

- f) *EIR396 Conclusion – Less than Significant:* The project will induce substantial population growth in an area that is relatively uninhabited. The project does, however, lie within the Coachella Valley Enterprise Zone, which considers the maximum growth permitted within the zone and the creation of jobs that would result from that growth. The project supports County planning policies through availability of road improvements and infrastructure that would occur within this enterprise zone. Development of the Kohl Ranch will result in growth inducement in the enterprise zone. However, because this is consistent with County policy, any growth resulting from development of a specific plan is considered less than significant (EIR, p.V-368).

Discussion of the Proposed Project: The Proposed Project lies within the same area as previously analyzed. As discussed in Item 34e above, the Proposed Project does not propose any change to allowable land uses so, like the project, impacts will be less than significant.

Finding: The Proposed Project will not induce substantial population growth in an area beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by EIR396.

PUBLIC SERVICES

35. Fire Services: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR396 et al; Google Maps; Project Description

Findings of Fact:

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. The project would result in substantial demands on the Fire Department to provide acceptable levels of service. EIR396 identified the following mitigation measures to reduce the level of impacts to less than significant (EIR, p. V-297):

Mitigation Measure D3-1–The Project shall conform with the requirements of the Public Facilities and Services Element of the Riverside County General Plan and the Riverside County Fire Protection Ordinance No. 546.

Mitigation Measure D3-2–The County Department of Building and Safety and the County Fire Department shall enforce fire standards in the review of building plans and during building inspection (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).

Mitigation Measure D3-5 – The developer shall demonstrate that sufficient on-site fire flow pressure exists, as determined by the Riverside County Fire Department (EIR, p. V-297).

Mitigation Measure D3-6 – Fire flow requirements shall be incorporated into the overall Project design. A fire flow of 1,000 gpm at 20 psi for a two-hour duration shall be required for single family residential uses; 2,500 gpm for multi-family residential, light manufacturing and certain commercial uses; and 5,000 gpm for medium and heavy industrial uses, as well as larger commercial development (EIR, p. V-297).

Mitigation Measure D3-7 – The Project applicant shall contribute appropriate fees in accordance with the fire unit impact fee, as well as plan check fees and all other impact fees in accordance with current County of Riverside regulations (EIR, p. V-297).

Subsequently, EIR396-A2 was prepared in order to analyze the land use plan modified under SPA2 to reallocate 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. Risks for the racetrack and associated uses were identified to be slightly higher due to car fires on the track, but fire suppression for on-site operations would address this specific type of fire, and no new fire stations beyond those currently existing/planning external to the track would be needed to serve the site. One of the three fire stations planned to serve the site has been constructed since the previous EIR396 was certified. It is located near the intersection of Airport Boulevard and Higgins Drive

Discussion of the Proposed Project: The Proposed Project lies within the same area as previously analyzed. The fire risks associated with the Proposed Project and its associated uses remain as they were previously analyzed. Mitigation measures D3-1 through D3-7 remain in effect for the Proposed Project which ensures adequate design and fire flow exists.

Finding: With implementation of mitigation measures D3-1 through D3-7, the Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by EIR396..

36. Sheriff Services: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	Potentially Significant New Impact <input type="checkbox"/>	Less than Significant New Impact with Mitigation Incorporated <input type="checkbox"/>	Less than Significant New Impact <input type="checkbox"/>	Impacts Fully Analyzed in EIR No. 396 <input checked="" type="checkbox"/>
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Sources: EIR396 et al; Project Description

Findings of Fact:

EIR396 Conclusion – Less than Significant with Mitigation: 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. The project would result in substantial demands on the Sheriff Department to provide acceptable levels of service. EIR396 identified the following mitigation measures to reduce the level of impacts to less than significant (EIR, p. V-300):

Mitigation Measure D4-1–The applicant shall cooperate with the Sheriff's Department to ensure that adequate protection, facilities and personnel are available (EIR, p. V-300).

Mitigation Measure D4-2–The applicant shall contract with the Southern Coachella Valley Community Services District to provide supplemental sheriff services in exchange for an additional parcel charge collected via the property tax system (EIR, p. V-300).

Mitigation Measure D4-3–Construction yard fencing and/or security personnel shall be provided during the construction phases to reduce the potential of theft and vandalism at the site (EIR, p. V-300).

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-301).

Mitigation Measure D4-5–For the safety and security of future residents, the applicant or developer shall address the following design concepts within each planning area to assure the maximum measure of crime prevention (EIR, p. V-301):

- Circulation for pedestrian, vehicular and police patrol circulation
- Lighting
- Landscaping
- Visibility of doors and windows from the street and between buildings
- Fencing heights and materials
- Public and private spaces

Discussion of the Proposed Project: The Proposed Project lies within the same area and includes the same types of allowable uses as previously analyzed. Mitigation measures D4-1 through D4-5 remain in effect for the Proposed Project to ensure adequate law enforcement services and on-site security features exist.

Finding: With implementation of mitigation measures D4-1 through D4-5, the Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by EIR396.

37. Schools: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR396 et al; Project Description

Findings of Fact:

EIR396 Conclusion – Less than Significant with Mitigation: The project site is located within the boundaries of the CVUSD. Development of the Kohl Ranch Specific Plan would result in an increase of school age children in the area. Potential impacts to CVUSD will be reduced to a less than significant impact with application of the following mitigation measure provided in EIR396 (EIR, p. V-305):

Mitigation Measure D5-1 – The applicant shall be responsible for the payment of fees at the state statutory limit in effect at the time; or otherwise reach agreement with the school district for provision of school sites and/or payment of fees to effectively mitigate school impacts.

Subsequently, EIR396-A2 was prepared in order to analyze the land use plan modified under SPA2 to reallocate 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. EIR396-A2 stated that CVUSD and the Kohl Ranch project proponent entered into a mitigation agreement on January 13, 1998, for any dwelling units constructed within the Project. Additionally, the parcel designated for Public Facilities in the southwest corner of the Project site is owned by CVUSD and now houses three schools: the Las Palmitas Elementary School, Toro Canyon Middle School, and Desert Mirage High School.

Discussion of the Proposed Project: The Proposed Project lies within the same area as previously analyzed and does not propose any changes to approved allowable uses that would increase the overall future intensity of the site. Mitigation measure D5-1 remains in effect for the Proposed Project. Thus, the agreement between project proponent and CVUSD to pay fees per dwelling unit constructed is unaffected by the Proposed Project.

Finding: With implementation of mitigation measure D5-1, the Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by EIR396.

38. Libraries: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	Potentially Significant New Impact	Less than Significant with New Impact Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR396 et al; Project Description

Findings of Fact:

EIR396 Conclusion – Significant: The project site would be served by the Riverside County Public Library System. The closest two branches are located in Coachella and Mecca. The project site 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. EIR396 identified the following mitigation measure, however, the impact remains significant (EIR, p. V-336):

Mitigation Measure D11-1—The applicant shall coordinate with the County regarding whether a portion of the recurring fiscal surplus to the County could be used for library costs (EIR, p. V-339).

Subsequently, EIR396-A2 was prepared in order to analyze the land use plan modified under SPA2 to reallocate 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. EIR396-A2 stated that branch library locations include: Coachella Branch located at 1538 7th Street in the Coachella community; Mecca-North Shore Branch located at 91260 Avenue 66 in the Mecca community; and La Quinta Branch, 78275 Calle Tampico in the City of La Quinta.

Discussion of the Proposed Project: The Proposed Project lies within the same area as previously analyzed and does not provide for residential development that would create additional need for library services. Mitigation measure D11-1 remains in effect for the Proposed Project to ensure impacts remain less than significant.

Finding: With implementation of mitigation measure D11-1, the Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by EIR396.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
39. Health Services: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR396 et al; Project Description

Findings of Fact:

EIR396 Conclusion – Less than Significant with Mitigation: The project site is located near two hospital facilities located in Indio and Rancho Mirage. There are also two clinic facilities located in the cities of Indio and La Quinta to provide urgent care and general medical services to the residents of the development. The project would result in the increased need for medical services and facilities. In accordance with the General Plan, the County will coordinate with health service providers to accommodate this demand. EIR396 also concluded that the size of the medical community is anticipated to increase commensurate with the increase in population in the area; thereby resulting in no adverse impacts as a consequence of the increase in demand for health services (EIR, p. V-334).

Discussion of the Proposed Project: The Proposed Project lies within the same area as previously analyzed with no increase to overall intensity.

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

RECREATION

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
40. Parks and Recreation				
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a CSA or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: COR Ordinance No. 460 Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); CVRPMP; RCLIS; EIR396 et al; Project Description

Findings of Fact:

- a-b) *EIR396 Conclusion – Less than Significant with Mitigation:* Parks and recreational facilities are under the jurisdiction of the Riverside County Regional Parks and Open-Space District (RPOSD) and the Coachella Valley Recreation and Parks District (CVRPD). The County of Riverside utilizes the development standard of three acres developed local parkland per 1,000 in population to address the need for local and neighborhood parks. The CVRPD also uses this standard and permits payment of fee in lieu of land dedication. Development of the Kohl Ranch Specific Plan would incorporate open space and recreational land uses throughout the site. The project as proposed will create an increased demand for park and recreational facilities. The project will incorporate neighborhood and community parks, golf courses and passive open space. Additionally, the project will increase the use of regional park facilities located at Lake Cahuilla. Mitigation measures to reduce this impact to less than significant in EIR396 are as follows (EIR, p. V-310):

Mitigation Measure D6-1—The Project shall dedicate a minimum of 53.82 acres for developed local parkland or shall provide fees in lieu of dedication, based on agreement with the CVRPD. Parkland or equivalent fees provided by the applicant shall be phased in conjunction with residential development so that appropriate acreage of local parkland is provided for each 1,000 persons within the new development (EIR, p. V-310).

Mitigation Measure D6-2—The developer(s) shall work with the CVRPD (now Desert Recreation District) and the CVUSD to determine the types of facilities to be installed in parks and schools, if a joint-use program is undertaken (EIR, p. V-310).

Mitigation Measure D6-3—Recreation trails shall be improved and dedicated, as described in the Kohl Ranch Specific Plan (EIR, p. V-310).

Mitigation Measure D6-4—The applicant shall dedicate land for regional and natural parkland or shall pay mitigation fees at the occupancy permit stage to the Building Code and Safety Department, in accordance with the provisions of Riverside County Ordinance No. 659 (EIR, p. V-310).

Mitigation Measure D6-5— Future development Projects shall comply with the Land Use Standards for parks and recreation facilities in the RCCGP (EIR, p. V-310).

Subsequently, EIR396-A2 was prepared in order to analyze the land use plan modified under SPA2 to reallocate 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. EIR396-A2 identified that Riverside County Ordinance 460 requires three acres of land be provided for each 1,000 persons for neighborhood and community park and recreation facilities unless a Community Parks and Recreation Plan has established a higher rate (with a maximum of 5.0 acres of parkland per 1,000 persons). The Desert Recreation District (DRD), formerly known as the Coachella Valley Recreation and Parkway District, has created a Community Parks and Recreation Plan for the Project area to meet the needs of the 16 communities in which it serves. The Coachella Valley Recreation and Parks Master Plan (CVRPMP) established park land requirements that require that a total of 5 acres of parkland be provided for each 1,000 persons in population or payment of a fee in-lieu thereof, or a combination of both for neighborhood or community park and recreational facilities. SPA2 includes 376.73 acres of neighborhood parks, open space areas associated with drainage facilities, recreational trails, and allowance for golf course or other major recreational uses such as the proposed motor sports race

track. All construction-related impacts associated with parks to be located on site had been considered within EIR396. To reflect changes made by SPA2, mitigation measure D6-1 had been revised.

Mitigation Measure D6-1 – The Project shall dedicate appropriate acreage for developed local parkland or shall provide fees in lieu of dedication, based on the requirements of the Desert Recreation District. Parkland or equivalent fees provided by the applicant shall be phased in conjunction with residential development so that appropriate acreage of local parkland is provided for each 1,000 persons within the new development.

Discussion of the Proposed Project: The Proposed Project lies within the same area as previously analyzed and does not increase the intensity of the site. Thus, the previously determined impact to park and recreation services is unaffected by the Proposed Project. Mitigation measures D6-1, and D6-3 through D6-5 remain in effect for the Proposed Project to ensure impacts remain less than significant. Mitigation measure D6-2 is not applicable to the Proposed Project site.

Finding: With implementation of mitigation measure D6-1, D6-3, D6-4 and D6-5, the Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by EIR396.

- c) **EIR396 Conclusion - Less than Significant:** The project is located within the jurisdiction of the RPOSD and the now-DRD which will require payment of appropriate fees upon development of project (EIR, p. V-309).

Subsequently, EIR396-A2 was prepared which identified that SPA2 is located within the Thermal #125 – Street Lighting County Service Area, a special district formed for the purposes of providing street lighting to the Project and within the jurisdiction of the Desert Recreation District. Parkland development requirements were established in SPA2 Design Guidelines to ensure the overall Kohl Ranch Specific Plan complies with and meets the County requirements for parkland dedications and/or fees as residential development occurs. The precise location of required parklands will be identified as the Project implementation progresses and as further adjustments are made to the Specific Plan in order to accommodate ALUC limitations. Additionally, the size of the Specific Plan assures that adequate area exists in order to satisfy appropriate parkland requirements.

Discussion of the Proposed Project: The Proposed Project lies within the same area as previously analyzed and does not increase the intensity of the site nor does it provide residential uses that generate an increase in population prompting the need for parkland.

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

41. Recreational Trails: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered recreational trails, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: CVAG; EIR396 et al; Project Description

Findings of Fact:

EIR396 Conclusion – Less than Significant with Mitigation: The Riverside County General Plan identified Regional trails along Avenue 60 and Avenue 66. Class I Bike Paths located adjacent to these trails were

also identified on the ECVAP Regional Trails Map. Future acquisitions for trail linkages were deemed necessary to meet increased demand and the following mitigation measures were provided in EIR396 to reduce this impact to less than significant (EIR, p. V-307):

Mitigation Measure D6-3—Recreation trails shall be improved and dedicated, as described in the Kohl Ranch Specific Plan (EIR, p. V-310).

Mitigation Measure D6-5—Future development Projects shall comply with the Land Use Standards for parks and recreation facilities in the RCCGP (EIR, p. V-310).

Subsequently, EIR396-A2 was prepared which identified that the trail system has been modified within the SPA2 to respond to changes in streets, drainage channels and planning areas; and to coordinate with CVAG's Draft Non-Motorized Transportation Plan. The SPA2 trail system connects to the CVAG plan at the western Project boundary on Avenue 66 and Avenue 60.

Discussion of the Proposed Project: The Proposed Project lies within the same area as previously analyzed and will be required to comply with trail improvements as dedications as identified in the approved Specific Plan. Mitigation measures D6-3 and D6-5 remain in effect for the Proposed Project to ensure impacts remain less than significant.

Finding: With implementation of mitigation measure D6-3 and D6-5, the Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by EIR396.

TRANSPORTATION/TRAFFIC

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
TRANSPORTATION/TRAFFIC Would the project:				
42. Circulation				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon or a need for new or altered maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
TRANSPORTATION/TRAFFIC Would the project:					
of roads?					
h)	Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j)	Conflict with adopted policies plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: COR GP; COR Ordinance No. 348; Project Description; EIR396 et al; WEBB-B

Findings of Fact:

- a) *EIR396 Conclusion – Less Than Significant with Mitigation:* The Riverside County General Plan lists four objectives related to circulation: 1) monitor land use and economic trends so that Riverside County Transportation Department can propose modifications to the Circulation Plan; 2) maintain the existing transportation network, while providing for expansion and improvement based on travel demand and the development of alternative travel modes; 3) encourage the use of road improvement financing mechanisms which equitably distribute the cost of road improvements; and 4) provide bike routes and related bicycle facilities which will form a network in connecting the various communities of Riverside County and forming an overall bikeway system of the State of California (EIR, p. V-201).

Study area intersections are projected to achieve Level of Service (LOS) "C" or better during peak hours for General Plan Year 2010 Buildout conditions with improvements. LOS "D" is allowable in urban areas only at intersections of any combination of Major Streets, Arterials, Expressways, or conventional State Highways within one mile of a freeway interchange and also freeway intersections (EIR, p. V-232).

The project was designed to use a network of local streets for neighborhood traffic, and nearby highways (including Avenue 60, Avenue 62, Avenue 66, Harrison Street and Polk Street) for through traffic. Cross-sections and ultimate alignments would be designed to meet Riverside County Transportation Department requirements (EIR, p. V-232). The Kohl Ranch development is projected to generate a total of approximately 110,000 trip-ends per day (EIR, p. V-203).

Access locations along general plan highways have been recommended to minimize conflicting turning movements along routes serving through traffic and to provide safe intersections.

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, and potential bus turn-out locations and design features have been recommended. The commercial portion of the project should provide on-site bike racks to encourage the use of bicycles as an alternative means of transportation and encourage site plans that are easily accessible to bicycles.

Mitigation Measures D1-1 through D1-10 pertain to the specific road improvements proposed within the Project area (EIR, p. V-210).

Mitigation Measure D1-11—To ensure that off-site roadway improvements are provided in conjunction with each development phase, the following development monitoring requirements shall be followed throughout the study area:

- a. Traffic impact study reports shall be required with submittal of tentative tract maps or plot plans as required by the County of Riverside.
- b. The required format for each traffic impact study report shall be determined by the County of Riverside. The required format shall include evaluation of peak hour conditions at intersections significantly impacted by each phase of development.
- c. If an impacted intersection is estimated to exceed County service level standards, then appropriate link and intersection improvements shall be required to be presented for County staff review.
- d. The improvements needed to maintain the County service level standards shall be required to be in place or funding assured prior to occupancy of the relevant development phase. Because off-site improvements are generally needed to serve areawide growth, the developer shall initiate efforts to establish an areawide fee program or funding district to implement General Plan roadway improvements, prior to the issuance of building permits. Without a district or fee program in place, the proposed Project would be responsible for providing the off-site improvements necessary for adequate circulation at each Project phase (EIR, p. V-220).

Mitigation Measures D1-12 through D1-17 pertain to the configuration of specific road improvements proposed within the Project area which have not been modified as a result of the currently proposed Project (EIR, p. V-228).

Mitigation Measure D1-18—The Project shall contribute to the installation of traffic signals when warranted through the payment of traffic signal mitigation fees. The traffic signals shall be installed as warranted through the tract map or plot plan level traffic studies (EIR, p. V-235).

Mitigation Measure D1-19—The developer shall comply with the trip reduction ordinance of the County of Riverside (EIR, p. V-235).

Mitigation Measure D1-20—As development in the area occurs, the SunLine Transit Agency shall be requested to consider expanding service within the area (EIR, p. V-235).

Mitigation Measure D1-21—To accommodate future bus service on key roadways, transit stops shall be anticipated at the far side of major intersections. SunLine Transit Agency shall renew transit recommendations in the study area. Figure V-54 of EIR396 shows the recommended bus turnout design parameters. Pedestrian access to the bus stops shall be provided (EIR, p. V-235).

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).

Mitigation Measure D1-23—To encourage ridesharing/transit ridership and reduce commute trip impacts on access routes to SR-86S, a portion of the commercial parking areas shall be designated for Park-N-Ride use on weekdays between 6:00 a.m. and 6:00p.m (EIR, p. V-235).

Mitigation Measure D1-24—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 (EIR, p. V-236).

Mitigation Measure D1-26—Avenue 60 adjacent to the site shall be downsized and constructed at its ultimate part-width standard as an Industrial Collector (78-foot right-of-way) in conjunction with development.

Mitigation Measure D1-27—Polk Street adjacent to the Project site shall be constructed from the north Project boundary to Avenue 66 at its ultimate half-section width as a Major highway (100-foot right-of-way) in conjunction with development.

Mitigation Measure D1-38—Designate "E" Street between "C" Street and Polk Street as a Secondary highway classification.

Mitigation Measure D1-39—Downgrade Avenue 60 between the northwest corner of the Project east to Polk Street to an Industrial Collector and delete as an Arterial highway classification on the Riverside County General Plan Circulation Element to accommodate the planned extension of the runway at Thermal Airport.

Mitigation Measure D1-40—Access to roadways shall be oriented to the appropriate locations shown in Figure V-58, Concept 4 Circulation Recommendations. 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.

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 the Kohl Ranch Specific Plan circulation system was designed to provide direct and convenient access to all portions of the Project site, and to provide efficient connections to major transportation corridors in the Project vicinity such as the new SR-86S Freeway (east of the Whitewater River). The circulation system configuration changed in SPA2 to accommodate a County revision to Avenue 62 and to address changes in planning areas located south of Avenue 64. The Circulation Plan for SPA2 takes into account the planned development at Jacqueline Cochran Regional Airport, the South Valley Implementation Plan, and Riverside County Transportation Department's Circulation and General Plan Amendment.

On-site, Avenue 62 is identified in CVAG's Transportation Project Prioritization Study (TPPS), between Harrison and Polk Street. This is a priority list for transportation projects in the Coachella Valley. Transportation Uniform Mitigation Fees (TUMF), Measure A, and other funding sources are administered through CVAG to assist local jurisdictions with roadway improvements. Prioritization on the list is based on the following factors: roadway surface condition, system continuity, LOS, and accident rate. The TPPS is typically updated every five years. Avenue 62 is the only roadway on site that appears on the TPPS list.

To reflect changes of SPA2, mitigation measures D1-1, D1-3 through D1-10, D1-12 through D1-17, D1-25, D1-28 through D1-37, and D1-40 through D1-50, no longer remain applicable. Mitigation measures D1-21, D1-24, D1-26, D1-27, D1-38, and D1-39 were revised and MM Trans 1 and MM Trans 2 were added to reflect new mitigation to insure impacts remained less than significant.

Mitigation Measure D1-21 - To accommodate future bus service on key roadways, transit stops shall be anticipated at the far side of major intersections (see Initial Study EA42375 Figure 15 - Bus Turnout and Stop Locations). Sunline Transit Agency should review transit recommendations in the study area. Figure V-54 shows the recommended bus turnout design features. Pedestrian access to the bus stops shall be provided.

Mitigation Measure D1-24 - Access to roadways shall be oriented to the appropriate locations shown on Initial Study EA42375 Figure 14 – 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 Measure D1-26—Avenue 60 adjacent to the Planning Areas A-2, A-4, E-1 and E-2 shall be downsized and constructed at its ultimate part-width standard as an Industrial Collector (78-foot right-of-way) in conjunction with development. The southerly side of Avenue 60 adjacent to Planning Area B-1 shall be constructed at its ultimate part-width standard as an Arterial highway (128-foot right-of-way) in conjunction with development.

Mitigation Measure D1-27—Polk Street adjacent to the project site shall be constructed from the north project boundary to Avenue 66 at its ultimate half-section width as an Arterial highway (128-foot right-of-way) in conjunction with development. A Modified Arterial highway (113-foot right-of-way) shall be constructed at the Not-A-Part parcel located in Planning Area J-4 due to the existing sewage pump station.

Mitigation Measure D1-38 —Designate "E" Street between Avenue 64 and Avenue 66 as a Major highway (118 foot right-of-way) classification and realign to circulate north and south.

Mitigation Measure D1-39 —Downgrade Avenue 60 between the northeast corner of Planning Area B-1 and Polk Street to an Industrial Collector and delete as an Arterial highway classification on the Riverside County General Plan Circulation Element to accommodate the planned extension of the runway at Jacqueline Cochran Regional Airport.

Trans MM 1: All roadways shall be constructed per the Riverside County Transportation Department standards and conditions of approval.

The Kohl Ranch will be required to comply with the following conditions of approval. Construction of the following roadways shall conform to Riverside County Standards:

- Construct partial width improvements on the southerly side of Avenue 60 at its ultimate cross-section as an arterial highway (128' right-of-way) adjacent to planning area B-1.
- Construct partial width improvements on the southerly side of Avenue 60 at its ultimate cross-section as an industrial collector street (78' right-of-way) adjacent to planning areas A-2, A-4, E-1 and E-2.
- Construct full width improvements of Avenue 64 at its ultimate cross-section as a major highway (118' right-of-way) between Tyler Street and Polk Street.
- Construct full width improvements of "F" Street at its ultimate cross-section as a collector street (74' right-of-way) between Tyler Street and "E" Street.
- Construct partial width improvements on the northerly side of Avenue 66 at its ultimate cross-section as an urban arterial highway (152' right-of-way) between Tyler Street and Polk Avenue.
- Construct full width improvements of "A" Street at its ultimate cross-section as a collector street (74' right-of-way) adjacent to planning area C-2.

- Construct full width improvements of "B" Street at its ultimate cross-section as a collector street (74' right-of-way) between Avenue 62 and Tyler Street.
- Existing partial width improvements on the easterly side of Tyler Street at its ultimate cross-section as a collector street (74' right-of-way) adjacent to planning area M-4.
- Construct partial width improvements on the easterly side of Tyler Street at its ultimate cross-section as a modified secondary highway (94' right-of-way) adjacent to planning areas I-1, I-2, I-4 and M-2.
- Construct partial width improvements on the easterly side of Tyler Street at its ultimate cross-section as a secondary highway (100' right-of-way) adjacent to planning areas G-7 and G-9.
- Construct full width improvements of Tyler Street at its ultimate cross-section as an arterial highway (128' right-of-way) between Avenue 62 and Avenue 60.
- Construct full width improvements of "C" Street at its ultimate cross-section as a secondary highway (100' right-of-way) between Avenue 64 and Avenue 62.
- Construct full width improvements of "D" Street at its ultimate cross-section as a collector street (74' right-of-way) between Polk Street and Avenue 62.
- Construct full width improvements of "E" Street at its ultimate cross-section as a major highway (118' right-of-way) between Avenue 66 and Avenue 64.
- Construct partial width improvements on the westerly side of Polk Street at its ultimate cross-section as an arterial highway (128' right-of-way) adjacent to planning areas E-2, F-3, H-6, H-10, J-7, J-8, L-2, and L-3.
- Construct partial width improvements on the westerly side of Polk Street at its ultimate cross-section as a modified arterial highway (114' right-of-way) adjacent to "NOT A PART" area located between Avenue 64 and Avenue 66 on Polk Street.

Improvements to intersections include the following:

- The intersection of "B" Street (NS) and Tyler Street (EW) shall be improved to provide the following geometrics:
 - Northbound: One left-turn lane, one right-turn lane.
 - Eastbound: One shared through and right-turn lane.
 - Westbound: One left-turn lane, one through lane.
 - Control: Traffic signal.
- The intersection of "A" Street (NS) and Avenue 62 (EW) shall be improved to provide the following geometrics:
 - Southbound: One shared left-turn lane and right-turn lane.
 - Eastbound: One left-turn lane, one through lane.
 - Westbound: One shared through and right-turn lane.
 - Control: Traffic signal.
- The intersection of "B" Street (NS) and Avenue 62 (EW) shall be improved to provide the following geometrics:
 - Southbound: One left-turn lane, one right-turn lane.
 - Eastbound: One left-turn lane, one through lane.
 - Westbound: One through lane, one right-turn lane.

Control: Traffic signal.

- The intersection of Tyler Street (NS) and Avenue 62 (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.

Eastbound: One left-turn lane, two through lanes, one right-turn lane with overlap phasing.

Westbound: One left-turn lane, two through lanes, one right-turn lane with overlap phasing.

Control: Traffic signal.

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

Northbound: One left-turn lane, one shared through and right-turn lane.

Southbound: One left-turn lane, one shared through and right-turn 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.

Control: Traffic signal.

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

Northbound: One left-turn lane, one shared through and right-turn lane.

Southbound: One left-turn lane, one shared through and right-turn 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.

Control: Traffic signal.

- The intersection of Polk Street (NS) and Avenue 62 (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 phasing.

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

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

Control: Traffic signal.

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

Northbound: One left-turn lane, one through lane.

Southbound: One shared through and right-turn lane.

Eastbound: One left-turn lane, one right-turn lane.

Control: Traffic signal.

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

Northbound: One shared through and right-turn lane.

Southbound: One left-turn lane, one through lane.

Westbound: One left-turn lane, one right-turn lane.
Control: Traffic signal.

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

Southbound: One shared left-turn lane and right-turn lane.
Eastbound: One shared left-turn lane and through lane.
Westbound: One shared through and right-turn lane.
Control: One-way stop controlled (southbound).

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

Northbound: One left-turn lane, one shared through and right-turn lane.
Southbound: One left-turn lane, one shared through and right-turn lane.
Eastbound: One left-turn lane, one shared through and right-turn lane.
Westbound: One left-turn lane, one shared through and right-turn lane.
Control: Traffic signal.

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

Northbound: One left-turn lane, one through lane.
Southbound: One shared through and right-turn lane.
Eastbound: One left-turn lane, one right-turn lane.
Control: Traffic signal.

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

Northbound: One shared through and right-turn lane.
Southbound: One left-turn lane, one through lane.
Westbound: One left-turn lane, one right-turn lane.
Control: Traffic signal.

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

Southbound: One left-turn lane, one right-turn lane.
Eastbound: One left-turn lane, one through lane.
Westbound: One shared through and right-turn lane.
Control: Traffic signal.

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

Northbound: One left-turn lane, one shared through and right-turn lane.
Southbound: One left-turn lane, one shared through and right-turn lane.
Eastbound: One left-turn lane, one shared through and right-turn lane.
Westbound: One left-turn lane, one shared through and right-turn lane.
Control: Traffic signal.

Safety and operational Conditions of Approval for the proposed project include:

- Sight distance at the project entrance roadway should be reviewed with respect to standard County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans.
- Participate in the phased construction of off-site traffic signals through payment of Project's fair share of traffic signal mitigation fees.
- Signing/stripping should be implemented in conjunction with detailed construction plans for the project site.

MM Trans 2: The intersection of Polk Street at Airport Boulevard shall convert the shared northbound turning lane into one northbound left-turn lane and one northbound right-turn lane.

Discussion of the Proposed Project: SPA2 identifies a full access point in the northern portion of Planning Area A-6 aligning with proposed full access point for Planning Areas B-6 and C-8 across Tyler Street to the west. The Proposed Project instead proposes a new restricted right-in/right-out with left turn pocket-in access point into proposed Jasper Lane located in the southern portion of Planning Area A-6, as reflected on **Figure 3**. Albert A. WEBB Associates prepared a Traffic Impact Analysis (TIA) in October, 2014 (WEBB-B) to determine potential impacts resulting from the Proposed Project. The TIA studied the proposed driving facilities and track along with an additional 72,000 square feet of office park development in the southern portion of the planning are not proposed for development at this time.. The following is a summary of the results.

The Proposed Project results in 1,687 daily trips, 40 more daily trips than the existing land use plan as identified in **Table A, Trip Generation Comparison**, below.

Table A, Trip Generation Comparison

Land Use	Qty	Unit	Weekday AM Peak			Weekday PM Peak			Weekday Daily
			Total	In	Out	Total	In	Out	
Approved SPA2 ¹									
Planning Area A-6 (HI)	1098	TSF	560	417	143	209	55	154	1,647
Proposed Project ²									
Office Park	72	TSF	223	198	25	184	26	158	1,159
Driving School	48	Participants/ Staff	53	50	3	53	3	50	528
Proposed Project Total			276	248	28	237	29	208	1,687
DIFFERENCE			(284)	(169)	(115)	28	26	54	40

Notes:

1. SPA2 Traffic Impact Analysis prepared by Albert A Webb Associates, March 1, 2011, Table 4-3, Page 4-3
2. WEBB-B, Table 4-2, Page 4-2

TSF = 1,000 Square Feet Gross Floor Area

As a result of the Proposed Project, the overall daily trip generation will increase by approximately 0.025 percent. While the proposed access point is located south of what SPA2 proposed, the overall daily trip generation does not present a substantial increase and does not impact the ability to develop a full access point as proposed in planning areas B-6 and C-8 to the west of Tyler Street. Furthermore, as was previously stated, the TIA overstated the amount of square footage to be developed. Thus, a more conservative trip generation is presented for this analysis.

Mitigation measures D1-2, D1-19, D1-20, D1-21, D1-22, D1-23, D1-26, D1-27, D1-38, D1-39, MM Trans 1 and MM Trans 2 remain in effect for the Proposed Project to ensure impacts remain less than significant. In addition, mitigation measures **MM Trans 3** through **MM Trans 5** below, ensure the Proposed Project continues to operate at acceptable levels of service:

Mitigation Measures

MM Trans 3 – Construct full width improvements on all internal roadways.

MM Trans 4 – Construct partial width improvements on the easterly side of Tyler Street at its ultimate cross-section as a secondary highway adjacent to the project boundary line.

MM Trans 5 – Construct the intersection of Tyler Street and Jasper Lane to restrict movement to right-in, left-in and right-out only from the driveway with the construction of a raised median on Tyler Street with the following geometrics:

Northbound: Two through lanes

Southbound: One through lane. One left turn lane.

Eastbound: Not applicable.

Westbound: One right turn lane. Stop controlled.

The development will continue to pay fees to mitigate its “fair share” of the cumulative impacts. The projects identified in **Table B, Cumulative Development Projects** are located in the Project area which may have the potential to contribute to cumulative effects.

Table B, Cumulative Development Projects

Project	Land Use	Qty	Unit	AM Peak Hour	PM Peak Hour	Daily
1. PP24690 (excluding Proposed Project ¹)	Varies			137	197	1,904
2. PM36293	Single Family Detached Housing	266	DU	200	266	2,532
3. PM32694	Single Family Detached Housing	547	DU	410	547	5,207
4. TR33487	Single Family Detached Housing	879	DU	659	879	8,368
5. TR34556	Single Family Detached Housing	301	DU	226	301	2,866

Source: WEBB-B, Table 4-3, Page 4-7

1. Trip generation for Thermal Motorsports Park and the Kohl Ranch from Traffic Impact Analysis Addendum 2 for the Specific Plan

DU = Dwelling Unit

In the cumulative condition, implementation of the Proposed Project is anticipated to result in the following intersections operating at an unacceptable level of service:

- SR-86 SB Ramps-Desert Cactus Drive (NS) / Airport Boulevard (EW)
- Harrison Street (NS) / Avenue 60 (EW)

To mitigate the off-site impacts to the intersection of Harrison Street and Avenue 60, a traffic signal will be required. However, like the project, the Proposed Project will be required to participate in the cost of off-site improvements through payment of TUMF and DIF fair share fees, which will cover this off-site improvement. Mitigation measures D1-11 and D1-18 remain in effect for the Proposed Project to ensure cumulative impacts remain less than significant. Mitigation measures **MM Trans 6** will address the off-site impact resulting from the Proposed Project at the intersection of SR-86 SB Ramps-Desert Cactus Drive and Airport Boulevard, to ensure the intersection operates at an acceptable level of service.

Mitigation Measure

MM Trans 6: Prior to issuance of a Final Inspection, the implementing developer shall modify the signalized intersection of SR-86 SB Ramps-Desert Cactus Drive (NS) and Airport Boulevard (EW) to change the southbound signal to overlapping right turn signal.

Finding: With implementation of mitigation measures D1-2, D1-11, D1-18, D1-19, D1-20, D1-21, D1-22, D1-23, D1-24, D1-26, D1-27, D1-38, D1-39, and MM Trans 1 through MM Trans 6, the Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by EIR396.

- b) *EIR Conclusion:* Not specifically addressed in the EIR because the Environmental Assessment determined that no inadequate parking capacity would be created by the Specific Plan. Additionally, as discussed in EIR396-A2 prepared for SPA2 which allowed for the TTC Motorsports Park development, development within the project will meet all County parking standards as defined in SPA2 zoning code revisions and County requirements.

Discussion of the Proposed Project: Development within the Proposed Project will meet all County parking standards as defined in the Specific Plan Zoning Ordinance and County requirements.

Finding: No new or substantially increased significant effects to parking capacity will result from the Proposed Project.

- c) See Item 42a above.

Finding: With implementation of mitigation measures D1-2, D1-11, D1-18, D1-19, D1-20, D1-21, D1-22, D1-23, D1-24, D1-26, D1-27, D1-38, D1-39, MM Trans 1 through MM Trans 6 the Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by EIR396.

- d) *EIR Conclusion:* Not specifically addressed in the EIR 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 – 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 Proposed Project: The Proposed Project lies within the same area as previously analyzed and will not increase intensity the site. Mitigation measure D12-5 remains in effect for the Proposed Project to ensure development complies with the CLUP and that impacts remain less than significant.

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

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

Discussion of the Proposed Project: The Proposed Project lies within the same areas as previously analyzed and will not increase intensity of the site.

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

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

Discussion of the Proposed Project: The Proposed Project lies within the same area as previously analyzed and does not change land uses or the Circulation Plan. The Proposed Project has incorporated design features such as roadway curve radii, sight distances, and passing lanes to meet County standards.

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

- g) *EIR396 Conclusion –Threshold not specifically addressed due to a lack of such question on the environmental assessment form; however, EIR396 included an extensive analysis that is germane to this topic : 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:

- 2) Coachella Valley TUMF, current at time of construction.
- 3) 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 Proposed Project: The Proposed Project lies within the same area as previously analyzed and does not increase intensity of the site. No unusual land uses or heavy-traffic-producing land uses are proposed within the Proposed Project that would accelerate the wear-and-tear of public roadways, necessitating maintenance; therefore, conventional County funding sources as described above will be adequate to address roadway maintenance. The Proposed Project is similarly subject to payment of TUMF and County Development Impact Fees, which will be applied toward roadway infrastructure maintenance and improvement.

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

- 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).

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

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

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 Proposed Project: Mitigation measure C6-4 remains in effect for the Proposed 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 Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by 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 Proposed Project: The Proposed Project does not proposed changes to the Circulation Plan, and as such, any existing or planned roadways identified by the Kohl Ranch Specific Plan will be realized as approved. As such, development of the Proposed Project will improve emergency access by improving roads surrounding the site. Emergency access throughout the Proposed Project site will be developed in accordance to County ordinances, standard conditions of approval, and permits related to emergency access. Mitigation measures D3-3 through D3-4 and D4-4 remain in effect for the Proposed Project to ensure impacts remain less than significant.

Finding: With implementation of mitigation measures D3-3, D3-4, and D4-4, the Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by 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 January2, 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, D1-21, D1-22, and D1-23 require coordination with SunLine Transit Agency, bus stops and bus turn-outs.

Discussion of the Proposed Project: The Proposed Project lies within the same area as previously analyzed and does not increase intensity of the site. Thus, the Proposed Project will not result in a significant change to transit service impacts or ridesharing. Mitigation measures D1-20, D1-21, D1-22, and D1-23 remain in effect for the Proposed Project to ensure impacts remain less than significant.

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

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?	Potentially Significant New Impact	Less than Significant with New Impact Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: COR GP, Figure 7, "Trails and Bikeways System"; CVAG; 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 Proposed Project: The Proposed Project complies with County General Plan roadways and meets Riverside County General Plan objectives by providing for bike routes and bicycle related facilities pursuant to current plans for trails developed for the General Plan update by the Regional Parks and Open Space District. The Proposed Project lies within the same area as previously analyzed and will not interfere with the Specific Plan development that will improve bike trails by improving roads surrounding the site. Bike trails along Avenue 62 and Polk Street will be developed in accordance to County ordinances and standard conditions of approval. Further, mitigation measure D1-22 remains in effect for the Proposed Project to ensure impacts remain less than significant.

Finding: With implementation of mitigation measure D1-22, the Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by 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: COR GP; 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 Coachella Valley Water District (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 Proposed Project: The Proposed Project lies within the same area as previously analyzed. The Proposed Project does not increase in the intensity of the site. Mitigation measures D2-4 and D2-5 through D2-16 remain in effect for the Proposed Project to ensure impacts remain less than significant.

Finding:

With implementation of mitigation measure D2-4 and D2-5 through D2-16, the Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by 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 – 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 Riverside.

Discussion of the Proposed Project: The Proposed Project lies within the same area as previously analyzed and does not increase intensity of the site. Thus, the need for additional capacity is not anticipated. Further, mitigation measures D2-17, D2-18, D2-19 and D2-20 through D2-22 and D2-23 remain in effect for the Proposed Project to ensure impacts remain less than significant

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

		Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
UTILITY AND SERVICE SYSTEMS Would the project:					
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 landfill and the Mecca II landfill serve the Thermal area. EIR396 concluded that project would have a significant impact 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 proposed Project on a common schedule set forth in County Resolutions. The applicant shall coordinate with the permitted refuse hauler to identify which materials may be collected for recycling and on what schedule (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 Proposed Project: The Proposed Project lies within the same area as previously analyzed and does not increase the intensity of the site. Mitigation measures D8-1 through D8-3, and D8-5 remain in effect for the Proposed Project to ensure impacts remain less than significant. Mitigation measure D8-4 is not applicable to the Proposed Project site.

Finding: With implementation of mitigation measures D8-1 through D8-3, and D8-5, the Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by 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 checked="" type="checkbox"/>	<input 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 (IID) 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 Proposed Project: The Proposed Project lies within the same area as previously analyzed and does not result in an overall increase in intensity. Mitigation measures D7-5 through D7-10 remain in effect for the Proposed 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 Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by 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 Proposed Project: The Proposed Project lies within the same area as previously analyzed and does not increase intensity of the site. Mitigation measures D7-1 through D7-4 remain in effect for the Proposed Project to ensure impacts remain less than significant

Finding: With implementation of mitigation measures D7-5 through D7-10, the Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by 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 Proposed 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 Proposed Project lies within the same area as previously analyzed and does not increase intensity of the site. Mitigation measures D7-11 through D7-14 remain in effect for the Proposed Project to ensure impacts remain less than significant.

Finding: With implementation of mitigation measures D7-11 through D7-14, the Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by 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 Proposed Project: The Proposed 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 Proposed 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 – 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 Proposed Project: The Proposed Project lies within the same area as previously analyzed. Mitigation measures C13-2 through C13-5, C13-6 and C13-7 through C13-10 remain in effect for the Proposed Project to ensure impacts remain less than significant.

Finding: With implementation of mitigation measures C13-2 through C13-5, C13-6 and C13-7 through C13-10, the Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by 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 Proposed Project: As discussed above in Item 42g above, the Proposed Project 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).

No unusual land uses or heavy-traffic-producing land uses are proposed within the Proposed Project that would accelerate the wear-and-tear of public roadways, necessitating maintenance; therefore, conventional County funding sources as described above will be adequate to address roadway maintenance. TUMF and Development Impact Fees will be collected and utilized as needed by Riverside County to construct the improvements necessary to maintain the required LOS.

Finding: Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by EIR396.

- g) *EIR396 Conclusion – Not analyzed due to lack of such question on the Environmental Assessment form:*

Discussion of the Proposed 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 Proposed Project: The Proposed 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 GHG 1, the Proposed Project will be as or more efficient than the Project previously analyzed

Finding: With implementation of mitigation measures C9-2 and GHG 1, the Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by EIR396.

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
MANDATORY FINDINGS OF SIGNIFICANCE				
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?	<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 the Specific Plan 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 Proposed Project: The Proposed 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 Proposed Project. However, the Proposed Project is still located within the CVMSHCP boundary. Thus, the Proposed Project will be subject to payment of CVMSHCP fees. Existing conditions with the Proposed Project site include the grading of the driver instruction track and construction of a 150 foot by 250 foot acre reservoir on 2 acres located in northeast corner of the Proposed Project that includes an aviary screen to prevent a congregation of birds. Construction activities to complete development of the Proposed Project site will disturb the same area as previously analyzed. Mitigation measure C3-2 remains in effect for the Proposed Project to ensure payment of CVMSHCP fees.

With respect to major periods of California history or prehistory, the Proposed Project lies within the same area as previously analyzed. Mitigation measure C12-8 remains in effect to ensure that archaeological monitoring previously recommended by EIR396 is accomplished by the Proposed Project.

Finding: With implementation of mitigation measure C12-8, the Proposed 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.

	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				
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; SPA3

Findings of Fact:

EIR396 Conclusion: Not specifically addressed in the EIR 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 Proposed Project: The Proposed Project lies within the same area as previously analyzed. The Proposed Project does not change uses previously approved, and will not result in disadvantage of long-term environmental goals.

Finding: The Proposed 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; 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: Previous cumulative analysis was based on a summary of projections for future development impacts identified within the 1992 Riverside County Comprehensive General Plan. 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).

Discussion of the Proposed Project: EIR396 utilized a summary of projections method based upon the 1992 Riverside County Comprehensive General Plan. Further, it utilized a summary of growth projections based upon the Coachella Valley Association of Governments (CVAG) population projections (EIR396, p. V-380).

Like the above analysis, cumulative discussion for the Proposed Project is based upon the 2003 Riverside County General Plan, utilizing the same summary of projections methodology as EIR396. Like the 1992 General Plan, the current General Plan identifies the Proposed Project as being located within the Salton Trough whereby much of the area has been devoted to agriculture and residential uses are primarily to house agricultural workers within the valley. While the Proposed Project site does not contain Williamson Act lands within the project boundary, lands under Williamson Act contracts are located immediately adjacent to the eastern border of the Kohl Ranch Specific Plan and throughout the project vicinity so the cumulative loss of farmland from the areawide urbanization of farmland is still a significant and unavoidable environmental impact. However, as the Proposed Project does not contain any Williamson Act lands and is not located adjacent to any Williamson Act or agriculturally zone parcels, it does not cumulatively contribute to the loss of agricultural lands.

EIR396 concluded there would be both short- term and long-term regional impacts to air quality and determined that due to the regional significance of the Kohl Ranch Specific Plan, its long term impacts resulted in non-conformity to the 1994 Air Quality Management Plan (AQMP). The Proposed Project has been reviewed for compliance based on the 2012 AQMP which was adopted by the SCAQMD Governing Board in February 2013. The AQMP outlines the air pollution measures needed to meet federal health-based standards for particulates (PM-2.5) by 2014 and also includes specific measures to further implement the ozone strategy in the 2007 AQMP to assist in attaining the ozone standard in 2023. The SSAB currently exceeds the federal ozone standards. Additionally, the SSAB is a federal and state non-attainment area for PM-10, but a re-designation request has been submitted. The 2012 AQMP sets forth a comprehensive program that will lead the SCAB into compliance with all federal and state air quality standards.

As such, the Proposed Projects emissions within the context of SCAQMD's regional emissions thresholds, provide an indicator of potential cumulative impacts within the Basin. Cumulative localized impacts for pollutants are also considered, and reflect Project air pollutant emissions in the context of ambient conditions in the Project vicinity. While the Proposed Project's operational emissions will not exceed SCAQMD thresholds for criteria pollutants, they will be exceeded for VOC, NOX, and CO. While these are cumulatively considerable, the Proposed Project's contribution is not beyond that which was analyzed by EIR396. Further, as the Proposed Project demonstrates compliance with the local land use plan and/or population projections, and will lessen the severity of emissions compared to that which was analyzed previously in EIR396, the Proposed Project will not cumulatively contribute to air quality impacts beyond those previously analyzed.

As greenhouse gas emissions are cumulative in nature, the Proposed Project has the potential to provide incremental contributions to global climate change. However, like EIR396-A2, with implementation of required regulations and the same mitigation measures, the Proposed Project will meet the AB 32 reduction target. Thus, the Project's incremental contribution to a cumulative impact to global climate change is considered less than significant.

EIR396 also concluded that implementation of the Kohl Ranch Specific Plan would adversely impact existing library services and that 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. As no additional residential uses are proposed as part of the Proposed Project beyond those previously analyzed, the Proposed Project would not cumulatively contribute adverse impacts to library services beyond what was identified in EIR396.

Noise increases along links of Airport Blvd, Avenue 60, Avenue 62 and Harrison Street related to the Kohl Ranch Specific Plan were identified to cause or contribute to an exceedance of 65 CNEL resulting in the potential for significant noise impacts directly from the long-term use of the project. The traffic generated by the Proposed Project and other projects is the primary source of noise that will be

experienced over the long-term build-out of this Project and other projects as pursuant to the County's General Plan. However, the Proposed Project is capable of reducing noise impacts to its nearest sensitive receptors. Thus, the Proposed Project will not cumulatively contribute to off-site noise beyond that analyzed in EIR396.

Thus, the Proposed Project does not have impacts which are individually limited, but cumulatively considerable.

Finding: The Proposed 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 Proposed Project would not generate significantly greater emissions, result in greater noise impacts, or result in the loss of agricultural 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 Proposed 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; 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 Proposed Project: The Proposed Project will not result in environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Finding: Construction and operation of the Proposed Project would neither negate nor exacerbate the significance of adverse impacts on humans. The impacts would remain the same regardless of implementation of this Proposed Project. Thus, the previously identified significant and unmitigated impacts would not be made more severe as a result of the Proposed 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).

Earlier Analyses Used, if any:

- *Riverside County Integrated Project, General Plan Final Program Environmental Impact Report, SCH No. 20020511430, certified October 2003.*
- *The Kohl Ranch Specific Plan No. 303 and Environmental Impact Report No. 396, SCH No. 94112032, certified November 16, 1999.*
- *The Kohl Ranch Specific Plan No. 303 Addendum No. 2 and Environmental Impact Report No. 396 Addendum No. 2, adopted and certified 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 Kohl Ranch Specific Plan is available for review at the Riverside County Planning Department located at 4080 Lemon Street, Riverside, CA, and online at:

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

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/ZoningInformation/GeneralPlan/RiversideCountyGeneralPlan2003.aspx>

VII. REFERENCES

Cited As:	Source
2012 AQMP	South Coast Air Quality Management District, <i>Final 2012 Air Quality Management Plan</i> , 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.)
2010 UWMP	Coachella Valley Water District, <i>2010 Urban Water Management Plan, Final Report</i> , July 2011. (Available at http://www.cvwd.org/news/publicinfo/2011_07_20_2010_UWMP_Final_Report.pdf , accessed October 1, 2014.)
CJA2014	Christopher Jean & Associates, <i>Acoustical Analysis Update, The Thermal Club, Driving Instruction Area, County of Riverside</i> , January 21, 2014. (Appendix C)
COR ALUC	Riverside, County of, Airport Land Use Commission, <i>Airport Land Use Compatibility Plan, Jacqueline Cochran Regional Airport</i> , amended September 2006 (Available at http://www.rcaluc.org/filemanager/plan/new//13-%20Vol.%201%20Jacqueline%20Cochran%20Regional.pdf , accessed on October 1, 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/Portals/0/genplan/general_plan_2013/3%20Area%20Plan%20Volume%202/Easten%20Coachella%20Valley%20AP.pdf , accessed October 1, 2014.)
COR GP	County of Riverside, Transportation and Land Management Agency, Planning Department, <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 October 1, 2014.)
COR GP FEIR	County of Riverside, Transportation and Land Management Agency, Planning Department, <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://planning.rctlma.org/Portals/0/genplan/content/eir/volume1.html , accessed October 1, 2014.)
COR Ordinance No. 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 October 1, 2014.)
COR Ordinance No. 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 October 1, 2014.)
COR Ordinance No. 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 October 1, 2014.)

Cited As:	Source
COR Ordinance No. 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 October 1, 2014.)
COR Ordinance No. 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 October 1, 2014.)
COR Ordinance No. 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 October 1, 2014.)
COR Ordinance No. 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 October 1, 2014.)
CPRC	State of California, <i>Public Resources Code Section 12220</i> . (Available at http://www.leginfo.ca.gov/cgi-bin/displaycode?section=prc&group=12001-13000&file=12220 , accessed on October 1, 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 October 1, 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 October 1, 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 October 1, 2014.)
FEMA	Federal Emergency Management Agency, Flood Map Service Center, <i>Panel 06065C2925G dated August 28, 2008</i> . (Available at https://msc.fema.gov/portal , accessed October 1, 2014.)
Google Maps	Google Maps. (Available at https://www.google.com/maps/ , accessed October 1, 2014).
RCE 2014	RCE Consultants, Inc., <i>The Thermal Club, Water Quality Management Plan Stage #2</i> , August 2014. (Appendix C)
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 October 1, 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.)

Cited As:	Source
WEBB-A	Albert A. WEBB Associates, Noise Assessment for Plot Plan No. 25677, Tentative Parcel Map 36735 and Environmental Impact Report No. 396, Addendum No. 5, October 27, 2014 (Appendix B)
WEBB-B	Albert A. WEBB Associates, Traffic Impact Analysis, October 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

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X. PERSONS CONTACTED IN PREPARATION OF THE INITIAL STUDY

No persons were contacted

XI. ACRONYMS, UNITS OF MEASUREMENT, AND CHEMICAL SYMBOLS

Acronyms

AQMP	Air Quality Management Plan
BMP	Best Management Practices
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CLUP	Comprehensive Land Use Plan
CNEL	Community Noise Equivalent Level
CPUC	California Public Utilities Commission
CSA	County Service Area
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
ECVAP	Eastern Coachella Valley Area Plan
EDA	Economic Development Agency
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
MDAB	Mohave Desert Air Basin
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
RCCGP	Riverside County Comprehensive General Plan

Acronyms

RCP	Regional Comprehensive Plan
RWQCB	Regional Water Quality Control Board Division
SBBM	San Bernardino Base Meridian
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
SMGB	State Mining and Geology Board
SOV	Single Occupant Vehicle
SP00303A2	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
TIS	Traffic Impact Study
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

Acronyms

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

Mitigation Monitoring Plan

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

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

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

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

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
Refer to mitigation measures for increased demand on water resources in Section V.D.2., Water and Sewer (D2-1 through D2-14).	Less than significant	Refer to Section V.D.2.	Refer to Section V.D.2.
<i>Increased stormwater runoff from the project site.</i>			
C5-2 The project drainage system shall control storm flows such that runoff volumes leaving the site shall approximate existing conditions.	Less than significant	Riverside County Planning Department and CVWD	Review and approval of grading and drainage plans prior to tentative tract map/plot plan/use permit approval.
C5-3 Drainage facilities associated with the project shall be designed in accordance with the Riverside County Flood Control District Hydrology Manual and Standards, and CVWD Standards. On-site runoff shall be intercepted and conveyed through the development by means of a conventional catch basin and storm drain system, in accordance with CVWD standards.	Less than significant	Riverside County Planning Department and CVWD	Review and approval of drainage plans prior to tentative tract map/plot plan/use permit approval.
C5-3A Drainage facilities associated with the Thermal Club Motorsports Facilities shall be designed in accordance with the Riverside County Flood Control District Hydrology Manual and Standards. On-site runoff shall be intercepted and conveyed through the development by means of a conventional catch basin and storm drain system, in accordance with Coachella Valley Water District standards	Less than significant	Riverside County Planning Department and CVWD	Review and approval of drainage plans prior to tentative tract map/plot plan/use permit approval.
C5-4 A collector storm drain system to facilitate flows generated on-site shall be designed to utilize street flow carrying capacity and flows into catch basins and inlets when the quantity exceeds the top of curb.	Less than significant	Riverside County Planning Department and CVWD	Review and approval of drainage plans prior to tentative tract map/plot plan/use permit approval.
C5-4 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 and ultimately to on-site retention basins for the Thermal Club Motorsports Facilities.	Less than significant	Riverside County Planning Department and CVWD	Review and approval of drainage plans prior to tentative tract map/plot plan/use permit approval.
C5-5 Protection from the 100-year flood shall be provided to all building pads in the Kohl Ranch, as the recommended Flood Control Plan is implemented.	Less than significant	Riverside County Planning Department and CVWD	Review and approval of drainage plans prior to tentative tract map/plot plan/use permit approvals.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
C5-6 Maintenance and upgrading of storm drain facilities shall be implemented as outlined in applicable regional facilities plans.	Less than significant	Riverside County Building and Safety Department and CVWD	Prior to issuance of building permits.
C5-7 Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area, or activity which is part of a larger common plan of development of five acres or greater. Therefore, as mitigation for this specific plan, the developer or builder shall obtain the appropriate NPDES construction permit prior to commencing grading activities. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program.	Less than significant	Riverside County Building and Safety Department and Regional Water Quality Control Board	Prior to issuance of grading permit.
C5-8 The hydrology and drainage design shall take into account the existing stormwater, irrigation and drainage facilities which cross Kohl Ranch. The developer's engineer shall work with CVWD to develop an acceptable grading and drainage plan.	Less than significant	Riverside County Building and Safety Department and CVWD	Review and approval of grading and drainage plans prior to tentative tract map/plot plan/use permit.
Air Quality			
Fugitive Dust			
<i>Short-term air quality impacts.</i>			
C6-1 The project shall be required by law to comply with regional and local rules and ordinances which will assist in reducing the short-term air pollutant emissions. For example, the SCAQMD's Fugitive Dust Rule 403 and Riverside County's Dust Control Ordinance require implementation of extensive fugitive dust control measures such as watering on site, revegetation, use of soil stabilizers and submittal of a wind erosion plan in some instances.	Significant	Riverside County Building and Safety Department and SCAQMD	Review and approval of grading plans.
<i>In addition, the following mitigation measures are provided to further reduce air pollutants generated during the project construction phase. Where available, the mitigation effectiveness is indicated (e.g., 50 percent) as provided in the SCAQMD, CEQA Air Handbook, April 1993.</i>			
Construction Equipment Exhaust			

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
C6-2 Construction operations shall comply with all applicable control measures identified in the "State Implementation Plan in the Coachella Valley: 1994 BACM Revision," March 1994.	Significant	Riverside County Building & Safety Department	During grading and construction.
C6-3 Construction equipment shall be selected considering emission factors and energy efficiency. All equipment shall be properly tuned and maintained.	Significant	Riverside County Building & Safety Department	During grading and construction.
On-Road Sources			
C6-4 Construction activities shall be timed so as to not interfere with peak hour traffic and shall minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.	Significant	Riverside County Building & Safety Department	During grading and construction.
C6-5 Ridesharing and transit incentives for the construction crew shall be supported and encouraged.	Significant	Riverside County Building & Safety Department and SCAQMD	During grading and construction.
Long-term regional air quality impacts.			
Regional air pollutant emissions associated with the project are considered significant. To reduce the level of regional impact the following mitigation measures are provided.	Significant	Riverside County Planning Department	Review and approval of tentative tract map/plot plan/use permit.
C6-6 The project shall utilize a mix of services on-site to provide amenities for employees and residents that would reduce off-site vehicle trips. Consideration shall be given to postal services, banking, a food facility (restaurant/grocery store) and a ridesharing service to local commercial areas.	Significant	Riverside County Planning Department	Review and approval of tentative tract map/plot plan/use permit.
C6-7 Local transit agencies shall be contacted to determine bus routing adjacent to the site that can be accommodated in design and for on-site provision of bus shelters and turnout lanes.	Significant	Riverside County Planning and Transportation Departments	Review and approval of tentative tract map/plot plan/use permit.
C6-8 The use of energy-efficient street lighting and on-site lighting in parking and walking areas (e.g., low pressure sodium, metal halide, clean lucalox and high pressure sodium) shall be used on-site to reduce emissions at the power plant serving the site.	Significant	Riverside County Building & Safety Department	Review and approval of tentative tract map/plot plan/use permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
Prior to issuance of building permits.			
C6-9 Low-polluting and high-efficiency appliances shall be installed wherever possible. Solar energy shall be evaluated for heating any swimming pools or water heaters on-site.	Significant	Riverside County Building & Safety Department	Prior to issuance of building permits.
C6-10 Transportation Demand Management (TDM) utilized on-site shall support a reduction in mobile emissions as employees/residents convert from single occupant vehicle (SOV) use to other modes of transportation. TDM could include: <ul style="list-style-type: none"> ■ creating employee carpools; ■ preferential carpool parking; ■ designing appropriate bicycling and walking paths; ■ reduced costs for transit passes; ■ flexible work hours for transit riding, carpooling, walking and bicycling employees; and ■ implementing a parking fee on-site to discourage single occupant vehicles (SOVs). 	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.
Microscale projections.			
None required.	Less than significant	None required.	Not applicable.
Air Quality Management Plan Conformity.			
C6-11 To assist in jobs/housing balance for the subregion, the Kohl Ranch Specific Plan includes a mix of land uses including residential, business, commercial, industrial, open space and public facilities. Both working and living opportunities have been made available within the thirteen project neighborhoods. An emphasis has been placed on developing employment concentrations near medium to high density residential areas creating areas of local activity. No additional mitigation is available to further reduce the project's regional emissions.	Significant	Riverside County Planning Department	Approval of Final Specific Plan.
The following mitigation measures are to be implemented in addition to C6-1 through C-11 above for the Thermal Motorsports Park Race Track:			
MM Air 1 During construction, ozone precursor emissions from all vehicles and construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications. Equipment maintenance	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.

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

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<i>Short-term potential for increased erosion.</i>			
C7-1 Private developments constructed in the project area shall be required to provide adequate site drainage during construction.	Less than significant	Riverside County Building & Safety Department, CVWD, and RWQCB	Review and approval of erosion control plan.
C7-2 Temporary culverts, ditches, dams, catch basins, and settling ponds shall be installed in construction areas to maintain existing drainage flows and collect excess water and sediment coming from construction sites. Refer to mitigation measures C1-1 through C1-6 in Section V.C.1., Landform & Topography/Slopes & Erosion, regarding grading requirements.	Less than significant	Riverside County Building & Safety Department and CVWD	Review and approval of erosion control plan.
<i>Degradation of water quality from nonpoint pollution.</i>			
C7-3 All development shall be subject to NPDES regulations enforced by the RWQCB.	Less than significant	Riverside County Planning Department, CVWD & RWQCB	Ongoing.
C7-4 All discharges to surface waters and groundwater shall comply with the goals of the most current applicable <i>Water Quality Control Plan for the Colorado River Basin</i> .	Less than significant	RWQCB	Ongoing.
<i>Water quality impact from interim agricultural use.</i>			
C7-5 Interim agricultural operations shall be required to comply with the applicable permit requirements in the application of pesticides.	Less than significant	Riverside County Planning Department and Riverside County Health Department.	Ongoing.
Noise			
<i>Short-term construction impacts.</i>			
C8-1 Construction activities within 800 feet of existing sensitive receptors shall take place only between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday. Construction activities that occur within one mile of a sensitive receptor but not closer than 800 feet shall be restricted to the hours of 7:00 a.m. and 10:00 p.m.	Less than significant	Riverside County Building & Safety Department	Inspections during construction.

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

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
allowed only with the written consent of the building official."			
MM Noise 3(A) (Revised) Sound attenuation barriers shall be constructed to heights indicated in the Preliminary Acoustical Analysis for the Project along Avenue 62, Avenue 64, Avenue 66, Polk Street, Tyler Street, 'C' Street and 'E' Street (Table 6 of the Preliminary Acoustical Impact Analysis for the Kohl Ranch Specific Plan No. 303, Amendment No. 2 and <u>Acoustical Analysis Update for The Thermal Club Driving Instruction Area, prepared by Christopher Jean Associates, January 21, 2014</u>) which range from five to nine feet. The barriers shall be constructed of masonry block or other material of sufficient weight (3.5 pounds per square foot of face area) and have no decorative cutouts or line-of-sight openings between the project and adjacent land uses. All gaps (except for weep holes) shall be filled with grout or caulking.	Less than significant	Riverside County Health Department and Riverside County Planning Department	Inspections during construction.
MM Noise 4 Once precise grading and architectural plans are made available, and prior to building permit issuance, a final acoustical impact analysis shall be performed for all residential planning areas in order to confirm that exterior standards are achieved and interior noise levels are reduced to 45 dBA or less.	Less than significant	Riverside County Health Department and Riverside County Planning Department	Review and approval of final acoustical reports prior to approval of tentative tract map or other residential projects.
MM Noise 5 Thermal Motorsports Park developers shall install automatic noise monitors that can continuously measure trackside noise levels and even log the day and time of any measured levels in excess of the trackside noise limit. The track developer shall employ full time personnel to closely monitor all track operations from a central location.	Less than significant	Riverside County Health Department and Riverside County Planning Department	Ongoing
MM Noise 6 One automatic noise monitor should be positioned at an appropriate location adjacent to each track configuration capable of being operated as a separate course.	Less than significant	Riverside County Health Department and Riverside County Planning Department	During Construction
MM Noise 7 Any trackside noise limit violations logged by the automatic noise monitors will result in immediate investigation by trackside personnel. The central tower, or full time noise-monitoring personnel, would notify the individual control position of each track registering a violation of the noise limit. The individual track control would then be responsible to identify and remove the	Less than significant	Riverside County Health Department and Riverside County Planning Department	Ongoing

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
offending vehicle(s) from the track.			
MM Noise 8 A vehicle removed from the track for a noise violation must receive repairs/changes to reduce the noise output and return to the vehicle inspection station before it can be returned to the track.	Less than significant	Riverside County Health Department and Riverside County Planning Department	Ongoing
MM Noise 9 Prior to start of testing or running of vehicles on the track, noise testing shall be administered to demonstrate compliance with noise standard and ensure technical integrity of noise suppression equipment for vehicles entering the track.	Less than significant	Riverside County Health Department and Riverside County Planning Department	Ongoing
Track operation recommendations to implementing mitigation measures MM Noise 1 through MM Noise 9 are located in Appendix D of Acoustical Analysis prepared by Webb dated December 1, 2010.			
Energy Resources			
<i>Increased energy use.</i>			
<i>To reduce both criteria pollutant and Greenhouse Gas emissions from Project operation, the following mitigation measures will be implemented:</i>			
C9-1 was replaced by Mitigation Measure GHG 1 below, as part of EIR 396, Addendum No. 2.	n/a	n/a	n/a
C9-2 Electric vehicle recharging facilities shall be permitted in all commercial developments.	Less than significant	Riverside County Planning Department	Approval of Final Specific Plan.
MM GHG 1 In order to reduce energy consumption from the proposed Project development, construction of all homes and businesses shall exceed the 2008 California Energy Code - Title 24, Part 6 energy efficiency standards by 15%. GHG 1 replaces Mitigation Measures D7-9 and C9-1.	Less than significant	Riverside County Planning Department	Prior to building permits
MM GHG 2 To reduce vehicle miles traveled, the Kohl Ranch Specific Plan will provide a transit center, including a bus stop opportunity and park-n-ride lot to facilitate carpooling and/or use of public transportation within some of the zones of the Project site which are restricted by airport flight paths/noise and with easy bus access.	Less than significant	Riverside County Planning Department	Prior to occupancy
MM GHG 3 To encourage carpooling and vanpools the Kohl Ranch Specific Plan will designate parking spaces for high-occupancy	Less than significant	Riverside County Planning Department	Prior to occupancy

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
vehicles and provide larger parking spaces to accommodate vans used for ride sharing in all commercial areas.			
MM GHG 4 Public information shall be provided to residents about opportunities to utilize public transportation and bicycles. This will be implemented through signage and information posted. Proof of compliance will be required prior to issuance of the building permit for each of the above facilities.	Less than significant	Riverside County Planning Department	Prior to occupancy
MM GHG 5 Separate recycling and waste receptacles will be provided at each house and at commercial sites. Proof of compliance (e.g. contract with waste hauler) will be required prior to final inspection of each residence. Signage and information regarding the recycling bins and acceptable recyclable materials shall be posted at commercial sites. Proof of compliance will be required by the Department of Building and Safety prior to the Plot Plan Final Inspection of all commercial facilities.	Less than significant	Riverside County Planning Department	Prior to occupancy
MM GHG 6 Install light colored "cool" roofs and cool pavements whenever possible.	Less than significant	Riverside County Planning Department	During Construction
MM GHG 7 Preserve existing trees on-site through the use in place or relocation of palms currently growing on-site.	Less than significant	Riverside County Planning Department	During Construction
Open Space & Conservation			
<i>Loss of undeveloped open space.</i>			
C10-1 All open space areas within the Kohl Ranch Specific Plan project area shall be designed in accordance with all applicable criteria in the Zoning, Community Structure Development Standards, Neighborhood and Planning Area Land Use and Development Standards, and Design Guidelines, Sections III, IV.A.4.b, IV.B, and IV.C of the Kohl Ranch Specific Plan.	Less than significant.	Riverside County Planning Department	Review and approval of tentative tract map/plot plan/use permit.
Toxic Substances			
<i>Generation of hazardous wastes.</i>			
C11-1 Users of hazardous materials shall comply with applicable federal, state and local regulations requiring elimination and reduction of waste at the source by prevention of leakage,	Less than significant.	Riverside County Health Department and CVWD.	Ongoing.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
segregation of hazardous waste, and other means. Industrial operations shall utilize methods such as recovery, reuse and recycling of wastes to minimize the amount of hazardous substances disposed of.			
C11-2 Future industrial uses shall be reviewed to identify the specific wastes which may be generated for storage and disposal of potentially hazardous substances.	Less than significant.	Riverside County Health Department and Planning Department.	Review and approval of plot plan and/or use permit.
C11-3 Hazardous materials that may be produced on-site shall require transport by a licensed hauler to a designated facility. Haulers of hazardous materials, as well as disposal facilities, shall be licensed by the U.S. Environmental Protection Agency.	Less than significant.	Riverside County Health Department.	Ongoing.
C11-5 Interim agricultural operations shall adhere to all appropriate permit requirements related to the handling, storage and transport of hazardous materials.	Less than significant.	Riverside County Health Department.	Ongoing.
Cultural Resources			
<i>Disturbance of important archaeological resources.</i>			
C12-1 Avoidance of CA-RIV-5510/H is preferred. This site is located in Planning Area M-4. If it is determined at the development stage avoidance of CA-RIV-5510/H is not feasible, this archaeological site shall be subjected to a program of additional historic research and test excavation to determine its importance, prior to earth moving on the site.	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/use permit.
C12-2 Avoidance of CA-RIV-5511H is preferred. This site is located in the vicinity of Planning Area C-4, C-5 and C-8. If it is determined at the development stage that avoidance of CA-RIV-5511H is not feasible, this archaeological site shall be subjected to a program of additional historic research and test excavation to determine its importance, prior to earth moving on the site.	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/use permit.
C12-3 The approximately 160 acres of the Kohl Ranch site that were not examined during field reconnaissance (Blocks 25, 33, 34 and 35) shall be examined by a qualified archaeologist after plowing but before commencement of grading (see Figure V-30).	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/use permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
C12-8 Should any cultural and/or archaeological resources be accidentally discovered during Project construction, construction activities in the vicinity of the resource shall immediately halt and be moved to other parts of the Project site. A Riverside County qualified archaeologist shall be retained by the County or their designee to determine the significance of the resource. If the find is determined to be a historical or unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations (<i>State CEQA Guidelines</i>), avoidance or other appropriate measures, as recommended by the archaeologist, shall be implemented. Any artifacts collected or recovered shall be cleaned, identified, catalogued, analyzed, and prepared for curation at an appropriate repository with permanent retrievable storage to allow for additional research in the future. Site records or site record updates (as appropriate) shall be prepared and submitted to the Eastern Information Center as a permanent record of the discovery	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/use permit.
<i>Disturbance of important historic resources.</i>			
None required.	Less than significant.	None required.	Not applicable.
<i>Disturbance of paleontological resources.</i>			
C12-4 Within Sections 4 and 9 (T-7S, R-8E), a qualified paleontologist shall be retained to attend the pre-grade meeting, and supervise the paleontological monitoring during earth moving activities in these areas of the proposed project.	Less than significant.	Riverside County Planning Department.	Prior to and during grading activities.
C12-5 Initially, full time monitoring shall be conducted during all earth moving activities that extend below 5 feet in Sections 4 and 9 (T-7S, R-8E). Wet screening for small vertebrates will be conducted in the appropriate sediments and a representative sample of fossils shall be collected. Recent (Holocene) alluvial materials or sands have a low paleontologic sensitivity and will not require monitoring. If fossils are found, monitoring requirements will be increased accordingly; if no fossils are encountered, monitoring efforts will be reduced in these sediments. If an adequate sample is collected from the sensitive sediments, the paleontologist may reduce or eliminate monitoring requirements.	Less than significant.	Riverside County Planning Department.	During grading activities.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
C12-6 Specimens collected shall be prepared (to a point of identification), identified and curated into a suitable repository that has a retrievable storage system, such as the San Bernardino County Museum.	Less than significant.	Riverside County Planning Department.	During and/or following grading activities.
C12-7— A final report summarizing findings shall be prepared at the end of earth moving activities, and shall include an itemized inventory of recovered fossils and appropriate stratigraphic and locality data. This report shall be sent to the Lead Agency, signifying the end of mitigation. Another copy shall accompany the fossils, along with field logs and photographs, to the designated repository.	Less than significant	Riverside County Planning Department	After completion of field monitoring.
Aesthetics, Visual Analysis, Light & Glare			
<i>Change to visual character of the site.</i>			
C13-1 All future development projects in the Kohl Ranch Specific Plan project area shall be designed in accordance with all applicable criteria in the Planning Standards and Design Guidelines in the Kohl Ranch Specific Plan.	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/use permit.
<i>Creation of new source of light and glare.</i>			
C13-2 Lighting shall conform to the Lighting Guidelines Section, Section IV.C.2.j, of the Kohl Ranch Specific Plan.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
<i>The following mitigation measures are general lighting guidelines contained in the Kohl Ranch Specific Plan.</i>			
General Lighting Guidelines			
C13-3 Warm white lighting shall be encouraged. Bright colored or blinking lights shall not be encouraged except in theme restaurants and shops of commercial development areas.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
C13-4 Building or roof outline tube lighting shall be subject to Riverside County approval.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
C13-5 Design and placement of site lighting shall minimize glare affecting adjacent properties, buildings, and roadways.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
		Department.	
C13-6 Careful consideration and coordination shall be given to avoid any potential conflicts with Jacqueline Cochran Regional Airport operations.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
C13-7 Lighting shall be designed to minimize sky glow and effects on the Mt. Palomar Observatory and the nighttime desert sky.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
C13-8 Fixtures and standards shall conform to state and local safety and illumination requirements. In particular, lighting shall conform to Riverside County Ordinance No. 655, which includes requirements related to the Mt. Palomar Observatory.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
C13-9 Automatic timers on lighting shall be designed to maximize personal safety during nighttime use while saving energy.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
<i>In addition to the lighting guidelines contained in the Specific Plan, the following mitigation measures are recommended.</i>			
C13-10 The buildings shall use non-metallic, low reflective glass (30 percent or lower reflective factor) and building materials to keep daytime glare to a minimum.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
<i>Compliance with General Plan Policies.</i>			
C13-11 Future development projects shall be subject to the requirements of Section 7 of Ordinance No. 655, which includes the preparation of lighting plans and evidence of compliance.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
C13-12 All new light fixtures installed shall be consistent with the guidelines in Section 5 (General Requirements), Section 6 (Requirements for Lamp Source and Shielding) and Section 8 (Prohibitions) of Ordinance No. 655.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
Circulation & Traffic			
MM Trans 1 All roadways shall be constructed per the Riverside County Transportation Department standards and conditions of approval.	Less than significant	Riverside County Transportation Department	Review and approval of tentative tract map/plot plan/use permit for applicable development area.
MM Trans 2 The intersection of Polk Street at Airport Boulevard	Less than significant	Riverside County	Review and approval of tentative

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
shall convert the shared northbound turning lane into one northbound left-turn lane and one northbound right-turn lane.		Transportation Department	tract map/plot plan/use permit for applicable development area.
MM Trans 3 – Construct full width improvements on all internal roadways.	<u>Less than significant</u>	Riverside County Transportation Department	<u>Prior to occupancy</u>
MM Trans 4 – Construct partial width improvements on the easterly side of Tyler Street at its ultimate cross-section as an arterial roadway adjacent to the project boundary line.	<u>Less than significant</u>	Riverside County Transportation Department	<u>Prior to occupancy</u>
MM Trans 5 – Construct the intersection of Tyler Street and Jasper Lane to restrict movement to right-in, left-in and right-out only from the driveway with the following geometrics: Northbound: Two through lanes Southbound: One through lane. One left turn lane. Eastbound: Not applicable. Westbound: One right turn lane. Stop controlled.	<u>Less than significant</u>	Riverside County Transportation Department	<u>Prior to occupancy</u>
MM Trans 6: Prior to issuance of a Certificate of Occupancy, the implementing developer shall modify the signalized intersection of SR-86 SB Ramps-Desert Cactus Drive (NS) and Airport Boulevard (EW) to change the southbound signal to overlapping right turn signal.	<u>Less than significant</u>	Riverside County Transportation Department	<u>Prior to occupancy</u>
Traffic generated			
D1-1 was eliminated as part of EIR396, Addendum No. 2	n/a	n/a	n/a
D1-2 Avenue 60 adjacent to the site shall be downsized and constructed at its ultimate part-width standard as an Industrial Collector (78 foot right-of-way) in conjunction with development.	Less than significant.	Riverside County Transportation Department.	Review and approval of tentative tract map. Road segments to be improved concurrently with adjacent development area.
D1-3 to D1-10 were eliminated as part of EIR396, Addendum No. 2	n/a	n/a	n/a
Level of Service at General Plan Buildout without Project.			
None required.	Less than significant.	None required.	Not applicable.
Year 2010 Level of Service with Project and typical General Plan improvements.			
D1-11 To ensure that off-site roadway improvements (see Table V-43) are provided in conjunction with each development phase, the	Less than significant.	Riverside County Planning Department	Review and approval of tentative

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>following development monitoring requirements shall be followed throughout the study area:</p> <p>a. Traffic impact study reports shall be required with submittal of tentative tract maps or plot plans as required by Riverside County.</p> <p>b. The required format for each traffic impact study report shall be determined by Riverside County. The required format shall include evaluation of peak hour conditions at intersections significantly impacted by each phase of development.</p> <p>c. If an impacted intersection is estimated to exceed County service level standards, then appropriate link and intersection improvements shall be required to be presented for County staff review.</p> <p>d. The improvements needed to maintain the County service level standards shall be required to be in place or funding assured prior to occupancy of the relevant development phase. Because off-site improvements are generally needed to serve area wide growth, the developer shall initiate efforts to establish an area wide fee program or funding district to implement General Plan roadway improvements prior to the issuance of building permits. Without a district or fee program in place, the proposed project would be responsible for providing the off-site improvements necessary for adequate circulation at each project phase.</p>		Riverside County and Transportation Department.	tract map/plot plan/use permit.
D1-12 to D1-15 were eliminated as part of EIR 396, Addendum No. 2	n/a	n/a	n/a
<i>Compliance with General Plan Circulation policies.</i>			
D1-18 The project shall contribute to the installation of traffic signals when warranted through the payment of traffic signal mitigation fees. The traffic signals shall be installed as warranted through the tract map or plot plan level traffic studies.	Less than significant.	Riverside County Transportation Department.	Payment of traffic mitigation fees at final tract map approval.
D1-19 The developer shall comply with the trip reduction ordinance of the Riverside County.	Less than significant.	Riverside County Transportation Department.	Ongoing.
<i>Impact on alternative forms of transportation.</i>			

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
D1-20 As development in the area occurs, the SunLine Transit Agency shall be requested to consider expanding service within the area.	Less than significant.	Riverside County Transportation Department.	Ongoing.
D1-21 To accommodate future bus service on key roadways, transit stops shall be anticipated at the far side of major intersections (see Initial Study EA42375, Figure 15 – Bus Turnout and Stop Locations). SunLine Transit Agency should review transit recommendations in the study area. Figure V-54 shows the recommended bus turnout design features. Pedestrian access to the bus stops shall be provided.	Less than significant.	Planning Department and Transportation Department.	Review and approval of tentative tract map/plot plan/use permit.
D1-22 The commercial portion of the project shall provide on-site bike racks to encourage the use of bicycles as an alternative means of transportation.	Less than significant.	Planning Department and Transportation Department.	Review and approval of plot plan and/or use permit approval.
D1-23 To encourage ridesharing/transit ridership and reduce commute trip impacts on access routes to SR-86S, a portion of the commercial parking areas shall be designated for Park-N-Ride use on weekdays between 6:00 a.m. and 6:00 p.m.	Less than significant.	Planning Department and Transportation Department.	Review and approval of plot plan and/or use permit approval.
<i>Provision of adequate access to and from the project area.</i>			
D1-24 Access to roadways shall be oriented to the appropriate locations shown on Initial Study EA42375, Figure 14 – Access Points. Precise access locations and the phasing of roadway improvements shall be determined at the plot plan, use permit or tentative tract map level, subject to approval by the Riverside County Transportation Department.	Less than significant.	Riverside County Transportation Department.	Review and approval of tentative tract map/plot plan/use permit.
D1-25 was eliminated as part of EIR396, Addendum No. 2	n/a	n/a	n/a
<i>Traffic Generated</i>			
D1-26 Avenue 60 adjacent to the Planning Areas A-2, A-4, E-1 and E-2 shall be downsized and constructed at its ultimate part-width standard as an Industrial Collector (78 foot right-of-way) in conjunction with development. The southerly side of Avenue 60 adjacent to Planning Area B-1 shall be constructed at its ultimate part-width standard as an Arterial highway (128 foot right-of-way) in conjunction with development.	Less than significant.	Riverside County Transportation Department.	Review and approval of tentative tract map/plot plan/use permit.
D1-27 Polk Street adjacent to the project site shall be constructed from the north project boundary to Avenue 66 at its ultimate half-section width as an Arterial highway (128 foot right-of-way) in conjunction with development. A Modified Arterial highway (113	Less than significant.	Riverside County Transportation Department.	Review and approval of tentative tract map/plot plan/use permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
foot right-of-way) shall be constructed at the Not-A-Part parcel located in Planning Area J-4 due to the existing sewage pump station.			
D1-28 to D1-37 were eliminated as part of EIR396, Addendum No. 2	n/a	n/a	n/a
D1-38 Designate "E" Street between Avenue 64 and Avenue 66 as a Major highway (118 foot right-of-way) classification and realign to circulate north and south.	Less than significant	Riverside County Transportation Department	Review and approval of tentative tract map/plot plan/use permit for applicable development area.
D1-39 Downgrade Avenue 60 between the northwest corner of Planning Area B-1 and Polk Street to an Industrial Collector and delete as an Arterial highway classification on the Riverside County General Plan Circulation Element to accommodate the planned extension of the runway at Jacqueline Cochran Regional Airport.	Less than significant	Riverside County Transportation Department	Review and approval of tentative tract map/plot plan/use permit for applicable development area.
Water & Sewer			
<i>Increased demand on water supplies</i>			
D2-1 A detailed hydraulic analysis shall be performed by the developer in conjunction with the preparation of improvement plans for each phase of development.	Less than significant.	CVWD	Review and approval of tentative tract map/plot plan/use permit.
D2-2 to D2-3 were eliminated as part of EIR396, Addendum No. 2	n/a	n/a	n/a
D2-4 Reservoirs shall be provided in accordance with CVWD and ALUC standards, including the installation of avian screening, where applicable.	Less than significant.	CVWD.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.
D2-5 Transmission lines to the reservoirs shall be sized in accordance with CVWD requirements.	Less than significant.	CVWD.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.
D2-6 Where possible, the existing tile drains shall be maintained to prevent high salt water from migrating to the underground basin.	Less than significant.	CVWD.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
D2-7 All water lines shall be designed and installed as required by CVWD.	Less than significant.	CVWD.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.
D2-8 A dual water system shall be installed to service the larger landscaped areas. Where practical, smaller landscape areas requiring irrigation shall be provided with service from a separate irrigation line.	Less than significant.	CVWD and Riverside County Planning Department.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.
D2-9 The irrigation line shall utilize canal water or treated effluent to irrigate the larger landscape areas initially. Treated effluent shall be utilized when facilities are available, treatment is acceptable and the cost is practical.	Less than significant.	CVWD.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.
D2-10 All project development shall comply with State and County regulations regarding water conservation and reclamation. All applicable sections of Title 20 and Title 24 of the California Code of Regulations shall be adhered to regarding water consumption and conservation.	Less than significant.	CVWD and RWQCB.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.
D2-11 Water conserving plumbing fixtures shall be used in all construction, including low or ultra-low flow toilets and reducing valves for showers and faucets.	Less than significant.	Riverside County Building & Safety Department.	Review and approval of improvement plans prior to issuance of building permit.
D2-12 Consistent with the requirements of County Ordinance No. 348, irrigation systems shall be used for common landscaped areas that minimize runoff and evaporation and maximize water availability to plant roots. Project landscaping plans that identify irrigation systems shall be submitted for review prior to the issuance of individual project building permits.	Less than significant.	Riverside County Building & Safety Department.	Review and approval of tentative tract map/plot plan/use permit and improvement plans.
D2-13 Consistent with the requirements of County Ordinance No. 348, native, drought-tolerant plants approved by the County shall be used in common landscaped areas. Additionally, mulch shall be utilized in common landscaped areas where soil conditions warrant to improve the soil's water storage capacity.	Less than significant.	Riverside County Building & Safety Department.	Review and approval of tentative tract map/plot plan/use permit and improvement plans.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
D2-14 Subsequent tentative tract maps, conditional use permits and plot plans shall be approved by Riverside County based on adequate wells, reservoirs and transmission systems.	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/use permit.
D2-15 The developer shall work with CVWD and participate in area-wide programs developed under the leadership of CVWD to address impacts to groundwater supplies.	Less than significant.	CVWD.	Ongoing.
D2-16 Development shall be consistent with the project Water Conservation Plan.	Less than significant.	CVWD and Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/use permit.
<i>Increased demand on wastewater treatment capacity and conveyance facilities.</i>			
D2-17 A detailed analysis shall be performed for pipe sizing, in conjunction with the preparation of improvement plans for each phase of development.	Less than significant.	CVWD and Riverside County Planning Department.	Review and approval of wastewater improvement plans prior to tentative tract map/plot plan/use permit approval.
D2-18 Infrastructure facilities shall be constructed in accordance with the requirements identified in the Specific Plan.	Less than significant.	Riverside County Planning Department and CVWD.	Review and approval of wastewater improvement plans prior to tentative tract map/plot plan/use permit approval.
D2-19 CVWD shall expand the existing treatment facility capacity to accommodate project wastewater, if necessary.	Less than significant.	CVWD.	Ongoing.
D2-20 Interim septic tank systems shall be subject to approval by the Riverside County Department of Environmental Health.	Less than significant.	Riverside County Department of Environmental Health.	Prior to issuance of occupancy permit.
D2-21 CVWD shall review and approve any interim connection to existing CVWD systems. CVWD shall review and approve sewage collection and transportation system designs where expanded facilities are proposed.	Less than significant.	CVWD.	Review and approval of wastewater improvement plans prior to tentative tract map/plot plan/use permit approval.
D2-22 Developer(s) shall pay all fees required by CVWD for sewage treatment services and facilities.	Less than significant.	CVWD.	At issuance of building permits.
D2-23 All sewage lines, pump stations and other required transmission facilities shall be installed as directed by CVWD.	Less than significant.	CVWD.	Review and approval of wastewater improvement plans prior to tentative tract map/plot plan/use permit approval.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
D2-23 All sewage lines, pump stations and other required transmission facilities for Thermal Club Motorsports Facilities shall be installed as directed by County of Riverside.	Less than significant.	CVWD.	Review and approval of wastewater improvement plans prior to tentative tract map/plot plan/use permit approval.
Water conservation methods shall be implemented, as outlined above, to reduce wastewater generation and impacts to sewage transmission and treatment facilities (See mitigation measures D2-8 through D2-16).			
Fire Services			
<i>Increased demand for fire services.</i>			
D3-1 The project shall conform with the requirements of the Public Facilities and Services Element of the RCCGP and the Riverside County Fire Protection Ordinance No. 546.	Less than significant.	Riverside County Fire Department and Riverside County Building & Safety Department.	Review and approval of tentative tract map/plot plan/use permit.
D3-2 The County Department of Building and Safety and the County Fire Department shall enforce fire standards in the review of building plans and during building inspection.	Less than significant.	Riverside County Fire Department and Riverside County Building & Safety Department.	Prior to building permit issuance and during construction.
D3-3 All project street widths, grades and turning/curve radii shall be designed to allow access by fire suppression vehicles.	Less than significant.	Riverside County Fire Department and Riverside County Transportation Department.	Review and approval of tentative tract map/plot plan/use permit.
D3-4 Residences and interior streets shall be clearly marked to facilitate easy identification by emergency personnel.	Less than significant.	Riverside County Fire Department and Riverside County Transportation Department.	Prior to issuance of occupancy permit.
D3-5 The developer shall demonstrate that sufficient on-site fire flow pressure exists, as determined by the Riverside County Fire Department.	Less than significant.	Riverside County Fire Department.	Prior to issuance of occupancy permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
D3-6 Fire flow requirements shall be incorporated into the overall project design. A fire flow of 1,000 gpm at 20 psi for a two-hour duration shall be required for single family residential uses; 2,500 gpm for multi-family residential, light manufacturing and certain commercial uses; and 5,000 gpm for medium and heavy industrial uses, as well as larger commercial development.	Less than significant.	Riverside County Fire Department and Riverside County Planning Department.	Review and approval of water improvement plans prior to tentative tract map/plot plan/use permit approval.
Sheriff Services			
<i>Increased demand for police protection services.</i>			
D4-1 The applicant shall cooperate with the Sheriff's Department to ensure that adequate protection, facilities and personnel are available.	Less than significant.	Riverside County Sheriff's Department.	Prior to issuance of building permits.
D4-2 The applicant shall contract with the SCVCSO to provide supplemental sheriff services in exchange for an additional parcel charge collected via the property tax system.	Less than significant.	SCVCSO and Building & Safety Department.	Prior to issuance of occupancy permit.
D4-3 Construction yard fencing and/or security personnel shall be provided during the construction phases to reduce the potential of theft and vandalism at the site.	Less than significant.	Riverside County Building & Safety Department.	During construction.
D4-4 Ample lighting shall be provided in all parking area entrances/exits and walkways, consistent with Riverside County Ordinance No. 655. Additionally, the applicant shall ensure that street addresses are highly visible to any responding emergency vehicles.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of occupancy permit.
D4-5 For the safety and security of future residents, the applicant or developer shall address the following design concepts within each planning area to assure the maximum measure of crime prevention: <ul style="list-style-type: none"> ▪ Circulation for pedestrian, vehicular and police patrol circulation ▪ Lighting ▪ Landscaping ▪ Visibility of doors and windows from the street and between buildings ▪ Fencing heights and materials ▪ Public and private spaces 	Less than significant.	Riverside County Building & Safety Department and Riverside County Sheriff's Department.	Review and approval of building plans prior to issuance of building permit.

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

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

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
D7-8 Underground facilities shall be installed in accordance with District requirements, as outlined in "A Developer's Information Letter" (effective September 15, 1994). Easements, ten feet in width and adjacent to all streets, shall be required for the installation of underground power facilities.	Less than significant.	IID or other authorized service provider and Riverside County Planning Department.	Tentative tract map/plot plan approval.
D7-9 was replaced by Mitigation Measure GHG 1 located in the Energy Resources section of this mitigation table under EIR396, Addendum No. 2	n/a	n/a	n/a
D7-10 The developer shall provide development plans to IID or other authorized service provider as they become available in order to facilitate engineering, design and construction improvements necessary to service the project site.	Less than significant.	IID or other authorized service provider and Riverside County Planning Department.	Prior to approval of improvement plans.
<i>Increased demand in telephone service.</i>			
D7-11 All new telephone lines within the site shall be installed underground, as required by County Ordinance No. 460.	Less than significant.	GTE or other authorized service provider and Riverside County Planning Department.	Prior to issuance of occupancy permits.
D7-12 The developer shall provide development plans to GTE or other authorized service provider as they become available in order to facilitate engineering, design and construction improvements necessary to service the project site.	Less than significant.	GTE or other authorized service provider and Riverside County Planning Department.	Prior to review and approval of improvement plans.
<i>Increased demand on cable television service.</i>			
D7-13 All cable television service lines shall be located underground, in accordance with the Riverside County Comprehensive General Plan.	Less than significant.	Cable TV franchisee.	Prior to issuance of occupancy permits.
D7-14 The developer shall coordinate the installation of cable television service lines with a cable television franchisee for the area prior to development.		Cable TV Franchisee.	Prior to issuance of occupancy permits.
<i>Exposure to electric and magnetic fields (EMF).</i>			
D7-15 The developer shall submit to the County supporting data on the generally accepted standards and guidelines for EMFs in effect at the time of project development and shall recommend	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/ use permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
appropriate distances from the 161 KV power line easement for development of residential and educational land uses. The County shall make a final determination regarding safe distances for siting these land uses.			
Solid Waste			
<i>Increased demand on solid waste facilities.</i>			
D8-1 As development within the Kohl Ranch project site proceeds, the developer shall coordinate project solid waste disposal requirements with County agencies and area waste haulers, to ensure that adequate landfill capacity is available within reasonable distance of the project site.	Less than significant.	Riverside County Waste Resources Management District and local area waste haulers.	Prior to issuance of building permit.
D8-2 The project applicant shall coordinate with a certified waste hauler(s) to develop curbside collection of recyclable materials within the proposed project on a common schedule set forth in County Resolutions. The applicant shall coordinate with the permitted refuse hauler to identify which materials may be collected for recycling and on what schedule.	Less than significant.	Local area waste haulers.	Prior to issuance of occupancy permit.
D8-3 All future commercial, industrial and multi-family residential developments within the project site shall comply with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991. This law requires the provision of adequate areas for collecting and loading recyclable materials. Prior to building permit issuance, the applicant shall submit a site plan which includes the final design for the recyclable collection and storage area to the Riverside County Waste Resources Management District for review and approval. The storage area for recyclable materials shall comply with County standards.	Less than significant.	Riverside County Waste Resources Management District.	Prior to building permit issuance.
D8-4 Golf courses developed on the site shall minimize the generation of "green waste" and the amount of green waste sent to area landfills, through such measures as composting on-site.	Less than significant.	Riverside County Waste Resources Management District.	Ongoing.
D8-5 To minimize the generation of construction debris, grading operations shall incorporate existing rock and earth into fill areas to the extent possible under accepted geotechnical practices. In addition, construction wastes shall be diverted through recycling,	Less than significant.	Riverside County Building & Safety Department.	During grading operations.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
composting, or using environmentally safe methods of land disposal, to the extent possible.			
Refer to mitigation measures C11-1 through C11-3 in Section V.C.11, Toxic Substances, regarding the storage, use and disposal of hazardous wastes.	Less than significant.	Refer to Measures C11-1 and C11-3.	Refer to Measures C11-1 and C11-3.
Health Services			
<i>Increased demand for health services.</i>			
None required.	Less than significant.	None required.	Not applicable.
Disaster Preparedness			
<i>Diminished disaster preparedness.</i>			
Mitigation measures related to seismic safety, slopes and erosion, and flooding are addressed in Sections V.C.4., V.C.1., and V.C.5., respectively.	Less than significant.	Refer to other sections.	Refer to other sections.
Libraries			
<i>Increased demand for library services.</i>			
D11-1 The applicant shall coordinate with the County regarding whether a portion of the recurring fiscal surplus to the County could be used for library costs.	Significant.	Riverside County Library Department.	Prior to issuance of building permits.
Airports			
<i>Compatibility with Jacqueline Cochran Regional Airport Master Plan.</i>			
D12-1 Elements of the Specific Plan that relate to proposed airport uses shall be incorporated into individual development projects.	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/ use permit.
<i>Compatibility with Jacqueline Regional Airport Safety Zones.</i>			
D12-2 Individual development projects shall adhere to land uses proposed in the Specific Plan to ensure consistency with the safety zone guidelines and requirements in the Thermal (Jacqueline Cochran Regional) Airport Comprehensive Land Use Plan (CLUP)	Less than significant.	Riverside County Planning Department and the Airport Land Use Commission.	Review and approval of tentative tract map/plot plan/ use permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<i>Compatibility with Jacqueline Cochran Regional Airport Noise Guidelines.</i>			
D12-3 Specific mitigation measures (C8-4 and C8-5) are addressed in the noise analysis in Section V.C.8.	Less than significant.	Refer to Measures C8-4 and C8-5.	Refer to Measures C8-4 and C8-5.
D12-4 Development projects shall comply with the noise guidelines contained in the Comprehensive Land Use Plan (CLUP) for Jacqueline Cochran Regional Airport (2005).	Less than significant.	Riverside County Health Department, Riverside County Planning Department and the Airport Land Use Commission.	Review and approval of tentative tract map/plot plan/use permit.
<i>Compatibility with Jacqueline Cochran Regional Airport Height Guidelines.</i>			
D12-5 Proposed development shall comply with the Jacqueline Cochran Regional Airport Height Guidelines identified in the Comprehensive Land Use Plan (CLUP) for Thermal Airport (2005).	Less than significant.	Riverside County Building & Safety Department, Riverside County Planning Department and the Airport Land Use Commission.	Review and approval of tentative tract map/plot plan/use permit.
Land Use			
MM LU 1 Development of a racetrack shall not permit overnight occupancy. This restriction shall be included in the Covenants, Conditions and Restrictions (CC&R's).	Less than Significant	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/ use permit.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPA - Amendment Description INEFFECT

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 INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformance 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 conformance 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 INEFFECT

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.)

INEFFECT

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

INEFFECT

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,
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10. GENERAL CONDITIONS

10. EVERY. 5 SP - Ordinance Requirements INEFFECT

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 INEFFECT

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 INEFFECT

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.)

INEFFECT

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.

10. EVERY. 9 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a BMW Driving Facility located within Planning Area A-6 of the existing Kohl Ranch Specific Plan. The proposed project will be landscaped and will consist of a driver instruction school, an approximate one mile driver training track for the purposes of teaching driving skills, a 49,087 square foot skid pad, a two-story, 8,550 square foot visitor conference building, a 2,800 square foot maintenance building, two (2) 40-foot by 60-foot shade structures (4,400 square feet each), an 800 square foot guard house and a 740 square foot grounds maintenance office. The driving school would accommodate up to 42 participants per session and is assumed to have a maximum of 10 vehicles active in the area at one time. Facilities would not be open directly to the public. Vehicles utilized would be street legal with no performance modifications.

10. EVERY. 10 USE - HOLD HARMLESS

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 10 USE - HOLD HARMLESS (cont.)

RECOMMND

Records Act requests.

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

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

10. EVERY. 11 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No.25677 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No.25677, Site Plan dated 4/17/15

APPROVED EXHIBIT B = Plot Plan No.25677, Floor Plans for all structures on the site including the Guard shack (B-1), the Car Wash (B-2) and Class room center (B-3) all dated 4/17/15

APPROVED EXHIBIT C = Plot Plan No. 25677, Elevations for all structures on site including Guard shack (C-1), Car Wash (C-2), and Class room center (C-3) all dated 4/17/15

APPROVED EXHIBIT L = Plot Plan No.25677, Landscape Plans Dated 4/17/15

APPROVED EXHIBIT S = Plot Plan No.25677, Sign Plan dated 4/17/15

10. EVERY. 12 USE - 90 DAYS TO PROTEST

RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the

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10. GENERAL CONDITIONS

10. EVERY. 12 USE - 90 DAYS TO PROTEST (cont.) RECOMMND

imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

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

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 INEFFECT

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 INEFFECT

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.

10.BS GRADE. 6 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 8 USE - OBEY ALL GDG REGS RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 9 USE - DISTURBS NEED G/PMT

RECOMMND

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

10.BS GRADE. 11 USE - NPDES INSPECTIONS

RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

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10. GENERAL CONDITIONS

10.BS GRADE. 11 USE - NPDES INSPECTIONS (cont.) RECOMMND

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 12 USE - EROSION CNTRL PROTECT RECOMMND

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

10.BS GRADE. 13 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 16 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 18 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 19 USE - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts

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10. GENERAL CONDITIONS

10.BS GRADE. 19 USE - SLOPES IN FLOODWAY (cont.) RECOMMND

drainage flows.

10.BS GRADE. 23 USE - OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 28 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 29 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILDING PERMITS RECOMMND

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - HAZMAT BEP RECOMMND

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

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10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - HAZMAT BEP (cont.)

RECOMMND

substances.

10.E HEALTH. 1 SP - HEALTH NOTES

INEFFECT

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.

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).

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10. GENERAL CONDITIONS

10.E HEALTH. 1 SP - HEALTH NOTES (cont.) INEFFECT

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.

10.E HEALTH. 2 USE - HAZMAT BEP FEES RECOMMND

The annual fee varies depending on the amount of hazardous materials. Contact Hazardous Materials Division for current fees at (951) 358-5055.

10.E HEALTH. 3 USE - WATER AND SEWER SERVICE RECOMMND

PP25677 is proposing potable water service from CVMWD and sanitary sewer service from CVMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

FIRE DEPARTMENT

10.FIRE. 1 USE*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2013 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 1 SP-#71-ADVERSE IMPACTS INEFFECT

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 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

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10. GENERAL CONDITIONS

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

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 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

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

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 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled o UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans. 250 gallon propane tank will need to submit for a permit with building and safety and fire.

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

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

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10. GENERAL CONDITIONS

10.FIRE. 3 SP-#87-OFF-SET FUNDING (cont.) INEFFECT

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 INEFFECT

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

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

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 development of land and/or construction of fire facilities to meet service demands through the regional intergrated fire protection response system.

10.FIRE. 6 SP-#101-DISCL/FLAG LOT INEFFECT

1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.

3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 7 SP-#47 SECONDARY ACCESS INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of

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10. GENERAL CONDITIONS

10.FIRE. 7

SP-#47 SECONDARY ACCESS (cont.)

INEFFECT

both the Transportation and Fire Departments and shall be maintained through out any phasing.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE Flood Haz Rpt (WQMP only)

RECOMMND

Plot Plan 25677 is a proposal to develop the BMW driving facility west of the Thermal Club Raceway Facility (Plot Plan 24690). The 46-acre site is located on the east side of Tyler Street between 60th Avenue and 62nd Avenue in the Thermal area. This project is Phase 2 of the original project Plot Plan 24690 and the site is Parcel 1 of Parcel Map 36315, which is being processed concurrently. Change of Zone 07852 is proposed to amend Specific Plan 303 is associated with the project and being processed concurrently as well. Riverside County Flood Control District (RCFCD) did not review Parcel Map 36315 or Change of Zone 07852.

It should be noted that this project falls within the boundaries for Coachella Valley Water District (CVWD). There is a large earthen channel proposed along the eastern boundary of the project site and contained within a CVWD drainage easement. The drainage aspects/impacts will be reviewed by other departments/agencies.

Riverside County Flood Control District's review is limited to Water Quality Management Plan (WQMP) only for this proposal, which is required under the County's Municipal Separate Storm Sewer System (MS4) Permit obligations for new development. The project site is located within Whitewater River Watershed. Plot Plan 25677 was previously reviewed and approved by the District for water quality under Plot Plan 24690 Revision 1. The WQMP Report for the Thermal Club Stage 2 dated August 2014 was received March 16, 2015.

The plans and WQMP report appear to meet those conditions for development imposed by the County.

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

USE SUBMIT FINAL WQMP =PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 1

SP - MAINTAIN AREAS & PHASES

INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

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10. GENERAL CONDITIONS

10.PLANNING. 2 SP - P.A. DENSITY TRANSFER INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall only be permitted, as identified in the text of the flexibility rules spelled out in the Specific Plan Amendment No. 3 and any changes would require a Specific Plan Amendment.

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

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 INEFFECT

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 INEFFECT

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.

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10. GENERAL CONDITIONS

10.PLANNING. 6

SP - INADVERTANT ARCHAEO FINDS

INEFFECT

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

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

INEFFECT

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.

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10. GENERAL CONDITIONS

10.PLANNING. 8 SP - MULTIFAMILY ENERGY GEN INEFFECT

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.

10.PLANNING. 17 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 18 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 19 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 20 USE- COLORS & MATERIALS RECOMMND

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

10.PLANNING. 21 USE - LAND DIVISION REQUIRED RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to be from dawn to dusk for the driving track and skid pad. The buildings can be used 24 hours a day.

10.PLANNING. 23 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of a parking study provided by the applicant which outlines the unique use and the parking needs. Such a study is permitted by County Ordinance No. 348, Section 18.12.

10.PLANNING. 24 USE- LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT S. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 25 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 29 USE - LANDSCAPE SPECIES RECOMMND

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

10.PLANNING. 33 USE - RECLAIMED WATER RECOMMND

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