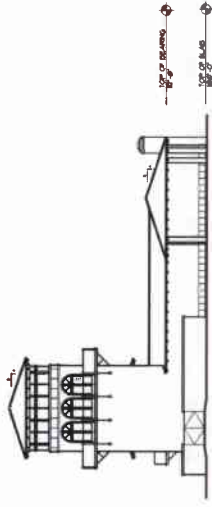


THE THERMAL CLUB

D. - CONTROL TOWER

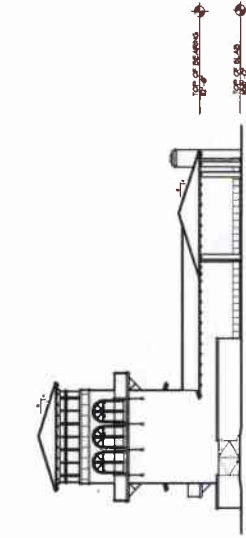

Control Tower - West Perspective

Tower Building



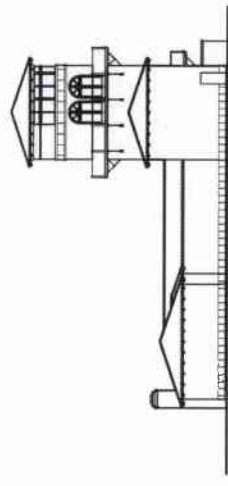
① SOUTH ELEVATION


 THE THERMAL CLUB
 D. - CONTROL TOWER
 2012



① NORTH ELEVATION


 THE THERMAL CLUB
 D. - CONTROL TOWER
 2012



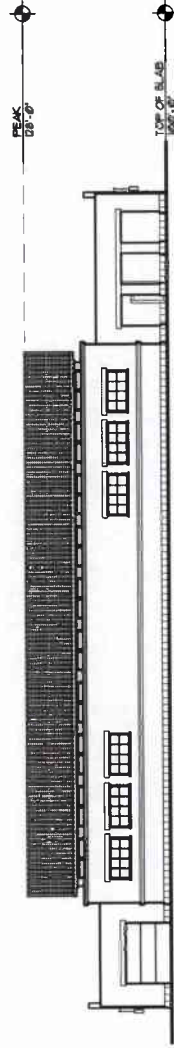
① SOUTH ELEVATION


 THE THERMAL CLUB
 D. - CONTROL TOWER
 2012

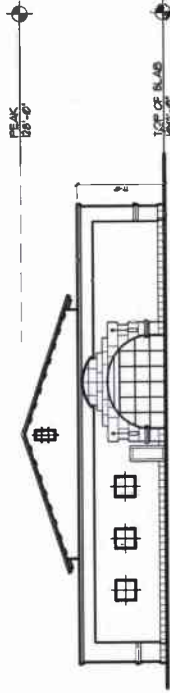
Tower Building - Elevations

Trackside Garage (1 Building - 13,174 SF)

Consists of a single story masonry/concrete buildings designed to be used as member, equipment and track car storage. The building will additionally have a wash and detail bay. The building is designed to house 20 to 30 cars to be used as daily "track cars", safety vehicles and track operations equipment.



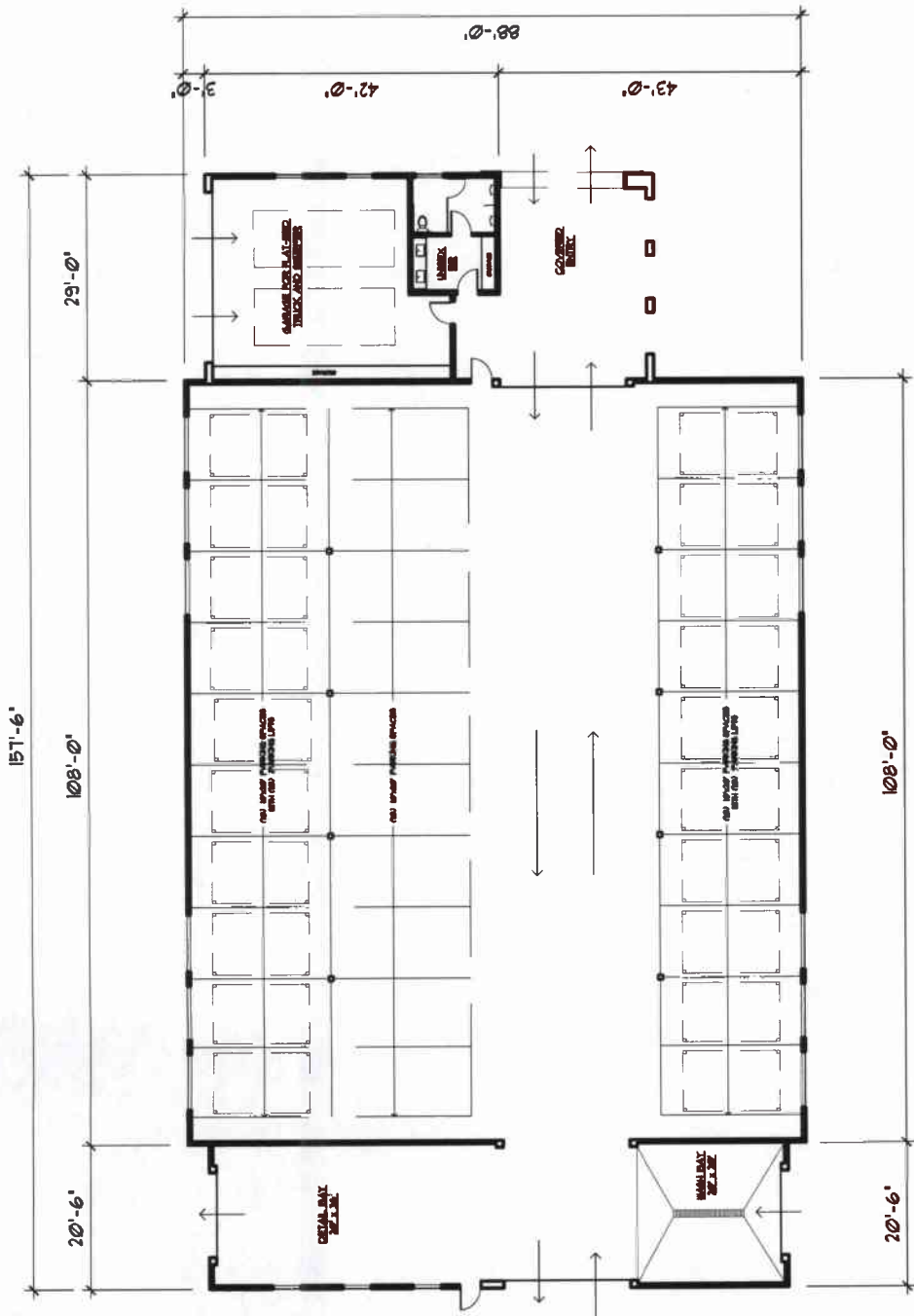
1 NORTH ELEVATION
SCALE 1/8"



2 EAST ELEVATION
SCALE 1/8"

THE THERMAL CLUB
C. - MEMBER STORAGE GARAGE

Trackside Garage Elevations



1 MAIN LEVEL
SCALE 1" = 30'-0"

THE THERMAL CLUB
C. - MEMBER STORAGE GARAGE

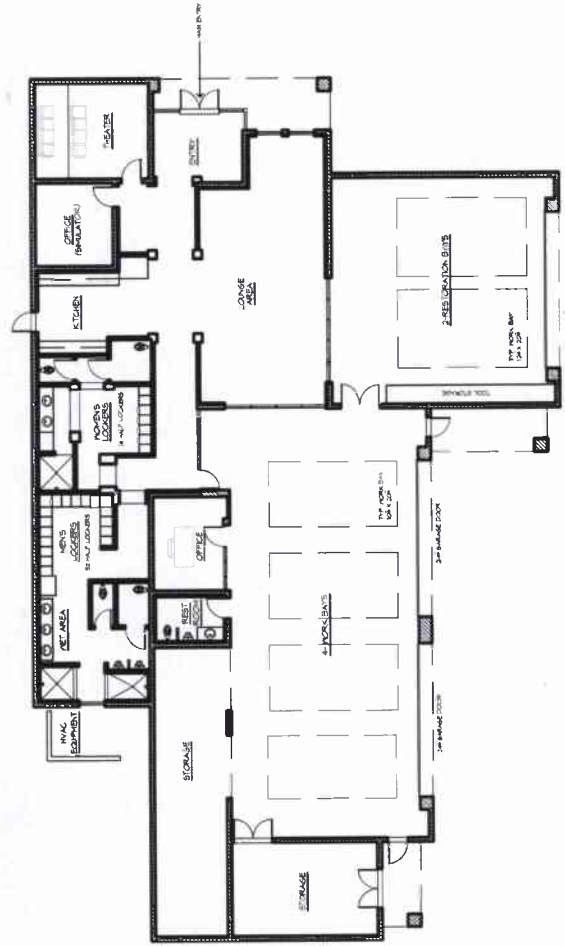


info

Trackside Garage - Floor Plan

Tuning Shop (8,392 SF)

Consists of a one story masonry/concrete structure and will house the "Club Mechanic" and tuning operations for the racing facility. Building will include 6 maintenance bays, offices, waiting area "lounge" and changing/restrooms and a small theater viewing room for viewing recorded track activity.



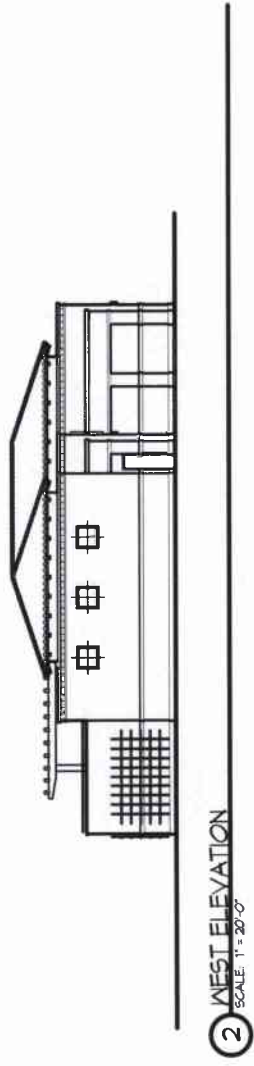
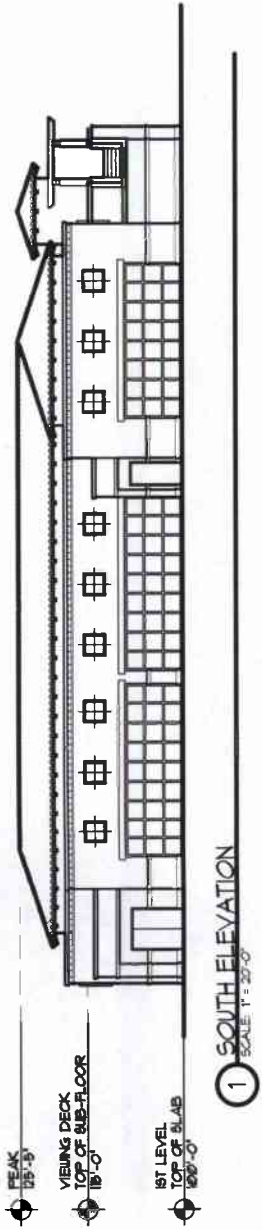
1 MAIN LEVEL
SCALE 1" = 20'-0"

THE
THERMAL
CLUB

G. - TUNING SHOP
■ rfa ■
JULY 2007



Tuning Shop - Floor Plan




THE THERMAL CLUB
G. - TUNING SHOP


Tuning Shop - Elevations

Member's Entertainment Garage Units & Lots

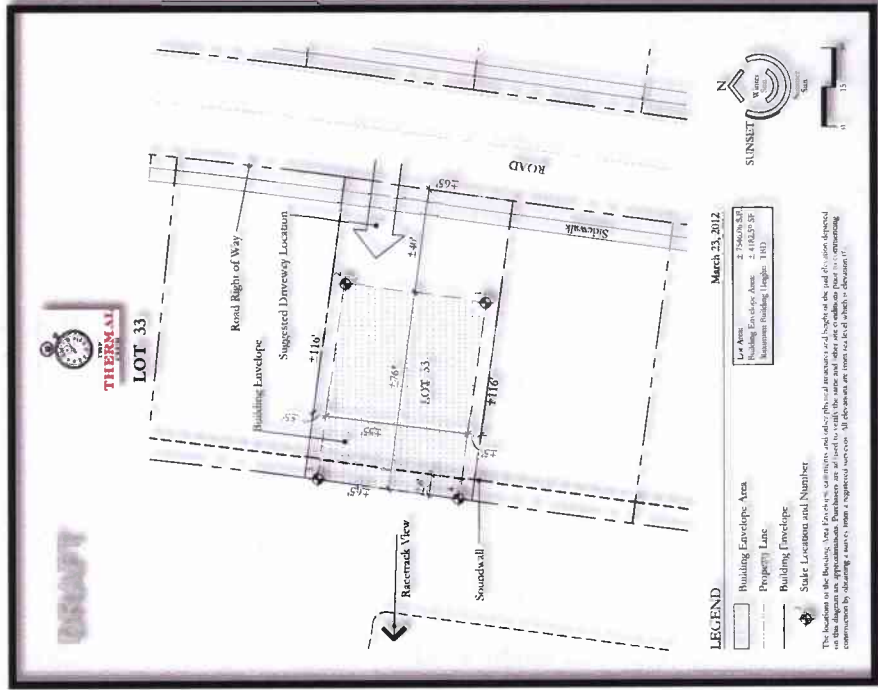
Lots - A typical lot is 65' wide by 115' deep (7,540 SF). No lot has slopes adjacent to it and the maximum slope of 5%. The lots situated off the track, along Polk Street and 62nd Avenue, have limited views of the actual track. This will be fully disclosed to those interested in purchasing these lots; all memberships will have the same benefits such as use of the track and club amenities.

The trackside lots will be built with a sound attenuation wall that will run 8' inside of the rear property line. These lots range from 7,000 to 20,701 SF.

The standard setbacks are:

Front yard:	30' Minimum
Rear Yard:	0'
Side Yard:	5'
Side Yard:	5'

Attached is sample lot diagram (Lot #33)



Private Member's Garages

A prototypical Member's Garage is 51' wide x 73' deep. The lower floor is designed for the storage of 6-12 cars, with room for tools and workshop.

Private Member Garages that are located trackside will feature upper level offices, bathrooms, small kitchen and entertainment room. The entertaining room opens up to a side and a rear patio. The patio will extend to the top of the garage space, and we will enable them to build a patio over the top of the sound wall on the trackside.

The maximum height of the units is 42'. Because of noise concerns from the track, the units are relatively close together, which will augment the noise attenuation provided by the sound wall.

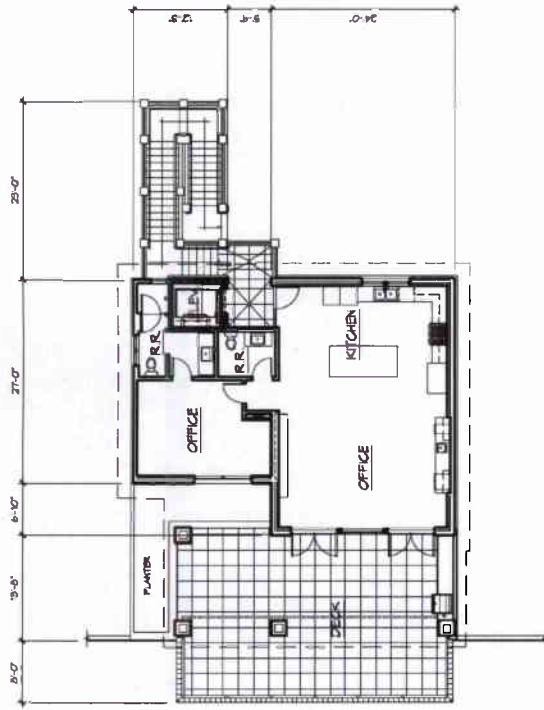
The architectural style of the garage units is consistent with the other buildings at TTC and will comply with the TTC Design Guidelines. Model units and will feature Spanish Revival and Modern design elements with a high level of quality and "authenticity". Additionally TTC will offer a Duplex unit on a single lot as well as a single story garage unit for lots that are "off-track" and behind the sound wall.

Fee simple title to the Lots will be conveyed to members upon purchase of a membership respectively, members and their guests will only use the garage units. Property owners will pay a property owner's association ("POA") fee for expenses associated with common areas, such as maintenance of interior streets and landscaped areas, property taxes and insurance.

The following floor plans and elevation depict the Private Members Garages that will be designed and built by Thermal.

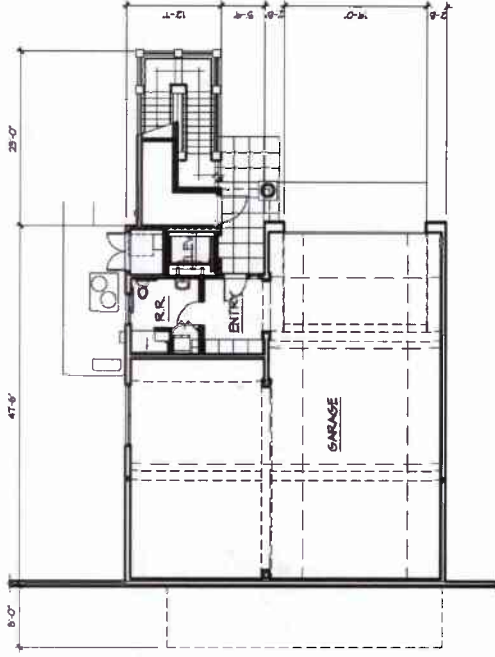
- All of the following Garage Unit designs meet the Riverside County requirements and Riverside ALUC conditions of approval.
- The following floor plans and elevations are also contemplated to be available in a modern or "Desert Contemporary" architectural style.
- The following floor plans and elevations are designed to meet the "Pick-A-Lot" model program. All of the following floor plans can fit on any lot.
- Property owners (Members) will have the ability to prepare custom designs that meet this Design Manual and the project Design Guideline and ALUC requirements without further ALUC review.
- Custom Private Member Garages that comply with the above requirements can be approved by the Riverside County Planning Director or Director's Designee.
- Custom Private Member Garages approved by the Planning Director or Director's Designee may be incorporated into the "Pick-A-Lot" model program for use on other lots.

Riverside 1



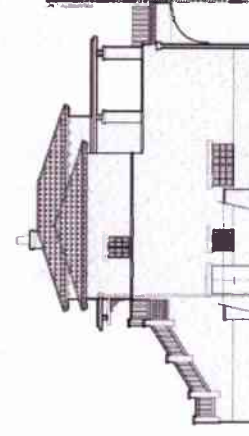
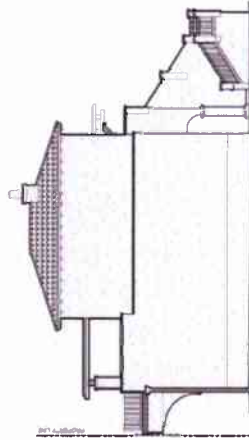
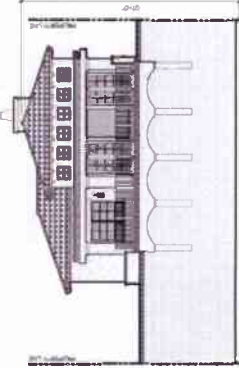
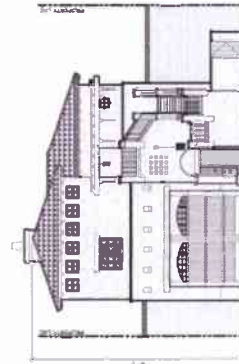
1 UPPER LEVEL FLOOR PLAN

RIVERSIDE UNIT

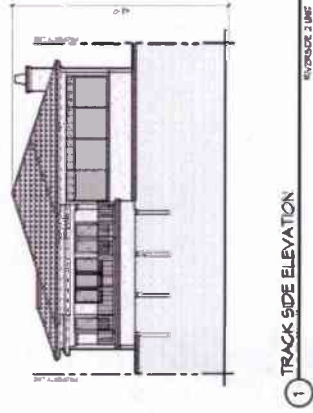
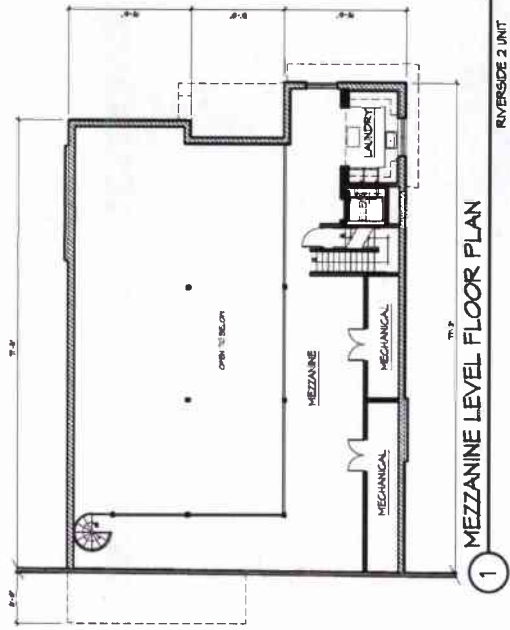
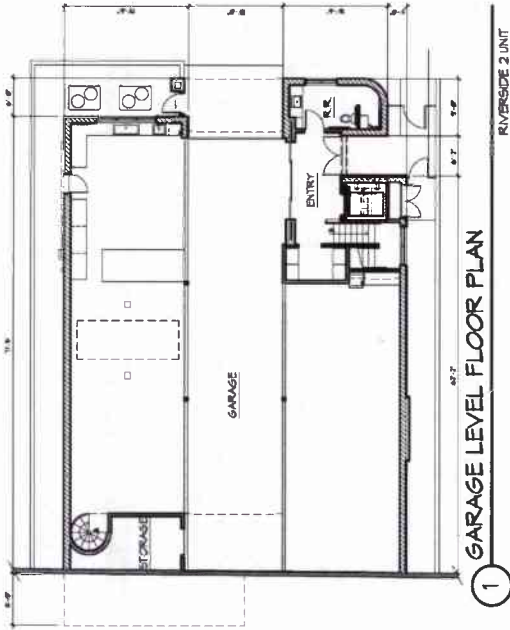
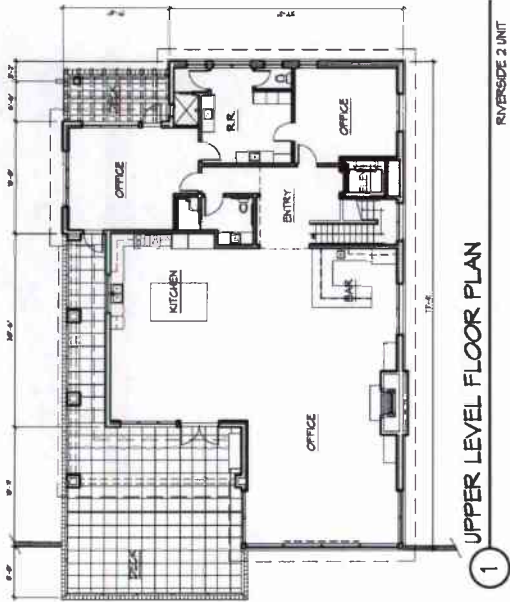


1 GARAGE LEVEL FLOOR PLAN

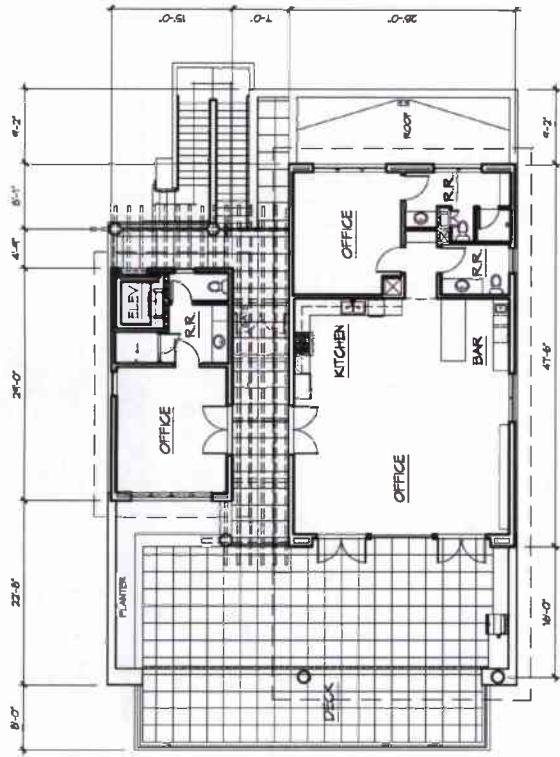
RIVERSIDE UNIT



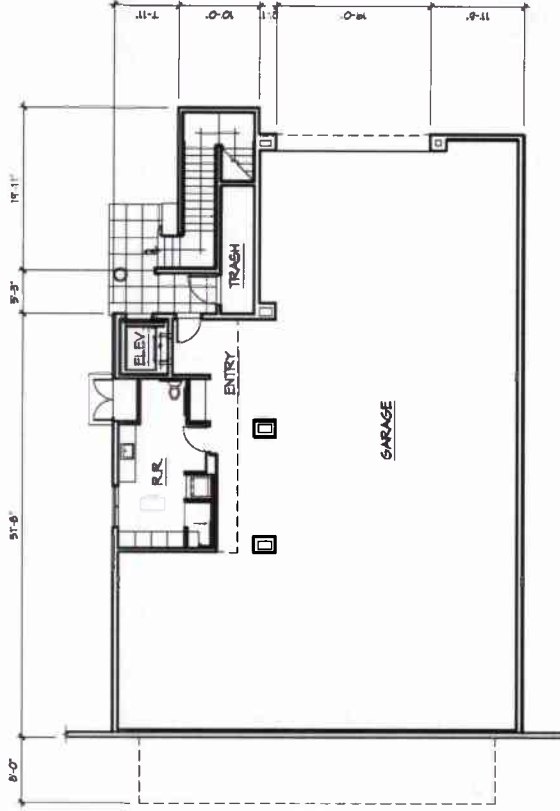
Riverside 2



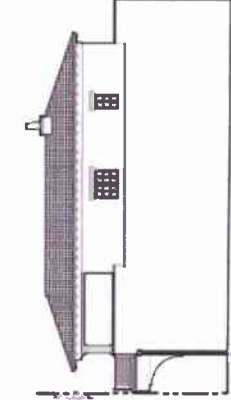
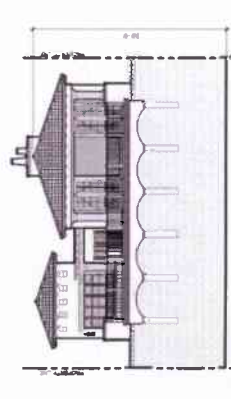
Paramount 1



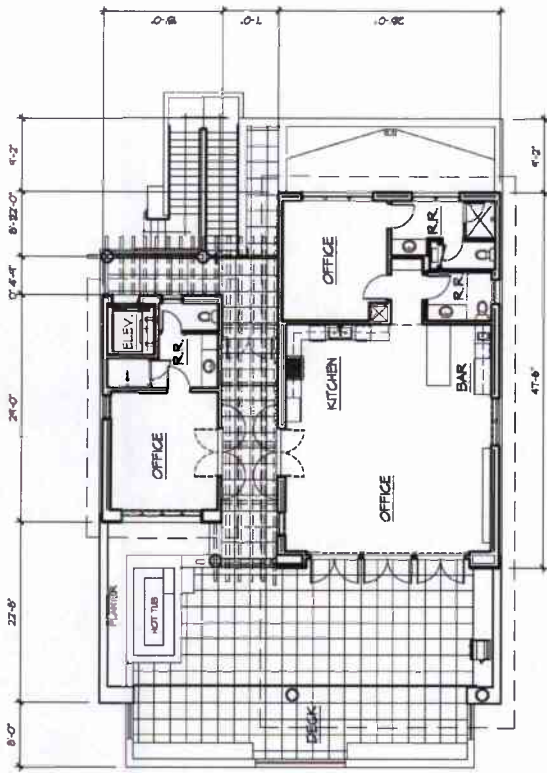
1 UPPER LEVEL FLOOR PLAN



1 GARAGE LEVEL FLOOR PLAN

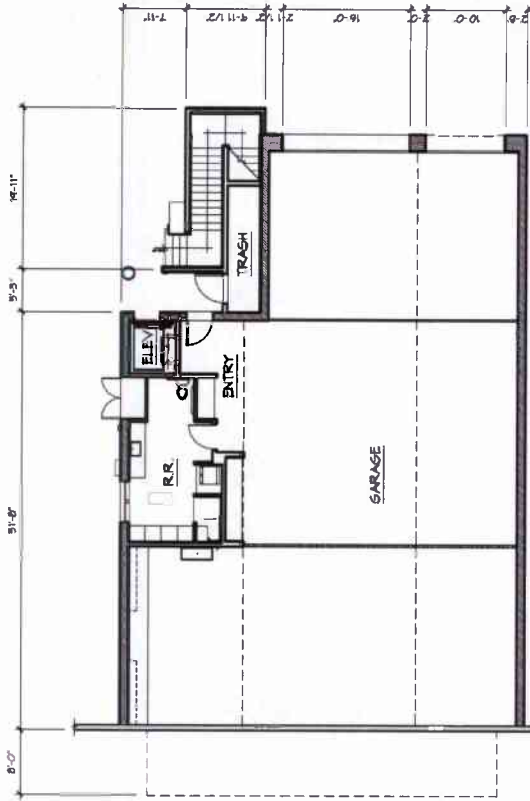


Paramount 2



1 UPPER LEVEL FLOOR PLAN

PARAMOUNT 2 UNIT



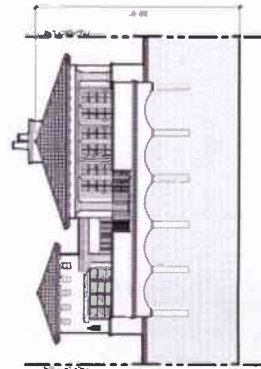
1 GARAGE LEVEL FLOOR PLAN

PARAMOUNT 2 UNIT



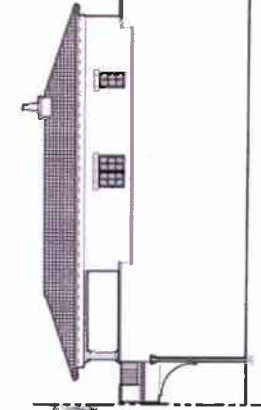
1 STREET SIDE ELEVATION

PARAMOUNT 2 UNIT



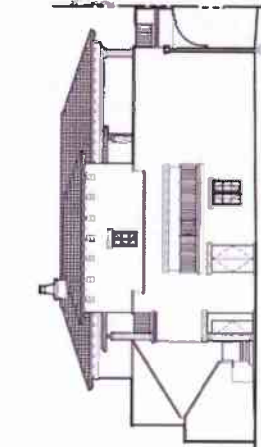
1 TRACK SIDE ELEVATION

PARAMOUNT 2 UNIT



1 SIDE 1 ELEVATION

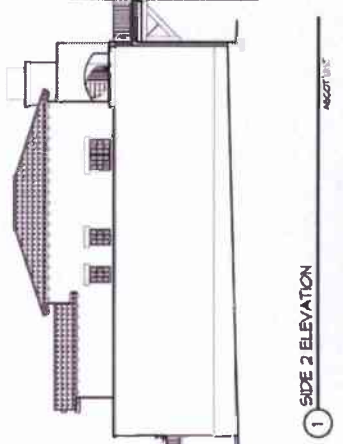
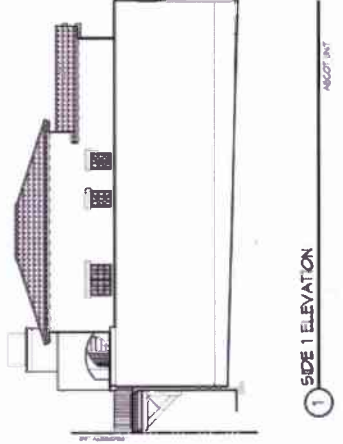
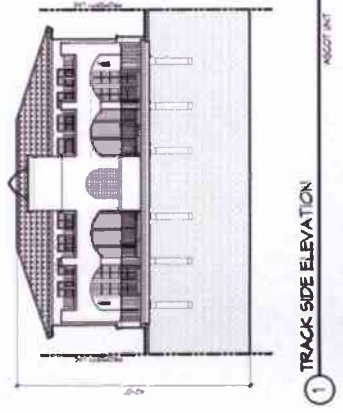
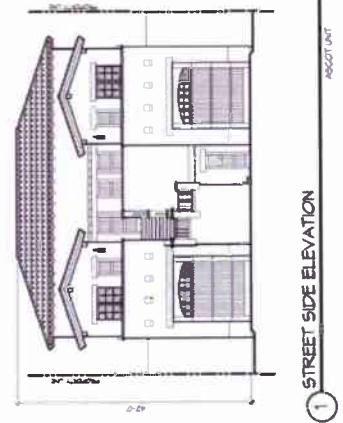
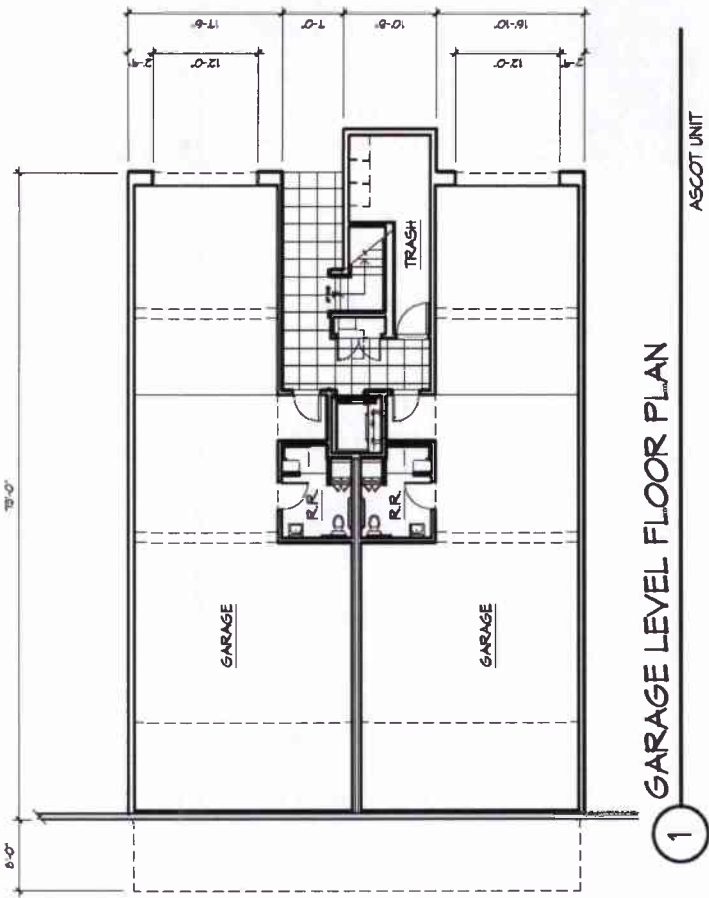
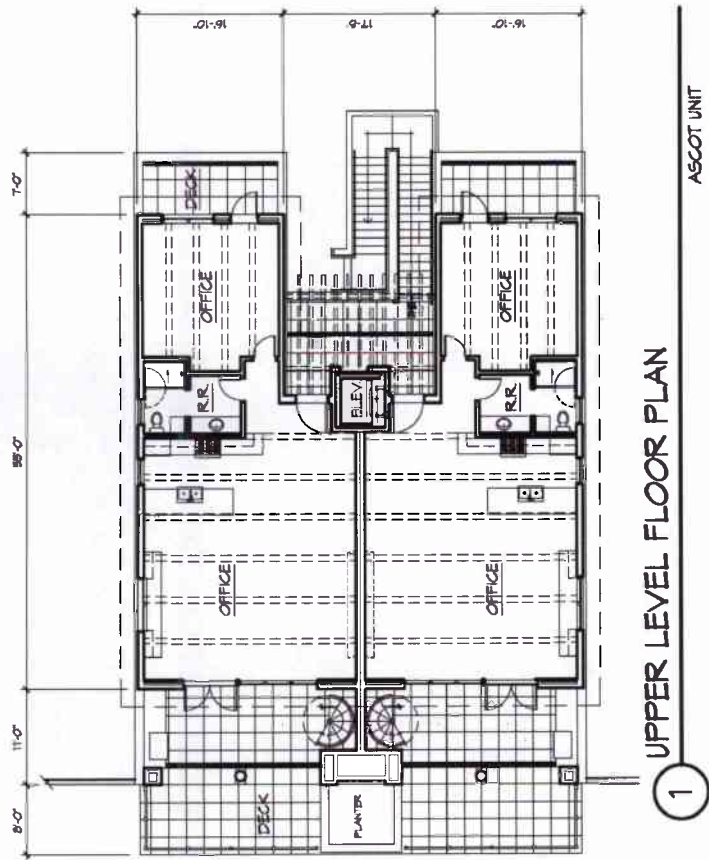
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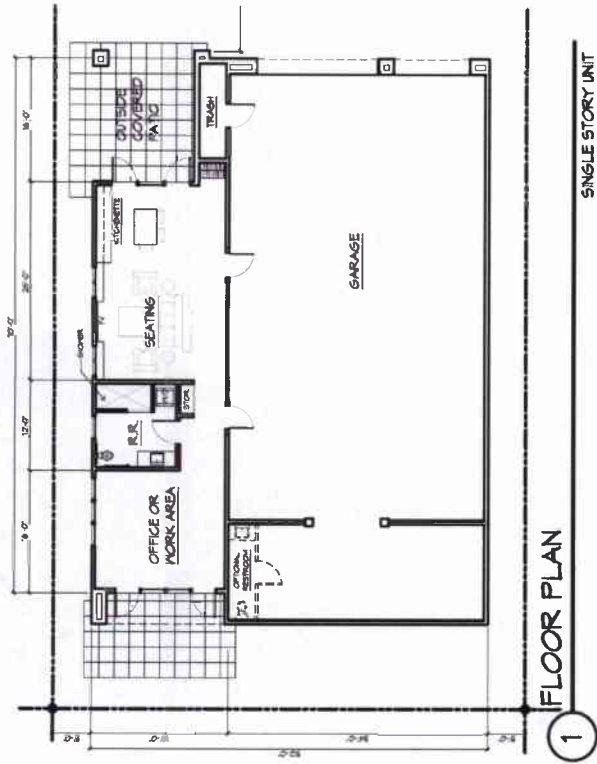
1 SIDE 2 ELEVATION

PARAMOUNT 2 UNIT

Ascot

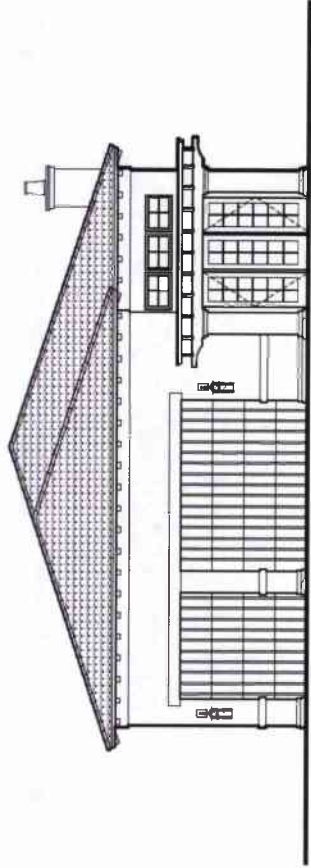


Monza - Single Story Unit



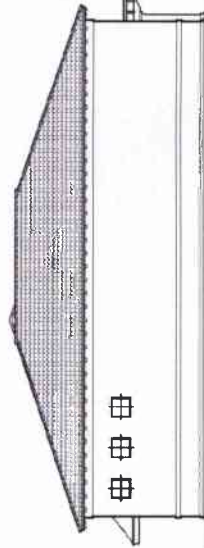
1 FLOOR PLAN

SINGLE STORY UNIT



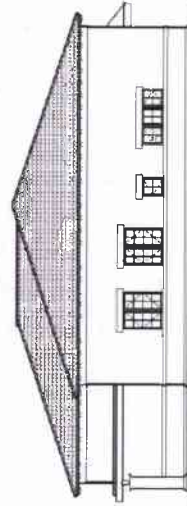
1 STREET ELEVATION

SINGLE STORY UNIT



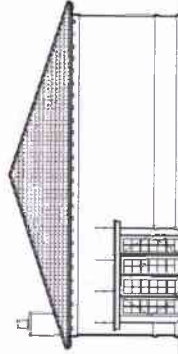
1 SIDE 1 ELEVATION

SINGLE STORY UNIT



1 SIDE 2 ELEVATION

SINGLE STORY UNIT



1 REAR ELEVATION ELEVATION

SINGLE STORY UNIT

Project Landscape Theme

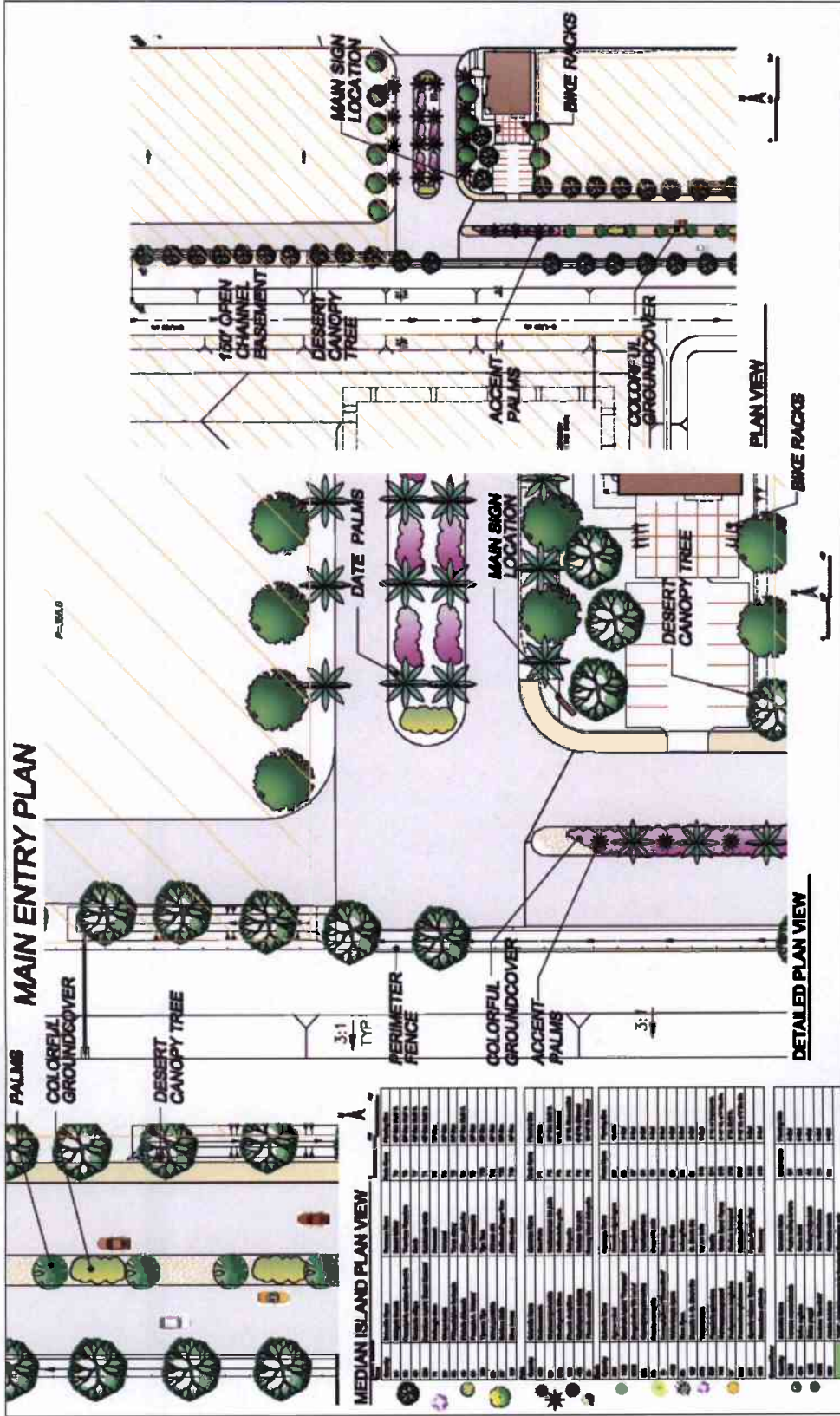
The project landscape theme will compliment the project's architectural styles and be comprised of water efficient, desert appropriate, plant materials providing a variety of color, textures, massing and height variations throughout the project. Plantings shall include trees, shrubs, groundcovers and limited areas of turf for exhibit space and recreational use.

Hierarchies of themed landscape areas have been developed for water efficiency, low maintenance and sustainability. These include areas of decomposed granite, rock mulch, water efficient plant zones, and themed landscape areas that relate to the local agricultural patterns and land uses. The Plant Palette for the community shall be as per the Coachella Valley Water District Water Efficient Plant List. The community landscape will be HOA maintained. Please refer to the Exhibits Master Landscape, Detailed Entry Plan, and Plant Palette. All landscape areas will receive "rock mulch" or Decomposed Granite to a 2" depth. All areas not landscaped will receive rock mulch or other types of soil stabilization for dust control. Rock materials will include 3"-6" "Cresta" fractured granite, 4" -8" Whitewater River Cobble, 3/8" Desert Gold Decomposed Granite to a 2" depth.

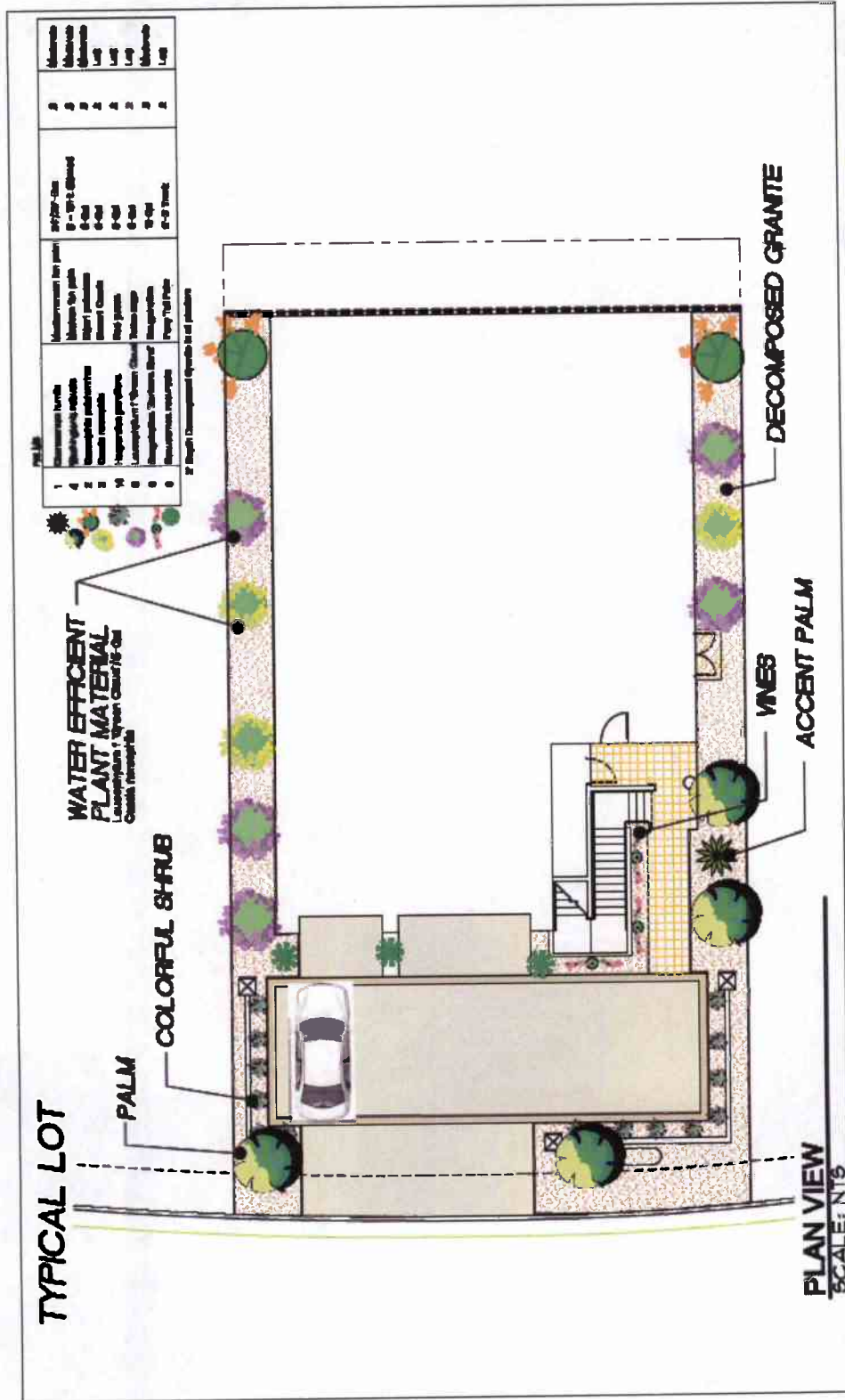
Project Entry

The project entries (4) are located off of Avenue 62 (temporary), Tyler St, Avenue 60 and Polk Street. Each entrance is setback from these streets and has accent landscaping including tall Date Palm trees as visual cues. Each entry shall have detailed entry walls, signage, planting and specimen trees. The entries will be gated with keypad and card controlled access. A call box will be located in a central "island" for guests and deliveries. Project signage will be designed into the theme and style of the entry and walls. The entries will be landscaped enhanced with desert plantings providing a visual continuity from the perimeter parkway landscape to the interior community landscape. A central landscape island with display area, a focal accent/theme trees and underlying shrubs and colorful desert groundcovers will be the centerpiece of the arrival. The entry will be framed on both sides by complimenting theme trees, shrubs and ground cover, enclosing the arrival space and entry experience. Sidewalks and pedestrian gates will provide pedestrian access along the perimeter street frontage as required by County standards.

Detailed Planting Plan at Member's Entry



Typical Member's Lot



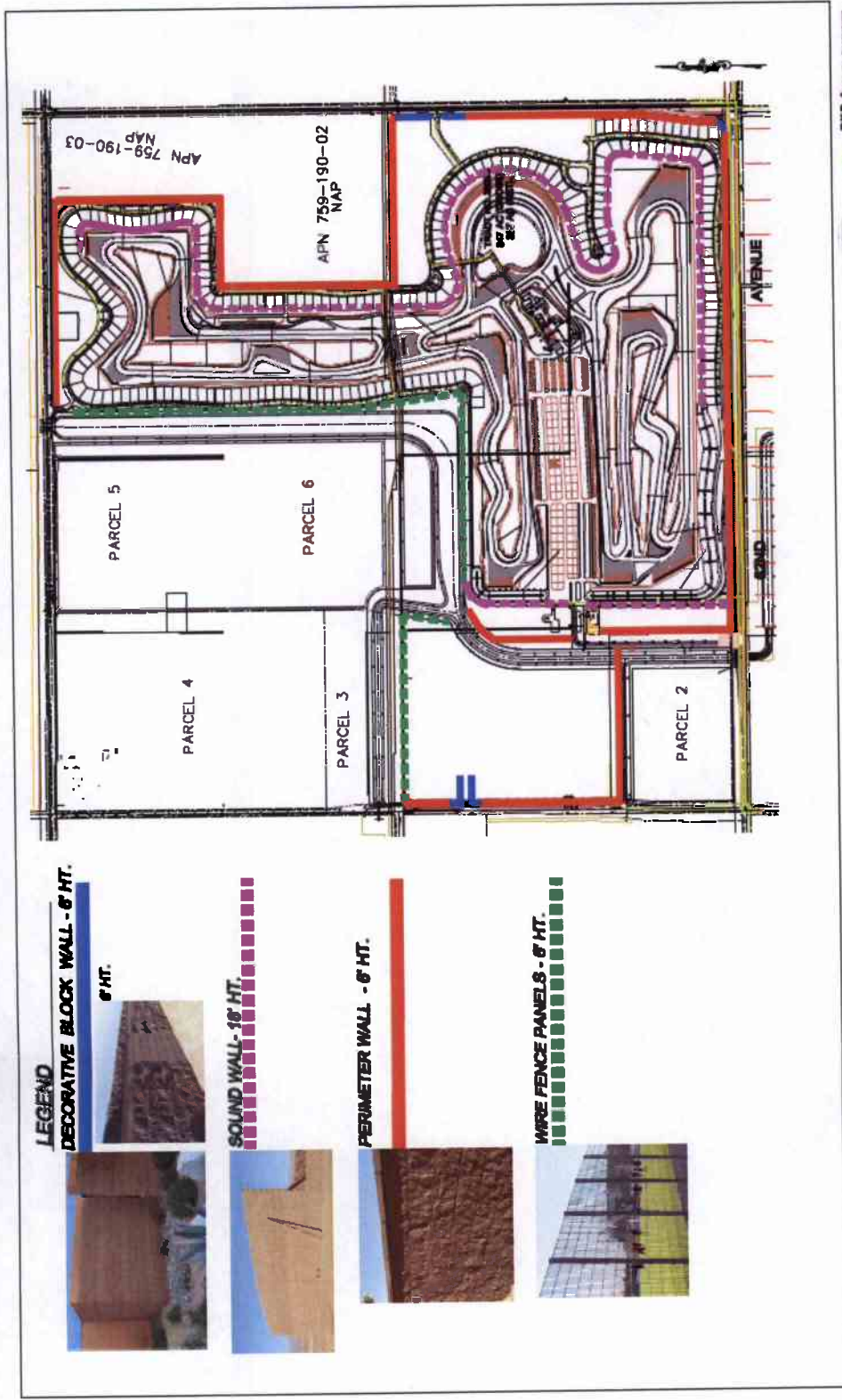
THERMAL MOTORSPORTS PARK
 COUNTY OF RIVERSIDE, CALIFORNIA

DESIGN GUIDELINES

TKD
 THERMAL MOTORSPORTS PARK
 COUNTY OF RIVERSIDE, CALIFORNIA

Entry Monuments and Signage

Wall and Fencing Plan



DESIGN GUIDELINES

THERMAL MOTORSPORTS PARK COUNTY OF RIVERSIDE, CALIFORNIA



Walls along Avenue 62, Polk Street, 60 Avenue and Tyler Street shall be masonry wall in natural earth tones to match the desert region. This masonry wall will be constructed for all perimeter fencing and sound walls around and throughout the project. At project entries decorative precision and split face block with an integral desert color will be used as an accent at these locations. All walls will be treated with an anti-graffiti coating.

Perimeter Street Landscaping

The parkways along 60th Avenue, 62nd Avenue, Polk Street and Tyler Street will be landscape enhanced with a variety of desert plantings providing color, texture, massing and vertical variation. This perimeter street landscape will establish the initial “personality” of the project and initiate the arrival experience. The design and layout will work in harmony with the site grading, and perimeter wall layout creating a pleasing visual experience for motorists and pedestrians. The combination of layering, palm trees canopy trees and accent trees will present a pleasing visual compliment to the lower level shrubs, groundcovers and decorative grasses. Attention to plant material colors and textures will provide an additional layer of visual enhancement. The perimeter planting design will include Canopy trees 30’ to 45’ on center, based upon species.

An expanded landscape easement will be provided to create a wide landscaped parkway along the perimeter public streets. Where possible, a meandering 8-foot wide sidewalk through the landscaped parkway will help separate pedestrians from the roadway. Canopy trees will be planted to provide shade along the walkway.

Please refer to Exhibit Perimeter Street Parkway Enhancement.

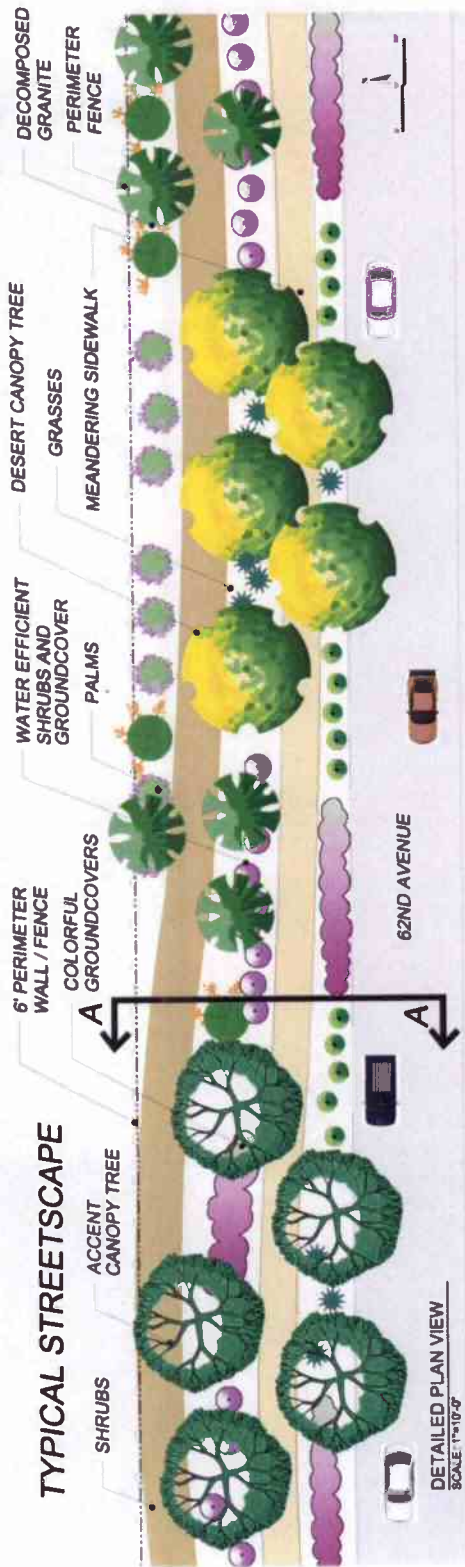
Parking Lot Landscape

Parking lots will include landscape islands and planters for canopy trees to provide shade. Low walls or landscape hedges will screen parking lots from public view. Public parking areas will have 50% shade as the trees mature.

Landscape Irrigation

All landscape areas shall be irrigated with an automatic irrigation system that utilizes “Smart Controllers” that utilize up to the minute weather data and other water conserving components. Plant material will be zoned based upon water needs and all plants will be “Drip Irrigated” for water conservation.

Typical Streetscape Design



SECTION A-A

Plant species shown in photos: *Washingtonia robusta*, *Cordia alliodora*, *Adiantum*, *Prosopis juliflora*, *Leucaena leucocephala*, *Conocarpus jacobinifolius*, *Muhlenbergia porteri*, *Larrea mexicanus*, *Leucosiphon 'Green Cloud'*.

Plant No.	Plant Name	Plant Height	Plant Color
1	Washingtonia robusta	10-12'	Green
2	Cordia alliodora	10-12'	Green
3	Adiantum	10-12'	Green
4	Prosopis juliflora	10-12'	Green
5	Leucaena leucocephala	10-12'	Green
6	Conocarpus jacobinifolius	10-12'	Green
7	Muhlenbergia porteri	10-12'	Green
8	Larrea mexicanus	10-12'	Green
9	Leucosiphon 'Green Cloud'	10-12'	Green
10	Prosopis juliflora	10-12'	Green
11	Adiantum	10-12'	Green
12	Prosopis juliflora	10-12'	Green
13	Adiantum	10-12'	Green
14	Prosopis juliflora	10-12'	Green
15	Adiantum	10-12'	Green
16	Prosopis juliflora	10-12'	Green
17	Adiantum	10-12'	Green
18	Prosopis juliflora	10-12'	Green
19	Adiantum	10-12'	Green
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23	Adiantum	10-12'	Green
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25	Adiantum	10-12'	Green
26	Prosopis juliflora	10-12'	Green
27	Adiantum	10-12'	Green
28	Prosopis juliflora	10-12'	Green
29	Adiantum	10-12'	Green
30	Prosopis juliflora	10-12'	Green
31	Adiantum	10-12'	Green
32	Prosopis juliflora	10-12'	Green
33	Adiantum	10-12'	Green
34	Prosopis juliflora	10-12'	Green
35	Adiantum	10-12'	Green
36	Prosopis juliflora	10-12'	Green
37	Adiantum	10-12'	Green
38	Prosopis juliflora	10-12'	Green
39	Adiantum	10-12'	Green
40	Prosopis juliflora	10-12'	Green
41	Adiantum	10-12'	Green
42	Prosopis juliflora	10-12'	Green
43	Adiantum	10-12'	Green
44	Prosopis juliflora	10-12'	Green
45	Adiantum	10-12'	Green
46	Prosopis juliflora	10-12'	Green
47	Adiantum	10-12'	Green
48	Prosopis juliflora	10-12'	Green
49	Adiantum	10-12'	Green
50	Prosopis juliflora	10-12'	Green
51	Adiantum	10-12'	Green
52	Prosopis juliflora	10-12'	Green
53	Adiantum	10-12'	Green
54	Prosopis juliflora	10-12'	Green
55	Adiantum	10-12'	Green
56	Prosopis juliflora	10-12'	Green
57	Adiantum	10-12'	Green
58	Prosopis juliflora	10-12'	Green
59	Adiantum	10-12'	Green
60	Prosopis juliflora	10-12'	Green
61	Adiantum	10-12'	Green
62	Prosopis juliflora	10-12'	Green
63	Adiantum	10-12'	Green
64	Prosopis juliflora	10-12'	Green
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100	Prosopis juliflora	10-12'	Green

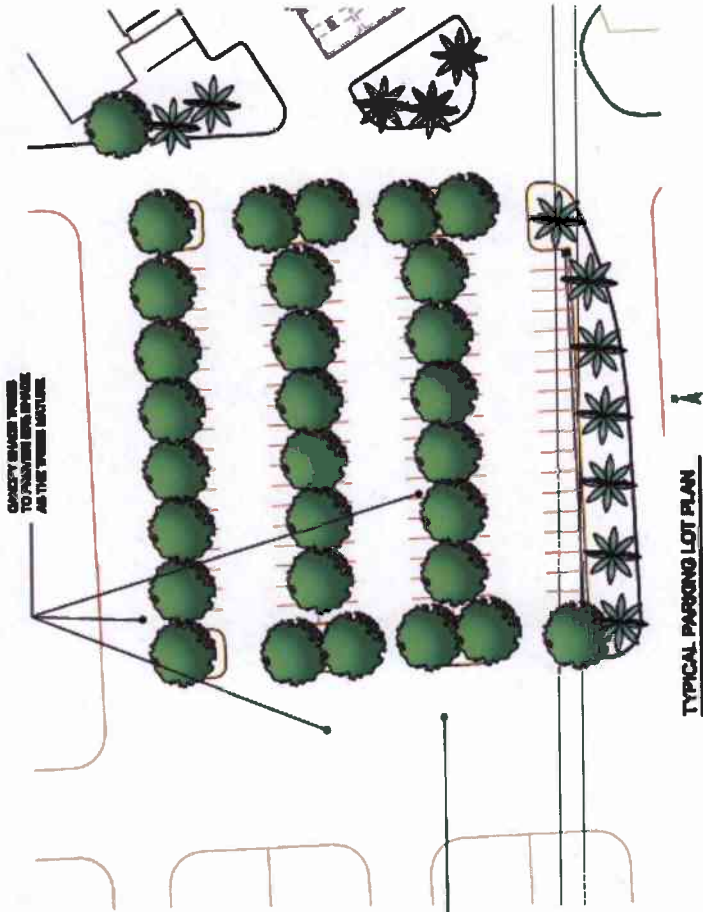


Parking Lot Shading Plan

TYPICAL PARKING LOTS

PARKING AREA SHADE REQUIREMENTS		
A minimum of 50% of parking area must be shaded		
Total area of parking area (100% shade)	24,488 sq. ft.	% of Total 70%
Shaded coverage by trees	12,244 sq. ft.	
Total percentage of parking area shaded	50%	

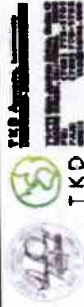
BASED ON TREE CANOPY SHADE AFTER 10 YEARS GROWTH



TYPICAL PARKING LOT PLAN

THERMAL MOTORSPORTS PARK
COUNTY OF RIVERSIDE, CALIFORNIA

DESIGN GUIDELINES



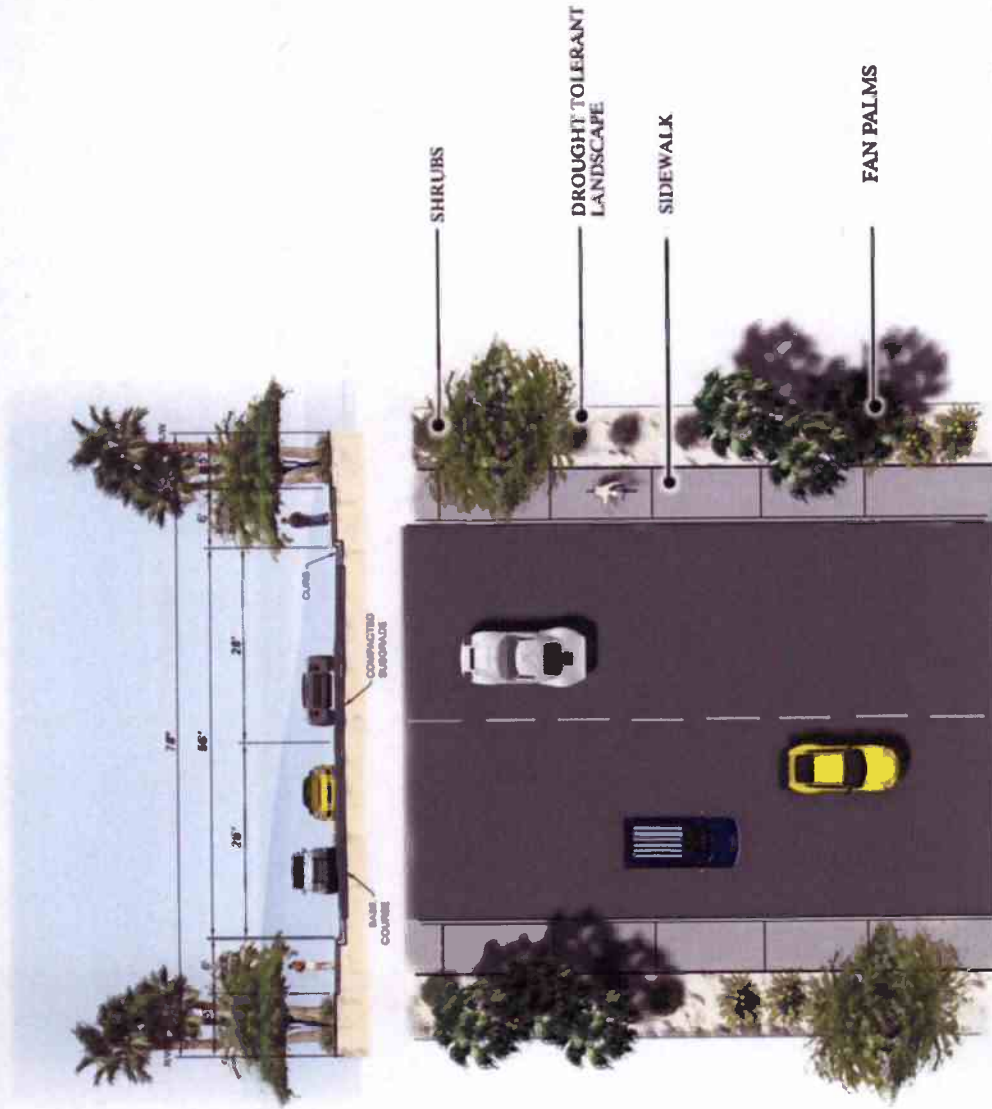
Cross Section - 62nd Avenue



AVENUE 62ND STREET EXHIBIT



Cross Section - 60th Avenue



AVENUE 60TH STREET EXHIBIT



TKD

Cross Section - Polk Street



POLK STREET EXHIBIT



Cross Section - Tyler Street



TYLER STREET EXHIBIT



Lighting Plan



Project lighting will include in-grade lighting throughout landscaped areas, as well as bollards around membership lots and throughout the remainder of the project. Low pressure sodium lighting will be utilized as referenced in Ordinance No. 655 - Mt. Palomar Lighting Area.

Thermal Motorsports Track and Club will be providing sufficient parking for all buildings and garages per Riverside County Parking Ordinance, as outlined by the Riverside County Planning Department. The following is a list and image of each parking lot, including building sizes, uses, and parking spaces provided:

PARKING LOT H:
Parking for Track Side Garages, Control Tower and Tuning Shop

Track Side Garages

Building Size: 13,174 S.F.
Building Use: Warehouse
Spaces Provided: 7 + 1 ADA - 8
Assigned Parking Lot: H

Control Tower

Building Size: 9,197 S.F.
Building Use: Service, Track Control & Office
Spaces Provided: 78 + 2 ADA - 81
Assigned Parking Lot: H

Tuning Shop

Building Size: 8,392 S.F.
Building Use: Assembly
Spaces Provided: 50 + 2 ADA - 52
Assigned Parking Lot: H

Notes:

ENVIRONMENTAL IMPACT REPORT NO. 396, ADDENDUM NO. 3

The Kohl Ranch Specific Plan No. 303



Prepared by:

**County of Riverside
Planning Department**
77588 El Duna Court, Ste. H
Palm Desert, California 92211



Assisted by:

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

March 25, 2014

**INTRODUCTION TO
ENVIRONMENTAL IMPACT REPORT NO. 396, ADDENDUM NO. 3
Environmental Assessment NO.: EA42592**

On November 16, 1999, the County of Riverside approved The Kohl Ranch Specific Plan No. 303 (SP 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 SP303 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 303, the County of Riverside complied with the California Environmental Quality Act ("CEQA") by preparing and certifying Environmental Impact Report No. 396 (EIR396). The SP 303 was later modified by the County of Riverside's approval of SP 303, Amendment No. 1 (SP 303 A1) and EIR396, Addendum No. 1 (EIR396-A1), adopted January 28, 2003. In April, 2010, the Applicant requested that the County of Riverside determine whether a member's private automotive race course was a use which substantially conformed to the permitted uses within the Heavy Industrial and Open Space zones within the SP 303 A 1. 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 303. Subsequently, SP 303 A1 was modified to include this use by County of Riverside approval of SP 303, Amendment No. 2 (SP 303 A2) and EIR396, Addendum No. 2 (EIR396-A2), adopted June 7, 2011. This approval also included related entitlement applications for the Thermal Club Motorsports Track including Plot Plan 24690, Tentative Parcel Map 36315, and Tentative Parcel Map 36293.

The applicant proposes revisions to Plot Plan 24690 (PP24690R1) and a minor change to Tentative Parcel Map 36293 (PM36293M1). Revisions to the Plot Plan include a proposal to remove the requirement for water quality swales shown on the approved Plot Plan 24690 and instead allow all runoff for the 100-year storm to be retained on-site within retention basins located throughout the project site; remove the requirement for sidewalks from the interior streets; modify the off-site open channel by reconfiguring the daylight channel; modify race track grading by elevating the track; require all sewers within project boundaries to be private per agreement with the Coachella Valley Water District; modify previous registration building to become a member's private garage; relocate irrigation reservoir from off-site to the western portion of the project site with the addition of an aviary screen; and, design modifications to the previously approved member's private garages which consists of a revised Design Manual. The revised plot plan also proposes up to seven (7) construction phases. The business, commercial, and industrial land use categories will comprise 24.45, 31.06, and 330.85 acres, respectively. Commercial areas will serve the Project as well as neighboring communities. Business and industrial uses will be oriented toward the Jacqueline Cochran Regional Airport as well as larger regional markets, and are intended to provide employment opportunities to project area residents.

Minor changes to the Tentative Parcel Map include a proposal to remove three (3) founders lots and reconfigure 35 lots along with street and open space lots within the eight (8) acre unrecorded portion of the previously approved Tentative Parcel Map No. 36293 (Schedule E).

These two applications are collectively referred to as the "Pending Applications" or "proposed Project." For the purpose of the following analysis, EIR396, EIR396-A1, and EIR396-A2 are jointly referred to as the "Previously Approved Project" or "Previous CEQA Documents."

Under the *State CEQA Guidelines*, Section 15162, if an Environmental Impact Report (EIR) has been prepared for a project, there is a strong presumption against requiring further environmental review. Public Resources Code 21166 provides that once an EIR has been completed, the lead agency may not require a subsequent or supplemental EIR unless:

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

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

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

In processing the Pending Applications in conformity with CEQA, the attached Environmental Assessment 42592 (EA 42592) was conducted to determine if the changes proposed by the Project, represented by the Pending Applications, will trigger any new or more severe significant environmental impacts as compared to those analyzed in the context of EIR396. The EA therefore classifies impacts in one of four ways:

Potentially Significant Impact

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

Less than Significant with Mitigation Incorporated

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

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

Less than Significant Impact

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

No Impact

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

The result of the EA 42592 is that the environmental impacts of the proposed Project, as modified by the Pending Applications, do not require substantial changes to EIR396, will not create any form of significant environmental impacts which were not previously analyzed in the Previous CEQA Documents, nor will the impacts of the modified project be more severe than those already analyzed in the Previous CEQA Documents. Given that fact, CEQA provides that an Addendum to EIR396 is the proper form of environmental review for the Pending Applications under the circumstances. This Introduction, the EA 42592 and the mitigation monitoring program collectively make up the Environmental Impact Report No. 396, Addendum No. 3 (EIR396-A3), applicable to the Pending Applications.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42592

Project Case Type (s) and Number(s): Tentative Parcel Map No. 36293, Minor Change No. 1 (PM36293M1); Plot Plan No. 24690, Revised Permit No. 1 (PP24690R1)

Lead Agency Name: County of Riverside Planning Department

Address: 77588 El Duna Court, Ste. H

Contact Person: Jay Olivas

Telephone Number: (760) 863-7050

Applicant's Name: Thermal Operating Company, LLC

Applicant's Address: 1983 W. 190th Street, Suite 100 Torrance, CA 90504

I. PROJECT INFORMATION

- A. Project Description:** The proposed Project is located within The Kohl Ranch Specific Plan No. 303 (Specific Plan), which is located in the Coachella Valley portion of Riverside County just south of Jacqueline Cochran Regional Airport and is roughly east of Harrison Street/Highway 86, and west of Highway 111. The Kohl Ranch Specific Plan is bounded by Avenue 60 on the north, Polk Street on the east, Avenue 66 on the south, and approximately 3,900 feet west of Tyler Street to the west. Since adoption of the Specific Plan in 1999, it has undergone two amendments. The Kohl Ranch Specific Plan No. 303, Amendment No. 2 (SP 303 A2) is the latest revision which pertains to the proposed Project and consists of a balanced array of land uses including residential, business, commercial, industrial, open space/recreation, and public facilities. The residential portion of SP 303 A2 includes 7,161 dwelling units distributed among four different density classifications on 1,140.29 acres and approximately 376 acres of open space provide for passive and active recreation, including trails and parks. The business, commercial, and industrial land use categories will comprise 24.45, 31.06, and 330.85 acres, respectively. SP 303 A2 also allows for the development of large-scale recreational uses including a motorsports race track north of Avenue 62.

Previously Approved Related Items:

Environmental Impact Report No. 396 (SCH No. 1994112032)

Environmental Impact Report No. 396 (EIR396) was prepared for The Kohl Ranch Specific Plan No. 303 (SP 303), adopted and certified by the County of Riverside November 16, 1999.

Environmental Impact Report No. 396, Addendum No. 1

Environmental Impact Report No. 396, Addendum No. 1 (EIR396-A1) was prepared for The Kohl Ranch Specific Plan No. 303, Amendment No. 1 (SP 303 A1), adopted by the County of Riverside January 28, 2003

Environmental Impact Report No. 396, Addendum No. 2

Environmental Impact Report No. 396, Addendum No. 2 (EIR396-A2) was prepared for The Kohl Ranch Specific Plan No. 303, Amendment No. 2 (SP 303 A2), adopted 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.

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

Proposed Project: The proposed Project identified within the analysis of Environmental Impact Report No. 396, Addendum No. 3 (EIR396-A3) is the changes proposed to Plot Plan 24690 and Tentative Parcel Map 36293 consisting of the following applications:

Project Applications:

Tentative Parcel Map No. 36293, Minor Change No. 1 (Case No. PM36293M1)

Proposes to remove three (3) founders lots and reconfigure 35 lots along with street and open space lots within the eight (8) acre unrecorded portion of the previously approved Tentative Parcel Map No. 36293 (Schedule E).

Plot Plan No. 24690, Revised Permit No. 1 (Case No. PP24690R1)

Proposes to remove the requirement for water quality swales shown on the approved Plot Plan 24690 and instead allow all runoff for the 100-year storm to be retained on-site within retention basins located throughout the project site; remove the requirement for sidewalks from the interior streets; modify the off-site open channel by reconfiguring the daylight channel; modify race track grading by elevating the track; require all sewers within project boundaries to be private per agreement with the Coachella Valley Water District; modify previous registration building to become a member's private garage; relocate irrigation reservoir from off-site to the western portion of the project site with the addition of an aviary screen; and, design modifications to the previously approved member's private garages which consists of a revised Design Manual. The revised plot plan also proposes up to seven (7) construction phases. The business, commercial, and industrial land use categories will comprise 24.45, 31.06, and 330.85 acres, respectively. Commercial areas will serve the Project as well as neighboring communities. Business and industrial uses will be oriented toward the Jacqueline Cochran Regional Airport as well as larger regional markets, and are intended to provide employment opportunities to project area residents

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

C. Total Project Area: 330 Acres

Residential Acres: n/a	Lots: n/a	Units: n/a	Projected No. of Residents: n/a
Commercial Acres: 3	Lots: n/a	Sq. Ft. of Bldg.¹: 18,295	Est. No. of Employees²: 37
Industrial Acres: 327	Lots: n/a	Sq. Ft. of Bldg.³: 6,409,854	Est. No. of Employees⁴: 4,273
Other: n/a			

1. Based upon Floor Area Ratio identified in EIR 396, Addendum No. 2, p. 22 / Based on 0.14 FAR
2. Source: Riverside County General Plan Appendix E: Socioeconomic Buildout Projection Assumptions & Methodology
Assumes 1 employee per 500 square feet
3. Based upon Floor Area Ratio identified in EIR 396, Addendum No. 2, p. 22 / Based on 0.45 FAR
4. Source: Riverside County General Plan Appendix E: Socioeconomic Buildout Projection Assumptions & Methodology
Assumes 1 employee per 1,500 square feet

D. Assessor's Parcel No(s): 759-180-004 through 759-180-006; 759-180-008; 759-180-011 through 759-180-014; 759-190-011 through 759-190-014; 759-200-001 through 759-200-018; 759-210-001 through 759-210-028; 759-220-001 through 759-220-031; 759-230-001 through 759-230-019; 759-240-001 through 759-240-018; 759-250-001 through 759-250-038; 759-260-001 through 759-260-038; and 759-270-001 through 759-270-027.

E. Street References: The Project is located on the northwest corner of Avenue 62 and Polk Street bound by Avenue 60 to the north and Tyler Street to the west.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 33, Township 6 South, Range 8 East, San Bernardino Baseline and Meridian

G. Brief description of the existing environmental setting of the project site and its surroundings: The Project site has been graded with the southern portion of the track constructed. The sound wall for private member garages has been constructed for trackside units.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project site is designated Heavy Industrial (HI), Commercial Office (CO), Commercial Retail (CR), Very High Density Residential (VHDR), and Open Space – Conservation (OS-C). No land use changes are proposed. The following policies are applicable:

ECVAP 9.1 Conserve and protect watersheds and water supply through adherence to policies contained in the Open Space, Habitat and Natural Resource Preservation and Land Use Designation Policies sections found in the General Plan Land Use Element, and the Water Resources section of the General Plan Multipurpose Open Space Element.

- 2. Circulation:** No circulation changes are proposed. No policies applicable.

- 3. Multipurpose Open Space:** The proposed Project is not expected to conflict with areas identified for conservation, preservation, or reservation within the Multipurpose Open Space Element. The Project is located within the boundaries of the Coachella Valley Multi Species Habitat Conservation Plan (CVMSHCP) but is not located within any CVMSHCP conservation area. The following policies are applicable:

ECVAP 15.1 Protect visual and biological resources in the Eastern Coachella Valley Area Plan through adherence to General Plan policies found in the Fish and Wildlife Habitat section of the Multipurpose Open Space Element as well as policies contained in the Coachella Valley Multiple Species Habitat Conservation Plan, upon its adoption.

- 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. The land uses proposed by the Project do allow for future structures that will be occupied by humans. Those structures will be required to comply with the following policies:

S 5.1 Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:

a. All proposed construction shall meet minimum standards for safety as defined in the County Building or Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.

b. *In addition to the standards and guidelines of the Uniform Building Code and Fire Code fire safety provisions, continue additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not:*

- *impede emergency egress for fire safety staffing/personnel, equipment, and ; nor*
- *hinder evacuation from fire, including potential blockage stairways or fire doors.*

c. *Proposed development in Hazardous Fire areas shall provide secondary public access, unless determined otherwise by the County Fire Chief.*

d. *Proposed development in Hazardous Fire areas shall use single-loaded roads to enhance fuel modification areas, unless otherwise determined by the County Fire Chief.*

ECVAP 19.1 Protect life and property from seismic-related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

There are no known hazardous waste sites in the area but the industrial uses proposed within the project site and sites within the project vicinity that handle hazardous materials will be required to comply with Policy S 6.1 which states the following:

S 6.1 Enforce the policies and siting criteria and implement the programs identified in the County of Riverside Hazardous Waste Management plan, which includes the following: (AI 98)

a. *Comply with federal and state laws pertaining to the management of hazardous wastes and materials.*

b. *Ensure active public participation in hazardous waste and hazardous materials management decisions in Riverside County.*

c. *Coordinate hazardous waste facility responsibilities on a regional basis through the Southern California Hazardous Waste Management Authority (SCHWMA).*

d. *Encourage and promote the programs, practices, and recommendations contained in the County Hazardous Waste Management Plan, giving the highest waste management priority to the reduction of hazardous waste at its source.*

As the Project lies directly south of the Jacqueline Cochran Regional Airport, it is within the influence area. The Project complies with the following ECVAP policy:

ECVAP 3.1 To provide for the orderly development of Desert Resorts Regional Airport and Chiriaco Summit Airport and the surrounding area, comply with the Airport Land Use Compatibility Plan for Desert Resorts Regional Airport and Chiriaco Summit Airport as fully set forth in Appendix L and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

- 5. Noise:** Noise will be generated during the construction of the Project; however, construction hours will be limited through adherence to General Plan policies N 12.1, N 12.2, and N 12.4, which state:

N 12.1 Minimize the impacts of construction noise on adjacent uses within acceptable practices.

N 12.2 Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas.

N 12.4 Require that all construction equipment utilizes noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.

On-site noise generated by the proposed Project will be limited through adherence to General Plan Policy N 4.1, which states:

N 4.1 Prohibit facility-related noise, received by any sensitive use, from exceeding the following worst-case noise levels: (AI 105)

- a. 45 dBA-10-minute L_{eq} between 10:00 p.m. and 7:00 a.m.
- b. 65 dBA-10-minute L_{eq} between 7:00 a.m. and 10:00 p.m.

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 Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and is thus, consistent with General Plan policy AQ 4.9, which states:

AQ 4.9 Require compliance with SCAQMD Rules 403 and 403.1 and support appropriate future measures to reduce fugitive dust emanating from construction sites.

Implementation of the proposed Project will not conflict with policies in the General Plan Air Quality Element.

B. General Plan Area Plan(s): Eastern Coachella Valley Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Heavy Industrial (HI), Commercial Office (CO), Commercial Retail (CR), Very High Density Residential (VHDR), and Open Space – Conservation (OS-C).

E. Overlay(s), if any: N/A

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 and Agriculture
3. **Land Use Designation(s):** Agriculture, Open Space – Conservation (OS-C), Very High Density Residential (VHDR), Commercial Retail (CR), and Medium High Density Residential (MHDR)
4. **Overlay(s), if any:** Community Development Overlay

5. Policy Area(s), if any: Vista Santa Rosa Policy Area

Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: SP 303A2

2. Specific Plan Planning Area, and Policies, if any: E-1, E-2, E-3, E-4 and portions of A-6, A-7, and A-8.

H. Existing Zoning: S-P

I. Proposed Zoning, if any: N/A

J. Adjacent and Surrounding Zoning: M-H, S-P, A-2-10, and A-1-10

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 checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Other: Floodplains |
| <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.

Ken Baez Principal Planner

Signature

for

Jay Olivas, Project Planner

Printed Name

March 20, 2014

Date

For Juan C. Perez, Interim Planning 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) This issue is not affected by the proposed Project. Thus, the proposed Project's potential impacts related to this issue are no different from 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.

b) The proposed Project will be designed in accordance with applicable criteria of the Kohl Ranch Specific Plan Planning Standards and Design Guidelines, as well the Thermal Club Design Manual as it relates to the proposed Project. The proposed Project will still require implementation of mitigation measure C13-1. Thus, the proposed Project's potential impacts related to this issue are no different that those analyzed in the previous CEQA documents with implementation of this mitigation. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

Mitigation Measures specific to the proposed Project pertaining to Item 1b:

C13-1: All future development projects in the Kohl Ranch Specific Plan project area shall be designed in accordance will all applicable criteria in the Planning Standards and Design Guidelines in the Kohl Ranch Specific Plan.

Monitoring:

Monitoring for all mitigation measures remains as identified in Environmental Impact Report No. 396, Addendum No. 2 (EIR396-A2).