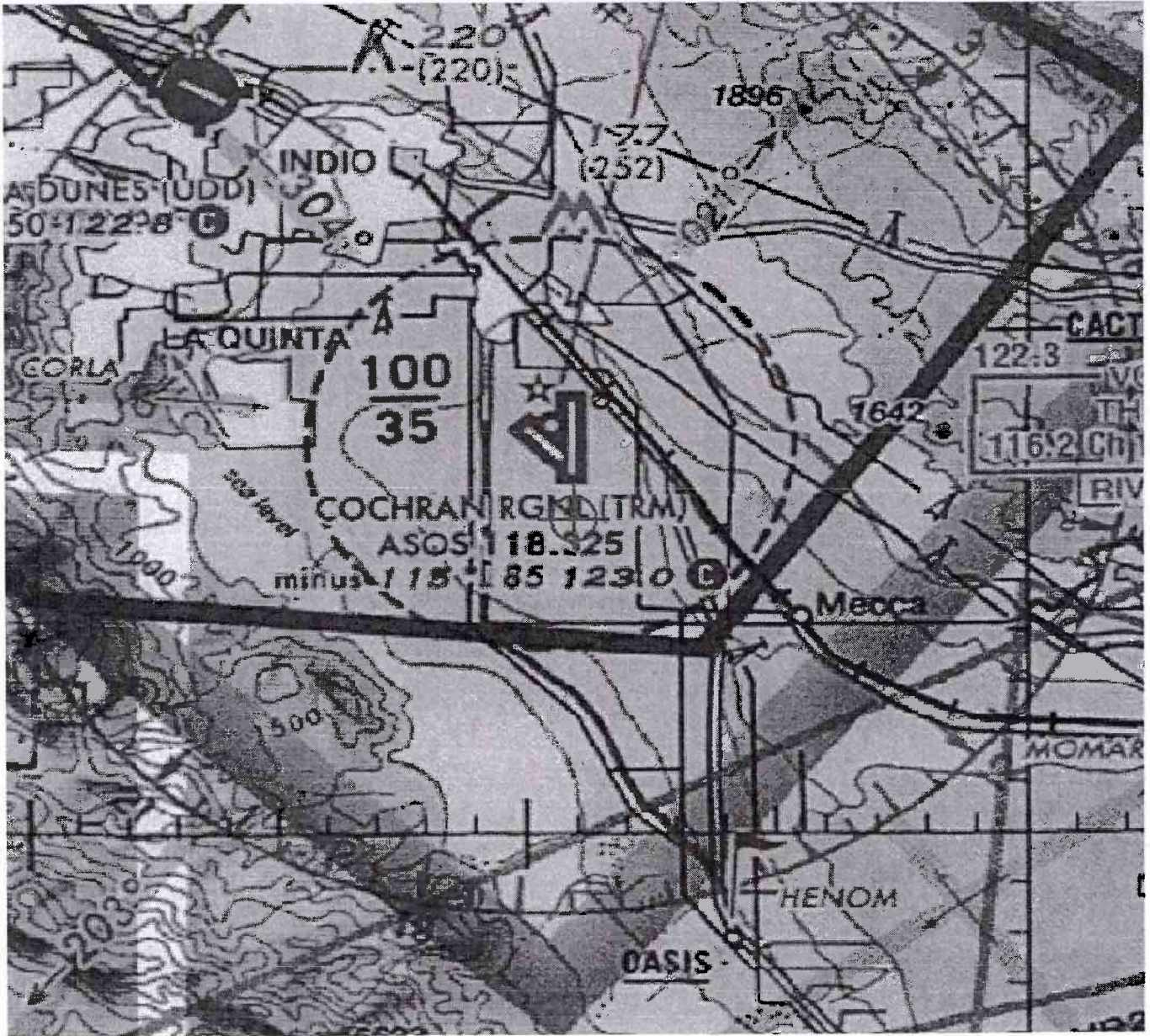


Sectional Map for ASN 2012-AWP-2706-OE





Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 2601 Meacham Boulevard  
 Fort Worth, TX 76137

Aeronautical Study No.  
 2012-AWP-2707-OE

Issued Date: 04/13/2012

Tim Rogers  
 Thermal Operating Company, LLC  
 c/o Tower Energy Group  
 1983 West 190th Street  
 Torrance, CA 90504

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Revised CT-4  
 Location: Thermal, CA  
 Latitude: 33-36-10.36N NAD 83  
 Longitude: 116-09-05.64W  
 Heights: -143 feet site elevation (SE)  
 61 feet above ground level (AGL)  
 -82 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 10/13/2013 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-2707-OE.

**Signature Control No: 161510321-162653373**

( DNE )

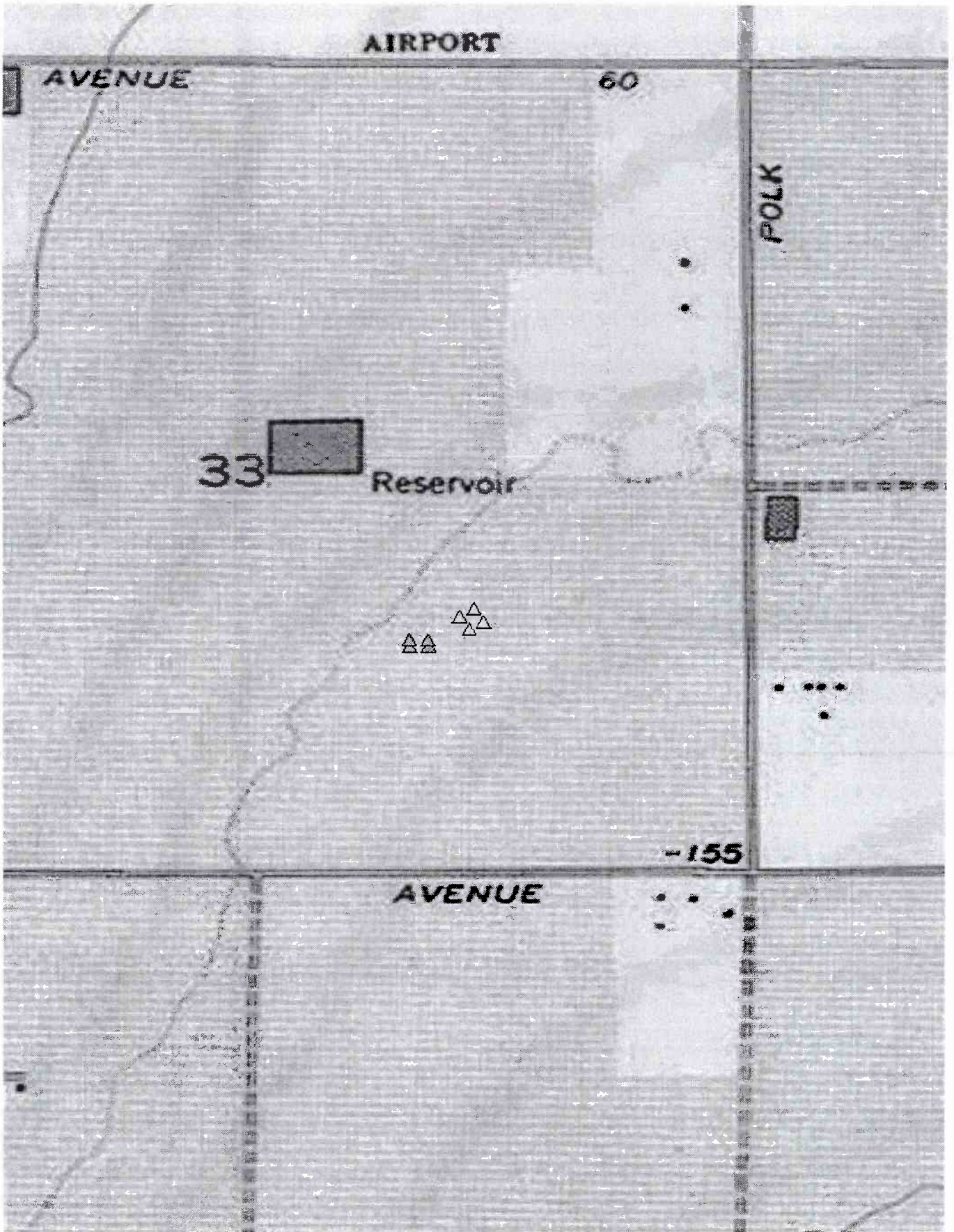
Karen McDonald  
Specialist

Attachment(s)  
Case Description  
Map(s)

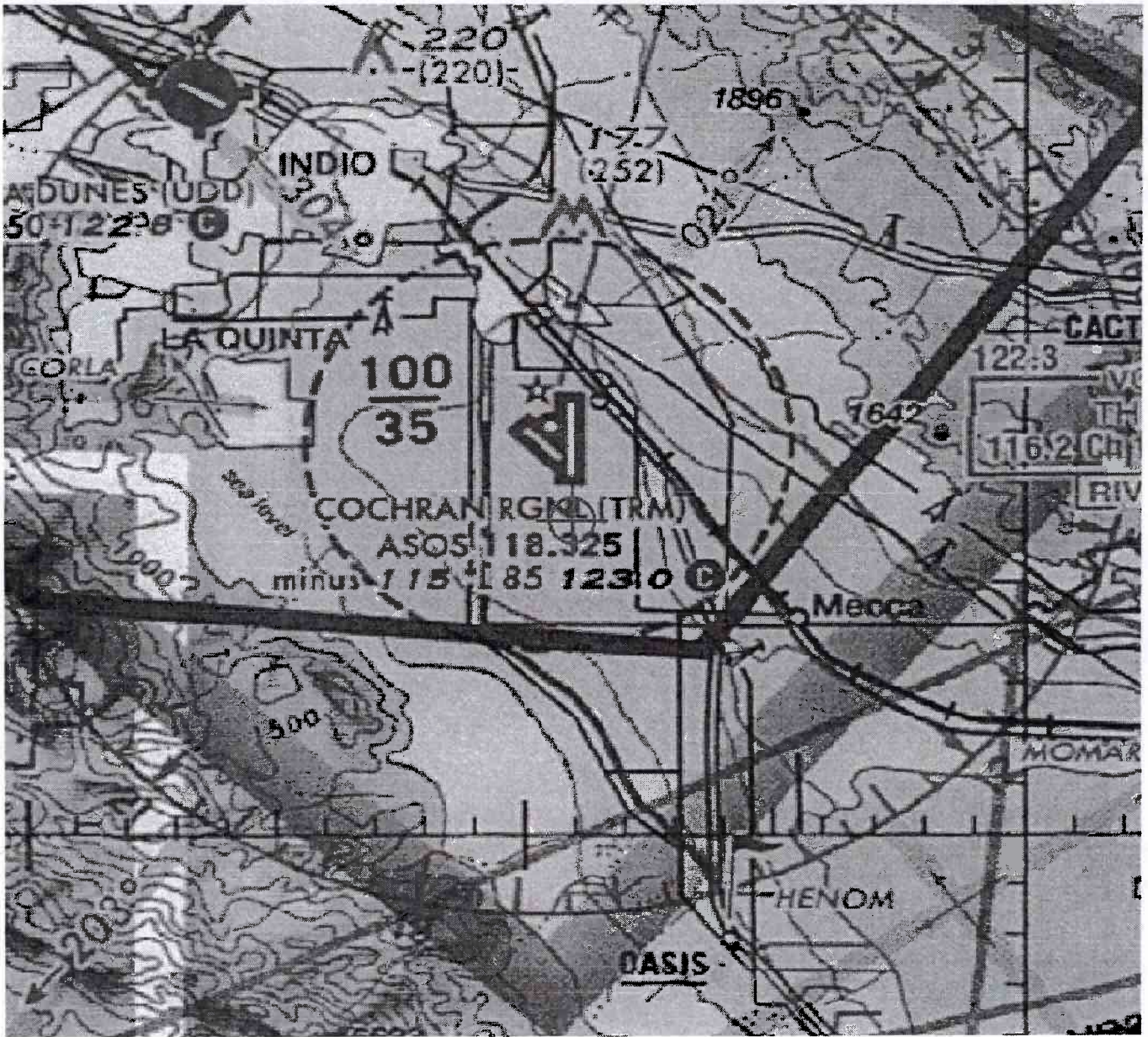
**Case Description for ASN 2012-AWP-2707-OE**

Corner points of revised location for private race track control tower.

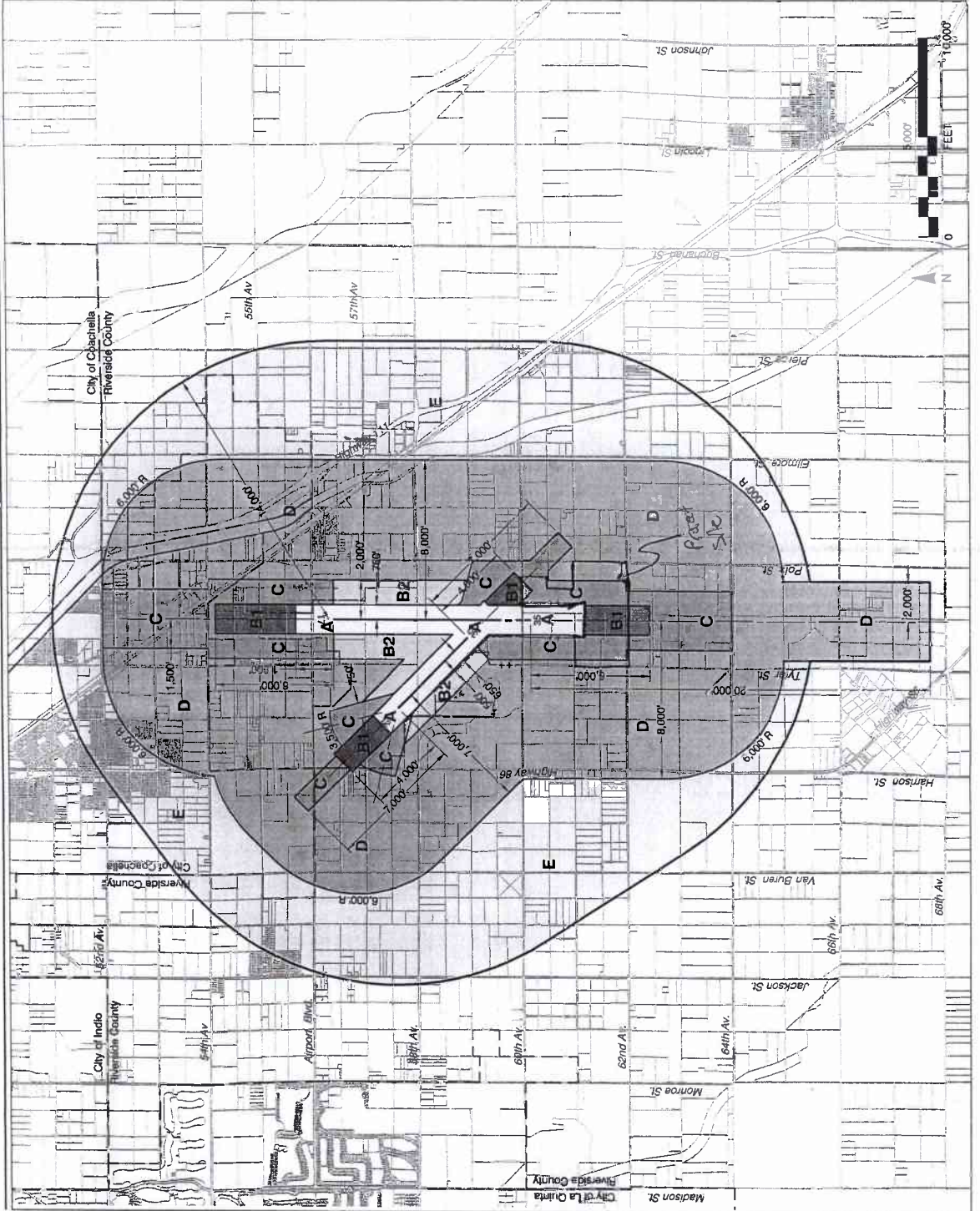
**Verified Map for ASN 2012-AWP-2707-OE**



Sectional Map for ASN 2012-AWP-2707-OE







**Legend**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E

**Boundary Lines**

- Airport Property Line - Existing
- Airport Property Line - Planned
- City Limits

**Note**

Except for southern extension, Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

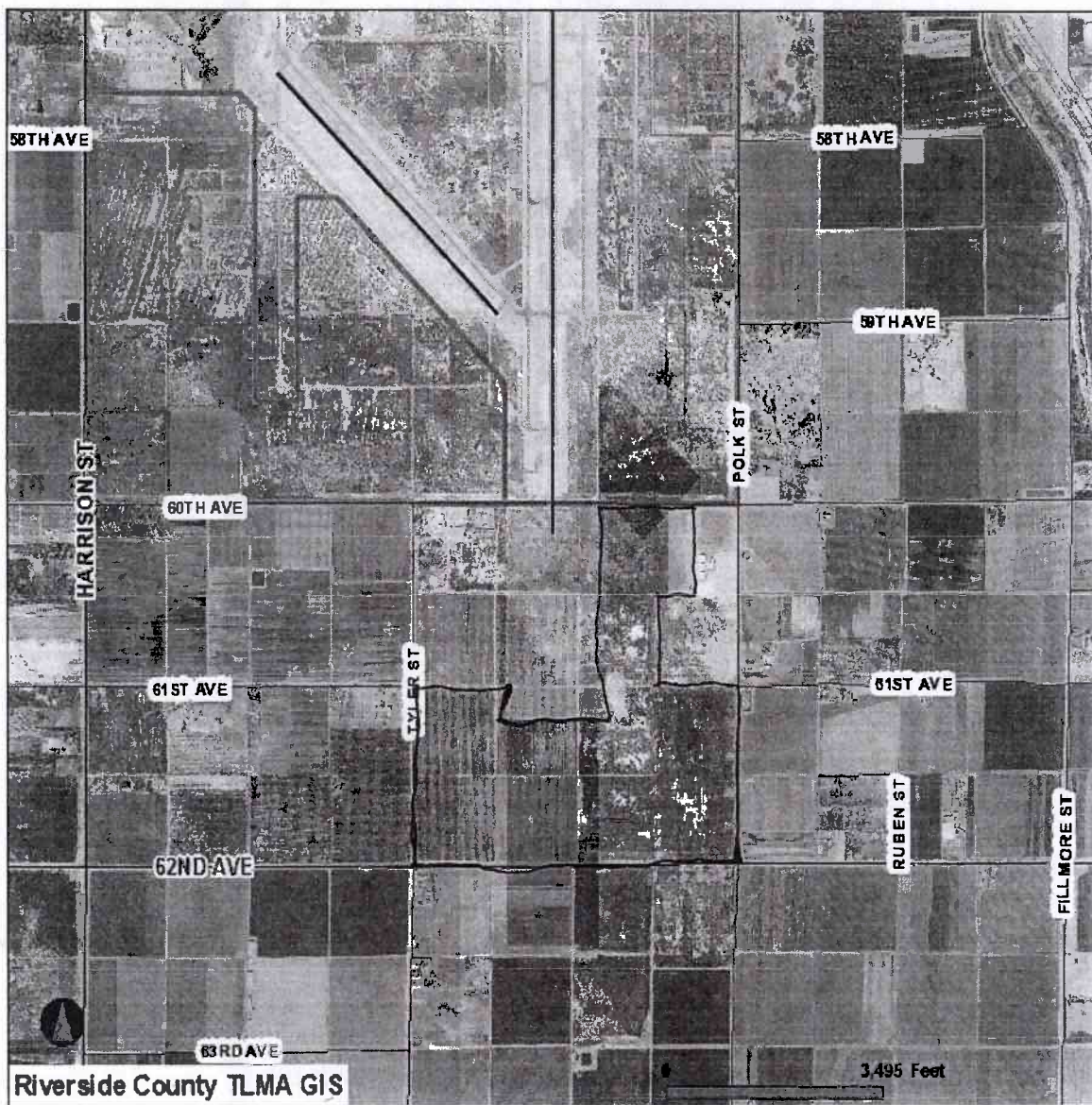
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County  
 Airport Land Use Commission  
**Riverside County  
 Airport Land Use Compatibility Plan  
 Policy Document**  
 (Adopted June 2005)

Map JC-1

**Compatibility Map**  
 Jacqueline Cochran Regional Airport

RIVERSIDE COUNTY GIS



AIRPORTS

-  INTERSTATES
-  HIGHWAYS
-  STREETS
-  AIRPORT RUNWAYS
-  AIRPORT INFLUENCE AREAS
-  AIRPORT BOUNDARIES
-  COMPATIBILITY ZONE A
-  COMPATIBILITY ZONE B1
-  COMPATIBILITY ZONE B2
-  COMPATIBILITY ZONE C
-  COMPATIBILITY ZONE D
-  COMPATIBILITY ZONE E
-  WATER BODIES

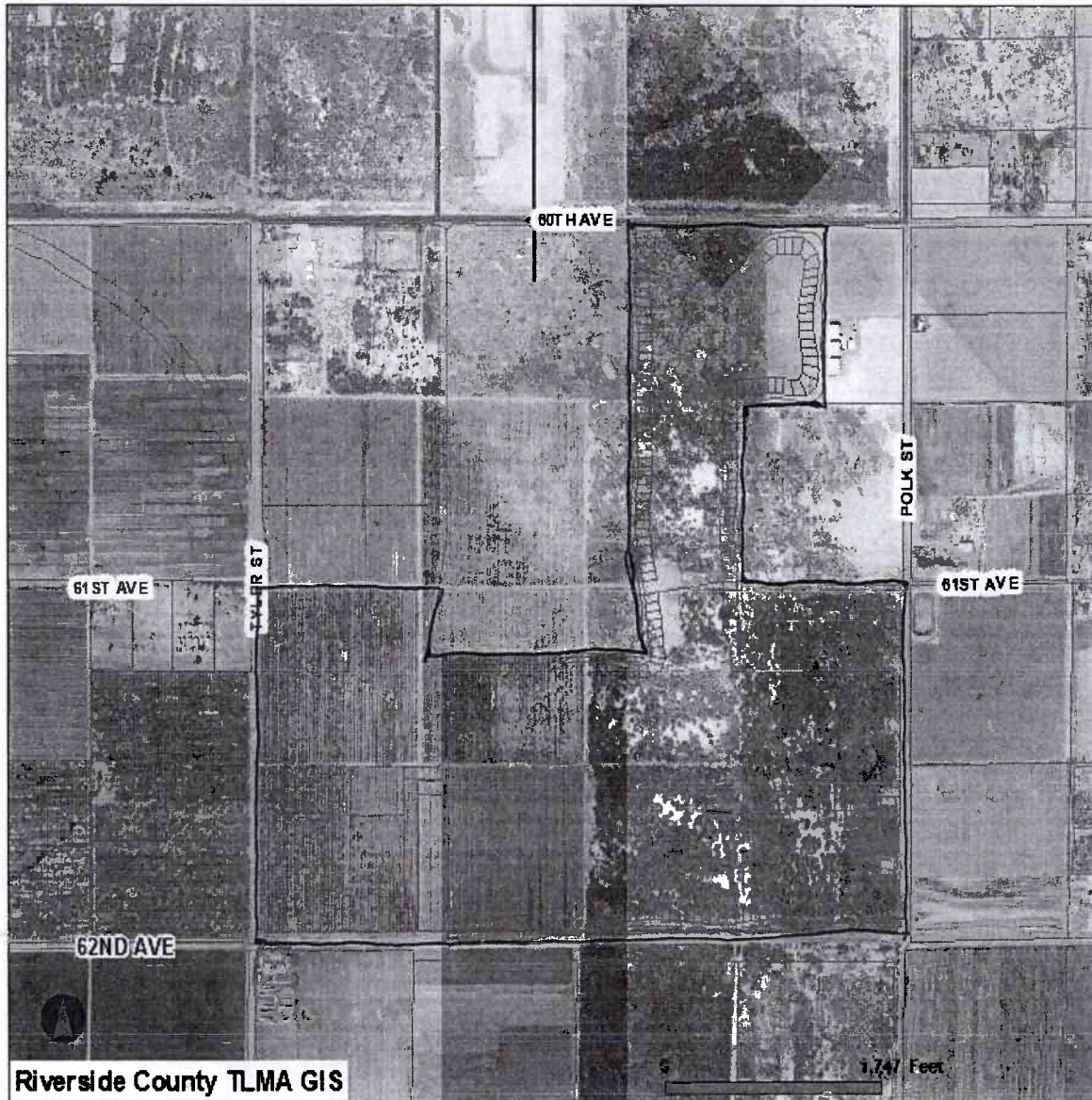
**\*IMPORTANT\***

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











REPORT PRINTED ON...Wed Aug 28 16:02:07 2013

Version 130624

RIVERSIDE COUNTY GIS



AIRPORTS

-  INTERSTATES
-  HIGHWAYS
-  PARCELS
-  AIRPORT RUNWAYS
-  AIRPORT INFLUENCE AREAS
-  AIRPORT BOUNDARIES
-  COMPATIBILITY ZONE A
-  COMPATIBILITY ZONE B1
-  COMPATIBILITY ZONE C
-  COMPATIBILITY ZONE D

**\*IMPORTANT\***

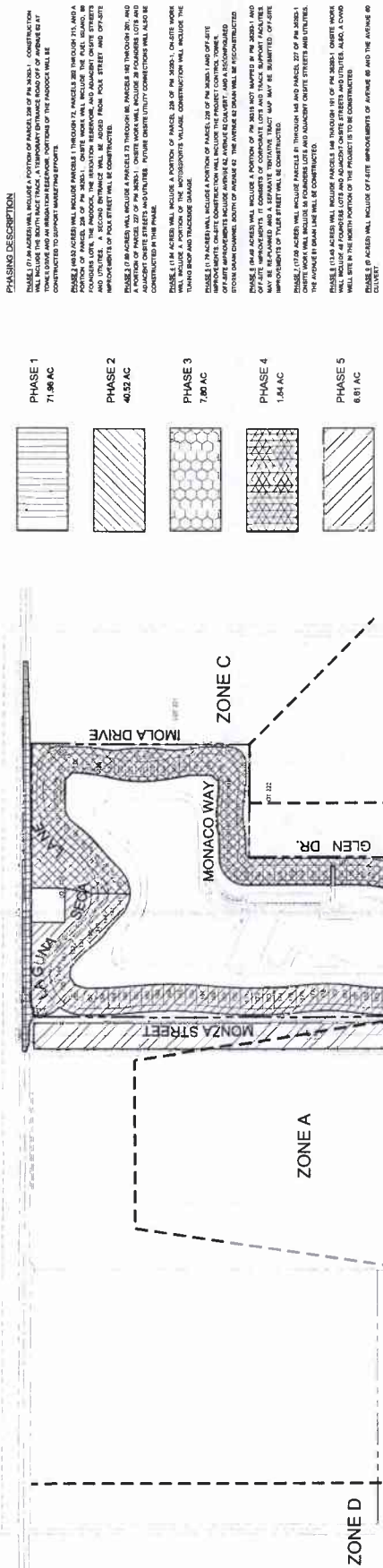
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REPORT PRINTED ON...Wed Aug 28 16:01:38 2013

Version 130624



REVISED PLOT PLAN NO. 24690R1 - THE THERMAL CLUB



- PHASE 1  
71.98 AC
- PHASE 2  
40.32 AC
- PHASE 3  
7.80 AC
- PHASE 4  
1.84 AC
- PHASE 5  
6.81 AC
- PHASE 6  
84.49 AC
- PHASE 7  
17.00 AC
- PHASE 8  
14.38 AC
- PHASE 9  
0 AC

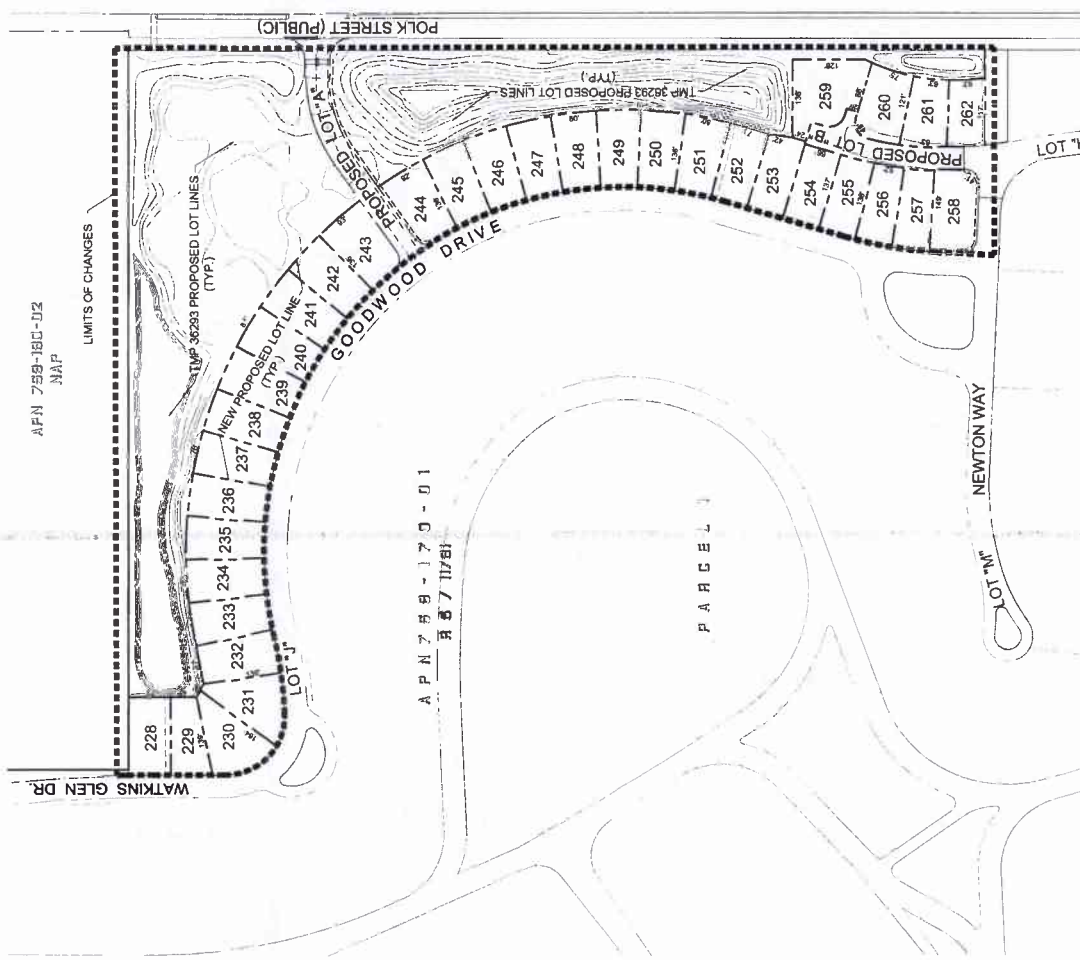
**LEGEND**  
 - - - - - ALLIC ZONE BOUNDARIES  
 - - - - - ZONE X ALLIC ZONE DESIGNATOR

**PHASING DESCRIPTION**  
 PHASE 1 (71.98 ACRES) WILL INCLUDE A PORTION OF PARCELS 208 OF THE SHERIDAN AND OFF-SITE TRUCK DRIVE AND AN IMMINENT RESERVATION PORTION OF THE PARCELS 207 AND 209. PHASE 2 (40.32 ACRES) WILL INCLUDE PARCELS 206, 205, 204, 203, 202, 201, 200, 199, 198, 197, 196, 195, 194, 193, 192, 191, 190, 189, 188, 187, 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0 ACRES. PHASE 3 (7.80 ACRES) WILL INCLUDE A PORTION OF PARCELS 208 OF THE SHERIDAN AND OFF-SITE TRUCK DRIVE AND AN IMMINENT RESERVATION PORTION OF THE PARCELS 207 AND 209. PHASE 4 (1.84 ACRES) WILL INCLUDE PARCELS 206, 205, 204, 203, 202, 201, 200, 199, 198, 197, 196, 195, 194, 193, 192, 191, 190, 189, 188, 187, 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0 ACRES. PHASE 5 (6.81 ACRES) WILL INCLUDE PARCELS 206, 205, 204, 203, 202, 201, 200, 199, 198, 197, 196, 195, 194, 193, 192, 191, 190, 189, 188, 187, 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0 ACRES. PHASE 6 (84.49 ACRES) WILL INCLUDE PARCELS 206, 205, 204, 203, 202, 201, 200, 199, 198, 197, 196, 195, 194, 193, 192, 191, 190, 189, 188, 187, 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0 ACRES. PHASE 7 (17.00 ACRES) WILL INCLUDE PARCELS 206, 205, 204, 203, 202, 201, 200, 199, 198, 197, 196, 195, 194, 193, 192, 191, 190, 189, 188, 187, 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0 ACRES. PHASE 8 (14.38 ACRES) WILL INCLUDE PARCELS 206, 205, 204, 203, 202, 201, 200, 199, 198, 197, 196, 195, 194, 193, 192, 191, 190, 189, 188, 187, 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0 ACRES. PHASE 9 (0 ACRES) WILL INCLUDE PARCELS 206, 205, 204, 203, 202, 201, 200, 199, 198, 197, 196, 195, 194, 193, 192, 191, 190, 189, 188, 187, 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0 ACRES.

APPROVED BY:	BENCH MARK BENCH MARK ELEVATION = 378.33 USGS 24104 - 100' 1917' ADJUSTMENT	BASIS OF BEARINGS BEARINGS ARE BASED UPON THE SOUTH PLUMB LINE OF SECTION 31 TOWNSHIP 10S RANGE 14E S. 14E. THE SECTION 31 TOWNSHIP 10S RANGE 14E S. 14E IS A PORTION OF THE TOWNSHIP 10S RANGE 14E S. 14E OF RESPONSE COUNTY, CALIFORNIA.	STAMP 2137 W. Creekside Dr. Lodi, CA 95243 Phone: 951-333-1111 Fax: 951-333-1111	FILE NO. 0590-100	DATE 7/16/2013	DESIGNED BY: RL CHECKED BY: RL DATE	SCALE 1" = 250'	SIGNATURE P.E. EOP	DRAWING NAME PLOT PLAN NO. 24690R1 THE THERMAL CLUB	PROJECT NO. 0590-100	SHEET 2 OF 10

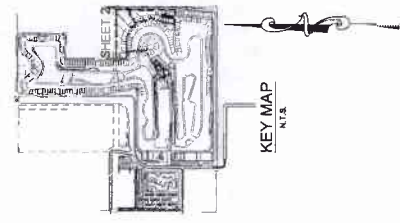


AFN 759-1BC-02  
MAP



LOT DATA			LOT DATA		
LOT NO.	AREA (SQ. FT.)	PERMITS (FT)	LOT NO.	AREA (SQ. FT.)	PERMITS (FT)
228	8,889	302.9	244	8,879	302.9
229	8,101	302.7	245	8,879	302.9
230	10,881	303.3	246	8,879	302.9
231	8,879	302.9	247	8,879	302.9
232	8,879	302.9	248	8,879	302.9
233	8,879	302.9	249	8,879	302.9
234	8,879	302.9	250	8,879	302.9
235	8,879	302.9	251	8,879	302.9
236	8,879	302.9	252	8,879	302.9
237	8,879	302.9	253	8,879	302.9
238	8,879	302.9	254	8,879	302.9
239	8,879	302.9	255	8,879	302.9
240	8,879	302.9	256	8,879	302.9
241	8,879	302.9	257	8,879	302.9
242	8,879	302.9	258	8,879	302.9
243	8,879	302.9	259	8,879	302.9
244	8,879	302.9	260	8,879	302.9
245	8,879	302.9	261	8,879	302.9
246	8,879	302.9	262	8,879	302.9

PROPOSED CHANGES	
APPROVED TOTAL AREA	36 LOTS
APPROVED TOTAL PERMITS	36 LOTS
APPROVED TOTAL PERMITS	36 LOTS

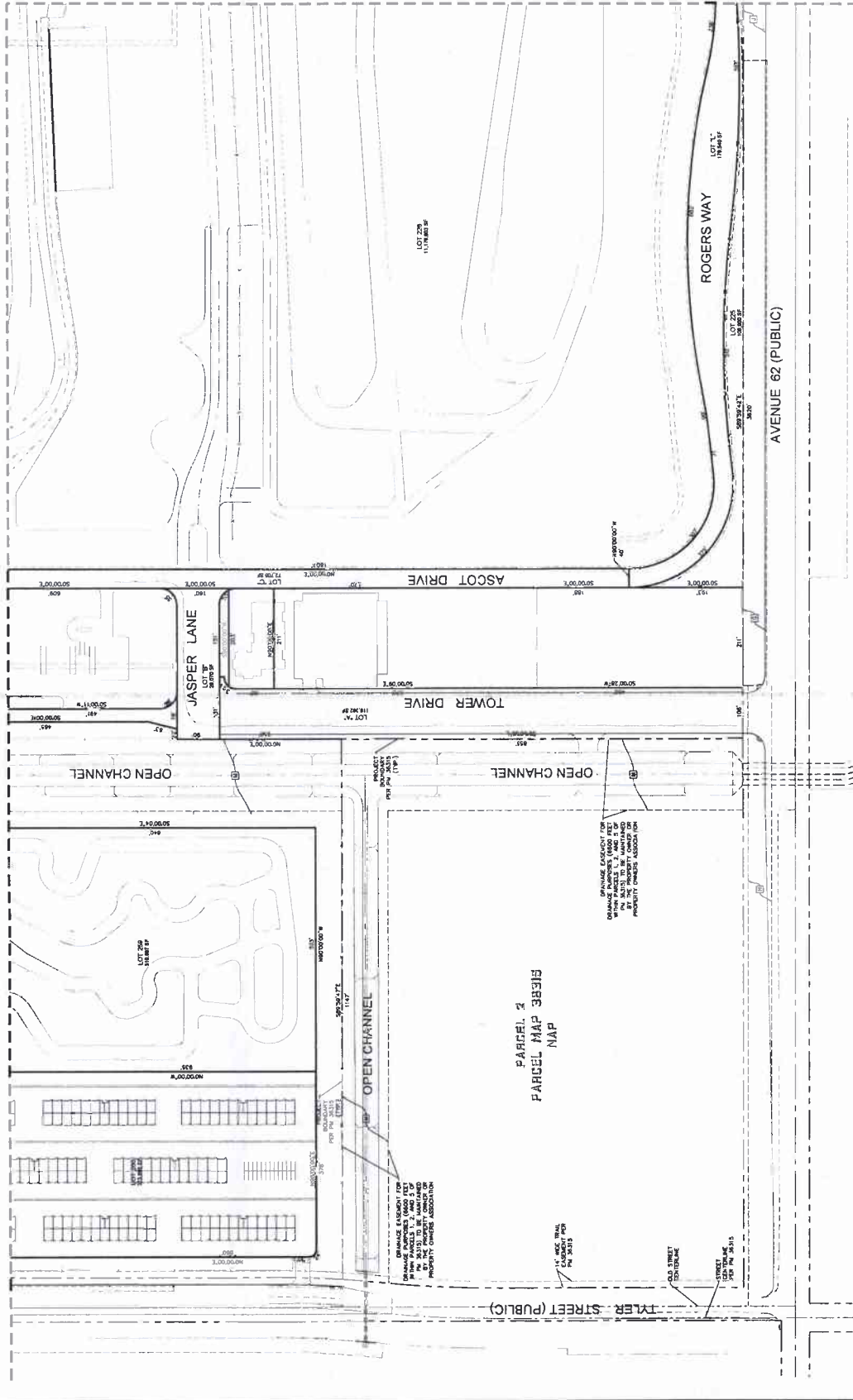


21337 Mt. View Dr. Laguna Hills, Ca. 92653 Phone: 949.433.0411 Fax: 949.433.0411		P.E. G.P.	APPROVED BY:	BENCH MARK CONCRETE BENCH MARK CALIFORNIA DEPT. OF TRANSPORTATION 7 S.E. 1/4 SECTION 34 TOWNSHIP 12N RANGE 14E ELEVATION = 375.33 USGS BATHY = 1900 1977 ADJUSTMENT	APPROVED BY:	DRAWING NAME: TENTATIVE PARCEL MAP NO. 36293 THE THERMAL CLUB PROJECT NO. 7590-100
DATE: 7/19/2003	FILE NO. 0580-100	SCALE: 1" = 100'	STAMP	BASIS OF BEARINGS BEARINGS ARE BASED UPON THE PREVIOUS PARCEL MAP NO. 36293 PREPARED BY THE SAME ENGINEER AND THE SAME SURVEYOR ON THE SAME DATE AS THIS MAP.	REVISIONS	BEING A PORTION OF SECTION 33 T.12S. R.14E. S.8B.W.
SIGNED BY: [Signature] DATE: 7/19/2003	SIGNED BY: [Signature] DATE: 7/19/2003	SIGNED BY: [Signature] DATE: 7/19/2003	SIGNED BY: [Signature] DATE: 7/19/2003	SIGNED BY: [Signature] DATE: 7/19/2003	SHEET 2 OF 8	SHEET 2 OF 8



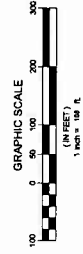
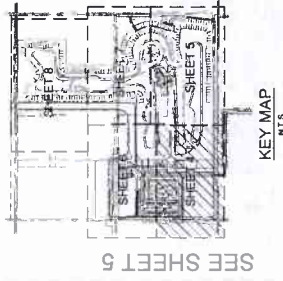


SEE SHEET 6



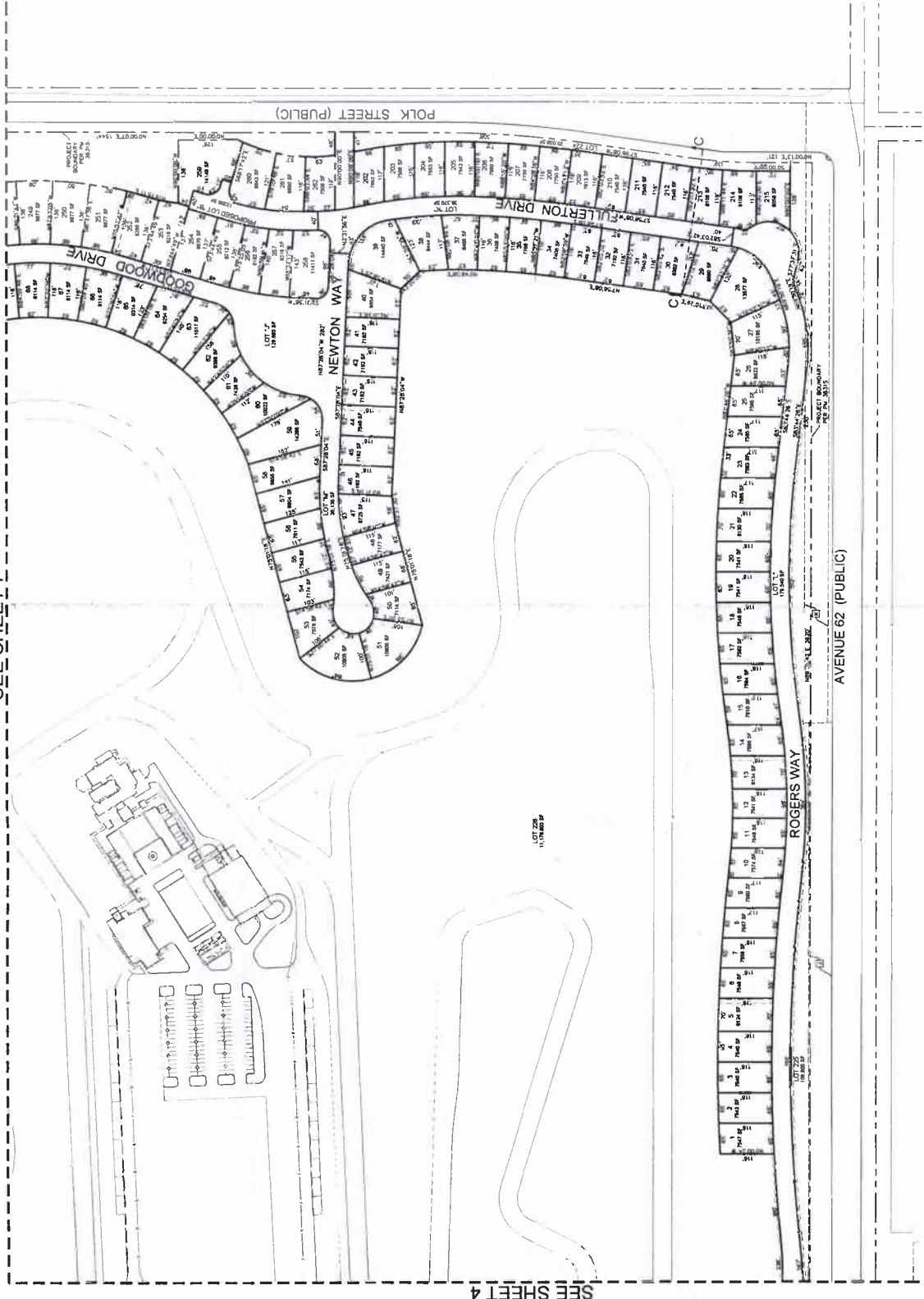
**LEGEND:**

- RIGHT-OF-WAY
- - - EXISTING CENTERLINE
- PROPOSED LOT LINES
- - - EASEMENTS

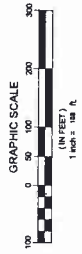
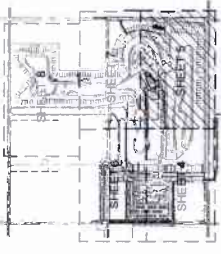


DATE NO. DRAWN BY: IP	DESIGNED BY: TP	CHECKED BY: R	DATE: 7/18/2011	SCALE: 1" = 100'	FILE NO. 0590-100	STAMP	BASIS OF BEARINGS	BENCH MARK	APPROVED BY:	DRAWING NAME:	
										TENTATIVE PARCEL MAP No. 36293	
						IN THE UNINCORPORATED TERRITORY OF THE STATE OF CALIFORNIA		PROJECT No. 0590-100		THE THERMAL CLUB	
						23337 Mt. Creek Dr. Laguna Hills, Ca 92653 Phone: 849-433-0411 Fax: 849-433-0411		PM36293-2		BEING A PORTION OF SECTION 33	
						UPGRADE EASEMENT FOR GRADING PURPOSES (WAD 415) IN PARCELS 1, 2, 3, 4, 5, 6 AND 7 OF THE PROPERTY OWNED BY THE PROPERTY COMPANY OF PROPERTY OWNERS ASSOCIATION		PM36293-2		T.S.R.B. 5811M	
						UPGRADE EASEMENT FOR GRADING PURPOSES (WAD 415) IN PARCELS 1, 2, 3, 4, 5, 6 AND 7 OF THE PROPERTY OWNED BY THE PROPERTY COMPANY OF PROPERTY OWNERS ASSOCIATION		USGS BENCH MARK 1500 1977 ADJUSTMENT ELEVATION = 234.33		SHEET 4 OF 8	
						UPGRADE EASEMENT FOR GRADING PURPOSES (WAD 415) IN PARCELS 1, 2, 3, 4, 5, 6 AND 7 OF THE PROPERTY OWNED BY THE PROPERTY COMPANY OF PROPERTY OWNERS ASSOCIATION		T.S.R.B. 5811M			

SEE SHEET 7



**LEGEND:**  
 - - - - - RIGHT-OF-WAY  
 - - - - - EXISTING CENTERLINE  
 - - - - - PROPOSED LOT LINES  
 - - - - - EASEMENTS



SEE SHEET 4

		2337 Mt. Carmel Dr. Laguna Hills, Ca. 92653 Phone: 949.633.0411 Fax: 949.633.0411		P.E. [Signature] P.C.		2337 Mt. Carmel Dr. Laguna Hills, Ca. 92653 Phone: 949.633.0411 Fax: 949.633.0411		STAMP BASIS OF BEARINGS BENCH MARK APPROVED BY:		DRAWING NAME PROJECT NO. SHEET 5 OF 8	
DATE: 7/18/2013 DRAWN BY: [Signature]		FILE NO. 0890-100		SCALE: 1" = 100'		IN THE UNINCORPORATED TERRITORY OF THERMAL, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA		TENTATIVE PARCEL MAP No. 36293 THE THERMAL CLUB PM36293-2		BEING A PORTION OF SECTION 33 T8S, R.8E, S8E, 1/4	

SEE SHEET 8

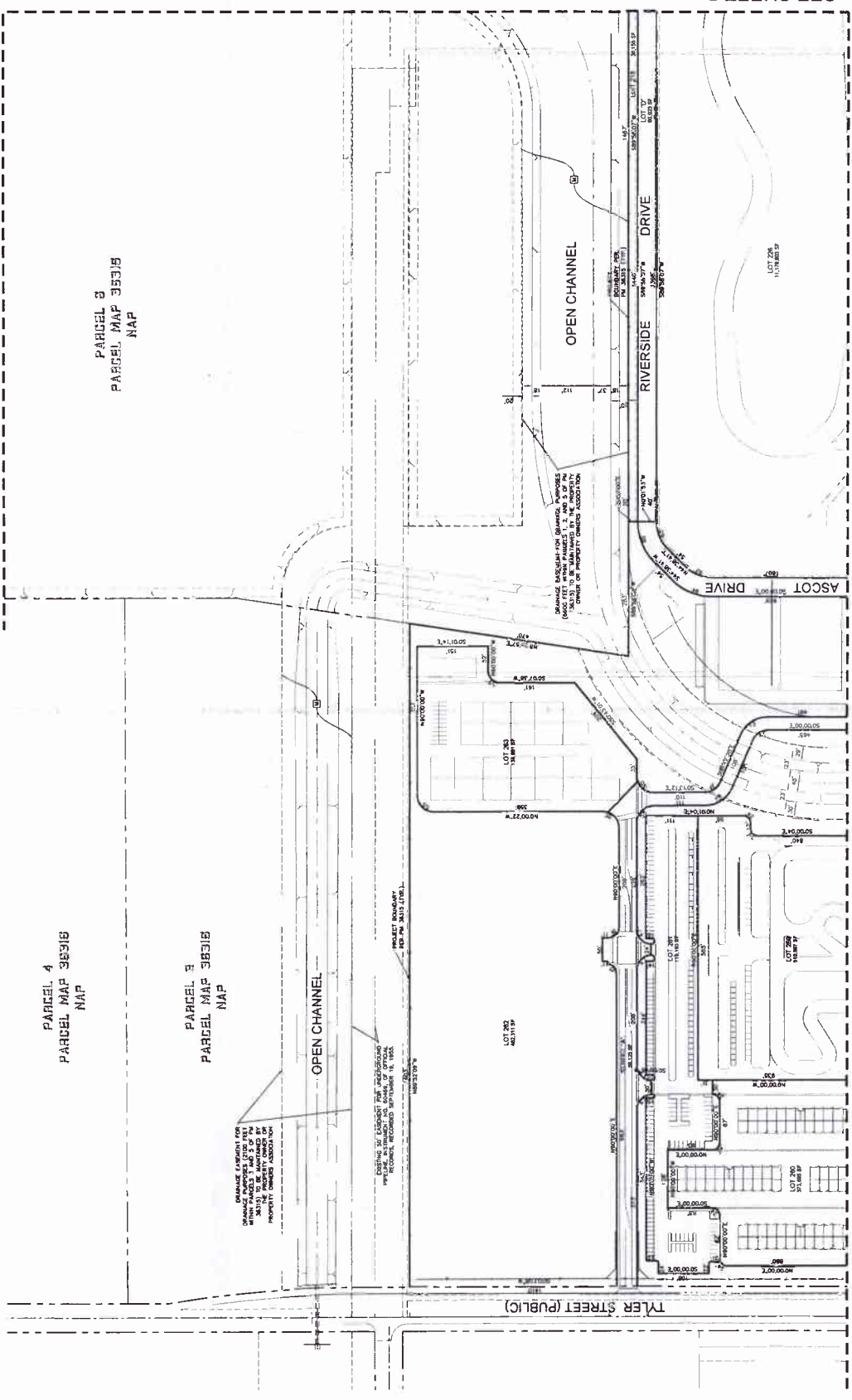
PARCEL 4  
PARCEL MAP 38318  
NAP

PARCEL 5  
PARCEL MAP 35315  
NAP

PARCEL 3  
PARCEL MAP 38318  
NAP

DRAINAGE PERMIT FOR  
DRAINAGE CANALS AND OPEN  
CHANNELS TO BE CONSTRUCTED  
AS SHOWN ON SHEETS 4, 5, 6, 7  
AND 8 OF THIS PARCEL MAP  
MAY BE OBTAINED FROM THE  
COUNTY ENGINEER'S OFFICE,  
SANTA ANA COUNTY, CALIFORNIA,  
BY COMPLETING AND  
RETURNING THE PERMIT  
APPLICATION FORM AND  
PAYING THE PERMIT FEE.

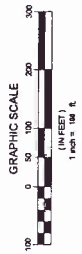
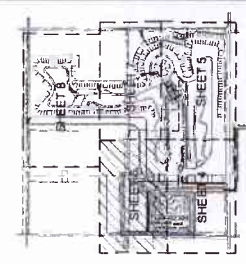
PROJECT BOUNDARY  
AS SHOWN ON SHEET 1 OF  
THIS PARCEL MAP, RECORDED  
RECORDS, RECORDED SEPTEMBER 18, 1998,  
MAP 38318.



LEGEND:  
--- RIGHT-OF-WAY  
--- EXISTING CENTERLINE  
--- PROPOSED LOT LINES  
--- EASEMENTS

SEE SHEET 7

SEE SHEET 5



DATE	NO. 1	REVISIONS
7/28/2003		
DESIGNED BY: P		
CHECKED BY: N		
DATE	7/28/2003	
SCALE	1" = 100'	
FILE NO.	0590-100	
SIGNATURE	P.E.	EXP.
2332 W. Circle Dr.		
Orange, CA 92663		
PH: 714.953.0411		
FAX: 714.953.0411		

**STAMP**  
2332 W. Circle Dr.  
Orange, CA 92663  
PH: 714.953.0411  
FAX: 714.953.0411

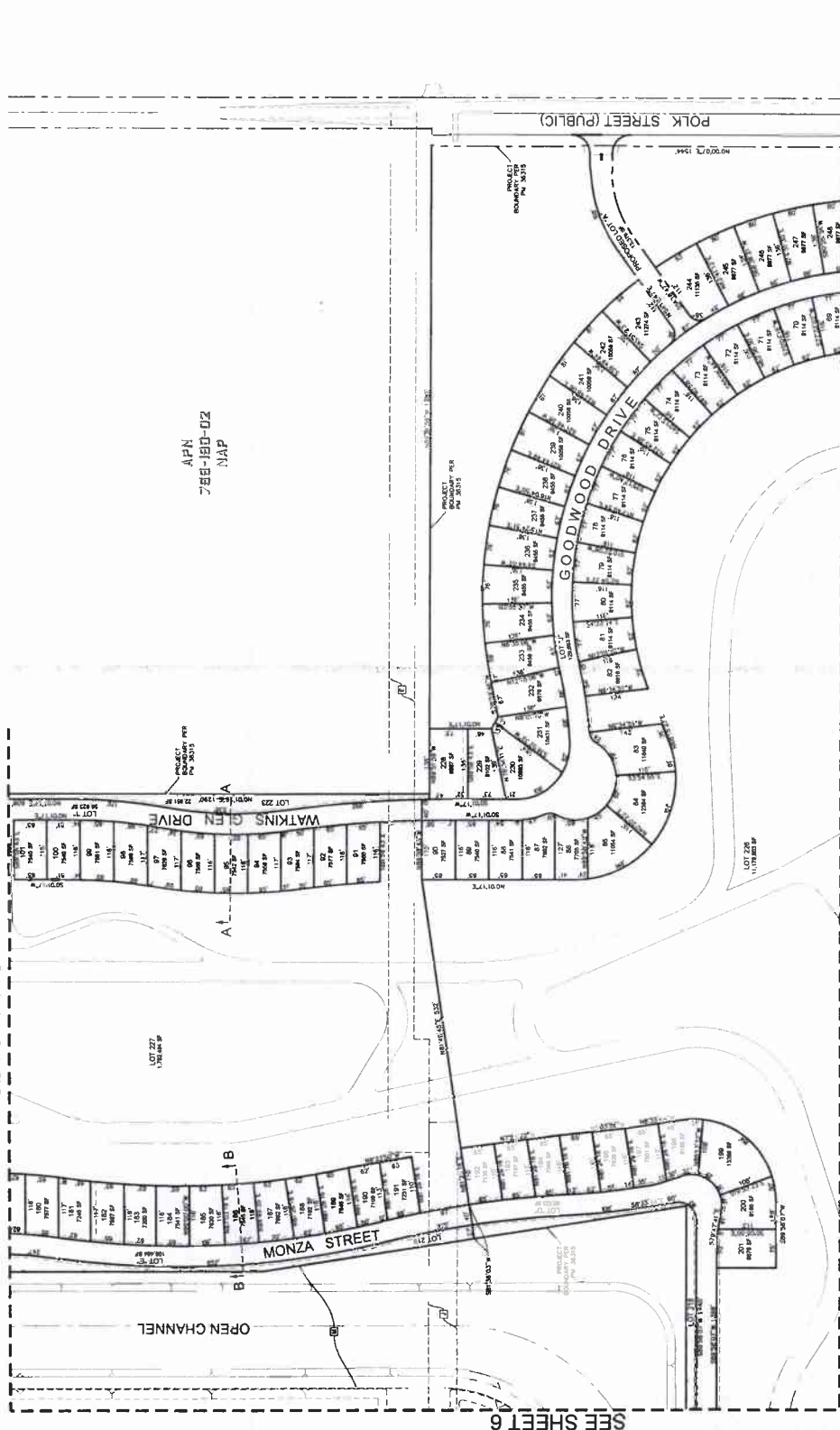
**BASIS OF BEARINGS**  
BEARINGS ARE BASED UPON THE  
FIRST QUARTER SECTION 36, TOWNSHIP  
36N, RANGE 15E, AS SHOWN BY RECORDS  
P. 252-35 LOCATED IN BOOK OF RECORDS  
OF SERRANO COUNTY, CALIFORNIA.

**BENCH MARK**  
BENCH MARK IS LOCATED AT THE  
CORNER OF SECTION 36, TOWNSHIP  
36N, RANGE 15E, AS SHOWN BY RECORDS  
P. 252-35 LOCATED IN BOOK OF RECORDS  
OF SERRANO COUNTY, CALIFORNIA.  
ELEVATION = 373.33  
ELEVATION VALUE 1985 1972 ADJUSTMENT

**APPROVED BY:**  
TENTATIVE PARCEL MAP No. 36293  
THE THERMAL CLUB  
PM36293-2  
BEING A PORTION OF THE SE 1/4 OF SECTION 33  
T.36S. R.9E. S.B.M.

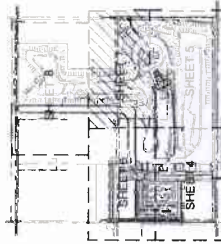
**IN THE UNINCORPORATED TERRITORY OF SERRANO COUNTY OF SERRANO COUNTY, CALIFORNIA**  
DRAWING NAME  
PROJECT No.  
0590-100  
SHEET 6 OF 8

SEE SHEET 8



LEGEND:

- - - - - RIGHT-OF-WAY
- - - - - EXISTING CENTERLINE
- - - - - PROPOSED LOT LINES
- - - - - EASEMENTS



APN 788-180-02 NAP

24332 Hwy Center Dr  
 Laguna Hills, Ca 92653  
 Phone: 949-833-0411  
 Fax: 949-833-0411

**PCF Consultants Inc.**

DATE: 7/18/2013  
 CHECKED BY: [Signature]  
 DATE: [Signature]

SCALE: 1" = 100'

FILE NO: 0590-100

STAMP

BASIS OF BEARINGS  
 BEARINGS ARE BASED UPON THE  
 QUADRICULAR SECTION 33  
 BEING A PORTION OF SECTION 33  
 BEING A PORTION OF SECTION 33  
 BEING A PORTION OF SECTION 33  
 BEING A PORTION OF SECTION 33  
 BEING A PORTION OF SECTION 33

BENCH MARK  
 BEING A PORTION OF SECTION 33  
 BEING A PORTION OF SECTION 33  
 BEING A PORTION OF SECTION 33  
 BEING A PORTION OF SECTION 33  
 BEING A PORTION OF SECTION 33

APPROVED BY: [Signature]

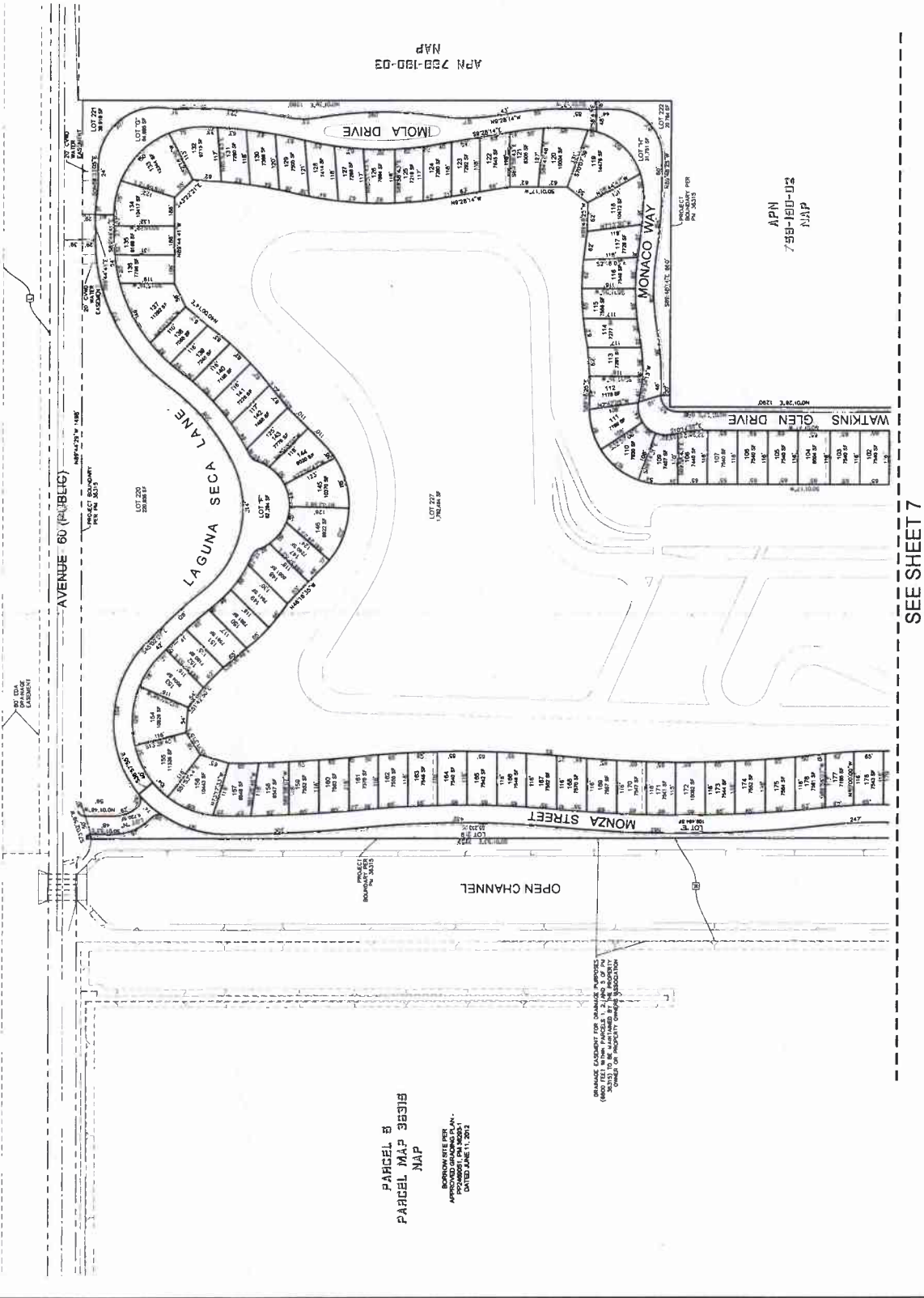
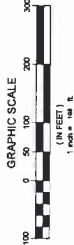
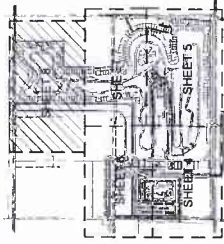
DRAWING NAME  
 TENTATIVE PARCEL MAP NO. 36293  
 THE THERMAL CLUB  
 PM36293-2  
 BEING A PORTION OF SECTION 33  
 BEING A PORTION OF SECTION 33  
 BEING A PORTION OF SECTION 33

PROJECT No. 0590-100

SHEET 7 OF 8

**LEGEND:**

- RIGHT-OF-WAY
- EXISTING CENTERLINE
- PROPOSED LOT LINES
- SEGMENTS



**PARCEL B  
PARCEL MAP 38318  
MAP**

BOBROW KITE INC.  
APPROVED DRAWING PLAN  
DATED JUNE 11, 2013

APN 759-180-03  
MAP

APN 759-180-02  
MAP

SEE SHEET 7

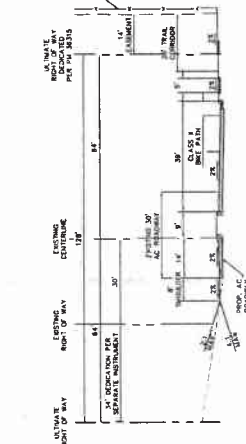
REVISIONS DATE NO. DRAWN BY TP	SIGNATURE _____ P.E. _____ EXP. _____	23332 Mt. Crater, Dr. Laguna Hills, CA 92653 Phone: 949.453.0111 Fax: 949.453.0111	STAMP	BASIS OF BEARINGS BEARINGS ARE BASED UPON THE METRIC LINE OF THE NORTHWEST QUARTER CORNER OF SECTION 34 T.6S. R.1E. S.38. AS SHOWN ON JOHN'S CHUTE IN BOOK 64 AT PAGES 118 AND 119 OF THE PUBLIC RECORDS OF INDIANA COUNTY, CALIFORNIA.	BENCH MARK CORNER OF SEC. 34, T.6S. R.1E. S.38 CORNER OF THE NORTHWEST QUARTER CORNER OF SECTION 34 T.6S. R.1E. S.38. AS SHOWN ON JOHN'S CHUTE IN BOOK 64 AT PAGES 118 AND 119 OF THE PUBLIC RECORDS OF INDIANA COUNTY, CALIFORNIA.	APPROVED BY: _____	IN THE UNINCORPORATED TERRITORY OF THERMAL, COUNTY OF INDIANA, STATE OF CALIFORNIA. <b>TENTATIVE PARCEL MAP No. 36293</b> <b>THE THERMAL CLUB</b> PM36293-2 BEING A PORTION OF SECTION 33 T.6S. R.1E. S.38.B.M.	DRAWING NAME: EH MINOR CHANGE DB PP PROJECT NO. 0590-100
	DATE NO. DRAWN BY TP 7/18/2013	CHECKED BY: RL DATE: 7/18/2013	FILE NO. 0590-100	SCALE 1" = 100'	SHEET 8 OF 8			



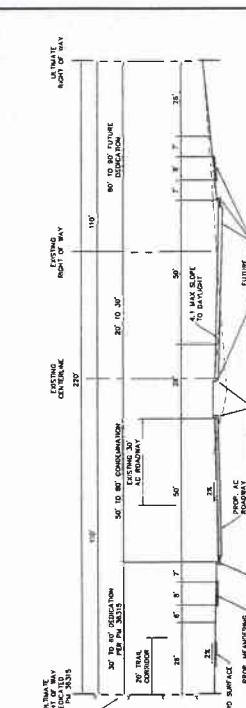


LOT DATA	LOT DATA	LOT DATA	LOT DATA
NO.	ELEV.	NO.	ELEV.
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3	251.8	3	251.8
4	251.8	4	251.8
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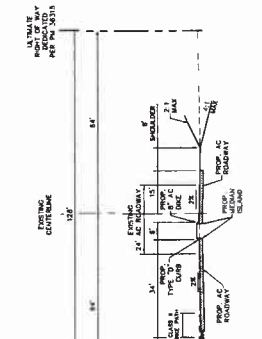
LOT DATA OBTAINED FROM AERIAL PHOTOGRAPHIC SURVEY  
 EXHIBIT FOR PLAT MAP NO. 18888 DATED MAY 2012



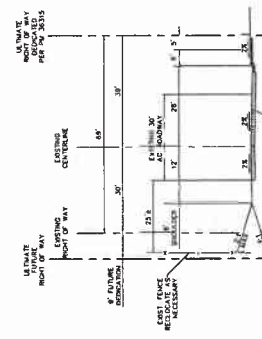
TYPICAL SECTION: TYLER STREET  
 FROM 62ND AVENUE TO POLK STREET  
 N.T.S.



TYPICAL SECTION: 60th AVENUE  
 FROM 3000 EAST TYLER STREET TO  
 750 WEST POLK STREET  
 N.T.S.

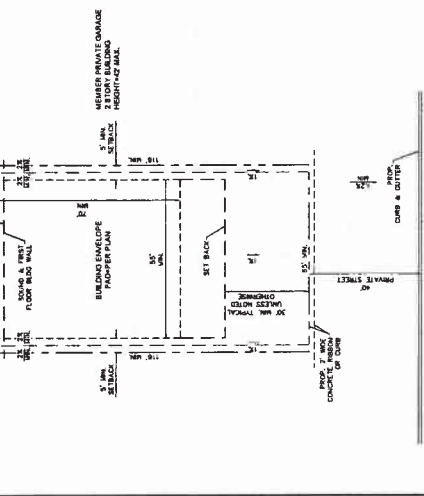


TYPICAL SECTION: POLK STREET  
 FROM 60th AVENUE TO 750 WEST  
 POLK STREET  
 N.T.S.



TYPICAL SECTION: 62nd AVENUE  
 FROM TYLER STREET TO  
 POLK STREET  
 N.T.S.

LOT "B" DETAIL  
 N.T.S.



TYPICAL FOUNDERS LOT  
 N.T.S.



TYPICAL SECTION A-A  
 N.T.S.



TYPICAL SECTION B-B  
 N.T.S.

TYPICAL SECTION C-C  
 N.T.S.



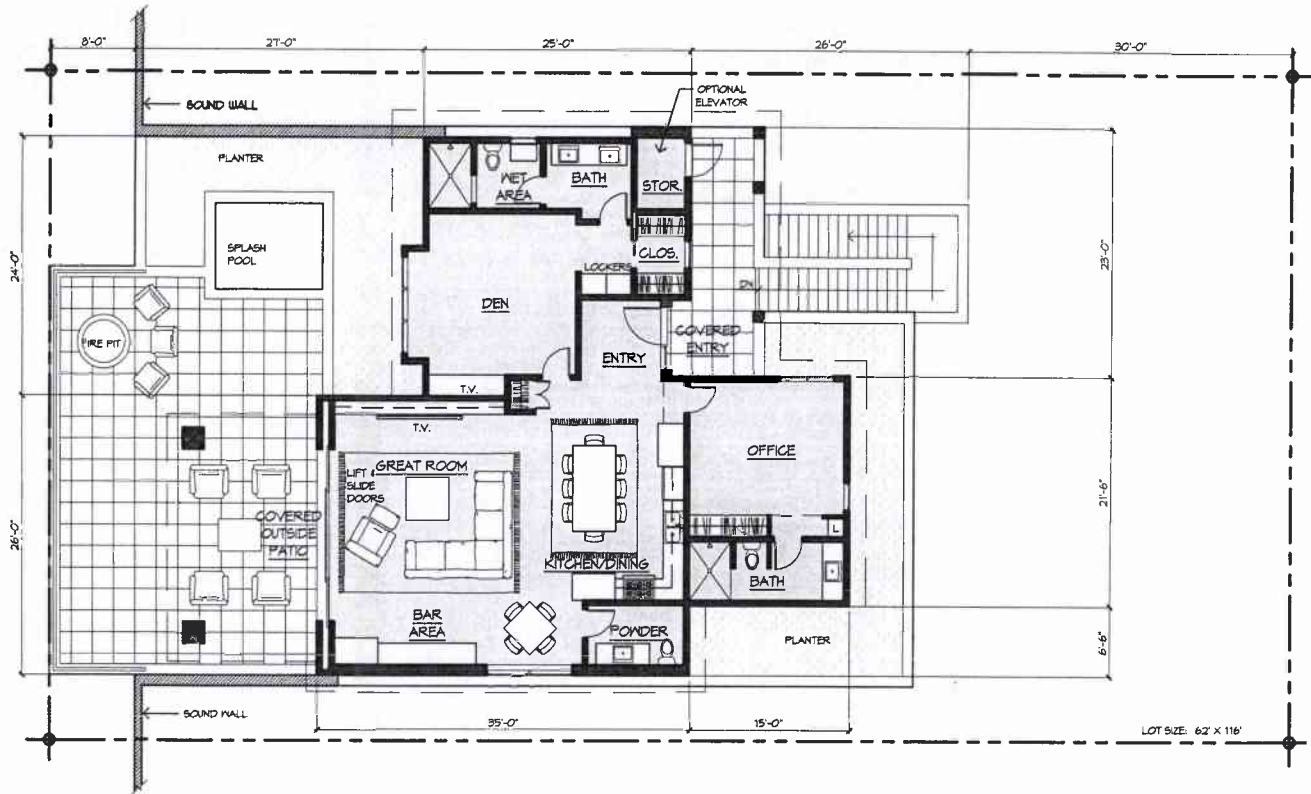
PC Consultants, Inc.  
 21332 4th Creek Dr. Suite 205  
 Laguna Hills, CA 91753  
 Phone: 949-453-0111  
 Fax: 949-453-0111

APPROVED BY: \_\_\_\_\_  
 BENCH MARK: CA 845 84 11.2172  
 BASIS OF BEARINGS: 11.2172  
 STAMP: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 DATE: 7/15/2013  
 FILE NO.: 0590-100  
 SCALE: 1" = 100'

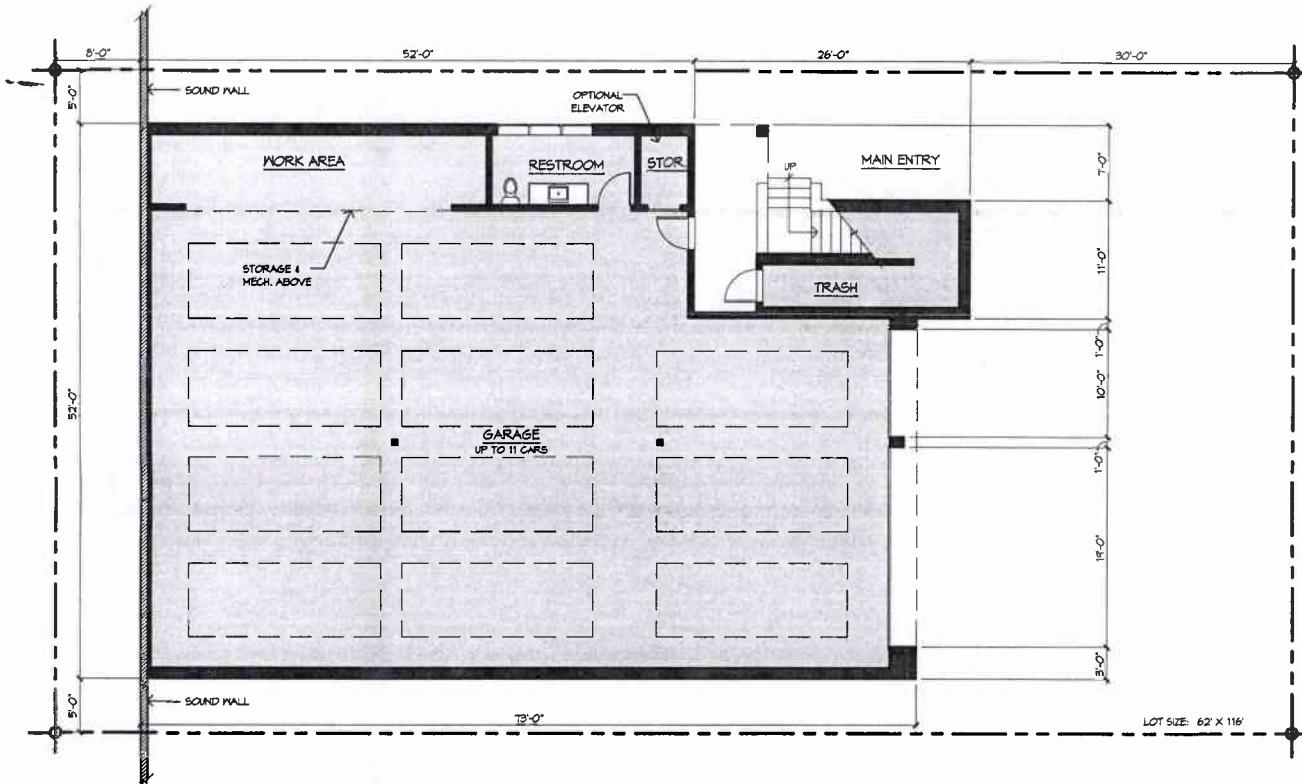
REVISIONS  
 DATE NO. DRAWN BY: TP  
 CHECKED BY: RL  
 DATE: 7/15/2013

DRAWING NAME: EH MINOR CHANGE 03 DT  
 PROJECT NO.: 0590-100  
 TENTATIVE PARCEL MAP No. 36293  
 THE THERMAL CLUB  
 PM36293-2  
 BEING A PORTION OF SECTION 33  
 T.6S. R.4E. S.B.M.  
 SHEET 3 OF 3





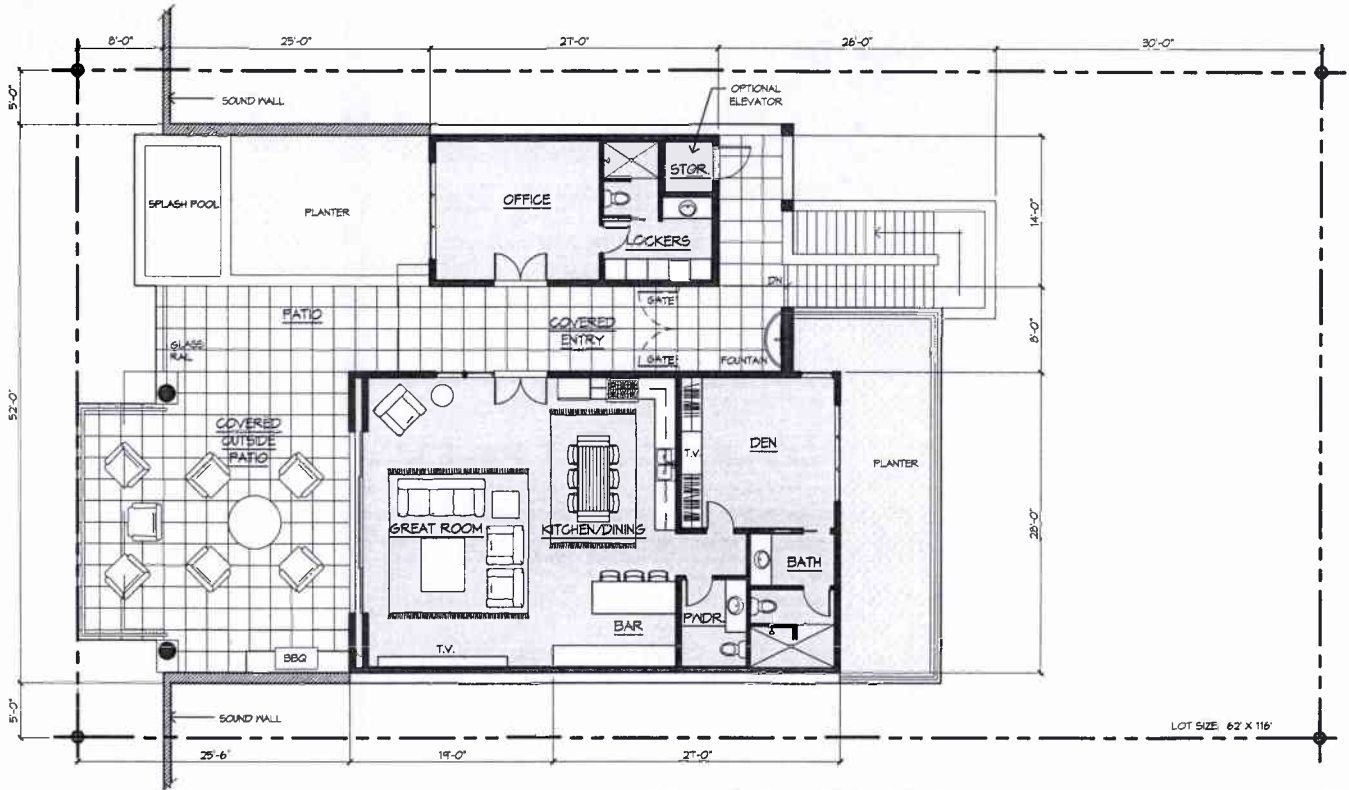
UPPER LEVEL FLOOR PLAN - 1825 SQ. FT.



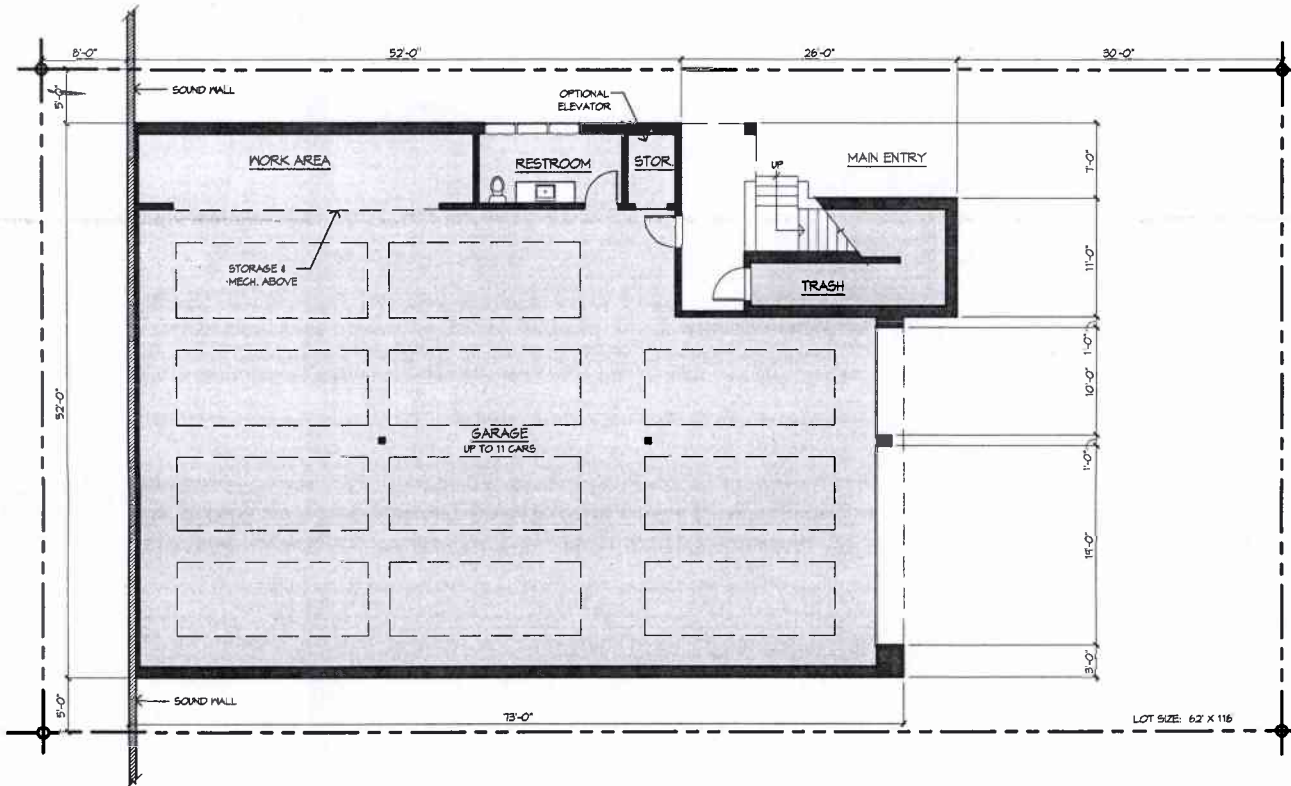
# UNIT A1

LOWER LEVEL FLOOR PLAN - 3418 SQ. FT.





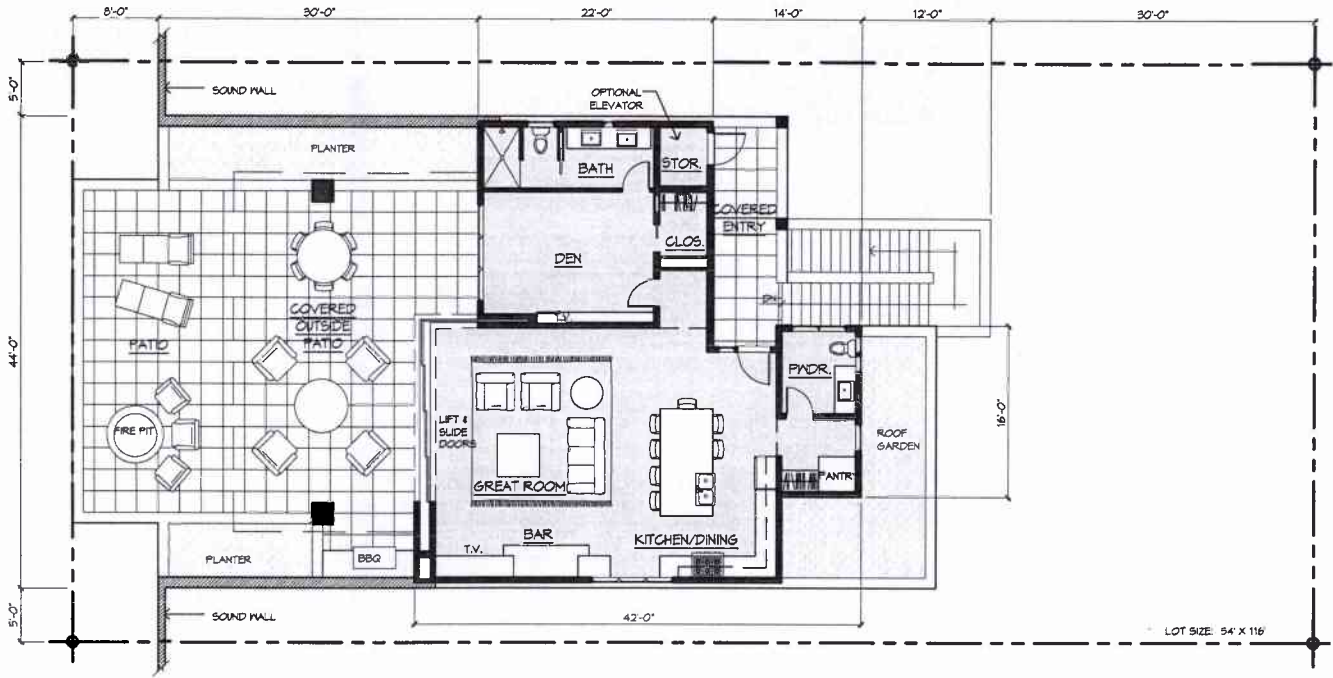
UPPER LEVEL FLOOR PLAN - 1666 SQ. FT.



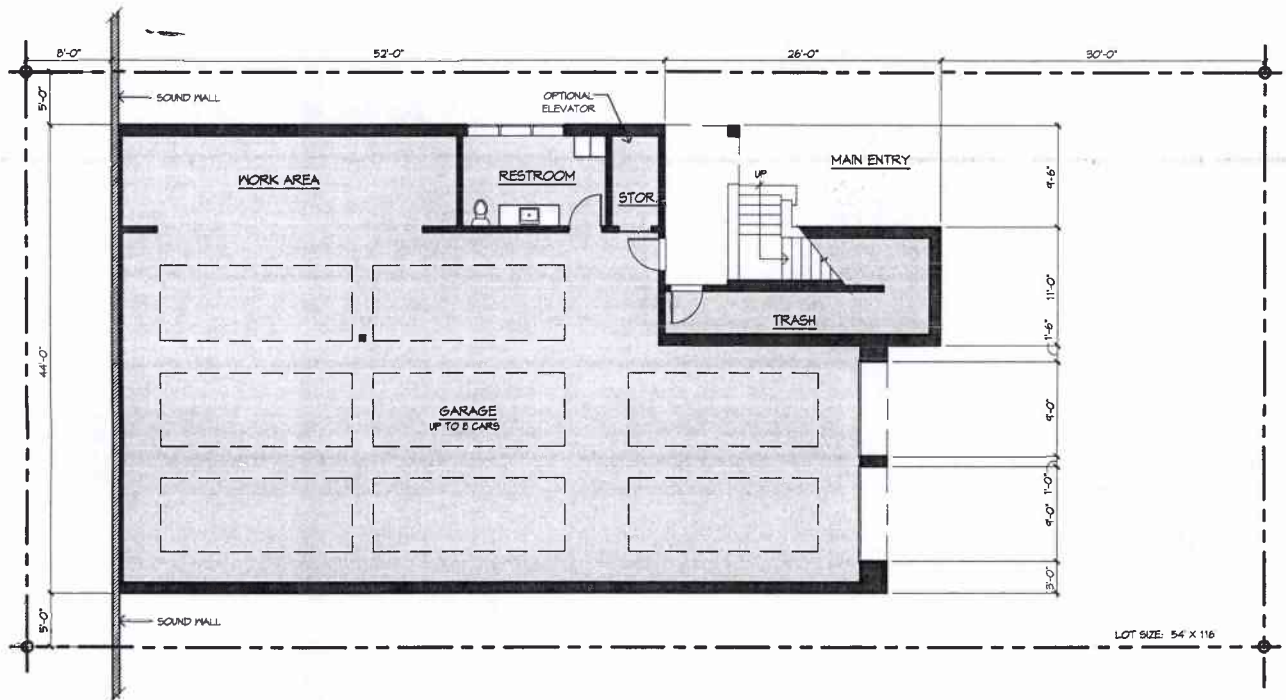
# UNIT A2

LOWER LEVEL FLOOR PLAN - 3818 SQ. FT.





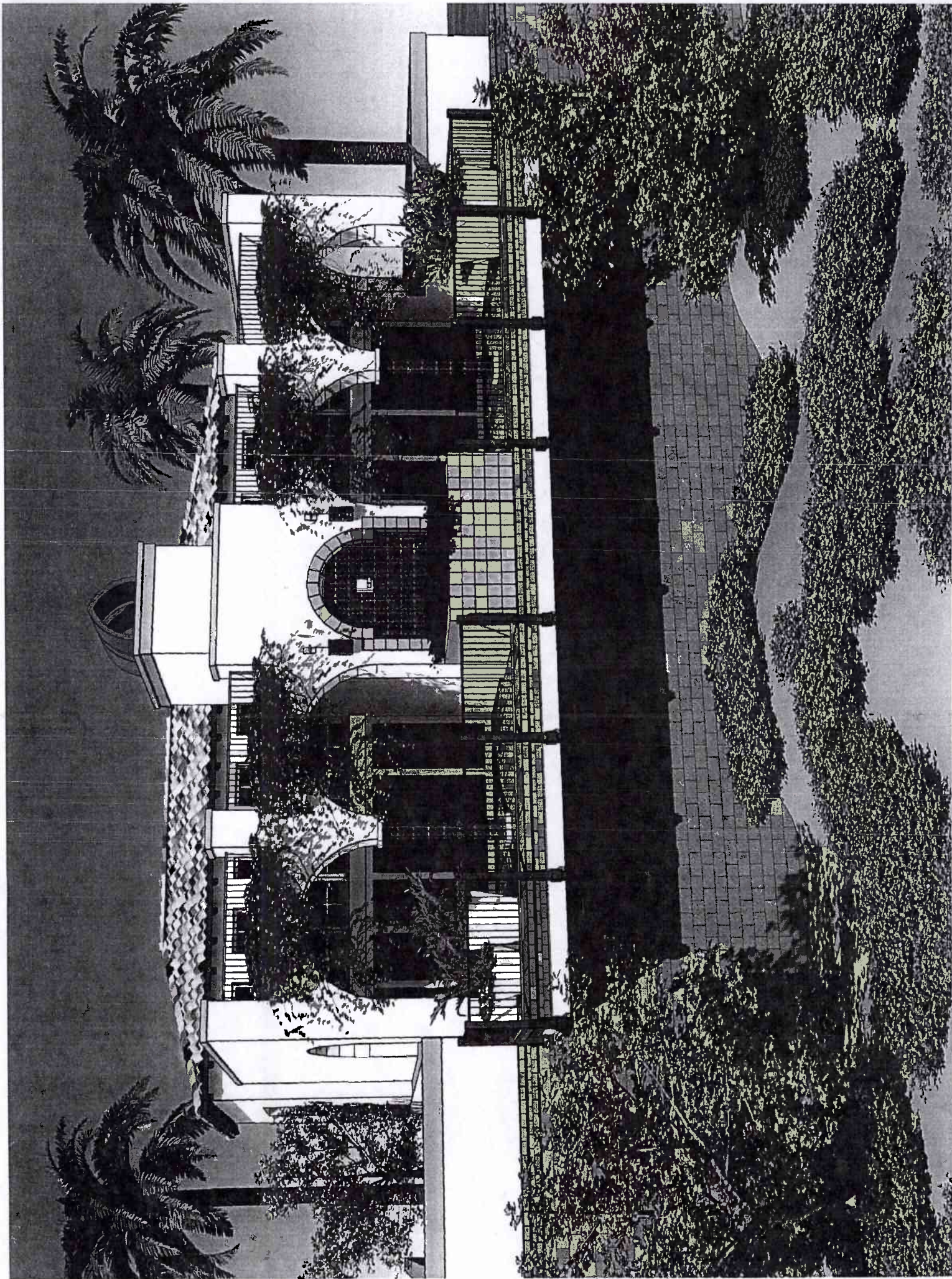
UPPER LEVEL FLOOR PLAN - 1386 SQ. FT.

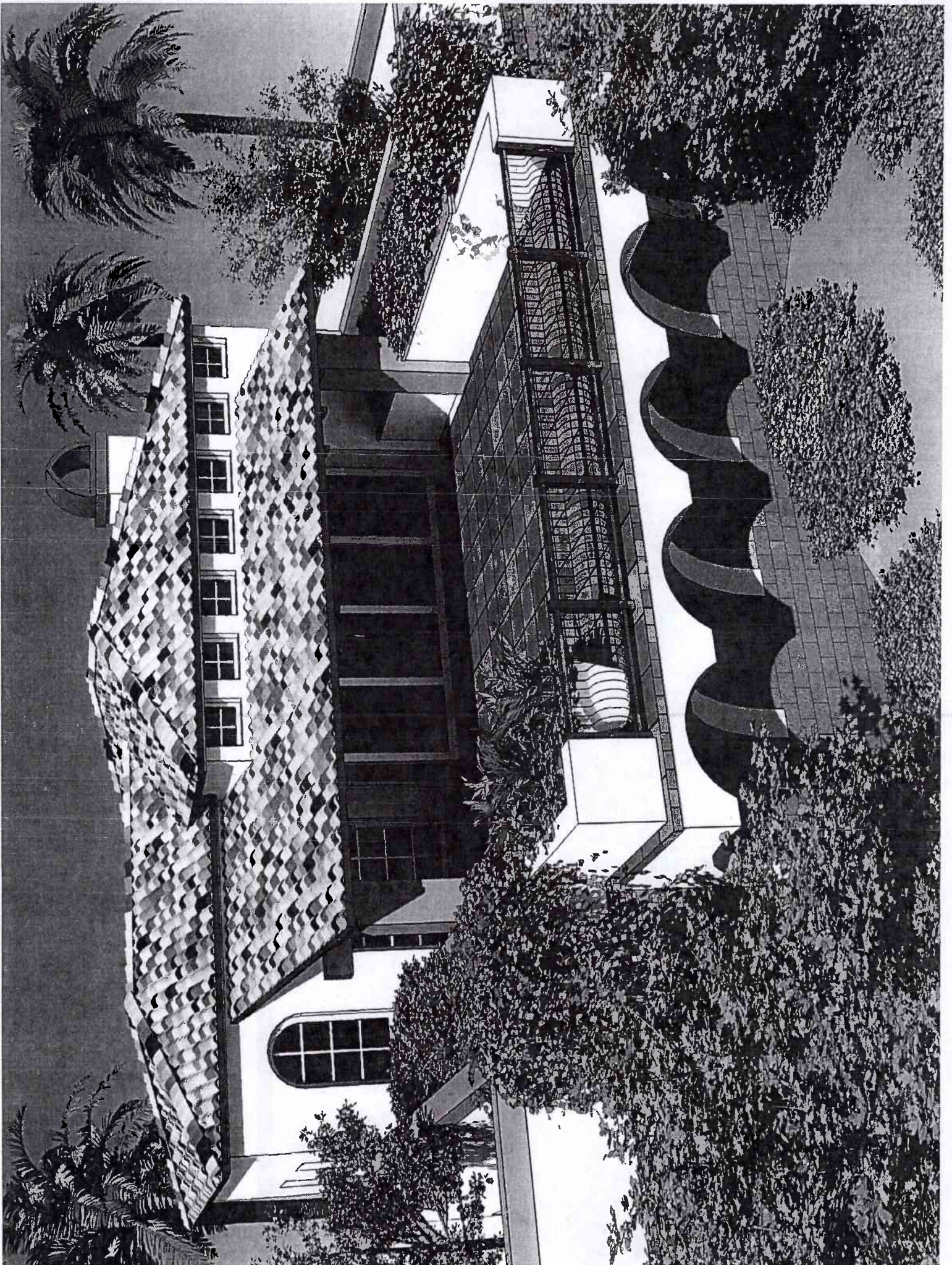


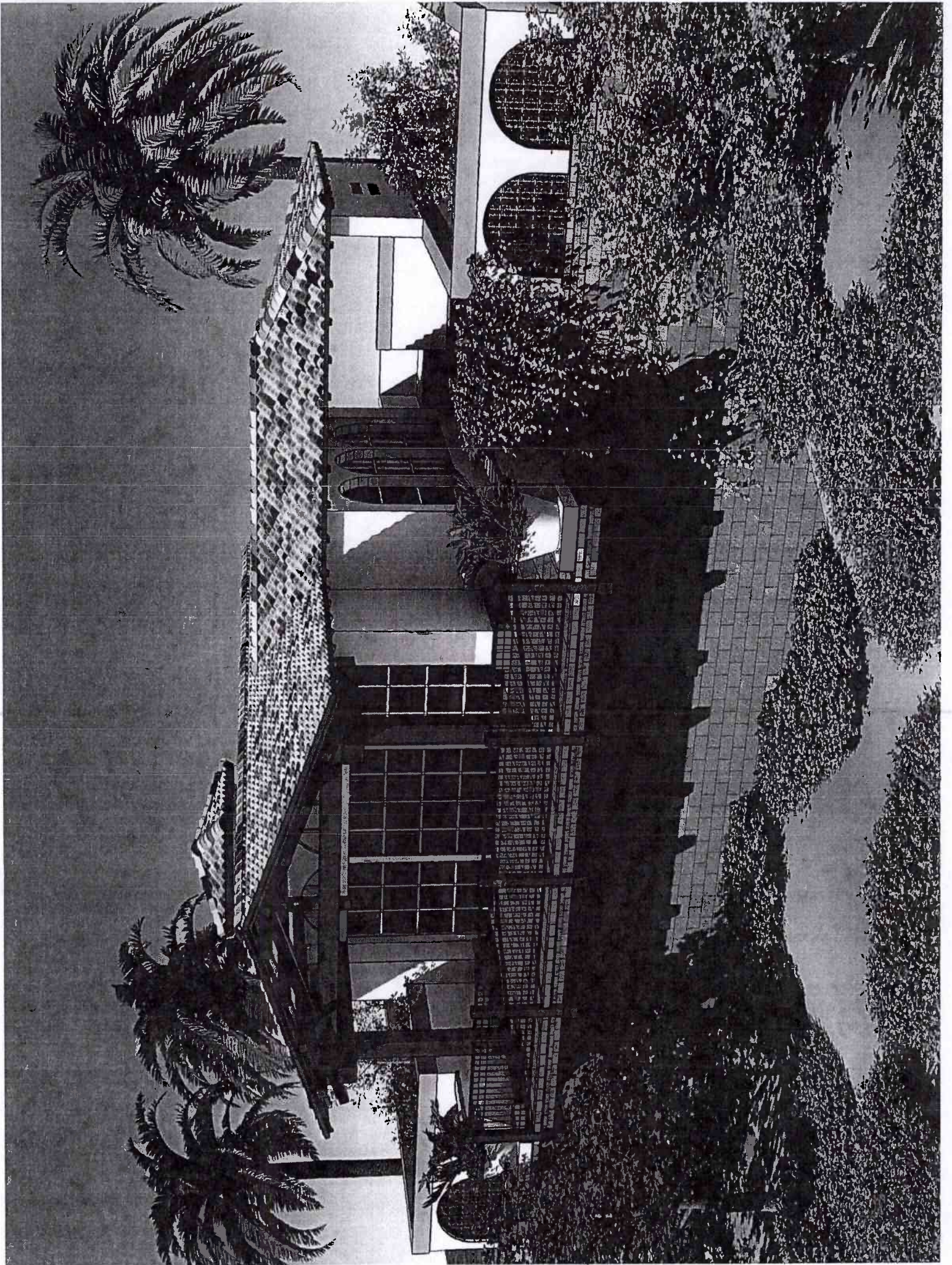
# UNIT B1

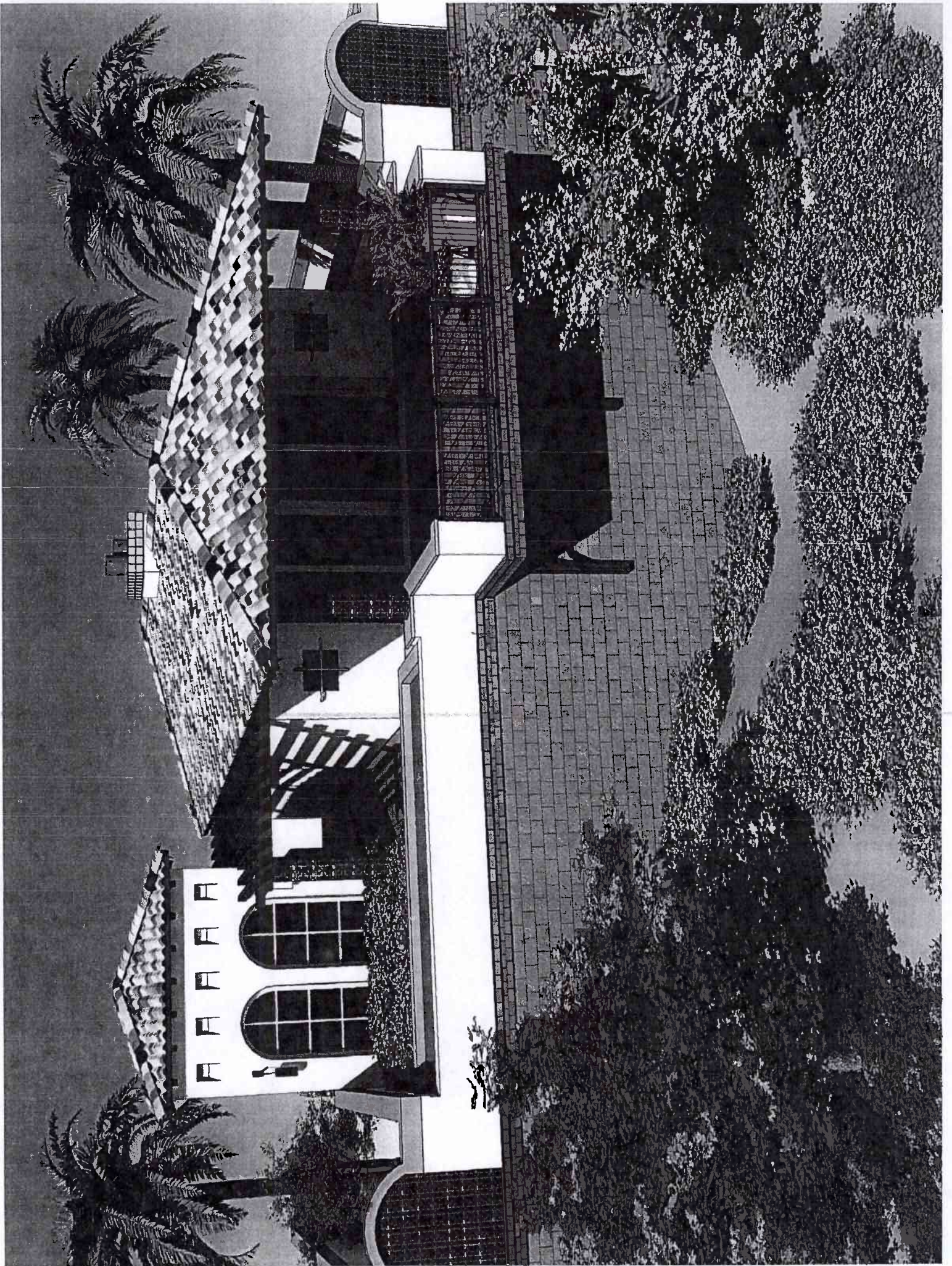
LOWER LEVEL FLOOR PLAN - 2816 SQ. FT.

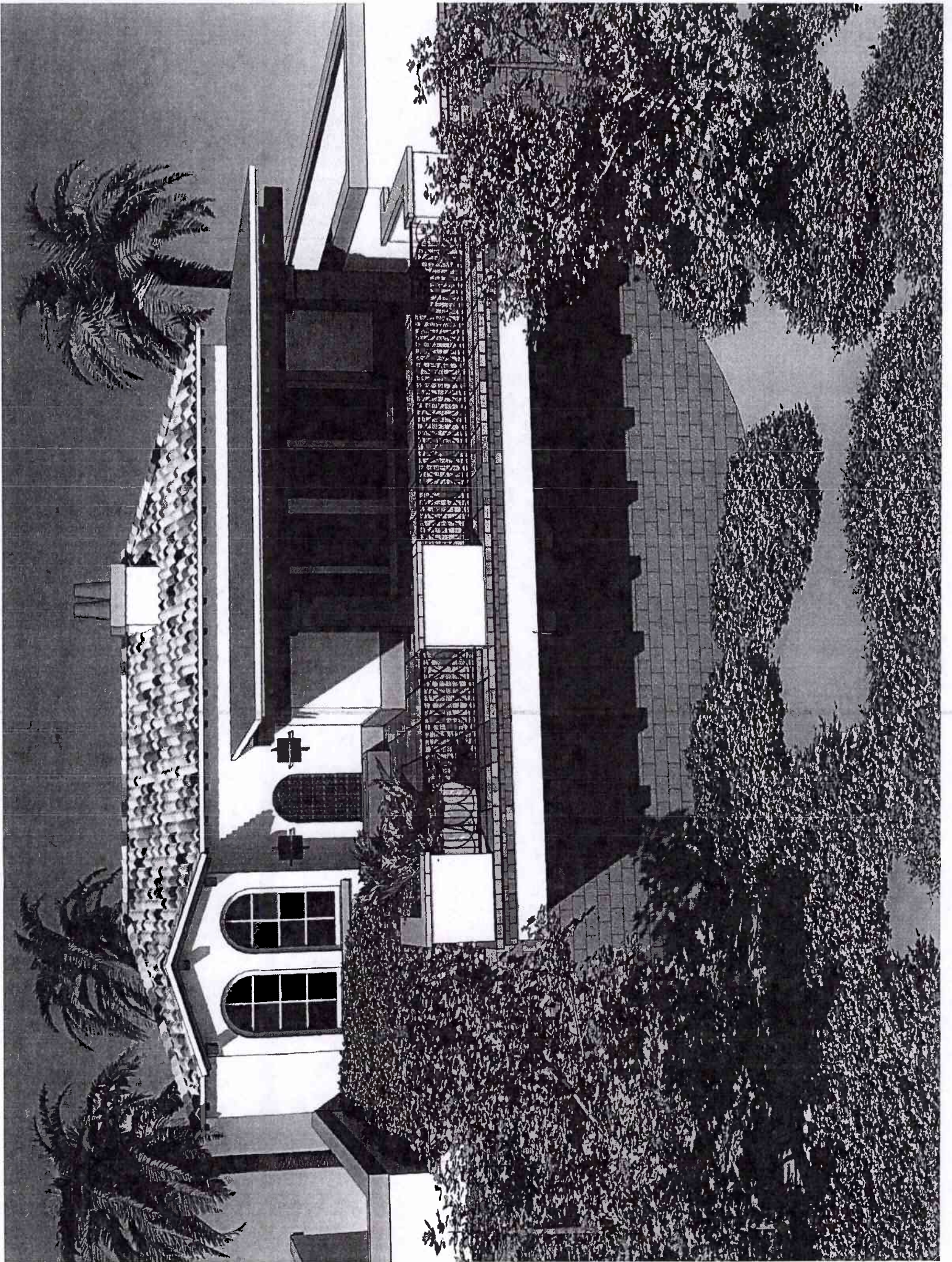




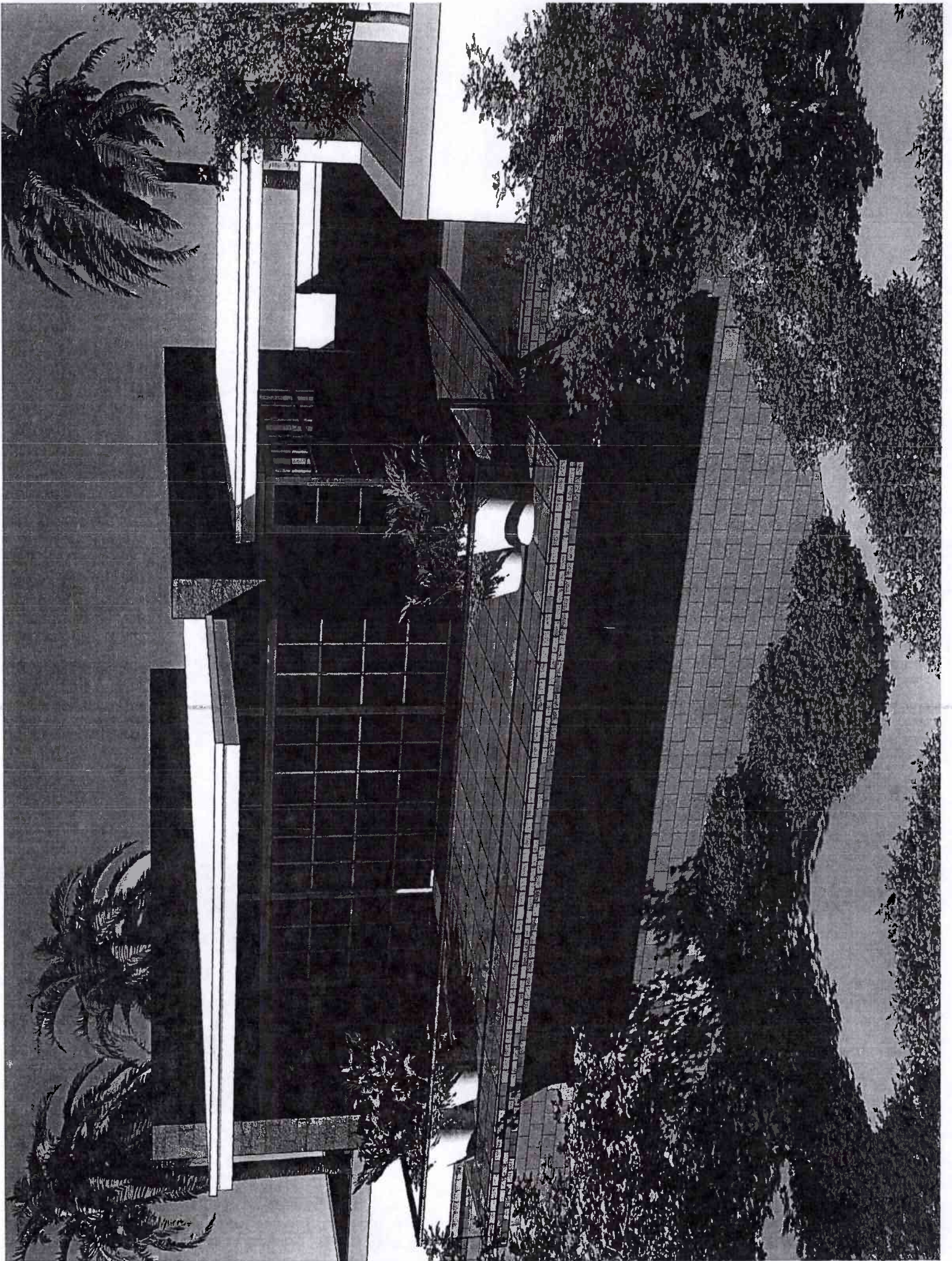


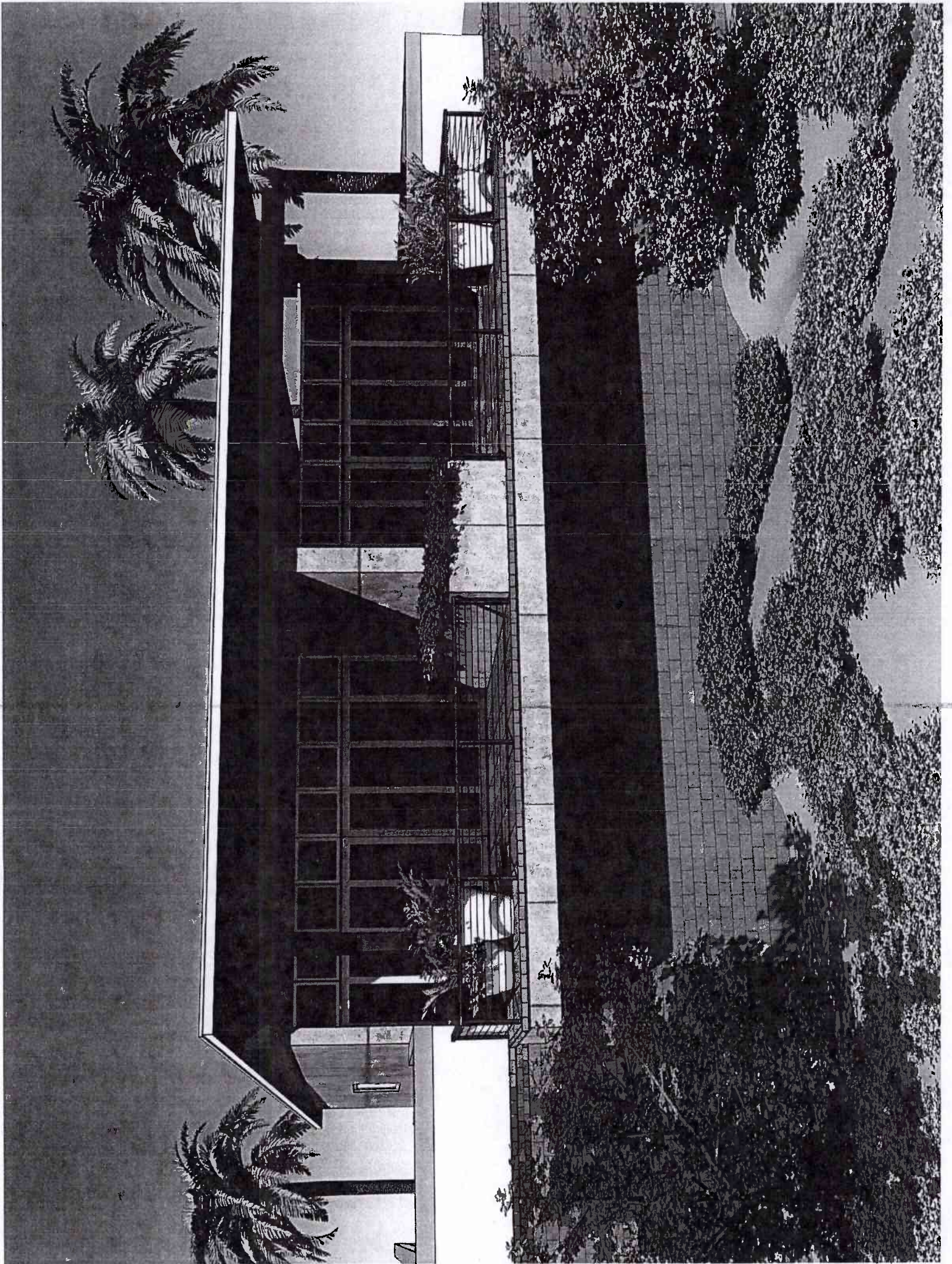


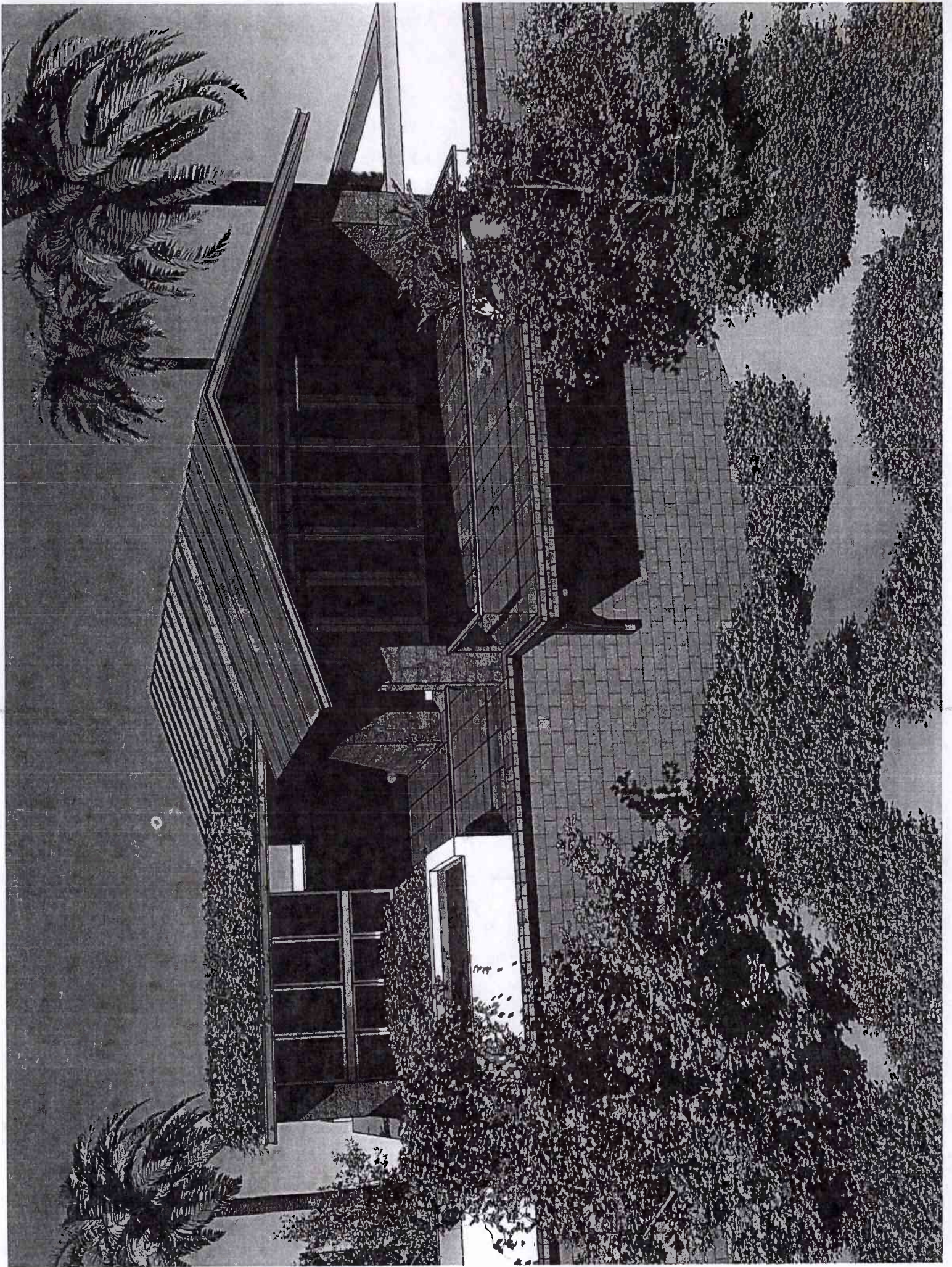














# Fast Track Authorization

Case No.: PP24690; PM36315;  
PM36293

FTA No. 2011-11

SUPERVISOR John Benoit

SUPERVISORIAL DISTRICT: 4

Company/Developer: TRM 122, LLC Contact: Phil Clayton

Address: 50-855 Washington Street #C234, La Quinta, CA 92253

Phone: (310) 486-4774 Fax: \_\_\_\_\_ Email: phil.clayton@thermal122.com

Architectural Firm: N/A Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Engineering Firm: Land Development Consult Contact: Hersel Zahab

Address: 1520 Brookhollow Drive #433, Santa Ana, CA 92705

Phone: (714) 329-0333 Fax: (714) 557-7707 Email: \_\_\_\_\_

Land Use Application(s):  General Plan Amendment  Conditional Use Permit  Change of Zone

Plot Plan  Parcel Map  Other \_\_\_\_\_

### Site Information:

Assessor's Parcel Number(s) 759-180-001; 759-190-004; 759-150-001; 759-160-001; 759-170-001

Cross Streets/Address NWC of 62nd Ave. and Polk St. Site Acreage 330

Land Use Designation HI; OS-C; CO; VRDR; LI; CR; MHDR Zoning SP

Redevelopment Project Area/Sub-Area: Thermal and Airport Sub-Area

Unincorporated Community Thermal

### Project Information (Estimate Amounts):

Eligibility Criteria  Full Time Jobs  Capital Investment  Annual Taxable Sales  Board of Supervisors  Child Care

Workforce Housing  Other \_\_\_\_\_

Permanent Full-Time Jobs 120 Wages per Hour \$10-25 Construction Jobs 40

Capital Investment \$80,000,000 Taxable Sales \$2,000,000 Bldg Size: 2,000,000

Project Type  Commercial  Industrial  Office  Residential  Other \_\_\_\_\_

Industrial Classification N/A Other \_\_\_\_\_

Commercial Classification Other Other Race Track

### Project Description:

330 acre automobile race track with 254 founders lots and kart track.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. \*This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

\_\_\_\_\_  
Lisa Brandl, Managing Director of EDA Date

\_\_\_\_\_  
Robert Moran, EDA Development Manager Date



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP                       MINOR CHANGE                       VESTING MAP  
 REVISED MAP                       REVERSION TO ACREAGE                       EXPIRED RECORDABLE MAP  
 PARCEL MAP                       AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: Thermal Operating Company, LLC E-Mail: TimR@TowerEnergy.com

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

Daytime Phone No: ( 310 ) 878-8450 Fax No: ( 310 ) 538-8013

Engineer/Representative's Name: RCE Consultants, Inc. E-Mail: \_\_\_\_\_

Mailing Address: 23332 Mill Creek Drive, Suite 205  
Laguna Hills <sup>Street</sup> CA 92653  
City State ZIP

Daytime Phone No: ( 949 ) 453-0111 Fax No: ( 949 ) 453-0411

Property Owner's Name: JTM Land Company, LLC E-Mail: TimR@TowerEnergy.com

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

Daytime Phone No: ( 310 ) 878-8450 Fax No: ( 310 ) 538-8013

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

*AUTHORIZATION FOR CONCURRENT FEE TRANSFER*

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Thermal Operating Company, LLC

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

JTM Land Company, LLC

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): See attached Exhibit 1

Section: 33 Township: 6 South Range: 8 East

Approximate Gross Acreage: 342 Acres

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of 62nd Avenue, South of 60th Avenue, East of Tyler Street, West of Polk Street.

Thomas Brothers map, edition year, page number, and coordinates: Page 5590, Grid E-2, 2006 Edition  
N=2166199.64, E=6590159.37

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

See attached Exhibit 2

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes  No

If yes, provide Case No(s). PM 36293 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

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

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

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 452,861 CY

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Estimated amount of fill = cubic yards 1,405,946 CY

Does the project need to import or export dirt? Yes  No

Import 953,085 CY Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?  
Adjacent borrow site. Parcel 5 of PM 36315 PMB 232/89-96

What is the anticipated route of travel for transport of the soil material?  
TBD

How many anticipated truckloads? TBD truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the subdivision exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date \_\_\_\_\_

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: \_\_\_\_\_

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

*ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: Thermal Operating Company, LLC E-Mail: TimR@TowerEnergy.com

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

Daytime Phone No: ( 310 ) 878-8450 Fax No: ( 310 ) 538-8013

Engineer/Representative's Name: RCE Consultants, Inc. E-Mail: \_\_\_\_\_

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

Daytime Phone No: ( 949 ) 453-0111 Fax No: ( 949 ) 453-0411

Property Owner's Name: JTM Land Company, LLC E-Mail: TimR@TowerEnergy.com

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

Daytime Phone No: ( 310 ) 878-8450 Fax No: ( 310 ) 538-8013

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

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE PROJECT**

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Thermal Operating Company, LLC

PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

JTM Land Company, LLC

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): See attached Exhibit 1

Section: 33 Township: 6 South Range: 8 East

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 342 Acres

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

Thomas Brothers map, edition year, page number, and coordinates: Page 5590. Grid E-2. 2006 Edition  
N=2166199.64, E=6590159.37

Project Description: (describe the proposed project in detail)

See attached Exhibit 2

Related cases filed in conjunction with this application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is there a previous application filed on the same site: Yes  No

If yes, provide Case No(s). PM 36293 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

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

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

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 452,861 CY

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards 1,405,946 CY

Does the project need to import or export dirt? Yes  No

Import 953,085 CY Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?  
Adjacent borrow site. Parcel 5 of PM 36315 PMB 232/89-96

What is the anticipated route of travel for transport of the soil material?  
TBD

How many anticipated truckloads? TBD truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes  No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes  No

Does the project area exceed one acre in area? Yes  No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1)

Date

Applicant (2)

Date

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes  No

**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

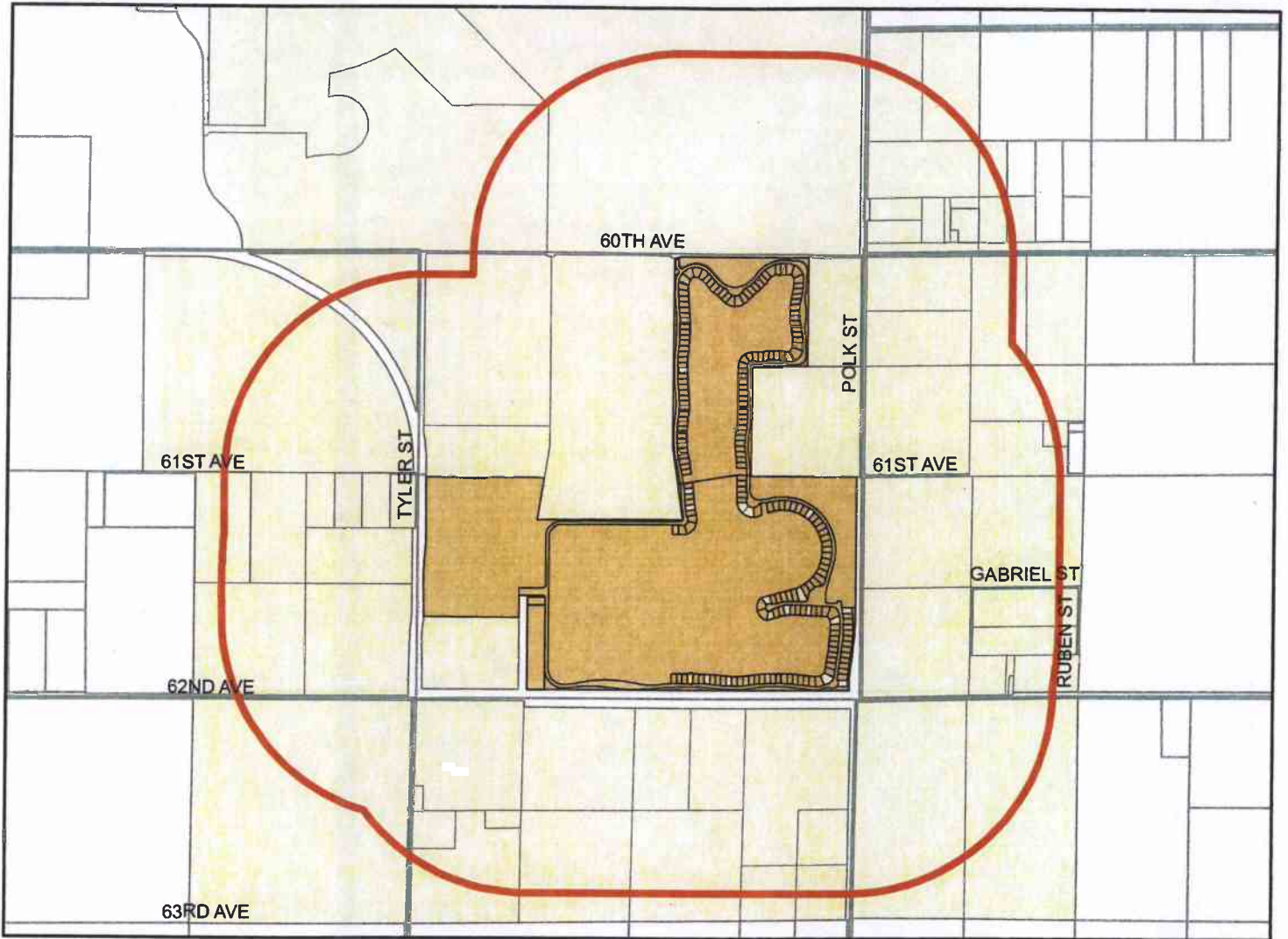
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> 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**



2,000 1,000 0 2,000 Feet

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





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



ASMT: 757210021, APN: 757210021  
CROWN HILL RANCHES INC  
85810 PETER RABBIT LN  
COACHELLA CA 92236

ASMT: 757270003, APN: 757270003  
KIRKJAN INV PROP  
86740 INDUSTRIAL WAY  
COACHELLA CA 92236

ASMT: 757210028, APN: 757210028  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

ASMT: 757270005, APN: 757270005  
ADAM COLLINS, ETAL  
ADAM COLLINS  
87260 AVENUE 62  
THERMAL, CA. 92274

ASMT: 757260008, APN: 757260008  
PEDRO MONREAL  
440 S EL CIELO RD STE 20  
PALM SPRINGS CA 92262

ASMT: 757270007, APN: 757270007  
JUAN VACA  
87350 AVENUE 62ND  
THERMAL CA 92274

ASMT: 757260010, APN: 757260010  
BARTI VAIDYA, ETAL  
8687 GRAND AVE  
YUCCA VALLEY CA 92284

ASMT: 757270010, APN: 757270010  
LOUISA RODRIGUEZ, ETAL  
81280 GARDENIA CT  
INDIO CA 92201

ASMT: 757260018, APN: 757260018  
PEDRO MONREAL  
47508 SEVILLE ST  
INDIO CA 92201

ASMT: 757270012, APN: 757270012  
NEMESIA NUNEZ, ETAL  
81749 TECOMA AVE  
INDIO CA 92201

ASMT: 757270001, APN: 757270001  
PATRICIA ORTIZ, ETAL  
C/O JEFFREY BECKER  
40 S OAK ST  
VENTURA CA 93001

ASMT: 757270013, APN: 757270013  
JOSE MAGANA  
54400 JACKSON ST  
THERMAL CA 92274

ASMT: 757270002, APN: 757270002  
RHONDA GAYLER, ETAL  
FIRST NATL BANK IN COACHELLA  
P O BOX 403  
THERMAL CA 92274

ASMT: 759100013, APN: 759100013  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502



ASMT: 759140006, APN: 759140006  
MARY GONZALEZ, ETAL  
85501 AVENUE 61  
THERMAL CA 92274

ASMT: 759200004, APN: 759200004  
MANJU CHOPRA, ETAL  
6926 OROZCO DR  
RIVERSIDE CA 92506

ASMT: 759140010, APN: 759140010  
JOSE ORTIZ, ETAL  
85981 AVENUE 61  
THERMAL, CA. 92274

ASMT: 759200008, APN: 759200008  
TR RACING  
930 S ANDREASEN DR NO H  
ESCONDIDO CA 92029

ASMT: 759140014, APN: 759140014  
PEGI MCDANIEL, ETAL  
41410 MAROON TOWN  
INDIO CA 92201

ASMT: 759200011, APN: 759200011  
ANNA DANES, ETAL  
5910 SEA LION PL STE 140  
CARLSBAD CA 92010

ASMT: 759140015, APN: 759140015  
CONNIE PESCADOR, ETAL  
C/O RALPH PESCADOR JR  
P O BOX 759  
THERMAL CA 92274

ASMT: 759210010, APN: 759210010  
MABLE WHEELER, ETAL  
6 SEAGREENS  
NEWPORT COAST CA 92657

ASMT: 759190002, APN: 759190002  
AGRI EMPIRE  
P O BOX 490  
SAN JACINTO CA 92581

ASMT: 759210028, APN: 759210028  
GUY DREIER RACING INC  
C/O GUY DREIER  
74105 MOCKINGBIRD TER  
INDIAN WELLS CA 92210

ASMT: 759190003, APN: 759190003  
DESERT HERB FARMS INC  
P O BOX 845  
THERMAL CA 92274

ASMT: 759220002, APN: 759220002  
LINDA PORTEOUS, ETAL  
600 E HUENEME RD  
OXNARD CA 93033

ASMT: 759190008, APN: 759190008  
KOHL RANCH II  
C/O STEPHANIE COHEN  
11990 SAN VICENTE BLV 200  
LOS ANGELES CA 90049

ASMT: 759220010, APN: 759220010  
THERMAL CLUB LOT 46  
P O BOX 411  
LA QUINTA CA 92247



ASMT: 759220011, APN: 759220011  
MICHAEL SULLIVAN  
14900 HINDY AVE  
HAWTHORNE CA 90250

ASMT: 759240002, APN: 759240002  
THERMAL LOT NO 84  
C/O BLAKE MIRAGLIA  
50855 WASHINGTON NO C234  
LA QUINTA CA 92253

ASMT: 759220012, APN: 759220012  
LOT 48 RACING  
100 BAYVIEW CIR NO 4500  
NEWPORT BEACH CA 92660

ASMT: 759240003, APN: 759240003  
PAUL CLAYTON  
P O BOX 2102  
PALM DESERT CA 92261

ASMT: 759220015, APN: 759220015  
MB35  
220 35TH ST  
MANHATTAN BEACH CA 90266

ASMT: 759240010, APN: 759240010  
PAVEL V PETRIK MEDICAL CORP PENSION PL  
41651 MISHA LN  
PALMDALE CA 93551

ASMT: 759220017, APN: 759220017  
ANTHONY RENAUD  
47690 WINDSPIRIT DR  
LA QUINTA CA 92253

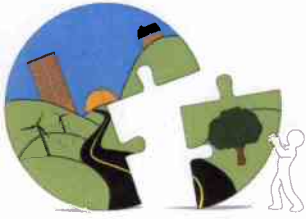
ASMT: 759240013, APN: 759240013  
THERMAL CLUB GARAGE  
C/O STEVE KNUDSON  
1200 17TH ST STE 660  
DENVER CO 80202

ASMT: 759220023, APN: 759220023  
DARELLYN CARTWRIGHT, ETAL  
22410 MISSION HILLS LN  
YORBA LINDA CA 92887

ASMT: 759270027, APN: 759270027  
JTM LAND CO  
800 SAN LORENZO ST  
SANTA MONICA CA 90402

ASMT: 759220028, APN: 759220028  
ARUSS  
1407 BOYD ST  
LOS ANGELES CA 90033

ASMT: 759230012, APN: 759230012  
NANCY TENHULZEN, ETAL  
3001 SW SCHAEFFER RD  
WEST LINN OR 97068



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
**Interim Planning Director**

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

77588 El Duna Ct. Ste. H  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

EA42592 TENTATIVE PARCEL MAP NO. 36293, MINOR CHANGE NO. 1 & PLOT PLAN NO. 24690, REVISED PERMIT NO. 1

*Project Title/Case Numbers*

Jay Olivas  
*County Contact Person*

760-863-7050  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Thermal Operating Company, LLC  
*Project Applicant*

1983 W. 190<sup>th</sup> Street Torrance, CA 90049  
*Address*

The project site is north of Avenue 62, east of Tyler Street, and west of Polk Street in Thermal.  
*Project Location*

PM36293M1 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). PP24690R1 proposes to remove the requirement for water quality swales and allow all runoff for the 100-year storm to be retained on-site within retention basins, 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.

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on April 1, 2014, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to Certified EIR No. 396 was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

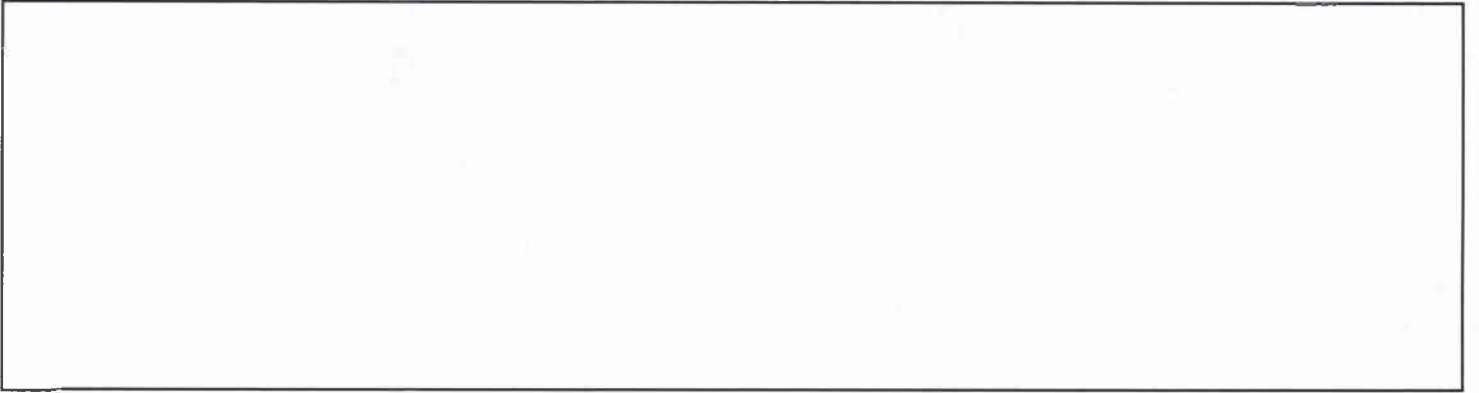
This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_



DM/dm Revised 3/22/2014  
Y:\Planning Master Forms\CEQA Forms\WOD Form.doc

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I1400576

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

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Received from: THERMAL OPERATING CO, LLC \$50.00  
paid by: AE 162851  
paid towards: CFG06061 CALIF FISH & GAME: DOC FEE  
CFG FOR PM36293M1 / PP24690R1  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Mar 17, 2014 14:08  
JCMITCHE posting date Mar 17, 2014

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Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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