

Table K, TTC Motorsports Park –Trip Generation

Land Use	Qty	Unit	Weekday AM Peak			Weekday PM Peak			Weekday Daily
			Total	In	Out	Total	In	Out	
Automobile Track ¹	275	Acres	20	14	6	27	8	19	333
Internal Trips with Lots			-16	-11	-5	-20	-6	-14	-250
<i>Land Use Total</i>			4	3	1	7	2	5	83
Amenity Area Land Use 310	16	Units	9	5	4	9	5	4	131
Internal Trips with Lots			-7	-4	-3	-7	-4	-3	-98
<i>Land Use Total</i>			2	1	1	2	1	1	33
Live/Work & BMW Unit Land Use 210 ²	15	DU	11	3	8	15	9	6	144
Founder Lots ¹	152	DU	24	17	7	40	17	23	480
Founder Lots (Overnight) Land Use 210	158	DU	119	30	89	160	101	59	1,512
Internal Trips			-23	-15	-8	-27	-10	-17	-348
<i>Land Use Total</i>			131	35	96	188	117	71	1,788
Planning Area A-6 Land Use 770	523	TSF	748	628	120	675	157	518	6,673
PROJECT TOTAL			885	667	218	872	277	595	8,577

Source: WEBB-C, Table 1, Page 1

Notes:

Average trip generation rates from "Trip Generation: An ITE Informational Report," 8th Edition by ITE, 2008 except as noted.

DU = Dwelling Unit

1 Source: "Thermal Motorsports Park Project Traffic Impact Study," KOA Corporation, February 2011

2 The TIA analyzed Live/Work units as an allowable use in Planning Area E-4. However, subsequent to the TIA being prepared changes to the land use plan have occurred. Since the analysis in the TIA assumed a higher trip generation than what is presently planned, it is considered a more conservative analysis. Thus, implementation of the proposed land use plan would be no greater than what was previously analyzed in the TIA.

Table L, SPA2 Approved Land Uses - Trip Generation

Land Use	Qty	Unit	AM Peak Hour			PM Peak Hour			Daily
			Total	In	Out	Total	In	Out	
Medium Density Residential (MDR) Land Use 210	1774	DU	1,330	337	993	1,791	1,135	656	16,977
Medium High Density Residential (MHDR) Land Use 210	3281	DU	2,460	623	1,837	3,314	2,100	1,214	31,399
High Density Residential (HDR/VHDR) Land Use 230	2106	DU	926	147	779	1,095	737	358	12,236
Mixed Use/Air Park (MU/AP) Land Use 770	320	TSF	456	383	73	412	96	316	4,077
Commercial Retail (CR) Land Use 820	311	TSF	311	190	121	1,160	569	591	13,362
Heavy Industrial (HI) Land Use 120	5800	TSF	2,958	2,204	754	1,102	290	812	8,699
Mixed Use (MU) Land Use 770	0	TSF	0	0	0	0	0	0	0
PROJECT TOTAL			8,441	3,884	4,557	8,874	4,927	3,947	86,750
Internal Trips (10%)			(844)	(422)	(422)	(887)	(444)	(444)	(8,675)
External Trips			7,597	3,462	4,135	7,987	4,484	3,504	78,075

Source: WEBB-C, Table 2

Table M, Modified Project - Trip Generation

Land Use	Qty	Unit	AM Peak Hour			PM Peak Hour			Daily
			Total	In	Out	Total	In	Out	
Medium Density Residential (MDR) Land Use 210	1637	DU	1,228	311	917	1,654	1,048	606	15,666
Medium High Density Residential (MHDR) Land Use 210	3245	DU	2,434	617	1,817	3,278	2,077	1,201	31,055
High Density Residential (HDR/VHDR) Land Use 230	2106	DU	926	147	779	1,095	737	358	12,236
Mixed Use/Air Park (MU/API) Land Use 770	320	TSF	456	383	73	412	96	316	4,077
Commercial Retail (CR) Land Use 820	283	TSF	283	173	110	1,056	518	538	12,162
Heavy Industrial (HI) Land Use 120	1414	TSF	721	537	184	269	71	198	2,121
Mixed Use - Thermal Motorsports Park			885	667	218	872	277	595	8,577
PROJECT TOTAL			6,933	2,835	4,098	8,636	4,824	3,812	85,894
<i>Internal Trips (10%)</i>			<i>(693)</i>	<i>(347)</i>	<i>(347)</i>	<i>(864)</i>	<i>(432)</i>	<i>(432)</i>	<i>(8,589)</i>
External Trips			6,240	2,489	3,752	7,772	4,392	3,380	77,305

Source: WEBB-C, Table 1

The Traffic Addendum concluded no additional improvements needed to operate at acceptable levels of service beyond what was previously analyzed. To reflect changes of SPA3, mitigation measure D1-24 will be revised as follows:

Mitigation Measure D1-24 (Revised) – Access to roadways shall be oriented to the appropriate locations shown on Initial Study ~~EA42375~~EA42726, Figure 14.7 – Access Points. Precise access locations and the phasing of roadway improvements shall be determined at the plot plan, use permit or tentative tract map level, subject to approval by the Riverside County Transportation Department.

Mitigation measures D1-2, D1-11, D1-18, D1-19, D1-20, D1-21 (Revised), D1-22, D1-23, D1-26 (Revised), D1-27 (Revised), D1-38 (Revised), D1-39 (Revised), MM Trans 1, and MM Trans 2 remain in effect for the Modified Project to ensure impacts remain less than significant.

Finding: With implementation of mitigation measures D1-2, D1-11, D1-18, D1-19, D1-20, D1-21 (Revised), D1-22, D1-23, D1-24 (Revised), D1-26 (Revised), D1-27 (Revised), D1-38 (Revised), D1-39 (Revised), MM Trans 1, and MM Trans 2 the Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

- b) *EIR396 Conclusion:* Not specifically addressed in the DEIR because the Environmental Assessment determined that no inadequate parking capacity would be created by the Specific Plan.

Subsequently, EIR396-A2 was prepared which identified that development within the Project meets all County parking standards as defined in SPA2 zoning code revisions and County requirements.

Discussion of the Modified Project: The Modified Project occupies the same area as previously analyzed, will not substantially increase the overall intensity of future uses, and does not exceed the overall unit count of 7,171 as discussed in Item 34e, above. Thus, development within the Modified Project will continue to meet all County parking standards as defined in the Project zoning code and County requirements.

Finding: The Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

- c) See response to Item 42a above.

Finding: With implementation of mitigation measures D1-2, D1-11, D1-18, D1-19, D1-20, D1-21 (Revised), D1-22, D1-23, D1-24 (Revised), D1-26 (Revised), D1-27 (Revised), D1-38 (Revised), D1-39 (Revised), MM Trans 1, and MM Trans 2 the Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

- d) *EIR396 Conclusion:* Not specifically addressed in the DEIR because the Environmental Assessment determined the Specific Plan would not result in a change in air traffic patterns or a change in location that results in substantial safety risks.

Subsequently, EIR396-A2 was prepared in order to analyze the land use plan modified under SPA2 to reallocated land uses, reflect new planning area boundaries as a result of street realignment, to reclassify specific plan land use designations in order to conform to the Riverside County General Plan land use designations, and add racetrack and racetrack related facilities as allowable uses. These modifications did not result in a change to the overall Project boundary or an increase to the overall intensity of future land uses. EIR396-A2 identified that in December 2004, the Riverside County

Economic Development Agency prepared a new Airport Master Plan for the renamed Jacqueline Cochran Regional Airport. The Airport Master Plan calls out property acquisition of approximately 128 acres south of Avenue 60 for expansion of runway 17-35. The Airport Master Plan also delineates Airport Safety Zones and noise contours related to planned airport operations. In 2005, ALUC updated the CLUP for the Jacqueline Cochran Regional Airport which designates an airport influence area and includes land use compatibility guidelines that address airport noise, safety, height restrictions and general concerns related to aircraft overflight. The airport influence area around Jacqueline Cochran Regional Airport is divided into six compatibility zones. Five of those zones affect the Kohl Ranch Specific Plan.

On October 14, 2010, ALUC reviewed SPA2 and its related entitlements and found all to be consistent with the proposed airport expansion and improvement plans described in the Airport Master Plan for the Jacqueline Cochran Regional Airport and conditionally consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (JCRALUCP). To reflect changes updates made to the naming of the airport and its revised documents, mitigation measure D12-5 had been revised.

Mitigation Measure D12-5 (Revised) – Proposed development shall comply with the *Jacqueline Cochran Regional Airport Height Guidelines* identified in the *Comprehensive Land Use Plan (CLUP)* for Jacqueline Cochran Regional Airport (2005).

Discussion of the Modified Project: The Modified Project occupies the same area as previously analyzed. The Modified Project occupies the same area as previously analyzed and will not substantially increase the overall intensity of future uses and does not exceed the overall unit count of 7,171 as discussed in Item 34e, above. Mitigation measure D12-5 (Revised) remains in effect for the Modified Project to ensure development complies with the CLUP and that impacts remain less than significant.

Finding: With implementation of mitigation measures D12-5 (Revised) the Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

- e) *EIR396 Conclusion: Not specifically addressed in the DEIR because the Environmental Assessment determined the Specific Plan would not result in an alteration of waterborne, rail, or air traffic.*

Discussion of the Modified Project: The Modified Project occupies the same area as previously analyzed, will not substantially increase the overall intensity of future uses, and does not exceed the overall unit count of 7,171 as discussed in Item 34e, above.

Finding: The Modified does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

- f) *EIR396 Conclusion: Not specifically addressed in the DEIR because the Environmental Assessment determined the Specific Plan would not substantially increase hazards due to design features or incompatible uses.*

Discussion of the Modified Project: The Modified Project occupies the same area as previously analyzed, will not substantially increase the overall intensity of future uses, and does not exceed the overall unit count of 7,171 as discussed in Item 34e, above. Thus, the Modified Project will not result in an increase in traffic hazards due to design (see response to 42d) above) or incompatible uses. Design features such as roadway curve radii, sight distances, and passing lanes will be designed to meet County standards.

Finding: The Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

- g) *EIR396 Conclusion – Threshold not specifically addressed:* As stated previously, one of the Riverside County General Plan’s objectives related to circulation includes encouraging the use of road improvement financing mechanisms which equitably distribute the cost of road improvements (EIR, p. V-201). Development of the Kohl Ranch Specific Plan is projected to generate a recurring fiscal surplus to the County (all funds) of more than \$3.3 million at Project buildout and beyond. On a base of about \$8.6 million in recurring annual costs, the Project is projected to generate more than \$11.9 million in recurring annual revenues, for a revenue/cost ratio of 1:39. This surplus to the County will occur even though approximately 40 percent of the site is located within the Thermal Redevelopment Project Area of the County of Riverside Redevelopment Agency, which will receive property taxes (in the form of tax increment) from the Project (EIR, p. V-371).

A fiscal surplus to the County is expected to occur from the 11th year of Project development, when the revenue/cost ratio is estimated at 1:10, with the revenue/cost ratio rising gradually between year 11 and Project buildout. The cumulative fiscal surplus to the County through Project buildout is projected at nearly \$27.12 million. The County Transportation Fund is expected to generate a surplus of \$2,557⁹ (EIR, p. V-372).

Subsequently, EIR396-A2 identified that County highway/roads are those roads which have been made a part of the County’s Maintained Road System by formal action of the Board. The County is obligated to maintain these roads, and is liable for failure to do so. As stated above, with the implementation of the Project, the County Transportation Fund will generate a \$2,557¹⁰ surplus; therefore, as there is a positive balance associated with the road maintenance fund, the effect caused by the need for new or altered roads is considered less than significant.

The Project will participate in the cost of off-site improvements through payment of the following “fair share” mitigation fees:

- 1) Coachella Valley TUMF, current at time of construction.
- 2) Riverside County Development Impact Fees (Transportation – Roads, Bridges, Major Improvements, and Transportation – Signals fee portions).

These fees should be collected and utilized as needed by the County to construct the improvements necessary to maintain the required LOS.

Discussion of the Modified Project: The Modified Project occupies the same area as previously analyzed, will not substantially increase the overall intensity of future uses, and does not exceed the overall unit count of 7,171 as discussed in Item 34e, above. Thus, will not result in a significant change in the need for new or altered maintenance from those road improvements already analyzed. The Modified Project is similarly subject to payment of TUMF and County Development Impact Fees, which will be applied toward roadway infrastructure maintenance and improvement.

Finding: The Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

⁹ \$ Millions at buildout in 2020 (the 25th year of the Project).

¹⁰ \$ Millions at buildout in 2020 (the 25th year of the Project).

- h) *EIR396 Conclusion – Less Than Significant with Mitigation:* Any street sweepers required to clean dust from site access routes would generate emissions, as well as potential interference with local traffic. Lane closures or detours of ambient traffic may cause traffic delays or additional vehicle miles traveled. This would be more substantial during peak hour conditions when interference between vehicles accessing the site and non-Project vehicles could reduce average vehicle speeds and potentially increase idling emissions (EIR, p. V-112).

Mitigation Measure C6-4—Construction activities shall be timed so as to not interfere with peak hour traffic and shall minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways (EIR, p. V-113).

Subsequently, EIR396-A2 identified that Project grading is anticipated to be balance on site, which will minimize the number of trips made by trucks hauling material. Project construction would generate worker-related vehicle trips and heavy-truck trips from the delivery of construction materials. These trips are an expected result of Project construction and would be temporary in nature. The Project would be constructed in multiple phases, although the rate and order of Project development will be ultimately determined based on local and regional market demand. The phasing will allow for the staggered delivery of construction materials throughout Project construction, and is not likely to cause a significant increase in traffic because it will spread out the number of heavy-truck trips occurring on local roadways at any one period of time. Therefore, a significant impact upon circulation is not anticipated to result during the Project's construction.

Further, pursuant to the Riverside County Transportation Department's Improvement Plan Check Policies and Guidelines dated March 2008, a construction traffic control plan for street improvements may be required if one or more of the following situations occurs:

- The complexity of the street improvements jeopardizes safety for the construction workers and the traveling public.
- The roadway geometrics pose confusion for the traveling public.
- The length of time the traveling public will be exposed to the temporary construction exceeds one month.
- If required by County or other affected agency, for any reason.

Compliance the County Transportation Department's requirements for the preparation and implementation of construction control plans for street improvements will reduce potential impacts related to street improvements.

Discussion of the Modified Project: Mitigation measure C6-4 remains in effect for the Modified Project. The requirements of the Riverside County Transportation Department's Improvement Plan Check Policies and Guidelines, which was updated in March 2013, provides the same guidance as those enumerated above. Compliance with reduce potential construction-related traffic impacts to public roadways. Thus, impacts will remain less than significant.

Finding: With implementation of mitigation measure C6-4, the Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

- i) *EIR396 Conclusion – Less than Significant with Mitigation:* The Project site is located within the jurisdiction of the Riverside County Fire Department. Three stations will provide service for the Project. EIR396 identified the following mitigation measures to reduce the level of impacts to less than significant (EIR, p. V-297):

Mitigation Measure D3-3—All Project street widths, grades and turning/curve radii shall be designed to allow access by fire suppression vehicles (EIR, p. V-297).

Mitigation Measure D3-4—Residences and interior streets shall be clearly marked to facilitate easy identification by emergency personnel (EIR, p. V-297).

The Project site is located within the jurisdiction of the Riverside County Sheriff's Department. The Indio Station, located approximately eight miles from the Project site, is the closest provider to the Project site.

Mitigation Measure D4-4—Ample lighting shall be provided in all parking area entrances/exits and walkways, consistent with Riverside County Ordinance No. 655. Additionally, the applicant shall ensure that street addresses are highly visible to any responding emergency vehicles (EIR, p. V-297).

Subsequently, EIR396-A2 identified that under the Site Development Guidelines (SPA2, p. IV-247), the site plan should have subdivision layouts which discourage through traffic while still permitting adequate emergency vehicle access. Development of the Project will improve emergency access by improving roads surrounding the site. Emergency access throughout the Project site will be developed in accordance to County ordinances, standard conditions of approval, and permits related to emergency access.

Discussion of the Modified Project: Changes to the Circulation Plan are not proposed by the Modified Project. As such, any existing or planned roadways previously approved will be realized as adopted. Development of the Modified Project will improve emergency access by improving roads surrounding the site. Emergency access throughout the Project site will be developed in accordance to County ordinances, standard conditions of approval, and permits related to emergency access. Mitigation measures D3-3, D3-4, and D4-4 remain in effect for the Modified Project to ensure impacts remain less than significant.

Finding: With implementation of mitigation measures D3-3, D3-4, and D4-4, the Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

- j) *EIR396 Conclusion – Less than Significant with Mitigation:* To encourage ridesharing/transit ridership and reduce commute trip impacts on access routes to SR-86S, a portion of the commercial parking areas should be designated for Park-N-Ride use on weekdays between 6:00 a.m. and 6:00 p.m. The Riverside County General Plan Bicycle Routes plan depicts that the Project is in the vicinity of General Plan Class I and Class II bikeway facilities. Harrison Street (old SR-86) and the Whitewater Channel are proposed for Class I facilities. Jackson Street and Avenue 66 are proposed for Class II facilities. Potential bus turn-out locations and design features have been recommended (EIR, p. V-232):

Mitigation Measures D1-20 through D1-23 pertain to alternative transportation.

Subsequently, EIR396-A2 identified that SunLine Transit Agency is the regional public transportation operator in the Coachella Valley and will serve the Project area. According to the SunLine Transit Facilities Design Manual dated December 2006 and the Bus Route Map for Line 91, effective January 2, 2011, one bus route (Line 91) currently operates along Avenue 66 providing both eastbound and westbound service seven days a week. The nearest bus stop is located at Avenue 66 and Middleton Street located at the southwest corner of the Project boundary. Mitigation Measures D1-20 through D1-23 require coordination with SunLine Transit Agency, bus stops and bus turn-outs.

Discussion of the Modified Project: The Modified Project occupies the same area as previously analyzed, will not substantially increase the overall intensity of future uses, and does not exceed the

overall unit count of 7,171 as discussed in Item 34e, above. Thus, the Modified Project will not result in a significant change to transit service impacts or ridesharing. The Bus Route Map for Line 91, effective September 2014, shows the bus line still serves Avenue 66 with stops at Middleton Street near the on-site schools. Mitigation measures D1-20, D1-21 (Revised), D1-22, and D1-23 remain in effect for the Modified Project.

Finding: With implementation of mitigation measures D1-20, D1-21 (Revised), D1-22, and D1-23, the Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

<p>43. Bike Trails: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered bike trails, the construction of which could cause significant environmental impacts?</p>	<p>Potentially Significant New Impact</p> <p><input type="checkbox"/></p>	<p>Less than Significant with New Impact Mitigation Incorporated</p> <p><input type="checkbox"/></p>	<p>Less than Significant New Impact</p> <p><input type="checkbox"/></p>	<p>Impacts Fully Analyzed in EIR No. 396</p> <p><input checked="" type="checkbox"/></p>
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Sources: EIR396 et al; Project Description

Findings of Fact:

EIR396 Conclusion – Less than Significant with Mitigation: The Riverside County General Plan identifies four objectives related to circulation. The fourth objective pertains to bike trails which is to provide bike routes and related bicycle facilities which will form a network in connecting the various communities of Riverside County and forming a continuous link in the overall bikeway system of the State of California (EIR, p. V-201).

The following land use standards address circulation impacts associated with development Projects:

- New industrial, commercial and residential development should be designed and developed to promote alternative forms of travel through the use of bikeways, park-n-ride facilities, bus stops and other alternative travel facilities.
- Bikeways should link major activity centers such as residential areas, employment centers, commercial facilities, recreation areas and education facilities.
- Bikeways shall be located in aesthetically pleasing surroundings such as through parks, adjacent to scenic highways, and near watercourses, whenever possible.
- Bikeways shall be developed in compliance with the land use standards established in the Riverside County Bicycle and Facilities Plan.

The Project site is located within Class I and II bikeway facility areas, as designated by the Riverside County General Plan. Harrison Street (old SR-86) and the Whitewater Channel are proposed for Class I facilities. Jackson Street and Avenue 66 are proposed for Class II facilities. Design of the Project will not alter these designations. The following mitigation measure was identified to meet County standards for on-site bike racks to encourage the use of bikes as a mode of transportation (EIR, p. V-232):

Mitigation Measure D1-22–The commercial portion of the Project shall provide on-site bike racks to encourage the use of bicycles as an alternative means of transportation (EIR, p. V-235).

Discussion of the Modified Project: The Modified Project complies with County General Plan roadways and meets Riverside County General Plan objectives by providing for bike routes and bicycle related facilities pursuant to current plans for trails developed for the General Plan update by the Regional Parks and Open Space District. The Modified Project occupies the same area as previously analyzed and will not interfere with the Specific Plan development that will improve bike trails by improving

roads surrounding the site. Bike trails throughout the Project site will be developed in accordance to County ordinances and standard conditions of approval. Further, mitigation measure D1-22 remains in effect for the Modified Project.

Finding: With implementation of mitigation measure D1-22, the Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

UTILITY AND SERVICE SYSTEMS

UTILITY AND SERVICE SYSTEMS Would the Project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
44. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description; EIR396 et al

Findings of Fact:

a-b) *EIR396 Conclusion – Less than Significant with Mitigation:* The Project is located within the service boundary of the CVWD. There are no existing domestic water distribution facilities within the Project boundary. EIR396 concluded that Project would have a significant impact necessitating the construction of new water treatment facilities or expansion of existing facilities and increase the demand on water supplies maintained by CVWD. However, the following mitigation measures were identified to reduce impacts to less than significant (EIR, p. V-273):

Mitigation Measure D2-1—A detailed hydraulic analysis shall be performed by the developer in conjunction with the preparation of improvement plans for each phase of development (EIR, p. V-280).

Mitigation Measure D2-2 – Ten on-site domestic water wells shall be provided, with capacity to pump an average of 1,600 gallons per minute. These wells should be deep well vertical turbines with electric motors and a portable generator receptacle for emergency operation (EIR, p. V-280).

Mitigation Measure D2-3—Additional wells shall be identified and dedicated to CVWD. The district requires one well site per 70 acres of development (EIR, p. V-280).

Mitigation Measure D2-4—Reservoirs shall be provided in accordance with CVWD standards (EIR, p. V-280).

Mitigation Measure D2-5—Transmission lines to the reservoirs shall be sized in accordance with CVWD requirements (EIR, p. V-280).

Mitigation Measure D2-6—Where possible, the existing tile drains will be maintained to prevent high salt water from migrating to the underground basin (EIR, p. V-281).

Mitigation Measure D2-7—All water lines shall be designed and installed as required by CVWD (EIR, p. V-281).

Mitigation Measure D2-8—A dual water system will be installed to service the larger landscaped areas. Where practical, smaller landscape areas requiring irrigation will be provided with service from a separate irrigation line (EIR, p. V-281).

Mitigation Measure D2-9—The irrigation line will utilize canal water or treated effluent to irrigate the larger landscape areas initially. Treated effluent will be utilized when facilities are available, treatment is acceptable and the cost is practical (EIR, p. V-281).

Mitigation Measure D2-10—All Project development shall comply with State, County and CVWD regulations regarding water conservation and reclamation. All applicable sections of Title 20 and Title 24 of the California Code of Regulations shall be adhered to regarding water consumption and conservation (EIR, p. V-281).

Mitigation Measure D2-11—Water conserving plumbing fixtures shall be used in all construction, including low or ultra-low flow toilets and reducing valves for showers and faucets (EIR, p. V-281).

Mitigation Measure D2-12—Consistent with the requirements of County Ordinance No. 348, irrigation systems shall be used for common landscaped areas that minimize runoff and evaporation and maximize water availability to plant roots. Project landscaping plans that identify irrigation systems shall be submitted for review prior to the issuance of individual Project building permits (EIR, p. V-281).

Mitigation Measure D2-13—Consistent with the requirements of County Ordinance No. 348, native, drought-tolerant plants approved by the County shall be used in common landscaped areas. Additionally, mulch shall be utilized in common landscaped areas where soil conditions warrant, to improve the soil's water storage capacity (EIR, p. V-281).

Mitigation Measure D2-14— Subsequent tentative tract maps, conditional use permits and plot plans shall be approved by the County of Riverside based on adequate wells, reservoirs and transmission systems (EIR, p. V-281).

Mitigation Measure D2-15—The developer shall work with CVWD and participate in area-wide programs developed under the leadership of CVWD to address impacts to groundwater supplies (EIR, p. V-281).

Mitigation Measure D2-16—Development shall be consistent with the Project Water Conservation Plan (EIR, p. V-281).

Subsequently, EIR396-A2 identified that there are some domestic water distribution facilities located within the Project vicinity. There is an existing tank site southwest of the intersection of Avenue 68 and Harrison Street with a 24-inch waterline that brings water to the Project site. An 18-inch water line is located in Tyler Street at the intersection of Tyler and Avenue 66 which extends north along the Project boundary to Neighborhood I. A 24-inch water line is also located at the intersection of Tyler Street and Avenue 66 which runs east along the existing school site boundary. One well exists on the school site and one well is located approximately ¼ mile southwest of the intersection of Avenue 66 and Tyler Street. Two wells are proposed within the Project boundary as opposed to 10, which is in accordance with the existing Domestic Water, Nonpotable Water, Canal Water and Sanitation System Installation and Service Agreement (Document No. 2002-538101) currently in place between CVWD and Kohl Ranch which provides for installation of water services. This agreement provides the Project with various combinations of fee payments in conjunction with construction of new facilities to meet

necessary water facility requirements. One well will be located at the northeast corner of Tyler Street and Avenue 64 while the other will be located at the northwest corner of Polk Street and Avenue 64, unless other locations are determined in consultation with CVWD. Due to the construction of these existing facilities and agreements reached with CVWD, mitigation measures D2-2 and D2-3 are no longer relevant.

Previous studies conducted in the area indicated that groundwater must be treated for arsenic to meet the State Drinking Water Standards. The existing Domestic Water and Sanitation Facilities and Construction Service Agreement (K-12 Education Center) CVUSD (CVWD Agreement 2), provides for mitigation of arsenic through payment of fees for arsenic treatment facilities. This is a three way agreement between Kohl Ranch, CVWD and CVUSD to deal with this arsenic issue. The arsenic treatment facilities discussed in this agreement have been built and are located on the northeast corner of Tyler Street and Avenue 66 which has the capacity to serve a portion of the Project site. Additionally, Kohl Ranch is paying its fair share of this facility.

Also subsequent to the certification of the previous EIR, the County adopted Ordinance 859 related to water efficient landscape requirements. The Project is subject to this ordinance.

As required by law, the County requested and CVWD prepared a Water Supply Assessment (WSA) for this Project. The public water supplier is CVWD. The domestic water supply (potable) for the Project will be groundwater from the Whitewater River Subbasin in the Coachella Valley. The water supply for irrigation and outdoor use will be from the Coachella Branch of the All-American Canal supplying Colorado River water). Only about 43.5 percent of total Project water demand will be supplied from groundwater, with the remaining 56.5 percent of water demand to be supplied by alternative sources, including Colorado River water, recycled water or desalted agricultural drain water. This source substitution by the utilization of a dual source water supply to supply non-potable treated Colorado River water for landscape use and recreational purposes will further limit the Project's demand for local groundwater.

Based on SPA1 (this Specific Plan was incorporated into the 2005 Urban Water Management Plan) and the average annual consumption factors utilized in CVWD's 2005 Urban Water Management Plan, the Project is expected to consume, on average, approximately 7.36 MGD or 8,241 AFY. However, SPA2 water demand estimates, based on the application of conservation requirements of the CVWD Landscape Ordinance 1302.1 is Projected to reduce demand for the Kohl Ranch Project to approximately 4.86 MGD or about 5,439.8 AFY. This demand estimate represents a 34.9 percent reduction in water use compared to similar development throughout CVWD's service area. This reduction in demand is primarily due to the conservation requirements in CVWD's Landscape Ordinance 1302.1, which requires reduced water allowances for landscaped and recreational areas.

The Project-specific water demand is 5,439.9 AFY, which is based on the maximum water allowance requirements set forth in CVWD Landscape Ordinance 1302.1 and AWWARF demand estimates. As a result, Kohl Ranch Project's demand estimates yield an overall reduction of 29 percent when compared to the average water consumption of similar projects throughout the Coachella Valley. In addition, the potential groundwater demand for the Kohl Ranch Project will be reduced by 56.5 percent through the substitution of Colorado River water for landscape irrigation delivered via a dual-piping system to be constructed throughout the Project. (WSA p.30) Fewer wells, dual-piping and treatment for arsenic, the major groundwater contaminant in the aquifer, are all requirements of the agreements which dramatically reduce impacts to the Whitewater River Subbasin, as described in the agreements which can be found in Appendix A. Two wells are currently functioning, as is the arsenic treatment facility. As a result of CVWD Agreement – 1, Mitigation Measures D2-2 and D2-3 are no longer needed. Additional wells with arsenic treatment capabilities may be needed in the future as

required by the Agreements. Recharge of the groundwater basin will occur as water is retained on site for water quality treatment and flood control purposes.

Discussion of the Modified Project: The Modified Project occupies the same area as previously analyzed. The Modified Project will relocate the proposed reservoir and pump station in Planning Area A-4 to the northeast corner of Planning Area A-6. However, this relocation will not affect the previous water conveyance and demand analyses as the Modified Project will not substantially increase in the overall intensity of future uses as previously discussed. Thus, any added water demand resulting from the overnight units at TTC are accounted for as the aggregate dwelling units that may be developed under the Specific Plan is the same. Mitigation measures D2-4 (Revised), and D2-5 through D2-16 will remain in effect for the Modified Project to ensure impacts are less than significant.

Finding: With implementation of mitigation measure D2-4 (Revised), and D2-5 through D2-16, the Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

UTILITY AND SERVICE SYSTEMS Would the Project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
45. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Description; EIR396 et al

Findings of Fact:

a-b) *EIR396 Conclusion – Less than Significant with Mitigation:* The Project is located within the service boundary of the CVWD. EIR396 concluded that Project would have a significant impact necessitating the construction of new wastewater treatment facilities or expansion of existing facilities and would result in an increase on capacity and conveyance facilities. However, the following mitigation measures were identified to reduce impacts to less than significant (EIR, p. V-273):

Mitigation Measure D2-17–A detailed analysis shall be performed for pipe sizing, in conjunction with the preparation of improvement plans for each phase of development (EIR, p. V-282).

Mitigation Measure D2-18–Infrastructure facilities shall be constructed in accordance with the requirements identified in the Specific Plan (EIR, p. V-282).

Mitigation Measure D2-19–CVWD shall expand the existing treatment facility capacity to accommodate Project wastewater (EIR, p. V-282).

Mitigation Measure D2-20—Interim septic tank systems shall be subject to approval by the Riverside County Department of Environmental Health (EIR, p. V-282).

Mitigation Measure D2-21—CVWD shall review and approve any interim connection to existing CVWD Systems. CVWD shall review and approve sewage collection and transportation system designs where expanded facilities are proposed (EIR, p. V-282).

Mitigation Measure D2-22—Developer(s) shall pay all fees required by CVWD for sewage treatment services and facilities (EIR, p. V-282).

Mitigation Measure D2-23—All sewage lines, pump stations and other required transmission facilities shall be installed as directed by CVWD (EIR, p. V-282).

Subsequently, EIR396-A2 identified that there are some sewer facilities located within the Project boundary. An existing sewer line currently services the existing schools site (Planning Area M-4) and runs through Neighborhoods J, L and M to an existing sewage pump station located in Planning Area J-4. An existing 12-inch sewer force main runs north to Avenue 62 and east to the existing Wastewater Reclamation Plant No. 4 located between Avenue 62 on the north, Avenue 64 on the south, adjacent to the Whitewater River on the east and approximately 600 feet east of Fillmore Street on the west. The plant has a design capacity of approximately 5.0 MGD and is estimated to currently be operating at half capacity. The plant currently treats to a secondary treatment level using stabilization ponds for finishing. The ponds are used for flow stabilization by allowing the depth to increase during peak wet water events. Additionally, the existing Domestic Water, Nonpotable Water, Canal Water and Sanitation System Installation and Service Agreement (CVWD Agreement 1) between CVWD and Kohl Ranch provides for the installation of sewer services.

Mitigation Measure D2-19 (Revised) – CVWD shall expand the existing treatment facility capacity to accommodate Project wastewater, if necessary.

Subsequently, EIR396-A3 revised mitigation measure D2-23 related to TTC Motorsports Park development as follows:

Mitigation Measure D2-23– All sewage lines, pump stations and other required transmission facilities for Thermal Club Motorsports Facilities shall be installed as directed by County of RiversideCVWD.

Discussion of the Modified Project: The Modified Project occupies the same area as previously analyzed and does not result in a substantial increase of overall intensity of future uses as previously discussed. Thus, the need for additional capacity is not anticipated.

Further, mitigation measures D2-17, D2-18, D2-19 (Revised) and D2-20 through D2-22 and D2-23 (Revised) remain in effect for the Modified Project to ensure impacts remain less than significant.

Finding: With implementation of mitigation measures D2-17, D2-18, D2-19 (Revised) and D2-20 through D2-22 and D2-23 (Revised), the Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

UTILITY AND SERVICE SYSTEMS Would the Project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
46. Solid Waste				
a) Is the Project served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR396 et al; Project Description

Findings of Fact:

a-b) *EIR396 Conclusion – Less than Significant with Mitigation:* The Riverside County Waste Management Department operates two landfills within the Project vicinity. The Oasis Land fill and the Mecca II landfill serve the Thermal area. EIR396 concluded that Project would have a significant impact of on solid waste disposal capacity. However, the following mitigation measures were identified that would reduce impacts to less than significant and ensure compliance with federal, state and local statutes and regulations (EIR, p. V-327):

Mitigation Measure D8-1—As development within the Kohl Ranch Project site proceeds, the developer shall coordinate Project solid waste disposal requirements with County agencies and area waste haulers, to ensure that adequate landfill capacity is available within reasonable distance of the Project site (EIR, p. V-331).

Mitigation Measure D8-2—The Project applicant shall coordinate with a certified waste hauler to develop curbside collection of recyclable materials within the Project on a common schedule set forth in County Resolutions. The applicant shall coordinate with the permitted refuse hauler to identify which materials may be collected for recycling and on what schedule (EIR, p. V-331).

Mitigation Measure D8-3—All future commercial, industrial and multi-family residential developments within the Project site shall comply with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991. This law requires the provision of adequate areas for collecting and loading recyclable materials. Prior to building permit issuance, the applicant shall submit a site plan which includes the final design for the recyclable collection and storage area to the Riverside County Waste Resources Management District for review and approval. The storage area for recyclable materials shall comply with County standards (EIR, p. V-332).

Mitigation Measure D8-4—Golf courses developed on the site shall minimize the generation of "green waste" and the amount of green waste sent to area landfills, through such measures as composting on site (EIR, p. V-332).

Mitigation Measure D8-5—To minimize the generation of construction debris, grading operations shall incorporate existing rock and earth into fill areas to the extent possible under accepted geotechnical practices. In addition, construction wastes shall be diverted through

recycling, composting, or using environmentally safe methods of land disposal, to the extent possible (EIR, p. V-332).

Subsequently, EIR396-A2 identified that the Riverside County Waste Management Department now operates all the landfills, including Mecca II and Oasis.

Discussion of the Modified Project: The Modified Project occupies the same area as previously analyzed and does not result in a substantial increase of overall intensity of future uses as previously discussed. Mitigation measures D8-1 through D8-5 remain in effect for the Modified Project to ensure impacts remain less than significant. While mitigation measure D8-4 remains applicable to SPA3, it is not applicable to TTC development as golf courses are no longer an allowable use within these planning areas.

Finding: With implementation of mitigation measures D8-1 through D8-5, the Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

UTILITY AND SERVICE SYSTEMS Would the Project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
47. Utilities				
Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Stormwater drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR396 et al; Project Description

Findings of Fact:

- a) *EIR396 Conclusion – Less than Significant with Mitigation:* The Imperial Irrigation District (IDD) provides electricity service to the existing facilities near the Project site. Extensions will have to be made to service the structures proposed for the Project. Implementation of the Project would result in a significant increase in demand for electrical service which would require the construction of a substation on site. Mitigation measures D7-5 and D7-10 will ensure that the needed facilities are planned for and constructed. EIR396 identified several mitigation measures that would reduce impacts to the existing electricity system to less than significant as follows (EIR, p. V-315):

Mitigation Measure D7-5—The developer shall provide the electric power improvements required by IID or other authorized service provider (EIR, p. V-316).

Mitigation Measure D7-6—All buildings shall be constructed in compliance with the insulation standards established by the California Uniform Building Code (UBC) (EIR, p. V-316).

Mitigation Measure D7-7—All electrical facilities shall be constructed in accordance with IID or other authorized service provider policies and extension rules on file with the California Public Utilities Commission (CPUC) (EIR, p. V-316).

Mitigation Measure D7-8—Underground facilities shall be installed in accordance with District requirements, as outlined in "A Developer's Information Letter" (effective September 15, 1994). Easements, ten feet in width and adjacent to all streets, shall be required for the installation of underground power facilities (EIR, p. V-316).

Mitigation Measure D7-9—The Project shall comply with the requirements of Title 24 of the Energy Conservation Code (EIR, p. V-316). [To be superseded by MM GHG 1]

Mitigation Measure D7-10—The developer shall provide development plans to IID or other authorized service provider as they become available in order to facilitate engineering, design and construction improvements necessary to service the Project site (EIR, p. V-316).

Subsequently, EIR396-A2 replaced mitigation measure C9-2 with GHG1:

Mitigation Measure MM GHG 1 – In order to reduce energy consumption from the proposed Project development, construction of all homes and businesses shall exceed the 2008 California Energy Code – Title 24, Part 6 energy efficiency standards by 15 percent. GHG 1 replaces mitigation measures D7-9 and C9-1.

Discussion of the Modified Project: The Modified Project occupies the same area as previously analyzed and does not result in a substantial overall increase in intensity. Mitigation measures D7-5 through D7-10 remain in effect for the Modified Project to ensure impacts remain less than significant

Finding: With implementation of mitigation measures D7-5 through D7-8, D7-10 and MM GHG 1, the Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

- b) *EIR396 Conclusion – Less than Significant with Mitigation:* Southern California Gas Company provides natural gas service to existing facilities near the Project site. Extensions will have to be made to service the structures proposed for the Project. Implementation of the Project would result in a significant increase in demand for natural gas services. EIR396 identified several mitigation measures that would reduce impacts to the existing natural gas system to less than significant as follows (EIR, p. V-314):

Mitigation Measure D7-1—The developer shall finance the installation of gas lines in accordance with the requirements set forth by the Southern California Gas Company or other authorized service provider. This cost may be offset by credits for free footage allowances (EIR, p. V-315).

Mitigation Measure D7-2—All gas services and facilities shall be constructed in accordance with Southern California Gas Company or other authorized service provider policies and extension rules on file with the California Public Utilities Commission (CPUC) (EIR, p. V-315).

Mitigation Measure D7-3—The developer shall ensure that existing facilities are adequate to accommodate the proposed new development (EIR, p. V-315).

Mitigation Measure D7-4—Development plans shall be provided to the Southern California Gas Company or other authorized service provider as they become available in order to facilitate engineering, design and construction improvements necessary to provide services to the Project site (EIR, p. V-315).

Discussion of the Modified Project: The Modified Project occupies the same area as previously analyzed and does not result in a substantial overall increase in intensity. Mitigation measures D7-1 through D7-4 remain in effect for the Modified Project to ensure impacts remain less than significant.

Finding: With implementation of mitigation measures D7-5 through D7-10, the Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

- c) *EIR396 Conclusion – Less than Significant with Mitigation:* General Telephone (GTE) could provide communication services from existing facilities to the Project site without requiring off-site facilities. Extensions would have to be made to service individual structures within the Project site. Implementation of the Project would result in a significant increase in demand for communication services. EIR396 identified mitigation measures that would reduce impacts to the communication services to less than significant as follows (EIR, p. V-316):

Mitigation Measure D7-11—All new telephone lines within the site shall be installed underground, as required by County Ordinance No. 460 (EIR, p. V-317).

Mitigation Measure D7-12—The developer shall provide development plans to GTE or other authorized service provider as they become available in order to facilitate engineering, design and construction improvements necessary to service the Project site (EIR, p. V-317).

EIR396 Conclusion – Less than Significant with Mitigation: County Cable Television could provide for cable television services the Project site but an extension of the existing distribution line would be required. Implementation of the Project would result in a significant increase in demand for cable television services. EIR396 identified mitigation measures that would reduce impacts to the cable television services to less than significant as follows (EIR, p. V-317):

Mitigation Measure D7-13—All cable television service lines shall be located underground, in accordance with the Riverside County Comprehensive General Plan (EIR, p. V-317).

Mitigation Measure D7-14—The developer shall coordinate the installation of cable television service lines with a cable television franchise for the area prior to development (EIR, p. V-317).

Discussion of the Modified Project: Verizon Communications is now the local provider of telecommunication services in the Specific Plan area, and Time Warner Cable is now the cable television provider in the area. The Modified Project occupies the same area as previously analyzed and does not result in a substantial overall increase in intensity. Mitigation measures D7-11 through D7-14 remain in effect for the Modified Project to ensure impacts remain less than significant.

Finding: With implementation of mitigation measures D7-11 through D7-14, the Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

- d) *EIR396 Conclusion – Less than Significant with Mitigation:* The Project will substantially alter the current drainage of the Project site by replacing primarily agricultural uses with roadways, walkways, parking, buildings and residential neighborhoods. Because the majority of the Project site is undeveloped land, the impervious surfaces proposed will reduce infiltration of rainfall and increase

stormwater runoff volumes. Implementation of the Project would result in the construction of new stormwater facilities or expansion of existing facilities. EIR396 identified mitigation measures that would reduce impacts to less than significant (EIR, p. V-94):

Mitigation Measure C5-2 – The Project drainage system shall control storm flows such that runoff volumes leaving the site shall approximate existing conditions (EIR, p. V-100).

Mitigation Measure C5-3 – Drainage facilities associated with the Project shall be designed in accordance with the Riverside County Flood Control District Hydrology Manual and Standards, and CVWD Standards. On-site runoff shall be intercepted and conveyed through the development by means of a conventional catch basin and storm drain system, in accordance with CVWD standards (EIR, p. V-100).

Mitigation Measure C5-4 – A collector storm drain system to facilitate flows generated on site shall be designed to utilize street flow carrying capacity and flows into catch basins and inlets when the quantity exceeds the top of curb (EIR, p. V-100).

Mitigation Measure C5-5 – Protection from the 100-year flood shall be provided to all building pads in the Kohl Ranch, as the recommended Flood Control Plan is implemented (EIR, p. V-101).

Mitigation Measure C5-6 – Maintenance and upgrading of storm drain facilities shall be implemented as outlined in applicable regional facilities plans (EIR, p. V-101).

Mitigation Measure C5-7 – Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area, or activity which is part of a larger common plan of development of five acres or greater. Therefore, as mitigation for this specific plan, the developer or builder shall obtain the appropriate NPDES construction permit prior to commencing grading activities. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program (EIR, p. V-101).

Mitigation Measure C5-8 – The hydrology and drainage design shall take into account the existing stormwater, irrigation and drainage facilities which cross the Kohl Ranch. The developer's engineer shall work with CVWD to develop an acceptable grading and drainage plan (EIR, p. V-101).

Discussion of the Modified Project: The Modified Project drainage systems are discussed in detail in Items 24 and 25 above.

Finding: See Findings for Items 24 and 25, above. No new or substantially increased impacts result from the Modified Project beyond those analyzed in EIR396.

- e) *EIR396 Conclusion – Less than Significant with Mitigation:* The Project would require the construction of street lighting. The potential impacts resulting from proposed lighting to aesthetics and airports are discussed above under questions 2 and 3, Aesthetics and 22, Hazards / Hazardous Materials. EIR396 identified mitigation measures that would reduce impacts to less than significant (EIR, p. V-179):

Mitigation Measure C13-2 – Lighting shall conform to the Lighting Guidelines Section, Section IV.C.2.j, of the Kohl Ranch Specific Plan (EIR, p. V-186).

Mitigation Measure C13-3 – Warm white lighting shall be encouraged. Bright colored or blinking lights shall not be encouraged except in theme restaurants and shops of commercial development areas (EIR, p. V-186).

Mitigation Measure C13-4 – Building or roof outline tube lighting shall be subject to County of Riverside approval (EIR, p. V-187).

Mitigation Measure C13-5 – Design and placement of site lighting shall minimize glare affecting adjacent properties, buildings, and roadways (EIR, p. V-187).

Mitigation Measure C13-6 – Careful consideration and coordination shall be given to avoid any potential conflicts with Thermal Airport operations (EIR, p. V-187).

Mitigation Measure C13-7 – Lighting shall be designed to minimize sky glow and effects on the Mt. Palomar Observatory and the nighttime desert sky (EIR, p. V-187).

Mitigation Measure C13-8 – Fixtures and standards shall conform to state and local safety and illumination requirements. In particular, lighting shall conform to Riverside County Ordinance No. 655, which includes requirements related to the Mt. Palomar Observatory (EIR, p. V-187).

Mitigation Measure C13-9 – Automatic timers on lighting shall be designed to maximize personal safety during nighttime use while saving energy (EIR, p. V-187).

Mitigation Measure C13-10 – The buildings shall use non-metallic, low reflective glass (30 percent or lower reflective factor) and building materials to keep daytime glare to a minimum (EIR, p. V-187).

Subsequently, EIR396-A2 revised Mitigation Measure C13-6 to reflect the new name of the former Thermal Airport.

Mitigation Measure C13-6 (Revised) – Careful consideration and coordination shall be given to avoid any potential conflicts with Thermal Airport Jacqueline Cochran Regional Airport operations (EIR, p. V-187).

Discussion of the Modified Project: The Modified Project occupies the same area as previously analyzed. Mitigation measures C13-2 through C13-5, C13-6 (Revised) and C13-7 through C13-10 remain in effect for the Modified Project to ensure impacts remain less than significant.

Finding: With implementation of mitigation measures C13-2 through C13-5, C13-6 (Revised) and C13-7 through C13-10, the Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

- f) *EIR396 Conclusion – Threshold not specifically addressed:* As stated previously, one of the Riverside County General Plan's objectives related to circulation includes encouraging the use of road improvement financing mechanisms which equitably distribute the cost of road improvements (EIR, p. V-201).

Discussion of the Modified Project: As discussed above in Item 42g, the Modified Project occupies the same area as previously analyzed and will participate in the cost of off-site improvements through payment of the following "fair share" mitigation fees:

- 1) Coachella Valley Transportation Uniform Mitigation Fee (TUMF), current at time of construction.

- 2) Riverside County Development Impact Fees (Transportation – Roads, Bridges, Major Improvements, and Transportation – Signals fee portions).

These fees should be collected and utilized as needed by Riverside County to construct the improvements necessary to maintain the required LOS.

Finding: The Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

- g) *EIR396 Conclusion – Not analyzed:* No other governmental services are anticipated.

Discussion of the Modified Project: No other governmental services are anticipated.

Finding: No other governmental services are anticipated, therefore no impacts result.

- h) *EIR396 Conclusion – Less than Significant with Mitigation:* The Project does not conflict within an adopted energy conservation plan. The Riverside County General Plan contains policies to reduce the demand of energy resources and to consider alternatives to conventional sources of energy. The programs affecting the Project in order to reach these goals, include reducing energy consumption and implementing building design standards to encourage alternative energy sources. The site is currently utilized for agricultural use which is not an energy intensive use therefore, energy demands will increase as a result of residential, commercial, business and industrial land uses. EIR396 identified mitigation measures that would reduce impacts to energy to less than significant as follows (EIR, p. V-155):

Mitigation Measure C9-1–All developments within the Kohl Ranch Project area shall implement Title 24 building standards to minimize energy use (EIR, p. V-156).

Mitigation Measure C9-2–Electric vehicle recharging facilities shall be permitted in all commercial developments (EIR, p. V-156).

Subsequently, EIR396-A2 identified that Title 24 building standards had improved since mitigation measure C9-1 was written and replaced mitigation measure C9-2 with GHG1:

Mitigation Measure MM GHG 1 – In order to reduce energy consumption from the proposed Project development, construction of all homes and businesses shall exceed the 2008 California Energy Code – Title 24, Part 6 energy efficiency standards by 15 percent. GHG 1 replaces mitigation measures D7-9 and C9-1.

Discussion of the Modified Project: The Modified Project is subject to current Riverside County General Plan policies and requirements regarding energy efficiency. Current standards at the time of development may be even more energy efficient. With implementation of mitigation measures C9-2 and GHG1, the Modified Project will be as or more efficient than the Project previously analyzed.

Finding: With implementation of mitigation measures C9-2 and GHG1, the Modified Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

MANDATORY FINDINGS OF SIGNIFICANCE

MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
<p>48. Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Analysis contained in this document; Project Description, EIR396 et al

Findings of Fact:

EIR396 Conclusion – Less Than Significant with Mitigation with Respect to Biological Resources, Less Than Significant With Mitigation with Respect to Cultural Resources: The EIR states that the Salton Sea is an important resource for migratory birds and represents the most important biological resource in the Coachella Valley. The Riverside County Comprehensive General Plan designates most of the Valley for continued agricultural use and focuses most development within the Coachella Valley Enterprise Zone, which surrounds the Thermal (Jacqueline Cochran Regional) Airport. Given the limited impact on natural habitat expected under the County's growth policies, the implementation of SPA2 is not considered cumulatively significant (EIR, p. V-383).

With respect to major periods of California History or prehistory, the EIR concluded that the Project site and vicinity contain known archaeological, historical and paleontological resources. While cumulative development anticipated in the area raises the potential for a loss of such resources, mitigation measures (C12-1 through C12-3) would render this impact less than significant (EIR, p. V-383).

Discussion of the Modified Project: The Modified Project site occupies the same area as previously analyzed and is not located within any CVMSHCP conservation area. The closest conservation area is the CVSC and Delta Conservation Area to the southeast of the Modified Project. However, the Modified Project is still located within the CVMSHCP boundary. Thus, the Modified Project will be subject to payment of CVMSHCP fees. Existing conditions with the Kohl Ranch Specific Plan boundary include agricultural operations and three schools (Las Palmitas Elementary School, Toro Canyon Middle School and Desert Mirage High School) operated by the Coachella Valley Unified School District (CVUSD) have been constructed at the northeast corner of Avenue 66 and Tyler Street and the area between Avenue 64 and Avenue 66 has been graded with one lake constructed. Some areas within the Modified Project site have been graded or constructed; specifically the southern portion of TTC Motorsport track, referred to as South Palm Circuit has been constructed including a Fuel Island, Paddock, Temporary Sales and Operational Facilities. Construction activities to complete TTC and the uses proposed by the Modified Project will disturb the same area previously analyzed. Mitigation measure C3-2 remains in effect for the Modified Project, which will ensure payment of CVMSHCP fees.

With respect to major periods of California history or prehistory, the Modified Project occupies the same area and has the same Project boundary as previously analyzed. While mitigation measure D8-4

remains applicable to SPA3, it is not applicable to TTC development as golf courses are no longer an allowable use within these planning areas. While mitigation measures C12-2 (Revised) and C12-3 remain applicable to SPA3 within areas that have yet to be developed, they are not specifically applicable to the TTC Motorsports Park Development as this facility is located outside the areas specified by these mitigation measures. However, these mitigation measures will remain in effect for SPA3. Additionally, Mitigation Measure C12-8 is also required to ensure that the archaeological monitoring previously recommended in EIR396 is accomplished by this Project.

Finding: With implementation of mitigation measures C12-2 (Revised), C12-3, and C12-8, the Modified Project would not exacerbate or negate impacts identified for biological and cultural resources in the EIR396. Therefore, there are no new impacts, changes, or new information associated with this Project that would require preparation of a Supplemental or Subsequent EIR.

MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
49. Does the Project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Analysis contained in this document; Project Description; EIR396 et al

Findings of Fact:

EIR396 Conclusion: Not specifically addressed in the EIR396 because the Environmental Assessment determined the Specific Plan does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goal.

Discussion of the Modified Project: The Modified Project occupies the same area as previously analyzed. The Modified Project proposes uses that are substantially similar to those previously approved that would not result in disadvantage of long-term environmental goals.

Finding: The Modified Project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals beyond what was previously analyzed. Therefore, there are no new impacts, changes, or new information associated with this Project that would require preparation of a Supplemental or Subsequent EIR.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
MANDATORY FINDINGS OF SIGNIFICANCE				
50. Does the Project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects as defined in California Code of Regulations, Section 15130)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Analysis contained in this document; Project Description; EIR396 et al

Findings of Fact:

EIR396 Conclusion – Less than Significant, or Less than Significant with Mitigation for all Resources Except Soils and Agriculture, Air Quality, Noise, and Libraries; which are Significant: With respect to soils and agriculture, the EIR concluded there are no Williamson Act lands within the Project boundary. However, lands under Williamson Act contracts are located immediately adjacent to the eastern border of the Project site and throughout the Project vicinity. The cumulative loss of farmland from areawide urbanization of farmland is a significant, unavoidable environmental impact.

With respect to air quality, the EIR concluded that short-term air quality impacts are assumed to be significant, since on-site grading is likely to exceed threshold levels (177 acres over a three-month period). The long-term emissions associated with the Project under Concept 1 are anticipated to be 11,555 pounds of carbon monoxide, 646 pounds of reactive organic gases, 1,353 pounds of NOx and 343 pounds of particulate matter on a daily basis. Air pollutant emissions of this magnitude exceed the criteria for significance suggested by the SCAQMD. Regional Project impacts are considered significant and impact of this Project and additional development in the region is considered cumulatively significant. Localized carbon monoxide levels were evaluated in the Project vicinity under year 2010 cumulative conditions. The increase in carbon monoxide from cumulative traffic would not be significant, because the 1-hour and 8-hour standards would not be exceeded at any receptor location (EIR, p. V-382).

With respect to noise, the EIR concluded that the noise increase generated by Project-related traffic and cumulative development levels would expose certain existing residential units to noise levels exceeding the 65 CNEL standard. This impact is considered cumulatively significant (EIR, p. V-382).

With respect to libraries, the EIR concluded that implementation of the Project would adversely impact existing library services. The increase in population to be serviced would require an increase in funding to the County Library in order to maintain the current level of service but the current level of services is substantially inadequate. This impact is considered significant (EIR, p. V-338).

Subsequently, EIR396-A2 identified that the objectives of SPA2 include:

- a) Increased market potential and attractiveness of the Jacqueline Cochran Regional Airport and vicinity.
- b) Support for planning, economic development and redevelopment efforts in the Eastern Coachella Valley, in accordance with the goals of the Coachella Valley Enterprise Zone, Redevelopment Plan

for Supervisorial District No. 4. and Master Plan for the expansion of Jacqueline Cochran Regional Airport.

- c) Flexibility to respond to changing market conditions, through designation of golf course as an alternate land use.
- d) A balanced, living and working environment that provides a mix of land uses including a variety of housing products and employment opportunities.
- e) Cohesive, balanced, neighborhoods relating to overall Project phasing, which can be developed separately or together.

Discussion of the Modified Project: The Modified Project proposes to modify Objective (b) as a result of the dissolution of Redevelopment Agencies as of February 1, 2012, as follows:

- b) Support for planning, economic development and redevelopment efforts in the Eastern Coachella Valley, in accordance with the goals of the Coachella Valley Enterprise Zone, Redevelopment Plan for Supervisorial District No. 4. and Master Plan for the expansion of Jacqueline Cochran Regional Airport.

The Project and the entire Specific Plan do not have impacts which are individually limited, but cumulatively considerable.

Finding: The Modified Project would not exacerbate or negate impacts identified for agriculture, air quality, noise, or libraries in the EIR396. Although EIR396 identified significant and unavoidable impacts related to these topics, by adopting the Final EIR396 and Statement of Overriding Considerations, the County has deemed these impacts acceptable. The Modified Project would not generate significantly greater emissions, result in greater noise impacts, or result in the loss of agricultural or biological resources greater than the levels identified in EIR396. Thus, the previously identified significant and unmitigated impacts would not be made more severe as a result of the Modified Project. Therefore, there are no new impacts, changes, or new information associated with this Project that would require preparation of a Supplemental or Subsequent EIR.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
MANDATORY FINDINGS OF SIGNIFICANCE				
51. Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Analysis contained in this document; Project Description; EIR396 et al

Findings of Fact:

EIR396 Conclusion: Not specifically addressed in the DEIR because the Environmental Assessment determined the Specific Plan does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Discussion of the Modified Project: The Modified Project will not result in the Specific Plan having environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Finding: Construction and operation of the Modified Project or the entire Specific Plan would neither negate nor exacerbate the significance of adverse impacts on humans. The impacts would remain the

same regardless of implementation of this Project. Thus, the previously identified significant and unmitigated impacts would not be made more severe as a result of the Modified Project. Therefore, there are no new impacts, changes, or new information associated with this Project that would require preparation of a Supplemental or Subsequent EIR.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- *Riverside County Integrated Project, General Plan Final Program Environmental Impact Report, SCH No. 20020511430, October 2003.*
- *The Kohl Ranch Specific Plan No. 303 and Environmental Impact Report No. 396, SCH No. 1994112032, adopted and certified on November 16, 1999.*
- *The Kohl Ranch Specific Plan No. 303 Addendum No. 2 and Environmental Impact Report No. 396 Addendum No. 2, adopted on June 7, 2011.*
- *The Kohl Ranch Environmental Impact Report No. 396 Addendum No. 3, adopted April 1, 2014.*

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

The County General Plan Final Program EIR is available for review at the Riverside County Planning Department at 4080 Lemon Street, Riverside, CA and online at:

<http://planning.rctlma.org/SpecificPlans/ApprovedSpecificPlansDocuments.aspx>

VII. REFERENCES

Cited As:	Source
2012 AQMP	South Coast Air Quality Management District, Final 2012 Air Quality Management Plan, February 2013. (Available at http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2012-air-quality-management-plan/final-2012-aqmp-(february-2013)/main-document-final-2012.pdf , accessed October 7, 2014.)
CJA2013	Christopher Jean & Associates, <i>Acoustical Analysis Update, The Thermal Club, Phase 1, County of Riverside</i> , May 14, 2013. (Appendix B)
CPRC	State of California, <i>Public Resources Code Section 12220</i> . (Available at http://codes.lp.findlaw.com/cacode/PRC/1/d10.5/1/3/s12220 , accessed on September 26, 2014.)
COR ALUC	Riverside, County of, Airport Land Use Commission, <i>Airport Land Use Compatibility Plan</i> , October 14, 2004 (Available at http://www.rcaluc.org/plan_new.asp , accessed on September 26, 2014.)
COR ECVAP	County of Riverside, <i>County of Riverside General Plan, Eastern Coachella Valley Area Plan</i> , October 2003, updated February 2012. (Available at http://planning.rctlma.org/SpecificPlans/ApprovedSpecificPlansDocuments.aspx , accessed September 26, 2014.)
COR GP	County of Riverside, Transportation and Land Management Agency, Planning Division, <i>Riverside County Integrated Project, General Plan</i> , adopted 2003, amended through March 11, 2014. (Available at the County of Riverside Planning Department and at http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx , accessed September 26, 2014.)
COR GP FEIR	County of Riverside, Transportation and Land Management Agency, Planning Division, <i>Riverside County Integrated Project, General Plan Final Program Environmental Impact Report</i> , 2003. (Available at the County of Riverside Planning Department and at http://www.rctlma.org/genplan/content/eir/volume2.html , accessed August 12, 2010.)
COR Ord 348	Riverside, County of, <i>Ordinance No. 348, Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside</i> . (Available at http://planning.rctlma.org/Portals/0/zoning/ordnance/Ord.%20348.4773%20clean%20version%20-%20Copy.pdf , accessed on September 26, 2014.)
COR Ord 460	Riverside, County of, <i>Ordinance No. 460, Regulating the Division of Land of the County of Riverside</i> . (Available at Riverside County Clerk of the Board and http://www.rivcocob.org/ords/400/460.pdf , accessed on September 26, 2014.)
COR Ord 457	Riverside, County of, <i>Ordinance No. 457, Uniform Building Code</i> . (Available at Riverside County Clerk of the Board and http://www.clerkoftheboard.co.riverside.ca.us/ords/400/457.pdf , accessed on September 26, 2014.)
COR Ord 655	Riverside, County of, 1988, <i>Ordinance No. 655, An Ordinance of the County of Riverside Regulating Light Pollution</i> , (Available at Riverside County Clerk of the Board and at http://www.clerkoftheboard.co.riverside.ca.us/ords/600/655.htm , accessed on September 26, 2014.)
COR Ord 742	Riverside, County of, <i>Ordinance No. 742, Dust Control in Urban Areas of the Coachella Valley</i> . (Available at Riverside County Clerk of the Board and at http://www.rivcocob.org/ords/700/742.1.pdf , accessed on September 26, 2014.)

Cited As:	Source
COR Ord 754	Riverside, County of, 2006, <i>Ordinance No. 754 (As Amended through 754.2, An Ordinance of the County of Riverside Amending Ordinance No. 754 Establishing Stormwater/Urban Runoff Management and Discharge Controls)</i> . (Available at Riverside County Clerk of the Board and at http://www.rivcocob.org/ords/700/754.2.pdf , accessed on September 26, 2014.)
COR Ord 847	Riverside, County of, <i>Ordinance No. 847, Regulating Noise</i> . (Available at Riverside County Clerk of the Board and at http://www.clerkoftheboard.co.riverside.ca.us/ords/800/847.pdf , accessed on September 26, 2014.)
CVAG	Coachella Valley Association of Governments, <i>Final CVAG Non-Motorized Transportation Plan Update</i> , September 2010. (Available at http://www.cvag.org/library/pdf_files/trans/TPPS%20RFP/7%20-%202010%20Non%20Motorized%20Transportation%20Plan.pdf , accessed September 26, 2014.)
CVMSHCP	Riverside, County of, <i>Coachella Valley Multi-Species Habitat Conservation Plan</i> , September, 2007. (Available at http://www.cvmshcp.org/Plan_Documents.htm , accessed on September 26, 2014.)
CVRPMP	Desert Recreation District, <i>Coachella Valley Recreation and Parks Master Plan</i> , November 2013. (Available at http://rivcocob.org/agenda/2014/03_25_14_files/02-03part%202.pdf , accessed on September 26, 2014.)
EIR396	<i>The Kohl Ranch Specific Plan No. 303 and Environmental Impact Report No. 396</i> , adopted November 16, 1999. (Available at http://planning.rctlma.org/SpecificPlans/ApprovedSpecificPlansDocuments.aspx , accessed September 26, 2014.)
FEMA	Federal Emergency Management Agency, Flood Map Service Center. (Available at https://msc.fema.gov/portal , accessed September 26, 2014.)
Google Maps	Google Maps. (Available at https://www.google.com/maps/ , accessed September 26, 2014).
RCLIS	Riverside, County of, <i>Riverside County Land Information System Website</i> . (Available at http://tlmabld5.agency.tlma.co.riverside.ca.us/website/rclis/ , accessed September 26, 2014.)
STA	SunLite Transit Agency, SunBus System Map, effective September 2014. (Available at http://www.sunline.org/pub/schedules/2014/sept_7_2014/system_map_9-14_w_links.pdf , accessed September 26, 2014.)
WEBB 2010a	Albert A. Webb Associates, <i>Air Quality Impact Analysis for The Kohl Ranch Thermal Motorsports Park, Including a CO Hotspots Analysis for Specific Plan No. 303, Amendment 2, Riverside County, CA</i> , October 11, 2010. (Available at County of Riverside.)
WEBB 2010b	Albert A. Webb Associates, <i>Greenhouse Gas Analysis for The Kohl Ranch Specific Plan No. 303, Amendment 2, Riverside County, CA</i> , September 13, 2010. (Available at County of Riverside.)
Webb 2010c	Albert A. WEBB Associates, <i>Preliminary Acoustical Impact Analysis, The Kohl Ranch Specific Plan No. 303, Amendment 2</i> , December 1, 2010. (Appendix B)
WEBB-A	Albert A. WEBB Associates, <i>Air Quality/Greenhouse Gas Analysis for the Kohl Ranch Specific Plan No. 303 Amendment No. 3 and Environment Impact Report No. 396 Addendum No. 5</i> , October 7, 2014. (Appendix A)
WEBB-B	Albert A. WEBB Associates, <i>Noise Assessment for the Kohl Ranch Specific Plan No. 303 Amendment No. 3 and Environmental Impact Report No. 396 Addendum No. 5</i> , September 12, 2014. (Appendix B)

Cited As:

Source

WEBB-C

Albert A. WEBB Associates, The Kohl Ranch Specific Plan Traffic Analysis Addendum, September 18, 2014. (Appendix C)

VIII. LOCATIONS WHERE REFERENCES CAN BE VIEWED

County of Riverside

Planning Department
4080 Lemon Street
Riverside, CA 92501

IX. LIST OF INITIAL STUDY PREPARERS

Riverside County Planning Department

Matt Straite
4080 Lemon Street, 12th Floor
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Melissa Perez, Senior Environmental Planner
Cheryl Degano, Principal Environmental Analyst
Eliza Laws, Senior Environmental Analyst
Brad Perrine, Associate Environmental Analyst
Ryan Leonard, Associate Environmental Planner
3788 McCray Street
Riverside, California 92506
(951) 686-1070

X. PERSONS CONTACTED IN PREPARATION OF THE INITIAL STUDY

None

XI. ACRONYMS, UNITS OF MEASUREMENT, AND CHEMICAL SYMBOLS

Acronyms

AQMP	Air Quality Management Plan
BMP	Best Management Practices
CEQA	California Environmental Quality Act
CLUP	Comprehensive Land Use Plan
CNEL	Community Noise Equivalent Level
CPUC	California Public Utilities Commission
CVAG	Coachella Valley Association of Governments
CVMSHCP	Coachella Valley Multiple Species Habitat Conservation Plan
CVUSD	Coachella Valley Unified School District
CVWD	Coachella Valley Water District
DCPA	Desert Communities Project Area
DRD	Desert Recreation District
EA	Environmental Assessment
ECVAP	Eastern Coachella Valley Area Plan
EIR	Environmental Impact Report
ERC	Extended Runway Centerline
ETZ	Emergency Touchdown Zone
FEMA	Federal Emergency Management Agency
GHG	Greenhouse Gases
GTE	General Telephone
IDD	Imperial Irrigation District
ISZ	Inner Safety Zone
LOS	Level of service
MRZ	Mineral Resource Zone
NAAQS	National Ambient Air Quality Standards
NPDES	National Pollutant Discharge Elimination System
OTZ	Outer Safety Zone
RCALUC	Riverside County Airport Land Use Commission
RCP	Regional Comprehensive Plan
RWQCB	Regional Water Quality Control Board Division
SBBM	San Bernardino Base Meridian

Acronyms

SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Electric
SCH	State Clearinghouse
SCHWMA	Southern California Hazardous Waste Management Authority
SEDAB	South East Desert Air Basin
SOV	Single Occupant Vehicle
SPA2	Specific Plan Number 303, Amendment Number 2
SSAB	Salton Sea Air Basin
SWPPP	Storm Water Pollution Prevention Plan
TDG	Thermal Design Guidelines
TDM	Transportation Demand Management
TIA	Traffic Impact Analysis
TPPS	Transportation Project Prioritization Study
TUMF	Transportation Uniform Mitigation Fee
UBC	Uniform Building Code
USBR	United States Bureau of Reclamation
USGS	United States Geological Survey
WSA	Water Supply Assessment

Units of Measurement and Chemical Symbols

AMSL	Above Mean Sea Level
CO	Carbon monoxide
CO ₂	Carbon dioxide
gpm	Gallons per minute
MGD	Million gallons per day
NO ₂	Nitrogen dioxide
N ₂ O	Nitrous Oxide
PM-10	Particulate matter 2.5 to 10 microns in diameter
PM-2.5	Particulate matter 2.5 microns or less in diameter
psi	Pounds per square inch
VOC	Volatile organic compounds

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPA - Amendment Description RECOMMND

Specific Plan No. 303 Amendment No. 3 proposes to alter the land use within the northeastern section of the project area in order to incorporate an outdoor film studio, racing related residential uses, live/work units as allowable under the new Mixed-Use land use designation, revision of zoning ordinance, revision of existing standards for Mixed-Use designation, and a more detailed specific plan implementation and administrative processing discussion. In addition, the project proposal will divide the existing planning area E-2 into 5 new planning areas which will consist of E-2, E-5, E-6, E-7, and E-8. The existing planning area A-6 will be consolidated into existing planning area E-4. Planning areas A-6, E-2, E-4, E-5, E-6, E-7, and E-8, will have a land use designation of Mixed-Use and will be used to define and describe land use restrictions and conditions relative to ALUC Safety zones, and identify the special development needs related to a motorsports racing park. Targeted densities within planning areas F-2, G-5, G-10, G-11, H-2, and H-4 will also be adjusted to allow for horizontal and vertical mixed-use units in planning areas E-4, E-5, E-6, E-7, and E-8, so as not to exceed the maximum unit count of 7,171 units.

10. EVERY. 2 SPA - Replace all previous RECOMMND

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions as stipulated under this Specific Plan No. 303, Amendment No. 3

10. EVERY. 3 SP - SP Document RECOMMND

Specific Plan No. 303, Amendment No. 3 shall include the following:

- a. Specific Plan Document, which shall include:

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10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.) RECOMMND

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 396 Document, which must include, but not be limited to, the following items:

1. Addendum to Environmental Impact Report
2. Supplemental studies such as Greenhouse Gas Analysis, Acoustic studies, Air Quality Impact Analysis,
3. A list of persons, organizations and public agencies consulted, and or list of people requesting to be notified.
4. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4 SP - Definitions RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 303 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 303 , Amendment No. 3

CHANGE OF ZONE = Change of Zone No. 7852.

Addendum to EIR = Environmental Impact Report No. 396,
DATED FEBRUARY 2015

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10. GENERAL CONDITIONS

10. EVERY. 5 SP - Ordinance Requirements RECOMMND

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 6 SP - Limits of SP DOCUMENT RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 7 SP - HOLD HARMLESS RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are

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10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS (cont.) RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 SP-GSP-1 ORD. NOT SUPERSEDED RECOMMND

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 2 SP-GSP-2 GEO/SOIL TO BE OBEYED RECOMMND

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT RECOMMND

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - HEALTH NOTES RECOMMND

Please see E. Health comments in SP00303A2, as follows:
The Department of Environmental Health (DEH) has reviewed Amendment No. 2 to SP 303 and has the following comments:

As aforementioned in our comments for Amendment No.1, a major concern continues to be the negative impact this project will have on the groundwater overdraft situation which currently exists in the Coachella Valley.

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10. GENERAL CONDITIONS

10.E HEALTH. 1

SP - HEALTH NOTES (cont.)

RECOMMND

A significant amount of water consumption is anticipated for projects subjected to Amendment No. 2 since this document includes lakes for landscaping and recreational activities such as fishing and water skiing.

In addition, a mixture of proposed schools, low residential to high residential projects, and industrial and commercial projects allowed under this document will add an additional burden to the existing water supply in the area.

The Coachella Valley Water District (CVWD) has a preliminary water management plan drafted. However, this plan has not yet been finalized and approved. Moreover, it is our understanding that mitigation measures such as recharging the lower basin cannot be implemented until the finalization and approval of CVWD's water management plan has occurred.

The area encompassing SP#303 Amendment No. 2 has been known to have a diminishing water table in which a drop of almost 90 ft has occurred in some areas. Therefore, all measures to minimize the negative impact to this diminishing resource should be implemented and utilized.

Even the use of canal water (for non-potable purposes) should be restricted since this water would come from California's limited allotment of Colorado River Water.

All other available sources should be fully utilized first (such as reclaimed wastewater and even returned irrigation water from the Whitewater River).

Furthermore, any water features designed for body contact (such as water skiing and/or swimming) must meet this Department's water quality and design standards.

If you have any questions, please call (760) 393-3390.

FIRE DEPARTMENT

10.FIRE. 1

SP-#71-ADVERSE IMPACTS

RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the

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10. GENERAL CONDITIONS

10.FIRE. 1 SP-#71-ADVERSE IMPACTS (cont.) RECOMMND

increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2 SP-#86-WATER MAINS RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 3 SP-#87-OFF-SET FUNDING RECOMMND

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

10.FIRE. 4 SP-#85-FINAL FIRE REQUIRE RECOMMND

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 5 SP*-#100-FIRE STATION RECOMMND

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the

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10. GENERAL CONDITIONS

10.PLANNING. 3 SP NO RESIDENCY PA-5 THRU E-8 RECOMMND

Any unit within Planning Areas E-5 through E-8 shall not be used as a primary residence.

10.PLANNING. 4 SP -OVERNIGHT PA E-5 THRU E-8 RECOMMND

If the project is within Planning Areas E-5 through E-8, Overnight stays shall be limited to 45 consecutive nights by any owner, renter, visitor or any occupant including but not limited to any vehicle maintenance staff, housekeeping staff, or any form of grounds keeper. The HOA shall be responsible for enforcement of this provision.

10.PLANNING. 5 SP - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 6 SP - INADVERTANT ARCHAEO FINDS RECOMMND

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

If during ground disturbance activities, cultural resources

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10. GENERAL CONDITIONS

10.PLANNING. 6 SP - INADVERTANT ARCHAEO FINDS (cont.) RECOMMND

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

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

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

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

10.PLANNING. 7 SP - ALTERNATIVE ENERGY GEN RECOMMND

All non-residential structures over 1,000 square feet including, but not limited to public (libraries, public community centers, schools, and joint-use facilities), and private recreation (buildings owned by an HOA) - shall add renewable energy generating technology to the site or structure to reduce non-renewable electricity by thirty three percent (33%) versus the "Business as Usual" scenario, which is defined as the regulations in effect pursuant to the CARB Scoping Plan.

10.PLANNING. 8 SP - MULTIFAMILY ENERGY GEN RECOMMND

All multifamily attached residential implementing projects with sub-Homeowners Associations serving as professional management shall add renewable energy generating technology to the site to reduce non-renewable electricity.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1

SP - SP303A3 TS/CONDITION

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service "C", except that Level of Service "D" may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

SR-86 (NS) at:
60th Avenue (EW)
"B" Street (NS) at:
Tyler Street (EW)
Tyler Street (NS) at:
60th Avenue (EW)
Polk Street (NS) at:
60th Avenue (EW)
SR-86 (NS) at:
61st Avenue (EW)
Tyler Street (NS) at:
61st Avenue (EW)
SR-86 (NS) at:
62nd Avenue (EW)
"A" Street (NS) at:
62nd Avenue (EW)
"B" Street (NS) at:
62nd Avenue (EW)
Tyler Street (NS) at:
62nd Avenue (EW)
"C" Street (NS) at:
62nd Avenue (EW)
"D" Street (NS) at:
62nd Avenue (EW)
Polk Street (NS) at:
62nd Avenue (EW)
Fillmore Street (NS) at:

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP303A3 TS/CONDITION (cont.) RECOMMND

62nd Avenue (EW)
Polk Street (NS) at:
 "D" Street (EW)
Tyler Street (NS) at:
 64th Avenue (EW)
 "C" Street (NS) at:
 64th Avenue (EW)
 "E" Street (NS) at:
 64th Avenue (EW)
Polk Street (NS) at:
 64th Avenue (EW)
Tyler Street (NS) at:
 "F" Street (EW)
Tyler Street/Middleton Street (NS) at:
 66th Avenue (EW)
 "E" Street (NS) at:
 66th Avenue (EW)
Polk Street (NS) at:
 66th Avenue (EW)
Fillmore Street (NS) at:
 66th Avenue (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 2 SP - SP303A3/IMPROVEMENTS RECOMMND

All roads shall be improved per the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

10.TRANS. 3 SP - SP303A3/WRCOG TUMF RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 4

SP - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits for any implementing project for SP00303A3, whether a development plan, or recordation of an implementing subdivision map, each individual project within any phase of SP00303A3 shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

10.TRANS. 5

SP - SP LANDSCAPING PLANS

RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859.2 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859.2 shall prevail.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

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

20.PLANNING. 2 SP - FINAL DOCUMENTS

RECOMMND

Within 60 days of the approval of the SPECIFIC PLAN amendment the following shall be submitted and approved by the Palnning department:

Fifteen (15) cd and three (3) hard copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP-Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Departmnet: 1 copy Transportation Department: 1 copy County Planning Department in Riverside: 1 copy Clerk of the Board of Supervisors: 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - CULTURAL RESOURCE PROF.

RECOMMND

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

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1

SP - CULTURAL RESOURCE PROF. (cont.)

RECOMMND

monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

30.PLANNING. 2

SP - PHASE IV MONITOR REPORT

RECOMMND

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

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - PHASE IV MONITOR REPORT (cont.) RECOMMND

of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

30.PLANNING. 3 SP - M/M PROGRAM (GENERAL) RECOMMND

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

"The EIR and Addendum prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 4 SP - NON-IMPLEMENTING MAPS RECOMMND

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

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning. Should this project be an application for phasing or project with a prefix of "SP" will be considered as NOT financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 7 SP - PROJECT LOCATION EXHIBIT RECOMMND

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

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - PROJECT LOCATION EXHIBIT (cont.) RECOMMND

have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 8 SP - ACOUSTICAL STUDY REQD RECOMMND

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

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 12 SP - ADDENDUM EIR RECOMMND

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical informaiton (i.e. traffic studies, updated biological studies, etc.) have been required by the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP - ADDENDUM EIR (cont.) RECOMMND

Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 13 SP - EA REQUIRED RECOMMND

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

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 14 SP - SUPPLEMENT TO EIR RECOMMND

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - SUPPLEMENT TO EIR (cont.) RECOMMND

Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 15 SP - SUBSEQUENT EIR RECOMMND

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS RECOMMND

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

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS (cont.) RECOMMND

been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 17 SP - AMENDMENT REQUIRED RECOMMND

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

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 18 SP - PARK AGENCY REQUIRED RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - PARK AGENCY REQUIRED (cont.)

RECOMMND

placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Desert Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if the Desert Recreation and Parks District is unwilling or unable to annex the property in question."

30.PLANNING. 19 SP - AG/DAIRY NOTIFICATION

RECOMMND

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 20 SP *- PA PROCEDURES

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP *- PA PROCEDURES (cont.)

RECOMMND

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 21 SP - COMMON AREA MAINTENANCE

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - COMMON AREA MAINTENANCE (cont.) RECOMMND

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization."

30.PLANNING. 22 SP - CC&R RES PUB COMMON AREA RECOMMND

rior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

SP - CC&R RES PUB COMMON AREA (cont.)

RECOMMND

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)RECOMMND

of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

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

30.PLANNING. 23 SP - CC&R RES PRI COMMON AREA RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

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

4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

SP - CC&R RES PRI COMMON AREA (cont.)

RECOMMND

Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

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

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

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

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

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - CC&R RES PRI COMMON AREA (cont.) (cont.) RECOMMND

any, this Declaration shall control."

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

30.PLANNING. 24 SP - ARCHAEO M/M PROGRAM RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 25 SP - PALEO M/M PROGRAM RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

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Riverside County LMS
CONDITIONS OF APPROVAL

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - GENERIC M/M PROGRAM

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for SPECIFIC PLAN 303 AMENDMENT NO. 3 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 30 SP *- ENTRY MONUMENTATION

RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit ____.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area ____ of the SPECIFIC PLAN, as shown on pages ____ to ____."

30.PLANNING. 31 SP - POST GRADING REPORT

RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32 SP - SCHOOL MITIGATION RECOMMND

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

"PRIOR TO BUILDING PERMITS, impacts to the Coachella Valley Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 33 SP - GEO STUDY REQUIRED RECOMMND

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

"PRIOR TO PROJECT APPROVAL, a geological/geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 34 SP - ARCHAEOLOGIST RETAINED RECOMMND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34

SP - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

30.PLANNING. 35

SP - IF HUMAN REMAINS FOUND

RECOMMND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

determine the appropriate mitigation measures and corrective actions to be implemented.

30.PLANNING. 36 SP - HYDRO STUDY RECOMMND

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

"PRIOR TO PROJECT APPROVAL, a HYDROLOGY study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 37 SP - PARK SCHEDULE RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), a schedule for the development of the park for the phase of the specific plan that the residential project is in shall be submitted to and approved by the Desert Recreation District. Conditions of approval reflecting the construction schedule will be placed on the SPECIFIC PLAN for all future implementing projects to comply.

This condition may be considered NOT APPLICABLE if the implementing project is not residential in nature. Accordingly, this condition may be considered MET only on the implementing projects for which a parks construction schedule has been approved, and may be considered MET for the entire SPECIFIC PLAN once the construction schedule for the every park in the SPECIFIC PLAN has been approved. This condition may not be DEFERRED.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38

ALUC CLEARANCE LETTER 1-28-15

RECOMMND

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

"The project applicant shall comply with the terms and conditions based on the findings and conclusions stated in County of Riverside Airport Landuse Commission (ALUC) letter dated January 28, 2015."

Portions of this condition may be applicable to multiple milestones of development and therefore may be applied according the appropriate milestones as specified in the ALUC letter dated January 28, 2015, or as deemed appropriate by the Planning Director.

30.PLANNING. 39

SP - DISCLOSURE STATEMENTS

RECOMMND

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

"If the project is within Planning Areas E-5 through E-8, PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the applicant shall submit to the Planning Director for review and approval a completed occupancy disclosure form for the project.

The approved disclosure form, along with its attachments, shall be included as part of the lease/sales agreements and as part of the sales literature for the project. The disclosure statement shall include information, current as of the date of submittal. The following shall be included at a minimum:

a.Information on Noise resulting from aircraft and/or helicopter operations from Jacqueline Cochran airport.

b.Information on Noise resulting from the race track operations.

c.Overnight stays shall be limited to 45 consecutive nights."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 40

SP - CVWD COMPLIANCE

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the applicant shall provide written assurance that all issues listed as "prior to District approval of future development plans within the Kohl Ranch Specific Plan subject to regional flooding" in the letter from the Coachella Valley Water District dated September 16, 2010 have been addressed to the satisfaction of the Coachella Valley Water District. Specifically the letter requests:

-The developer will be required to pay fees for a flood management review by our consultant. Flood protection measures shall include detailed hydraulic analysis and plans for flood control that comply with Riverside County Ordinance No. 458, District, FEMA, and California Drainage Law regulations and standards.

TRANS DEPARTMENT

30.TRANS. 1

SP - SP303A3/TS REQUIRED

RECOMMND

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 303A3 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase. The project proponent of the subsequent development shall be responsible for the mitigation measures identified in the traffic studies including those which are above and beyond the conditioned improvements of SP00303A3.

30.TRANS. 2

SP - SP303A3/TS INSTALLATION

RECOMMND

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department.

Jackson Street (NS) at Avenue 60 (EW)
Jackson Street (NS) at Avenue 62 (EW)
Harrison Street (NS) at Airport Boulevard (EW)
Harrison Street (NS) at Avenue 60 (EW)
Harrison Street (NS) at Avenue 62 (EW)

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2 SP - SP303A3/TS INSTALLATION (cont.) RECOMMND

- Harrison Street (NS) at Avenue 64 (EW)
- Harrison Street (NS) at Avenue 66 (EW)
- Tyler Street (NS) at Avenue 62 (EW)
- Tyler Street (NS) at Avenue 64 (EW)
- Tyler Street (NS) at Avenue 66 (EW)
- "B" Street (NS) at "A" Street (EW)
- "B" Street (NS) at Avenue 62 (EW)
- "C" Street (NS) at "A" Street (EW)
- "C" Street (NS) at Avenue 62 (EW)
- "C" Street (NS) at "E" Street (EW)
- "C" Street (NS) at Avenue 66 (EW)
- "D" Street (NS) at "A" Street (EW)
- Polk Street (NS) at Airport Boulevard (EW)
- Polk Street (NS) at Avenue 60 (EW)
- Polk Street (NS) at Avenue 62 (EW)
- Polk Street (NS) at "E" Street (EW)
- Polk Street (NS) at Avenue 66 (EW)
- Polk Street (NS) at Harrison Street (EW)
- Grapefruit Boulevard (NS) at Airport Boulevard (EW)
- Grapefruit Boulevard (NS) at Avenue 62 (EW)
- Pierce Street (NS) at Avenue 62 (EW)
- Pierce Street (NS) at Avenue 66 (EW)
- SR-111 (NS) at Avenue 62 (EW)
- SR-86S Southbound (NS) at Avenue 62 (EW)
- SR-86S Northbound (NS) at Avenue 62 (EW)

or as approved by the Transportation Department.

Additional Traffic Signals may be identified in site specific traffic studies.

30.TRANS. 3 SP - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SOUTH VALLEY PARKWAY (cont.) RECOMMND

provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits for any implementing project for SP303A3, whether a development plan, or recordation of an implementing subdivision map, each individual project within any phase of SP303A3 shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

30.TRANS. 4 SP - SP303A3/CREDIT RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:

<http://rctlma.org/trans/Contractors-Corner>

30.TRANS. 5 SP - SP303A3/GEOMETRICS RECOMMND

The intersection of SR-86 (NS) at 60th Avenue (EW) shall be improved to provide the following geometrics:

- Northbound: one left-turn lane, one through lane
- Southbound: one left-turn lane, one through lane
- Eastbound: one left-turn lane, one through lane, one right-turn lane
- Westbound: one left-turn lane, one through lane, one right-turn lane with overlap

The intersection of "B" Street (NS) at Tyler Street (EW)

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5

SP - SP303A3/GEOMETRICS (cont.)

RECOMMND

shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one right-turn lane
Southbound: N/A
Eastbound: two through lanes
Westbound: one left-turn lane, two through lanes

The intersection of SR-86 (NS) at 61st Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one through lane
Westbound: one through lane

The intersection of Tyler Street (NS) at 61st Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: two through lanes
Eastbound: one left-turn lane, one right-turn lane
Westbound: N/A

The intersection of SR-86 (NS) at 62nd Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane, one right-turn lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane, one right-turn lane with overlap

The intersection of "A" Street (NS) at 62nd Avenue (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one left-turn lane, one right-turn lane
Eastbound: one left-turn lane, one through lane
Westbound: two through lanes

The intersection of "B" Street (NS) at 62nd Avenue (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one left-turn lane, one right-turn lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5

SP - SP303A3/GEOMETRICS (cont.) (cont.)

RECOMMND

Eastbound: one left-turn lane, one through lane
Westbound: two through lanes, one right-turn lane

The intersection of Tyler Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

Northbound: two left-turn lanes, two through lanes, one
right-turn lane
Southbound: two left-turn lane, two through lanes, one
right-turn lane
Eastbound: two left-turn lanes, two through lanes, one
right-turn lane with overlap
Westbound: two left-turn lane, two through lanes, one
right-turn lane with overlap

The intersection of "C" Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, two through lanes, one
right-turn lane
Westbound: one left-turn lane, two through lanes, one
right-turn lane

The intersection of "D" Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, two through lanes, one
right-turn lane
Westbound: one left-turn lane, two through lanes, one
right-turn lane

The intersection of Polk Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes, one
right-turn lane
Southbound: one left-turn lane, two through lanes, one
right-turn lane with overlap
Eastbound: one left-turn lane, two through lanes, one
right-turn lane
Westbound: one left-turn lane, two through lanes, one
right-turn lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP303A3/GEOMETRICS (cont.) (cont.) (contRECOMMND

The intersection of Fillmore Street (NS) at 62nd Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lanes
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, two through lanes
Westbound: one left-turn lane, two through lanes

The intersection of Polk Street (NS) at "D" Street (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: two through lanes
Eastbound: one left-turn lane, one right-turn lane
Westbound: N/A

The intersection of Tyler Street (NS) at 64th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes, one right-turn lane
Southbound: one left-turn lane, one through lane
Eastbound: N/A
Westbound: one left-turn lane, (two through lanes - future), one right-turn lane

The intersection of "C" Street (NS) at 64th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one left-turn lane, one right-turn lane
Eastbound: one left-turn lane, two through lanes
Westbound: two through lanes, one right-turn lane

The intersection of "E" Street (NS) at 64th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: two left-turn lanes, two through lanes, one right-turn lane
Southbound: one left-turn lane, one through lane, one right-turn lane
Eastbound: one left-turn lane, two through lanes, one right-turn lane
Westbound: two left-turn lanes, two through lanes, one right-turn lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP303A3/GEOMETRICS (cont.) (cont.) (contRECOMMND

The intersection of Polk Street (NS) at 64th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: two through lanes, one right-turn lane
Eastbound: two left-turn lanes, one right-turn lane
Westbound: N/A

The intersection of Tyler Street (NS) at "F" Street (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes
Southbound: one left-turn lane, one through lane
Eastbound: N/A
Westbound: one left-turn lane, one right-turn lane

The intersection of Tyler Street-Middleton Street (NS) at 66th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane

The intersection of "E" Street (NS) at 66th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one left-turn lane, one right-turn lane
Eastbound: one left-turn lane, one through lane
Westbound: two through lanes, one right-turn lane

The intersection of Polk Street (NS) at 66th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, two through lanes, one right-turn lane
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP303A3/GEOMETRICS (cont.) (cont.) (cont)RECOMMND

conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

30.TRANS. 6 SP - LC LANDSCAPE CONCEPT PLAN RECOMMND

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

Provide two (2) sets of plans on 24" x 36" sheet at 20 scale that includes a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The conceptual landscape plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6

SP - LC LANDSCAPE CONCEPT PLAN (cont.)

RECOMMND

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

The conceptual landscape plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

30.TRANS. 7

SP - LC LNDSCP CMN AREA MNTNN

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e., tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7 SP - LC LNDS SCP CMN AREA MNTNN (cont.) RECOMMND

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area(s) _____.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - COUNT RES BUILD PERMITS RECOMMND

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan.

LAND DEVELOPMENT COMMITTEE
1st CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 12, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.

Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Archaeology Section-Heather Thomson

SPECIFIC PLAN NO. 303 AMENDMENT NO. 3 AND CHANGE OF ZONE NO. 07852 - EA42726- Applicant: Thermal Operating Company – Engineer/Representative: Albert A. Webb and Associates- Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Location: Easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street – Gross Acreage: 2,177 acres - Zoning: Specific Plan (SP) – **REQUEST:** Specific Plan No. 303 Amendment No. 3 proposes to alter the land use within the northeastern section of the project area in order to incorporate an outdoor film studio, racing related residential uses, live/work units as allowable under the new Mixed-Use land use designation, revision of zoning ordinance, revision of existing standards for Mixed-Use designation, and a more detailed specific plan implementation and administrative processing discussion. In addition, the project proposal will divide the existing planning area E-2 into 5 new planning areas which will consist of E-2, E-5, E-6, E-7, and E-8. The existing planning area A-6 will be consolidated into existing planning area E-4. Planning areas A-6, E-2, E-4, E-5, E-6, E-7, and E-8, will have a land use designation of Mixed-Use and will be used to define and describe land use restrictions and conditions relative to ALUC Safety zones, and identify the special development needs related to a motorsports racing park. Targeted densities within planning areas F-2, G-5, G-10, G-11, H-2, and H-4 will also be adjusted to allow for horizontal and vertical mixed-use units in planning areas E-4, E-5, E-6, E-7, and E-8, so as not to exceed the maximum unit count of 7,171 units. The **Change of Zone** proposes to amend the Specific Plan zoning text and map to reflect the land use changes related to the Thermal Club Race Track development north of Avenue 63 and east of Tyler Street. More specifically, the change of zone will amend the zoning designation of a portion of Planning Area 6 (A-6) of the Kohl Ranch Specific Plan from a Heavy Industrial (HI) to Mixed-Use (MU). APN: 759-250-028, 759-240-016, 759-240-013, 759-240-010, 759-240-003, 759-240-003, 759-240-002, 759-240-001, 759-220-023, 759-220-017, 759-220-015, 749-220-014, and 759-220-012

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC meeting on December 4, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

{Department X, Department X, Department X}

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY



January 28, 2015

CHAIR
Simon Housman
Rancho Mirage

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Riverside

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John Guerin
Barbara Santos

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

www.rcaluc.org

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

[VIA HAND DELIVERY]

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1024TH14

Related File No.: SPA00303A3 (Specific Plan Amendment), CZ07852 (Change of Zone), TR36851 (Tentative Tract Map)

APN: 759-180-004, -005, -006, -008, and -013; 759-190-012; 759-190-013; recorded lots within Parcel Map No. 36293

Dear Mr. Straite:

On January 8, 2015, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced projects **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (as amended in 2006), pursuant to Policy 3.3.6 of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, based on special Findings 1 through 3, allowing for up to 39 units with overnight occupancy within Compatibility Zone C and 120 within Compatibility Zone D, and prohibiting overnight occupancy within Planning Area E-4, subject to the following conditions as amended at the hearing:

FINDINGS FOR A DETERMINATION OF CONSISTENCY PURSUANT TO POLICY 3.3.6 OF THE COUNTYWIDE POLICIES OF THE 2004 RIVERSIDE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN:

1. The inherent ambient noise from the racetrack already exposes the proposed units within Compatibility Zone D for overnight stays to considerable noise, so the impact from aircraft noise to these units is negligible.
2. The project provides approximately 233.6 acres of open area, which is 64.97 acres greater than the 168.63 minimum acres required, thus limiting any potential safety impacts on the proposed residential area.
3. These findings are dependent on the continued operation of the racetrack which generates the noise impacts and provides the open area as noted.

THIS DETERMINATION OF CONSISTENCY RELATES SPECIFICALLY TO THE PORTION OF THE SPECIFIC PLAN LOCATED NORTHERLY OF 62ND AVENUE.

CONDITIONS:

NOTE: The following conditions pertain to the portion of the Specific Plan known as the Thermal Club and the proximate open areas, specifically Planning Areas A-3, A-6, A-7, D-1, E-1, E-2, E-3, E-4, E-5, E-6, E-7, and E-8, or portions thereof. Conditions for other areas of

the Specific Plan remain as specified in the ALUC letters addressing Specific Plan No. 303, Amended No. 2 and Specific Plan No. 303, Amended No. 1.

1. Prior to the issuance of building permits, the landowner shall convey an avigation easement to Jacqueline Cochran Regional Airport, which shall be recorded, or shall provide evidence that such an easement covering the property has already been recorded. Copies of the avigation easement, upon recordation, shall be forwarded to the Riverside County Planning Department and to the Riverside County Airport Land Use Commission.

[This condition shall be considered as "MET."]
2. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655, as applicable. Outdoor lighting plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.)
3. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations, or any type of strobe light, toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. (Amended 2013)
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, highly noise-sensitive outdoor nonresidential uses, and aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.
4. The attached notice shall be provided to all potential purchasers and tenants and the contents of such notice language shall also be contained in a legally recordable instrument to be recorded at time of map recordation or building permit issuance.
5. Any detention or retention basin shall be designed so as to provide a maximum 48-hour

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

6. Noise attenuation measures shall be incorporated into the design of office areas of structures, as necessary to ensure interior noise levels from aircraft operations are at or below 45 CNEL.
7. No portion of any roadway or track shall be located within the Runway Protection Zone.
8. No use of the automobile racetrack for the purpose of spectator sports, in which guests pay for admission to an event or series of events, or to which the general public is invited, is included in this determination of consistency.
9. Development of the area addressed through Plot Plan No. 24690 Revised Permit No. 1 shall comply with all nonresidential intensity criteria and open area requirements of the applicable airport compatibility zones.
10. All structures shall maintain a minimum perpendicular distance of 750 feet from any point along the centerline of Runway 17-35 of Jacqueline Cochran Regional Airport, as the runway is depicted on the Airport's Master Plan (including any point on the centerline of the runway as extended to the southerly boundary of Airport Compatibility Zone A).
11. Occupancy of the 3rd floor of the Control Tower shall be limited to track control officials only or their designees.
12. Prior to building permit issuance on any of the Founders' Lots not allowing overnight stays within Planning Area E-2 and with a net area of 7,540 square feet or less, County Plan Check officials shall verify that either: (1) the proposed buildings does not exceed the "Standard Garage" plan or (2) the larger building has been submitted to the Riverside County Airport Land Use Commission staff and determined to be consistent. The "Standard Garage" shall be defined as having a total square footage not exceeding 7,150 square feet, with office, entertainment, and kitchen areas, as applicable not exceeding 4,320 square feet, and the remainder of the building devoted to storage, garage, and warehousing uses, and a height not exceeding two stories or 42 feet. Any building on such lots proposing either (1) a total square footage exceeding 7,150 square feet or (2) more than 4,320 square feet of uses other than storage, garage, and warehousing uses, or with a height exceeding two stories or 42 feet, shall be submitted to the Riverside County Airport Land Use Commission for review.

(Amended by ZAP1020TH13 and ZAP1024TH14)

13. Development on Founders' Lots not allowing overnight stays within Planning Area E-2 shall comply with the following standards: (1) the floor area ratio shall not exceed 0.95; (2) lot coverage shall not exceed 0.5; (3) the proportion of the building allocated to uses other than storage, garage, and warehousing uses shall not exceed 0.6; (4) no uses more intense than office uses and no assembly uses are permitted; (5) no residential uses or overnight occupancy (occupancy between the hours of 10:00 P.M. and 6:00 A.M. – between 2200 hours and 600 hours military time) is permitted; (6) the building does not exceed 42 feet in height; (7) no parking spaces are provided outside of the garage; and (8) garages contain a minimum space for two automobiles. If any of these criteria are not met, the building shall be submitted to the Riverside County Airport Land Use Commission for review.

(Amended by ZAP1020TH13 and ZAP1024TH14)

14. The following special occupancy load restrictions shall be posted:
- a) The maximum number of persons permitted in the tower building at any given time shall not exceed one hundred fifty (150) persons.
 - b) The maximum number of persons permitted in the members' storage garage in the village area at any given time shall not exceed seventy-five (75) persons.
 - c) The maximum number of persons permitted in the tuning shop building at any given time shall not exceed one hundred fifty (150) persons.

(Amended by ZAP1020TH13)

15. A notice to potential purchasers of lots not allowing overnight stays within Planning Area E-2, indicating that no residential uses or overnight occupancy (between 10:00 P.M. and 6:00 A.M. – between 2200 and 600 hours military time) shall be permitted, shall be provided in the form of a legally recordable instrument to ALUC staff for review and approval regarding content of the notice. Said instrument shall be recorded at the time of map recordation for each unit of Parcel Map No. 36293. Prior to sale of any individual lot, this notice shall be provided to potential purchasers. This restriction shall also be included within CC&Rs. This restriction does not apply to the nonresidential use of the tuning shop and members' storage garage in the village area for purposes of vehicle repair and maintenance during those hours, under the supervision of Club officials.

(Amended ZAP1020TH13 and ZAP1024TH14)

16. No trees, light poles, utility poles, or any other object greater than four feet in height and thicker than four inches shall be allowed within designated open areas.

(Amended by ZAP1020TH13)

17. Per the applicant's comment, racing on the track shall be limited to the hours of 7:00 A.M. to 7:00 P.M.

(Amended by ZAP1020TH13 and ZAP1024TH14)

18. No pole affixed lighting shall be allowed on interior private streets.
19. The control tower shall be limited to a maximum 3 above ground habitable floors.
20. Development on Founders' Lots shall be reviewed for determination of whether FAA review is required for Obstruction Evaluation. The Exhibit titled Buildings Summary Table and dated March 27, 2012 shall be used as a guide for determining whether a building is required to be reviewed based on the pad elevation, building height, distance to the ultimate end of the runway, elevation of the ultimate end of the runway, and a relevant slope ratio of 1:100. ALUC staff shall be consulted if there is any issue with this determination at time of building permit application. If FAA review is deemed to be required, the development shall comply with any subsequent determination and conditions from the FAA.

21. Any future revisions to the Plot Plan or any specific proposal for grading or pad

elevations for Phase II as identified on the Substantial Conformance Exhibit for Plot Plan No. 24690 dated 3/20/12 shall be transmitted to ALUC staff for review to determine whether submittal to ALUC is required. This review is intended to confirm any changes in intensities proposed and to determine whether FAA review for Obstruction Evaluation may be required.

22. The Federal Aviation Administration has conducted an aeronautical study of the control tower building (Aeronautical Study Nos. 2012-AWP-2704-OE through 2012-AWP-2707-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
23. The maximum height of the structure, including all roof-mounted appurtenances (if any) shall not exceed 61 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 82 feet below mean sea level.
24. The specific coordinates, height, and top point elevation of the control tower structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.
25. Temporary construction equipment used during actual construction of the structural improvements shall not exceed the height of the building (61 feet above ground level), unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
26. Within five (5) days after construction of the control tower reaches its greatest height, FAA Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and submitted to the Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Group, 2601 Meacham Boulevard, Fort Worth TX 76137. This requirement is also applicable in the event the project is abandoned.
27. The irrigation reservoir shall be completely covered at all times from top, sides, and bottom so as to prevent access by birds and other wildlife. The cover shall consist of 1" x 1" UV-protected polypropylene mesh secured at ground level around the edges and suspended four feet above the edge elevation, on steel cables spaced not greater than 30 feet apart, as depicted on the attached exhibits. The suspension design is intended to allow for the sagging of the netting material without touching the surface of the waters, so that the material stays dry. The cables and netting material shall be maintained in operable condition (no gaps or tears) throughout the life of the permit, as long as the reservoir holds water or other liquid.

(Added by ZAP1020TH13)
28. Prior to issuance of a letter of consistency for this project, the applicant team shall submit to the Riverside County Airport Land Use Commission a letter from a qualified airport wildlife biologist (as specified in FAA Advisory Circular 150/5200-36) stating that he/she has reviewed the proposed reservoir design and finds that the proposed measures will be effective in mitigating wildlife attraction to the facility.

(Added by ZAP1020TH13)

29. In the event that any incidence of wildlife hazard affecting the safety of air navigation occurs as a result of the presence of the irrigation reservoir on-site, upon notification to the airport operator (currently the Riverside County Economic Development Agency) of an incidence, the airport operator shall notify Thermal Operating Company, LLC (or its successor(s)-in-interest) (hereafter referred to as "owner") in writing. Within 15 days of written notice, the owner shall be required to promptly take all measures necessary to eliminate such wildlife hazard, including, if necessary, the emptying of the reservoir and replacement of the netting material. An "incidence" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The owner shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include providing for scheduled joint inspections of the reservoir by representatives of the owner and the airport to assure that the cables and netting material continue to prevent access to the waters. For each such incidence made known to the owner, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport owner's satisfaction.

(Added by ZAP1020TH13)

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

(Added by ZAP1020TH13)

31. This finding of consistency does not pertain to the following notes listed on the PP24690R1 exhibit plotted on July 22, 2013:
- (a) Note that Occupancy Type for the Members' Private Garages is R/S2.
 - (b) Note that overnight stays are permitted in the D zone.

The project is located within an area designated for industrial use within Specific Plan No. 303. Prior to issuance of a letter of consistency for this project, the applicant team shall submit an amended exhibit that excises these references.

(Added by ZAP1020TH13)

[NOTE: Condition No. 31 is retained for historical reference purposes only, as these references were subsequently excised.]

32. Prior to issuance of building permits for garage units on Lots 156 through 201, a block wall shall be constructed along the property line separating the easterly boundary of the airport property and the private street providing access to these properties.

(Added by ZAP1020TH13)

33. **Prior to building permit issuance on any of the Founders' Lots allowing overnight stays within Planning Areas E-5, E-6, E-7, E-8 and with a net area of 7,540 square feet or less, County Plan Check officials shall verify that either: (1) the proposed building does not exceed the "Standard Unit" plan or (2) the larger building has been submitted to the Riverside County Airport Land Use Commission staff and**

determined to be consistent. The "Standard Unit" shall be defined as having a total square footage not exceeding 7,150 square feet and a height not exceeding two stories or 42 feet. Any building on such lots proposing either (1) a total square footage exceeding 7,150 square feet or (2) more than a height exceeding two stories or 42 feet, shall be submitted to the Riverside County Airport Land Use Commission for review.

(Added by ZAP1024TH14)

If you have any questions, please contact Russell Brady, Airport Land Use Commission Contract Planner, at (951) 955-0549, or John Guerin, Airport Land Use Commission Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity

cc: Thermal Operating Company, LLC – Attn.: Tim Rogers
Albert A. Webb Associates – Attn.: Melissa Perez
Nick Johnson, Johnson Aviation
Daryl Shippy, Riverside County Economic Development Agency – Aviation Division

Y:\AIRPORT CASE FILES\JCRA\ZAP1024TH14\ZAP1024TH14.LTR.doc



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXCEPTIONS TO ORDINANCE NO. 847 AN ORDINANCE OF THE COUNTY OF RIVERSIDE REGULATING NOISE

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: Attn: Tim Rogers, 1983 W. 190th Street, Suite 100

Torrance Street CA 90504
City State ZIP

Daytime Phone No: (310) 486-4774 Fax No: (_____) _____

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: melissa.perez@webbassociat

Mailing Address: Attn: Melissa Perez, 3788 McCray Street

Riverside Street CA 92506
City State ZIP

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

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

Mailing Address: Attn: Tim Rogers, 1983 W. 190th Street, Suite 100

Torrance Street CA 90504
City State ZIP

Daytime Phone No: (310) 486-4774 Fax No: (_____) _____

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.

PROPERTY INFORMATION:

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 EXCEPTIONS TO THE NOISE ORDINANCE

Assessor's Parcel Number(s): See attached

Section: 33 Township: 6s Range: 8e

Approximate Gross Acreage: 2.177

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

Thomas Brothers map, edition year, page number, and coordinates: _____

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

J.T. ROLEY
PRINTED NAME OF APPLICANT

[Signature]
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/our 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.

J.T. ROLEY
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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 owners signatures.

EXCEPTIONS INFORMATION:

Type of Event:

Single Event Exceptions

Continuous Event Exceptions

Describe the event, for which the exceptions are being sought, including but not necessarily limited to the following: type of event; setting (indoor, outdoor or a combination of both); proposed schedule; hours of operation; expected number of vehicles per day; and expected number of participants per day.

APPLICATION FOR EXCEPTIONS TO THE NOISE ORDINANCE

Outdoor motor vehicle racing would operate between the hours of 7am and 7pm with up to 20 vehicles racing on the track at any given time.

Attach additional sheets as necessary

Describe the sound sources for which the exceptions are being sought, including, but not necessarily limited to the following: audio equipment; motor vehicle sound systems; sound amplifying equipment and live music.

Sound sources include motor vehicle racing and related facilities.

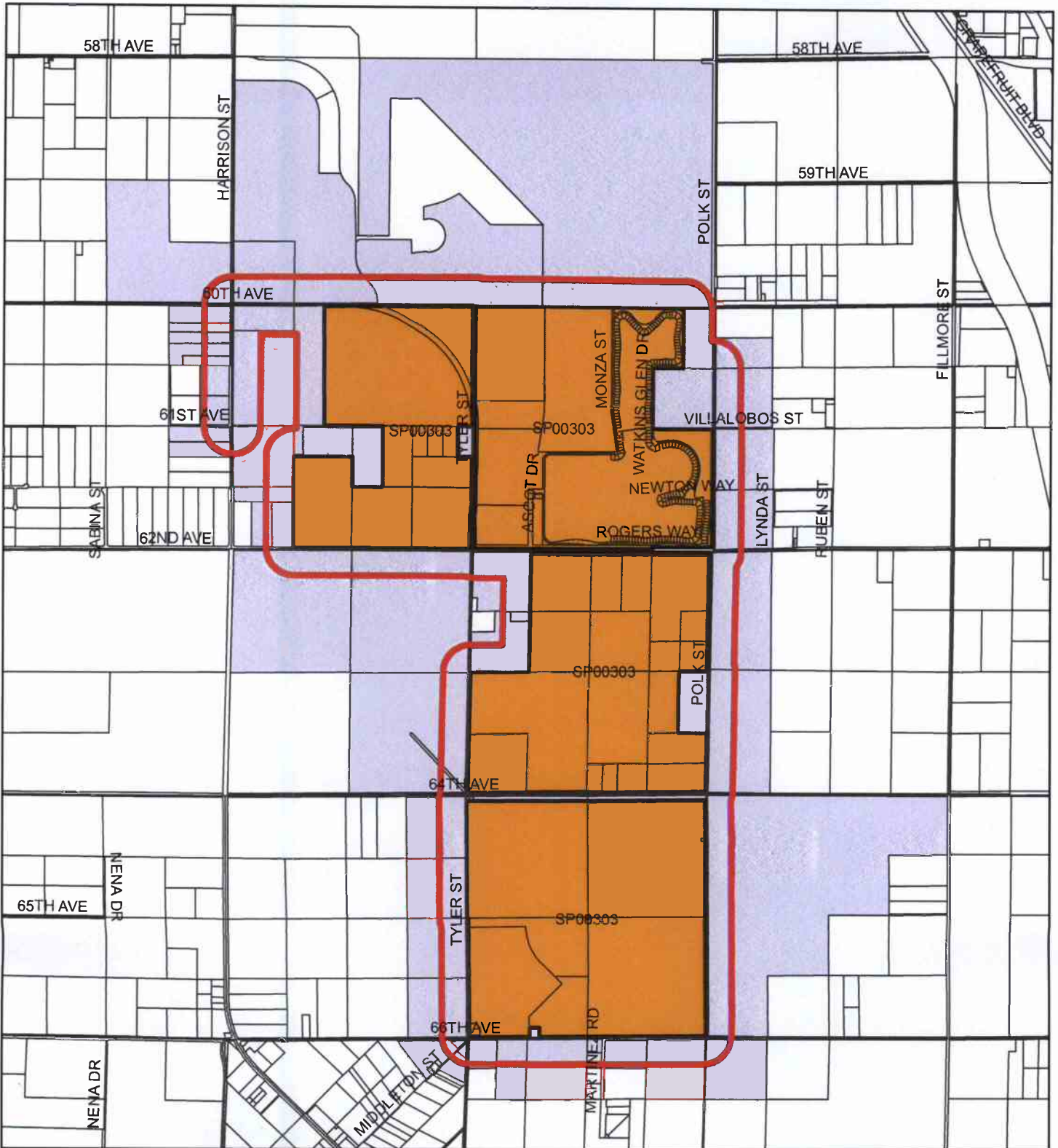
Attach additional sheets as necessary

Describe any noise sensitive land uses/sensitive receptors in the vicinity of the site, including, but not necessarily limited to the following: schools, hospitals, rest homes, long term care facilities, mental health care facilities, residential uses, libraries, passive recreational uses and places of worship.

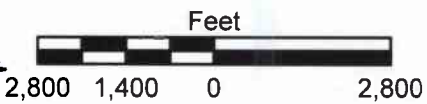
The nearest sensitive receptors include a residence located east of the site on Polk Street located approximately 975 feet from project noise sources; a residence located south of site along Tyler approximately 1,050 feet from project noise sources; and residential uses located west of site along Tyler Street approximately 200 feet from project noise sources.

Attach additional sheets as necessary

SP00303 (600 Foot Buffer)



- Case Owner Buffer
- Case Boundary
- Parcel Boundaries
- Surrounding Owner Parcels



Printed by mstraite on 2/18/2015

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.

GUADALUPE MALDONADO ACOSTA
C/O SAM ACOSTA
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THERMAL, CA. 92274

DOUGLASS G ADAIR
60499 HARRISON ST
THERMAL, CA. 92274

AGRI EMPIRE
P O BOX 490
SAN JACINTO, CA. 92581

AIDA S AGUIRRE
P O BOX 727
INDIO, CA. 92202

ARUSS
1407 BOYD ST
LOS ANGELES, CA. 90033

ALFREDO BAZUA
PO BOX 818
MECCA, CA. 92254

RODOLFO BAZUA
P O BOX 545
MECCA, CA. 92254

SALVADOR R BECERRA
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THERMAL, CA. 92274

BEHRENS FAMILY TRUST
801 HWY AVE
MANHATTAN BEACH, CA. 90266

FIDEL A BOTELLO
52120 CALLE CAMACHO
COACHELLA, CA. 92236

GUY DAVID CARTWRIGHT
22410 MISSION HILLS LN
YORBA LINDA, CA. 92887

GINA CHAPA
44526 CASSIA DR
INDIO, CA. 92201

RAHUL CHOPRA
6926 OROZCO DR
RIVERSIDE, CA. 92506

PAUL CLAYTON
4745 E CHARLES DR
PARADISE VALLEY, AZ. 85253

COACHELLA VALLEY UNIFIED SCHOOL DIST
82224 CHURCH ST
THERMAL, CA. 92274

COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE, CA. 92502

CRYSTAL ORGANIC FARMS
C/O JEFFREY A GREEN
P O BOX 81498
BAKERSFIELD, CA. 93380

CVCWD
P O BOX 1058
COACHELLA, CA. 92236

CVWD
P O BOX 1058
COACHELLA, CA. 92236

DESERT HERB FARMS INC
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THERMAL, CA. 92274

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11567 N SETTLERS DR
PARKER, CO. 80134

H JAMES FLORES
2892 S SANTA FE STE 116
SAN MARCOS, CA. 92069

CONCEPCION M GARCIA
60261 HARRISON ST
THERMAL, CA. 92274

GOLDEN ACRE FARMS
P O BOX 371
THERMAL, CA. 92274

SALVADOR GONZALEZ
85501 AVENUE 61
THERMAL, CA. 92274

ALBERT L GOOD
ROUTE 2 BOX 299
DELANO, CA. 93215

GUY DREIER RACING INC
C/O GUY DREIER
74105 MOCKINGBIRD TER
INDIAN WELLS, CA. 92210

HOUSING AUTHORITY COUNTY OF RIVERSIDE
C/O REAL PROPERTY DIVISION
P O BOX 1180
RIVERSIDE, CA. 92502

RAMON IBARRA
12350 ELLIOTT AVE
EL MONTE, CA. 91732

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

JERNIGAN SPORTING GOODS
C/O BRUCE JERNIGAN
82740 MILES AVE
INDIO, CA. 92201

JERNIGAN SPORTING GOODS
C/O BRUCE L JERNIGAN
82740 MILES AVE
INDIO, CA. 92201

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

JTM LAND CO
800 SAN LORENZO ST
SANTA MONICA, CA. 90402

K & J RANCH
C/O JOE KITAGAWA
P O BOX 371
THERMAL, CA. 92274

K & S RANCH
C/O JOE KITAGAWA
P O BOX 371
THERMAL, CA. 92274

DANA KEMPER
11817 NW 7TH AVE
VANCOUVER, WA. 98685

KIRKJAN INV PROP
86740 INDUSTRIAL WAY
COACHELLA, CA. 92236

KOHL RANCH CO
C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES, CA. 90049

KOHL RANCH II
C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES, CA. 90049

J B LEARY
86027 AVENUE 62
THERMAL, CA. 92274

JUAN LOPEZ
7255 BAYMEADOWS WAY
JACKSONVILLE, FL. 32256

LOT 48 RACING
100 BAYVIEW CIR NO 4500
NEWPORT BEACH, CA. 92660

MANGO THERMAL CLUB
C/O STEVE KNUDSON
1200 17TH ST STE 660
DENVER, CO. 80202

ALEJANDRINA MARTINEZ
81329 PALMYRA AVE
INDIO, CA. 92201

MB35
86030 62ND AVE
THERMAL, CA. 92274

JON R MCDANIEL
41410 MAROON TOWN
INDIO, CA. 92201

JON RICHARD MCDANIEL
41410 MAROON TOWN
BERMUDA DUNES, CA. 92201

MICHAEL MENTE
2415 CARMAN CREST DR
LOS ANGELES, CA. 90068

PEDRO MONREAL
440 S EL CIELO RD STE 20
PALM SPRINGS, CA. 92262

ISMAEL ESCOBEDO MORIN
82687 SMOKETREE AVE
INDIO, CA. 92201

NLN PROP
607 N NASH ST
EL SEGUNDO, CA. 90245

GABRIEL ORTIZ
85981 AVENUE 61
THERMAL, CA. 92274

PETE ORTIZ
C/O JEFFREY BECKER
40 S OAK ST
VENTURA, CA. 93001

LUCIA ZAMOREZ PALAFOX
85255 AVENUE 61
THERMAL, CA. 92274

FRANCISCO PANIAGUA
60275 HIGHWAY 86
THERMAL, CA. 92274

PAVEL V PETRIK MEDICAL CORP PENSION PLAN
41651 MISHA LN
PALMDALE, CA. 93551

RALPH PESCADOR
P O BOX 759
THERMAL, CA. 92274

PAUL PORTEOUS
600 E HUENEME RD
OXNARD, CA. 93033

KEITH PROKOP
800 SAN LORENZO ST
SANTA MONICA, CA. 90402

REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE, CA. 92502

ANTHONY RENAUD
47690 WINDSPIRIT DR
LA QUINTA, CA. 92253

SAGE MOTORSPORTS
C/O MICHAEL SAGE
3550 CAHUENGA BLV
WEST LOS ANGELES, CA. 90068

KENNETH E STRICKLAND
85495 AVENUE 61
THERMAL, CA. 92274

MICHAEL DENNIS SULLIVAN
14900 HINDY AVE
HAWTHORNE, CA. 90250

SYNDIC HOLDINGS INC
C/O LEO POULOUS
59980 HIGHWAY 86
THERMAL, CA. 92274

DAVID R TENHULZEN
3001 SW SCHAEFFER RD
WEST LINN, OR. 97068

THERMAL 5
8188 LINCOLN AVE STE 100
RIVERSIDE, CA. 92504

THERMAL CLUB GARAGE
C/O STEVE KNUDSON
1200 17TH ST STE 660
DENVER, CO. 80202

THERMAL GARAGE
C/O BLAKE MIRAGLIA
50855 WASHINGTON NO C234
LA QUINTA, CA. 92253

THERMAL LOT NO 84
C/O BLAKE MIRAGLIA
50855 WASHINGTON NO C234
LA QUINTA, CA. 92253

THERMAL MOTORSPORTS
21700 OXNARD ST STE 850
WOODLAND HILLS, CA. 91367

THERMAL MOTORSPORTS
8833 W OLYMPIC BLV
BEVERLY HILLS, CA. 90211

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

TR RACING
930 S ANDREASEN DR NO H
ESCONDIDO, CA. 92029

USA 749
BUREAU OF INDIAN AFFAIRS
P O BOX 2245
PALM SPRINGS, CA. 92262

USA 749
BUREAU OF INDIAN AFFAIRS
P O BOX 2245
PALM SPRINGS, CA. 92263

USA 751
0
. 0

USA 751
US DEPT OF INTERIOR
WASHINGTON DC, MD. 21401

USA 751
BUREAU OF INDIAN AFFAIRS
P O BOX 2245
PALM SPRINGS, CA. 92262

USA 751
NONE
0
. 0

ARTHUR VALENZUELA
62800 TYLER ST
THERMAL, CA. 92274

LUCIANO VELASQUEZ
49745 ALTHEA CT
LA QUINTA, CA. 92253

ANTONIO C VILLALOBOS
60171 HIGHWAY 86
THERMAL, CA. 92274

MANUEL C VILLALOBOS
60171 HIGHWAY 86
THERMAL, CA. 92274

DAVID A WHEELER
6 SEAGREENS
NEWPORT COAST, CA. 92657

WOODSPUR FARMING
C/O COLE FRATES
113 S LA BREA AVE 3RD FL
LOS ANGELES, CA. 90036

CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

Desert Recreation District
45-305 Oasis St.
Indio, CA 92201-4337

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

Applicant/Owner:
Kohl Ranch II, LLC
11990 San Vicente Blvd, Ste. 200
Los Angeles, CA 90049

Eng-Rep:
Land Development Consultants
1520 Brookhollow Drive, Ste. 33
Santa Ana, CA 92705

Eng-Rep:
Albert A. Webb & Associates
37888 McCray Street
Riverside, CA 92506

Applicant:
TRM 122, LLC
50-855 Washington Street, #C234
La Quinta, CA 92253

City of Indio Planning Dept.
100 Civic Center Mall
Indio, CA 92201

City of Coachella Planning Dept.
1515 6th Street
Coachella, CA 92236

City of La Quinta Planning Dept.
78495 Calle Tampico
La Quinta, CA 92253

4th District Supervisors Office
73-710 Fred Waring Drive
Palm Desert, CA 92260

Jacqueline Cochran Airport
56850 Higgins Drive
Thermal, CA 92274

Agua Caliente Planning Dept.
5401 Dinah Shore Drive
Palm Springs, CA 92264

Torres Martinez Planning Dept.
66725 Martinez Street
Thermal, CA 92274

Airport Land Use Commission
4080 Lemon Street, 14th Floor
Riverside, CA 92505

Department of Public Health
Office of Industrial Hygiene
P.O. Box 7600
Riverside, CA 92513-7600

Thermal Community Council
P.O. Box 284
Thermal, CA 92274

EXTRA LABELS

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1409647

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

Received from: THERMAL OPERATING COMPANY LLC \$50.00
paid by: CK 66128
paid towards: CFG06114 CALIF FISH & GAME: DOC FEE
EA42726
at parcel #:
appl type: CFG3

By _____ Sep 03, 2014 11:43
MGARDNER posting date Sep 03, 2014

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

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1409647

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: THERMAL OPERATING COMPANY LLC \$50.00
paid by: CK 66128
EA42726
paid towards: CFG06114 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Sep 03, 2014 11:43
MGARDNER posting date Sep 03, 2014

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

Overpayments of less than \$5.00 will not be refunded!

EA 38298

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200300094

Lead Agency: COUNTY PLANNING Date: 02/06/2003

County Agency of Filing: Riverside Document No: 200300094

Project Title: EA 38298; SP 303 AMEND 1; CZ 6605

Project Applicant Name: REGENT PROPERTIES INC. Phone Number:

Project Applicant Address: 450 ROXBURY DR #600 BEVERLY HILLS, CA 90210

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	\$850.00
<input type="checkbox"/> Negative Declaration	_____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	_____
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	_____
<input checked="" type="checkbox"/> County Administration Fee	\$64.00
<input type="checkbox"/> Project that is exempt from fees (DeMinimis Exemption)	
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	
Total Received	\$914.00

Signature and title of person receiving payment: John Hyfton

Notes:



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

FILED
RIVERSIDE COUNTY
FEB 06 2003

NOTICE OF DETERMINATION

GARY L. ORSO
By Jan Hyton J. Hyton Deputy

TO: FROM:
Office of Planning and Research (OPR) Riverside County Planning Department Riverside County Transportation Department
1400 Tenth Street, Room 121 4080 Lemon Street, 9th Floor 4080 Lemon Street, 8th Floor
Sacramento, CA 95814 P. O. Box 1409 P. O. Box 1090
County Clerk Riverside, CA 92502-1409 Riverside, CA 92502-1090
County of Riverside 82-675 Highway 111, 2nd Floor
Indio, CA 92201

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

E.A. Number: 38298 Specific Plan No. 303, Amendment No. 1, Change of Zone NO. 6605
Project Title: Case Numbers COUNTY CLERK Neg. Declaration/Ntc Determination Filed per P.R.C. 21152

State Clearinghouse Number Contact Person Area Code/No./Ext. POSTED

Regent Properties, Inc. Attn: Jeff Dinkin Applicant's Address: 450 N. Roxbury Drive, #600, Beverly Hills, CA 90210 FEB 06 2003
Project Applicant/Property Owner and Address Project Location

Located east of Polk Street, west of Tyler Street, and north of Avenue 66.
Project Location Removed: MAR 10 2003
By: County of Riverside, State of California

Specific Plan No. 303, Amendment No. 1 is an application to amend The Kohl Ranch Specific Plan (SP 303) Scenario 1 Land Use Plan. Change of Zone No. 6605 proposes to amend SP Zoning text and map to reflect the above-described changes in the SP 303 land use plan and text.
Project Description

Board of Supervisors
This is to advise that the Riverside County has approved the above-referenced project on 2/23/03 and has made the following determinations regarding that project:

- 1. The project will, will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$914 fee)
3. Mitigation Measures were, were not made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations was, was not adopted for this project.
6. A de minimis finding was, was not made for this project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, with comments, responses and record of project approval is available to the general public at:
Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Signature Maria Villarreal Title Deputy Date 3.43
Clerk of the Board of Supervisors 3 2003

TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:
FOR COUNTY CLERK'S USE ONLY
Please charge deposit fee case #: EA-38298

(6014102 14.2) ORIGINAL JAN 28 2003 3.43