

Agenda Item No.: 3.2
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Jay Olivas
Planning Commission: April 20, 2011

ADDENDUM TO EIR NO. 396
SPECIFIC PLAN NO. 303, AMENDMENT NO. 2
GENERAL PLAN AMENDMENT NO. 1104
CHANGE OF ZONE NO. 7742
TENTATIVE TRACT MAP NO. 33487
TENTATIVE PARCEL MAP NO. 36315
TENTATIVE PARCEL MAP NO. 36293
PLOT PLAN NO. 24690
Applicants: Kohl Ranch II, LLC; TRM 122, LLC
Engineer/Rep.: Albert A. Webb & Associates /
Land Development Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT

STAFF REPORT- AMENDED

PROJECT DESCRIPTION AND LOCATION:

An **ADDENDUM to ENVIRONMENTAL IMPACT REPORT (EIR) NO. 396** has been prepared to inform decision-makers and the public that potential significant environmental effects have been analyzed in an earlier EIR with changes and additions for the proposed mixed use Specific Plan, and would not result in significant effects on the environment with additional mitigation measures. An Addendum was prepared to the previously certified EIR No. 396 because some changes or additions were necessary but none of the conditions described in CEQA Guidelines section 15162 calling for preparation of a subsequent EIR have occurred. A brief explanation of the decision not to prepare a subsequent EIR is included in the Addendum.

SPECIFIC PLAN NO. 303, AMENDMENT NO. 2, is an application to amend the Kohl Ranch Specific Plan (SP303A2). The proposed amendment will modify the land use plan by reclassifying land use designations to conform to the County of Riverside General Plan land use designations. Additionally, planning areas have been modified to reflect new boundaries as a result of street realignments and a reallocation of land uses.

The land use changes result in an increase of residential acreage from 1,103.33 acres to 1,140.29 acres, an increase of heavy industrial acreage from 172.86 acres to 330.85 acres, a decrease in open space from 405.16 to 375.95, a decrease in commercial acreage from 91.09 acres to 31.06 acres and a decrease in business acreage from 155.10 acres to 24.45 acres. New land uses provided in the substantial conformance (SP00303S2) document allowing for alternative energy development and large scale recreational uses such as a motor sports race track and golf courses as well as ancillary uses have been incorporated into this amendment. Density ranges have changed from Low Density Residential: 1.0-5.9 du/ac, Medium Density Residential: 6.0-11.9 du/ac and High Density Residential: 12.0-18.0 du/ac to Medium Density Residential: 2.0-5.0 du/ac, Medium High Density Residential: 5.0-8.0 du/ac, High Density Residential: 8.0-14.0 du/ac and Very High Density Residential: 14.0-20.0 du/ac in order to maintain consistency with the General Plan Land Use Designations.

Dwelling units are distributed among four different residential density classifications. The Industrial Overlay Designation, as well as Land Use Concepts 2 through 6, have been removed. The Phasing Scenarios have been reallocated and reduced from five phases to four phases. The overall number of Planning Areas within SP00303A2 has been reduced from 93 to 92.

Modifications to the Specific Plan text change references of the "Desert Resorts Regional Airport" to the "Jacqueline Cochran Regional Airport." The circulation section has been updated to reflect changes consistent with the County General Plan Circulation Element.

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Roadway changes occurring north of Avenue 62 include: the elimination of "A" Street (existing Expressway) between Harrison Street and Polk Street; the addition of a new "A" Street (proposed Collector) north of Avenue 62 along the western project boundary; the re-designation of "B" Street between Avenue 62 and Avenue 60/Tyler Street from a Secondary to a Collector; the elimination of "C" Street (existing Secondary) north of Avenue 62; changing Avenue 60 from the western project boundary to Tyler Street and its re-designation from an Expressway to an Arterial; the re-designation of Polk Street from Avenue 62 to the northeast corner of Planning Area E-2 from a Major to an Arterial; and the re-designation of Tyler Street as an Arterial and its extension north from Avenue 62 to connect with Avenue 60.

Roadway changes occurring between Avenue 62 and Avenue 64 include: a change in the alignment of "D" Street; the addition of Tyler Street as a Secondary from Avenue 64 to Avenue 62; and the re-designation of Polk Street between Avenue 64 and Avenue 62 from a Major to an Arterial. While changes to "C" Street occurred north of Avenue 62 and south of Avenue 64, "C" Street between Avenue 62 and Avenue 64 remains and maintains its Secondary highway designation. The interior loop road and "D" Street remain as Collector streets, but are not included in General Plan Amendment 1104 as they are proposed to be private roadways.

Roadway changes occurring south of Avenue 64 include: the elimination of "C" Street (existing Secondary); the re-alignment and re-classification of "E" Street (proposed Major) to circulate north and south between Avenue 64 and Avenue 66; the addition of Tyler Street (proposed Collector) from Avenue 66 to Planning Area M-4's northern boundary; the addition of Tyler Street (proposed Modified Secondary) from the northern boundary of Planning Area M-4 to Avenue 64; the re-designation of Polk Street between Avenue 66 and Avenue 64 from a Major to an Arterial, with the exception of the Not-a-Part in Planning Area J-4 which will have a Modified Arterial street section; the re-designation of Avenue 66 between Tyler Street and Polk Street from a Secondary to an Urban Arterial; the relocation of Avenue 64 to its original straight alignment through the project area between Polk Street and Tyler Street maintaining its Major highway classification; and the addition of "F" Street as a Collector street between Tyler Street and "E" Street. However, "F" Street is intended to be a private roadway.

In addition, the Design Guidelines have been updated to reflect these changes to streetscapes and the Plant Palette has been modified to conform to Riverside County Ordinance 859.

The proposed Specific Plan Amendment is located in the Eastern Coachella Valley Area Plan, more specifically, the proposed development is located southerly of Avenue 60, northerly of Avenue 66, westerly of Polk Street, and easterly of Harrison Street / State Highway 86.

GENERAL PLAN AMENDMENT NO. 1104 (CIRCULATION) proposes to amend the Circulation Element of the General Plan to: change Avenue 62 from the west Specific Plan No. 303 project boundary to Polk Street which changes the designation from Secondary to Expressway; change Avenue 60 from the west project boundary to Tyler Street from an Expressway to Arterial; remove "A" Street from the west project boundary to Polk Street which is an existing Expressway; remove portions of "C" Street between Avenue 66 and Avenue 64 and also between Avenue 62 and "A" Street which is an existing Secondary; add "E" Street between Avenue 66 and Avenue 64 as a Major; add Tyler Street

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from Avenue 66 to north end of school site as a Collector; add Tyler Street from north end of school site to Avenue 64 as a Modified Secondary; add Tyler Street from Avenue 64 to Avenue 62 as a Secondary; add Tyler Street from Avenue 62 to Avenue 60 as an Arterial; change "B" Street between Avenue 62 and Tyler Street from a Secondary to Collector; and, add a new "A" Street north of Avenue 62 along the west project boundary as a Collector.

CHANGE OF ZONE NO. 7742 proposes a comprehensive update to the Zoning Ordinance for Specific Plan No. 303 in which: to change the zoning of the Planning Areas within the project to allow for the race track use within the Heavy Industrial designation; reflect changes in density north of Avenue 62 and south of Avenue 64, formalize certain Planning Area boundaries, change permitted uses within certain Planning Areas to include facilities related to alternative energy development and large scale recreational uses such as golf courses and a motorsports race track and facilities related thereto, including but not limited to, race track, private garages, clubhouse, tuning shop, observation tower, museum, vehicle display areas and ancillary uses in support thereof, along with changes to minimum lot sizes and building setbacks within certain Planning Areas.

TENTATIVE TRACT MAP NO. 33487 is a Schedule A subdivision of 286 gross acres into 879 residential lots (5,000 sq. ft. minimum) consisting of single-family homes, open space, and recreational amenities including a lake of approximately 33 acres. The proposed tentative tract map includes 10 separate phases.

TENTATIVE PARCEL MAP NO. 36315 is a Schedule I tentative parcel map to divide 563 acres into six (6) parcels ranging in size from 21 acres to 263 acres (minimum parcel size of 20 acres) for conveyance purposes, including separating out Parcels 1 & 6 for a proposed private race track. The tentative map proposes to dedicate Tyler Street, Polk Street, Avenue 62 and Avenue 60 right-of-ways to ultimate widths. Additionally, Avenue 61, Evergreen Avenue, Date Street, Palm Drive and Semi Tropic Avenue are proposed to be vacated; plus proposed drainage easements are shown on the map to convey drainage from Avenue 60 to Avenue 62.

Pursuant to Riverside County Ordinance (RCO) No. 460, Section 3.1, subsections C. and D, the applicant is requesting an exception to the minimum improvement requirements for a Schedule I parcel map division set forth in RCO No. 460, Section 10.14.A.2 for PM36315. Under RCO No. 460, exceptions from the requirements relating to the design or improvement requirements only when it is determined that there are special circumstances applicable to the property, such as but not limited to size, shape or topographical conditions, or existing road alignment and width, and that the granting of the modification will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity.

TENTATIVE PARCEL MAP NO. 36293 is a Schedule E tentative parcel map to divide 330 acres into 295 lots with lots ranging in size from .17 acres to 139.7 acres as part of a proposed private race track including 254 founders lots, 11 track facility lots, 16 private street lots, 13 open space lots, and one street "C" dedication lot. The proposed map is comprised of two (2) phases with Phase I consisting of approximately 255 acres (183 lots) and Phase II consisting of approximately 75 acres (112 lots).

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PLOT PLAN NO. 24690 proposes a members only private race track 4.5 miles in length with multiple configurations for simultaneous use, with associated race track building areas including 7,850 sq. ft. administration/registration building up to approximately 25 feet in height, 12,515 sq. ft. team garage, 25,220 sq. ft. members storage garage, 11,138 sq. ft. control tower up to 70 feet in height, 3,600 sq. ft. corporate event tent, 22,496 sq. ft. track side garage / luxury suite, 11,310 tuning shop, a fuel station, 4,027 sq. ft. maintenance building up to 18 feet in height, and up to 1,816,100 sq. ft. members private garages (7,150 sq. ft. each on 254 lots) up to 42 feet in height, and a Kart Track. The race track and associated building areas are to be built in two phases with Phase I consisting of approximately 255 acres on the southerly portion of the 330 acre site and Phase II consisting of approximately 75 acres on the northerly portion of the 330 acre site.

PROJECT HISTORY:

The Kohl Ranch Specific Plan was first adopted by the Riverside County Board of Supervisors and related Environmental Impact Report No. 396 (EIR No. 396) was certified on November 16, 1999 (Resolution No. 99-378). Specific Plan No. 303, Amendment No. 1 amended the Kohl Ranch Specific Plan in January 2003 which included the addition of an 88 acre portion for the Coachella Valley Unified School District.

ISSUES OF POTENTIAL CONCERN:

The South Valley Implementation Program (SVIP)- In the early part of 2001, a number of different development proposals were submitted in the area south of the Jacqueline Cochran Regional Airport. In response, the Board of Supervisors authorized an advanced planning effort in this area to afford a more cohesive pattern of development. The project is consistent with the proposed SVIP which is still being processed. The SVIP was primarily developer funded and the current economic trends have impacted the funding for this advanced planning effort. The program was considered for inclusion in the General Plan update, however, the scale and scope of the proposed SVIP does not match the intent of the General Plan update. The General Plan update was intended to be modest in scope and include minimal land use changes. It was decided to be in the best interest of the SVIP and the General Plan to keep the two efforts separate. Many aspects of the SVIP were completed; however, many more remain unfinished. The next step for the SVIP would be a full General Plan Amendment and EIR.

Circulation/Traffic – The Specific Plan Amendment includes multiple street re-alignments including changing the designation of Avenue 62 from Secondary to Expressway to be consistent with the South Valley Parkway, and it also changes the alignment of Avenue 62 to a straight alignment through the project area. The project has recommended conditions from the Transportation Department to address street requirements.

Drainage – The Specific Plan Amendment was reviewed for both local and regional drainage concerns. The Transportation Department review included the large drain channel and 150' road crossing at the westerly portion of the project which was determined to be acceptable based on proposed culvert boxes to handle a 10 year storm. The Coachella Valley Water District analyzed regional drainage impacts.

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Water Supply- The development was reviewed by the Coachella Valley Water District to determine adequate water supply levels for the overall Specific Plan. The Board of Directors of CVWD approved the Water Supply Assessment at their Board Meeting on April 12, 2011.

Noise – Projected noise levels, in particular for the motorsports track, were analyzed by acoustical studies. Based on the Acoustical Analysis by Albert A. Webb Associates dated September 13, 2010 and Gordon Bricken & Associates dated August 16, 2010, which noise studies were reviewed and cleared by the County Public Health Agency, Office of Industrial Hygiene, and based on transmittal letter dated December 2, 2010, the project will reduce noise levels below significance due to a combination of 15 foot high berms with 10 foot high steel walls on top of the berms along the perimeter of the race track. The noise barriers would be a total of 25 feet in height.

Design – Project architecture was addressed with a “modern design” including, but not limited to, varied setbacks and rooflines for the members private garages along project boundaries at public street locations, desert landscaping and entry monuments, and a control tower up to 70 feet in height with setbacks from public roads approximately 1528 feet from Polk Street and 1340 feet from Avenue 62 reducing visual impacts.

SUMMARY OF FINDINGS:

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|---|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Community Development: Public Facilities (CD:PF) (less than .60 FAR); Community Development: Heavy Industrial (CD: HI) (.15 - .50 FAR); Community Development: Light Industrial (CD:LI) (.25 - .60 FAR); Community Development: Commercial Office (CD: CO) (.35 - 1.0 FAR); Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR); Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.); Community Development: Medium High Density Residential (CD: MHDR) (5-8 D.U./Ac.); Community Development: Very High Density Residential (CD: VHDR) (14-20 D.U./Ac.); and Open Space: Conservation (OS-C) |
| 2. Existing Zoning (Ex. #3): | Specific Plan (S-P) Zone |
| 3. Surrounding Zoning (Ex. #3): | Heavy Manufacturing (M-H) to the north, Light Agriculture - 10 Acre Minimum (A-1-10) and Heavy Agriculture 20 Acre Minimum (A-2-20) to the east and west, Light Agriculture – 10 Acre Minimum (A-1-10) to the south |
| 4. Existing Land Use (Ex. #1): | Vacant, Agriculture, Scattered Single Family Dwellings, School Site, and Lake |

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5. Surrounding Land Use (Ex. #1): Vacant, Agriculture, Scattered Single Family Dwellings to the east, west, and south; Cochran Airport to the north.
6. Project Data: Total Acreage: 2163 Gross Acres

RECOMMENDED MOTIONS:

1. THE PLANNING COMMISSION RECOMMENDS THE BOARD OF SUPERVISORS:

- a. CONSIDER THE ADDENDUM WITH ENVIRONMENTAL IMPACT REPORT NO. 396**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures prior to making a decision on the project; and,
- b. ADOPT GENERAL PLAN AMENDMENT NO. 1104** to amend the Circulation Element of the General Plan including, but not limited to, changing the designation of Avenue 62 from Secondary Highway to Expressway (220') and change Avenue 62 to a straight alignment throughout the project area; and,
- c. ADOPT SPECIFIC PLAN NO. 303, AMENDMENT NO. 2** subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report; and,
- d. ADOPT CHANGE OF ZONE NO. 7742** to amend Ordinance No. 348 to incorporate the Specific Plan Zoning Standards; and,
- e. APPROVE TENTATIVE TRACT MAP NO. 33487**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,
- f. APPROVE TENTATIVE PARCEL MAP NO. 36315**, subject to the attached conditions of approval with exception to the improvement requirements of Riverside County Ordinance No. 460, Section 10.14.A.2 in accordance with provisions of Riverside County Ordinance No. 460, Section 3.1, subsections C. and D., based upon the findings and conclusions incorporated in the staff report; and,
- g. APPROVE TENTATIVE PARCEL MAP NO. 36293**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,
- h. APPROVE PLOT PLAN NO. 24690**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

2. THE PLANNING COMMISSION ADOPTS the attached RESOLUTION.

CONCLUSIONS:

1. The proposed project is in conformance with the Specific Plan Land Use Designations (SP00303A2), and with all other elements of the Riverside County General Plan and the Specific Plan's Land Use Plan.
2. Upon adoption of the proposed specific plan zoning ordinance text by the Board of Supervisors, the proposed project will be consistent with the proposed Specific Plan zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed tentative parcel map (PM36315) will be consistent with the Schedule I requirements of Ordinance No. 460 with an exception to the improvement requirements of Ordinance No. 460, Section 10.14.A.2 in accordance with provisions of Ordinance No. 460, Section 3.1, subsections C. and D.
5. The proposed tentative parcel map (PM36293) will be consistent with the requirements of Ordinance No. 460 and all other applicable provisions of Ordinance No. 460.
6. The proposed tentative tract map (TR33487) will be consistent with the Schedule A map requirements of Ordinance No. 460 and all other applicable provisions of Ordinance No. 460.
7. The proposed plot plan (PP24690) will be consistent with Planning Areas A-6, A-7, A-8, and E-1, E-2, and E-3 of SP 303.
8. Since this project is consistent with SP 303, it is compatible with the present and future logical development of the area.
9. The proposed project will not preclude reserve design for the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSCHP).
10. Mitigation measures introduced in the Addendum to Environmental Impact Report No. 396 have been deemed as adequate by Riverside County to minimize the potential environmental impacts.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings.

1. The project site is currently designated on the Eastern Coachella Valley Area Plan as Community Development: Public Facilities (CD:PF) (less than .60 FAR); Community Development: Heavy Industrial (CD: HI) (.15 - .50 FAR); Community Development: Light Industrial (CD:LI) (.25 - .60 FAR); Community Development: Commercial Office (CD: CO) (.35 - 1.0 FAR); Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR); Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.); Community Development: Medium High Density

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Residential (CD: MHDR) (5-8 D.U./Ac.); Community Development: Very High Density Residential (CD: VHDR) (14-20 D.U./Ac.); and Open Space: Conservation (OS-C).

2. The land uses on surrounding parcels consist of Agriculture and Indian Lands to the east and west, Public Facilities and Light Industrial to the north, and Indian Lands to the south.
3. The existing and proposed zoning for the subject site is Specific Plan (S-P Zone).
4. The proposed project is consistent with the development standards set forth in the proposed Specific Plan Zoning Ordinance.
5. The project site is surrounded by properties which are zoned Light Agriculture - 10 Acre Minimum (A-1-10) and Heavy Agriculture - 20 Acre Minimum (A-2-20) to the east and west, and Controlled Development Areas (W-2) further to the west. Adjacent zoning to the north is Heavy Manufacturing – ½ Acre Minimum (M-H) and adjacent zoning to the south is Light Agriculture – 10 Acre Minimum (A-1-10).
6. The proposed parcel maps PM36315 and PM36293 conform to Planning Areas A-3, A-4, A-6, A-7, A-8, D-1, E-1, E-2, and E-3 based on planning area standards of SP 303.
7. PM36315 complies with exception requirements under Ordinance No. 460 to waive improvement requirements for Schedule I Maps in that special circumstances exist such as required expansion of airport protection zones and airport runway extension area which reduces potential development area.
8. PM36315 complies with requirements under Ordinance No. 460 to waive improvement requirements for Schedule I Maps since requested exception would not be detrimental to the public health, safety or welfare in that there would be no physical changes to the property or property in the vicinity resulting from PM36315, and therefore none of the impacts justifying the imposition of requirements for the construction of the perimeter infrastructure around the project would be created.
9. Failure to grant the exception to improvement requirements for PM36315 may result in delaying potential beneficial economic benefits and job creation in that the proposed 330 acre private race site could not be conveyed in a timely manner and that all improvement requirements would be fully addressed under related case PM36293.
10. The proposed residential tract map (TR33487) with minimum lot sizes of 5,000 square feet will be permitted in Planning Areas I-1 through I-11, K-1 through K-3, and M-1 through M-9 of Specific Plan No. 303.
11. The proposed use as a private race track with associated buildings is a permitted use, subject to approval of a plot plan (PP24690) in the Specific Plan (S-P) zone.

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12. The proposed private race track (PP24690) with associated buildings is consistent with the development standards set forth in the Specific Plan (S-P) zone due to proposed site improvements such as entry monuments at main entrances and landscape buffers along Tyler Street, Polk Street, and Avenue 62.
13. The proposed private race track (PP24690) will buffer surrounding land uses due to staggering of building setbacks and varied rooflines for the members private garages (founders lots) which private garages are approximately 7,150 square feet each up to 42 feet in height.
14. The proposed private race track (PP24690) includes an 11,138 square foot control tower at 70 feet in height with modern architecture design. Visual impacts will be lessened from surrounding land since the control tower structure is setback at a distance of approximately 1528 feet from Polk Street and approximately 1340 feet from Avenue 62.
15. The overall Specific Plan is approximately one mile from a fire station. The project will provide appropriate fire protection improvements, such as fire hydrants and a water system, in conformance with the fire services policies of the General Plan.
16. Domestic water and sanitation is proposed to be provided by the Coachella Valley Water District from existing sewer and water lines. Domestic water and sanitation shall be provided in conformance with the water and sewer land use standards of the General Plan.
17. The Specific Plan is bordered by Tyler Street (128' R-O-W), Avenue 60 (78' R-O-W), Avenue 62/South Valley Parkway (220' R-O-W), Polk Street (128' R-O-W) and Avenue 66 (152' R-O-W). The project will provide appropriate street and off-site traffic mitigation, such as, Transportation Uniform Mitigation Fees (TUMF), in compliance with the requirements of the circulation element of the General Plan.
18. Noise impacts for the private race track (PP24690) were analyzed by acoustical reports prepared by Webb Associates dated September 13, 2010 and Gordon Bricken & Associates dated August 16, 2010, which reports were reviewed by the Department of Public Health, Office of Industrial Hygiene.
19. Noise impacts will be less than significant with mitigation measures including perimeter masonry block walls around the 330 acre race track site plus additional combination 15 foot high earthen berms and 10 foot high steel walls on the top portion of the berms in immediate proximity to the race track right-of-way.
20. Based on the Airport Land Use Commission transmittal of November 29, 2010 for GPA01104, SP00303A2, PM36315, PM36293, and PP24690, the project was found "conditionally consistent" with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan.

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21. Based on the Airport Land Use Commission transmittal of March 1, 2010 for TR33487, the project was found "consistent" with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan.
22. The project is not located within the sphere of influence of any city. However, it is located within the boundaries of the Thermal Community Council which recommend project approval.
23. Pursuant to CEQA Guidelines section 15164 (Addendum to EIR or Negative Declaration), the Riverside County Planning Department has determined that all potentially significant effects have been adequately analyzed in an earlier EIR (EIR No. 396 adopted 1999). Potentially significant effects have been adequately analyzed in the Environmental Impact Report No. 396 pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. An addendum has been prepared because some changes or additions are necessary to the previously certified EIR but none of the conditions described in CEQA Guidelines section 15162 (Subsequent EIRs and Negative Declarations) have occurred. The following impacts were further analyzed in the addendum with additional mitigation measures to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures as identified in the Addendum to EIR 396:
 - a. Air Quality The air quality analysis (Webb 2010) analyzed potential emissions by the Thermal Motorsports Park (TMP) (PP24690). The TMP specific evaluation demonstrated that after incorporation of additional mitigation measures MM Air 1 through MM Air 6, and with the emissions reductions used in the original EIR 396, projected short term emissions from construction of the TMP are within applicable SCAQMD daily regional thresholds.
 - b. Green House Gas Emissions Green house gas emissions were not analyzed in EIR 396 in 1999. The green house gas emission analysis (Webb 2010) found that in order to reduce both criteria pollutant and GHG emissions from project operations, the incorporation of additional mitigation measures MM GHG 1 through MM GHG 7 would be required.
 - c. Noise The project will create additional noise impacts as the result of the TMP (PP24690), but will be reduced below significance with additional noise mitigation measures MM Noise 1 through MM Noise 8 as indicated in the Addendum to EIR 396. The noise reports (Webb / Bricken 2010) found that racing operations are not anticipated to commence prior to 7:00 a.m., or continue beyond daylight hours (7:00 p.m.), will include combination earthen berms and sound wall barriers of at least 25 feet in height with inclusion of combination 18 gauge corrugated steel walls 10 feet high atop earthen berms 15 feet in height (MM Noise 4). In addition, neighboring properties to the TMP will be further mitigated in that noise monitors will be installed (MM Noise 5). Prior to building permit issuance, a final acoustical impact analysis shall be performed for all residential planning areas in order to confirm the exterior noise standards (65 dBA) and interior noise levels (45 dBA) are complied with.

INFORMATIONAL ITEMS:

1. As of this writing (3/30/11), no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A Conservation Area;
 - c. A High Fire Area;
 - d. A Dam Inundation Area;
 - e. A Sand Source Preserve.
3. The project site is located within:
 - a. County service area Thermal 125;
 - b. The Thermal and Jackie Cochran Airport Redevelopment Area;
 - c. The boundaries of the Coachella Valley Unified School District;
 - d. The Whitewater Watershed;
 - e. An area of high (High B) paleontological sensitivity;
 - f. An area susceptible to subsidence; and,
 - g. An area of high liquefaction potential;
 - h. An Airport Influence Area.
4. The subject site is currently designated as Assessor Parcel Number's: 751-030-(003, 004, 005, 010, 011, 013, 015, 016, 017), 751-040-(001,002, 003, 004, 005, 008, 009, 010, 012), 751-070-(004, 017, 018, 019, 020, 021, 023, 025, 031, 032, 033, 034), 759-130-003, 759-140-(005, 007, 009, 011, 012, 013, 014, 015), 759-150-001, 759-160-001, 759-170-001, 759-180-001, and 759-190-004.
5. The project was filed with the Planning Department on 10/6/05 for TR33487 and SP00303A2; 7/29/10 for GPA01104; 9/1/10 for PM36293, PM36315, and PP24690.
6. The project was reviewed by the Land Development Committee on several occasions beginning in 2005 until 2011 including most recently on the following dates: February 25, 2010, September 9, 2010, and February 24, 2011.
7. Deposit based fee charged for this project, as of the time of staff report preparation, totals approximately \$350,000.
8. The Specific Plan including implementing projects was reviewed by the County Geologist including potential liquefaction and paleontology impacts. The project was cleared by the County Geologist.

**ADDENDUM TO EIR NO. 396
SPECIFIC PLAN NO. 303, AMENDMENT NO. 2
GENERAL PLAN AMENDMENT NO. 1104
CHANGE OF ZONE NO. 7742
TENTATIVE TRACT MAP NO. 33487
TENTATIVE PARCEL MAP NO. 36315
TENTATIVE PARCEL MAP NO. 36293
PLOT PLAN NO. 24690
Planning Commission: April 20, 2011
Page 12 of 12**

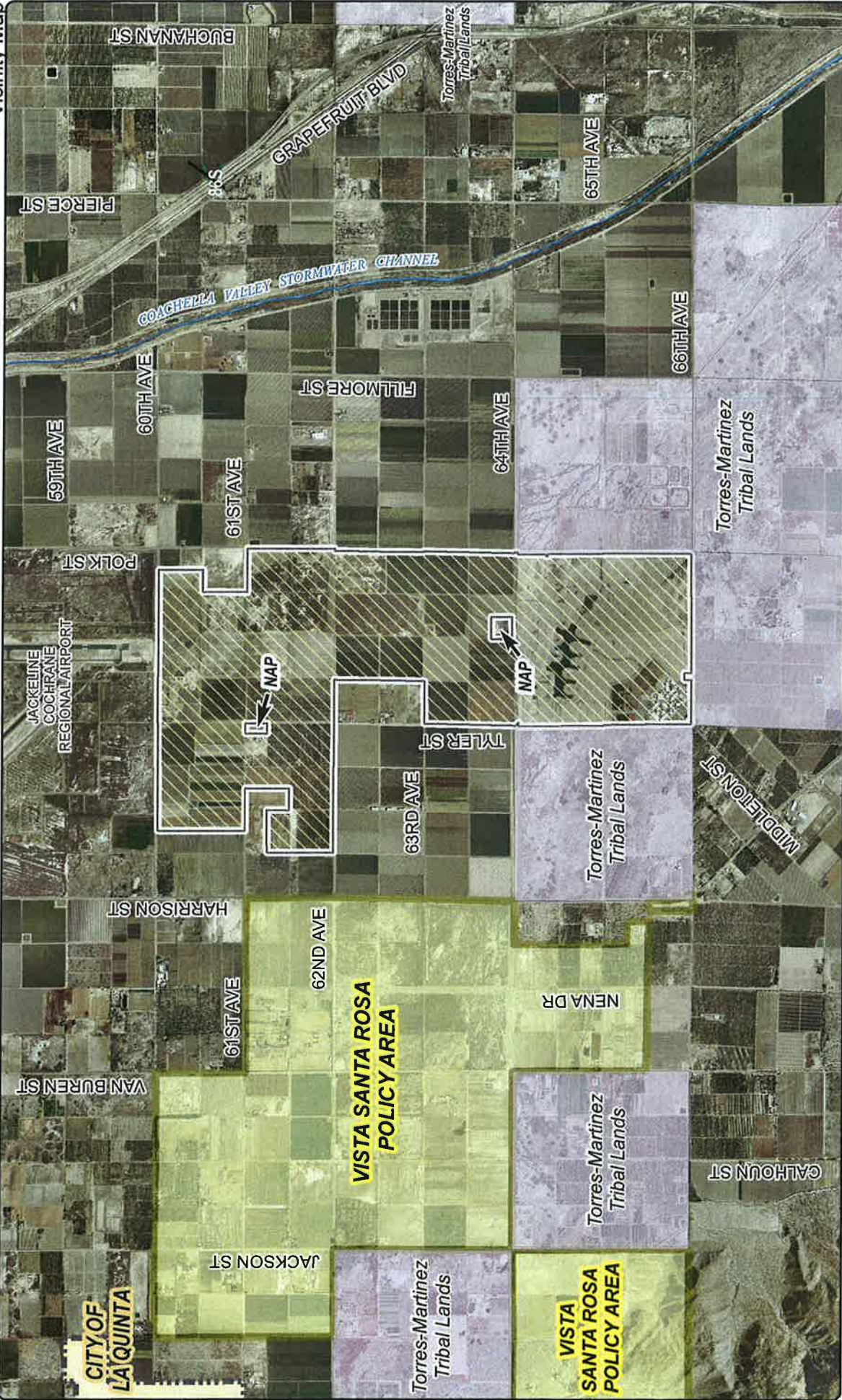
9. The Specific Plan Amendment was subject to Native American Consultation in accordance with SB 18. The consultation process ended on December 29, 2010. One comment letter was received from the Agua Caliente Band of Cahuilla Indians dated November 3, 2010 which was resolved by discussion with the County Archaeologist based on previous completed archaeology studies.

10. The applicant's representative submitted a letter dated April 5, 2011 (attached) with proposed justification to request exception to improvement requirements for PM36315.

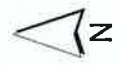
RIVERSIDE COUNTY PLANNING DEPARTMENT
SP00303A2 CZ07742
VICINITY/POLICY AREAS

Supervisor Benoit
 District 4

Date Drawn: 3/14/11
 Vicinity Map



Assessors Bk. Pg. 951-03, 04, 07 & 959-13 thru 19
 Thomas Bros. Pg. 5591 F4
 Edition 2009



Zoning Area: Lower Coachella Valley
 Township/Range: T6SR8E - T7SR8E
 Section: 32 & 33 - 4 & 9

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

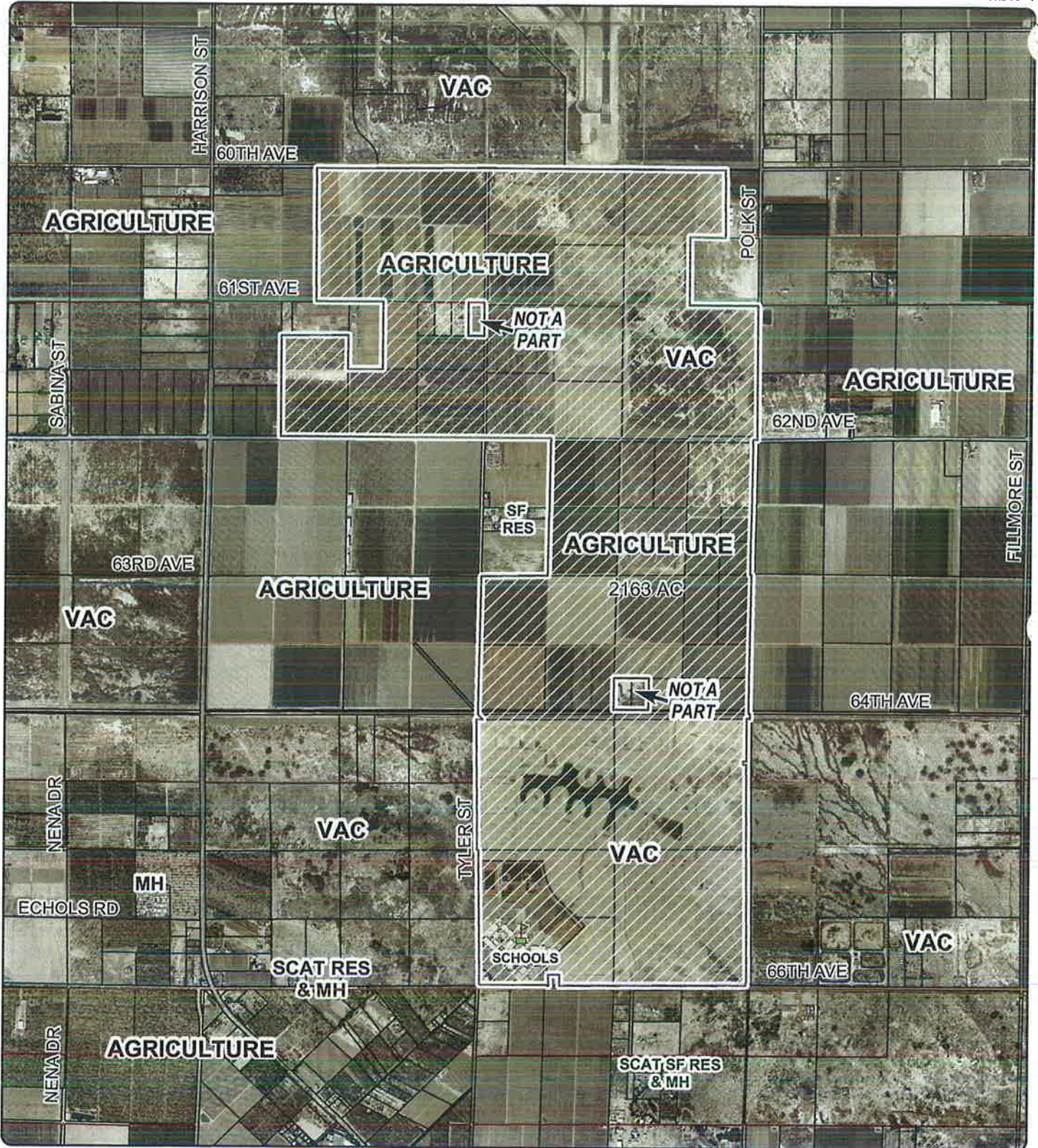
SP00303A2 CZ07742

Supervisor Benoit
District 4

Date Drawn: 3/14/11

Exhibit 1

LAND USE



Zoning Area: Lower Coachella Valley
Township/Range: T6SR8E - T7SR8E
Section: 32 & 33 - 4 & 9

Assessors Bk. Pg. 951-03, 04, 07 & 959-13 thru 19
Thomas Bros. Pg. 5591 F4
Edition 2009



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

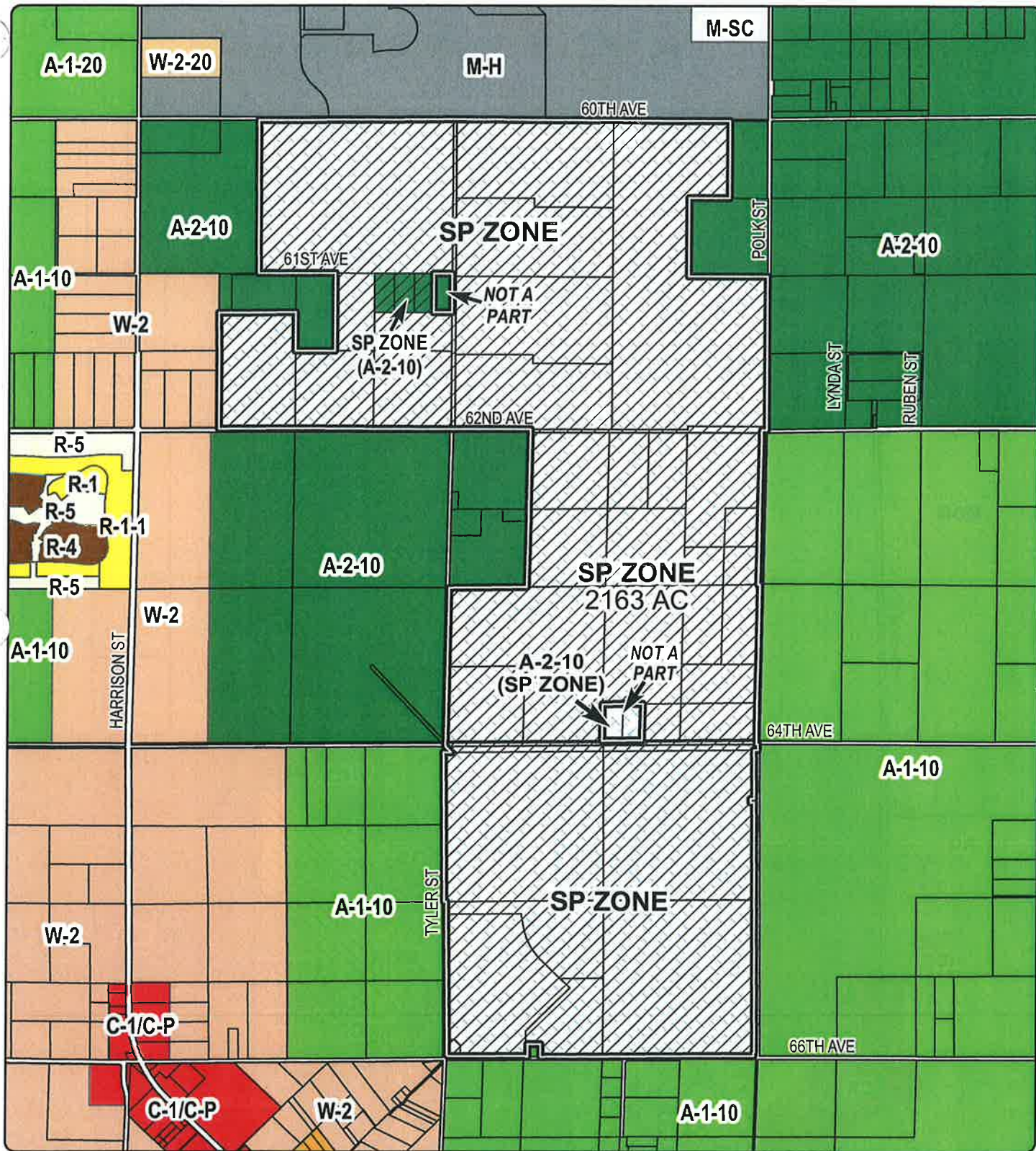
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00303A2 CZ07742

PROPOSED ZONING

Supervisor Benoit
District 4

Date Drawn: 3/14/11
Exhibit 3



Zoning Area: Lower Coachella Valley
Township/Range: T6SR8E - T7SR8E
Section: 32 & 33 - 4 & 9

Assessors Bk. Pg. 951-03, 04, 07 & 959-13 thru19
Thomas Bros. Pg. 5591 F4
Edition 2009



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

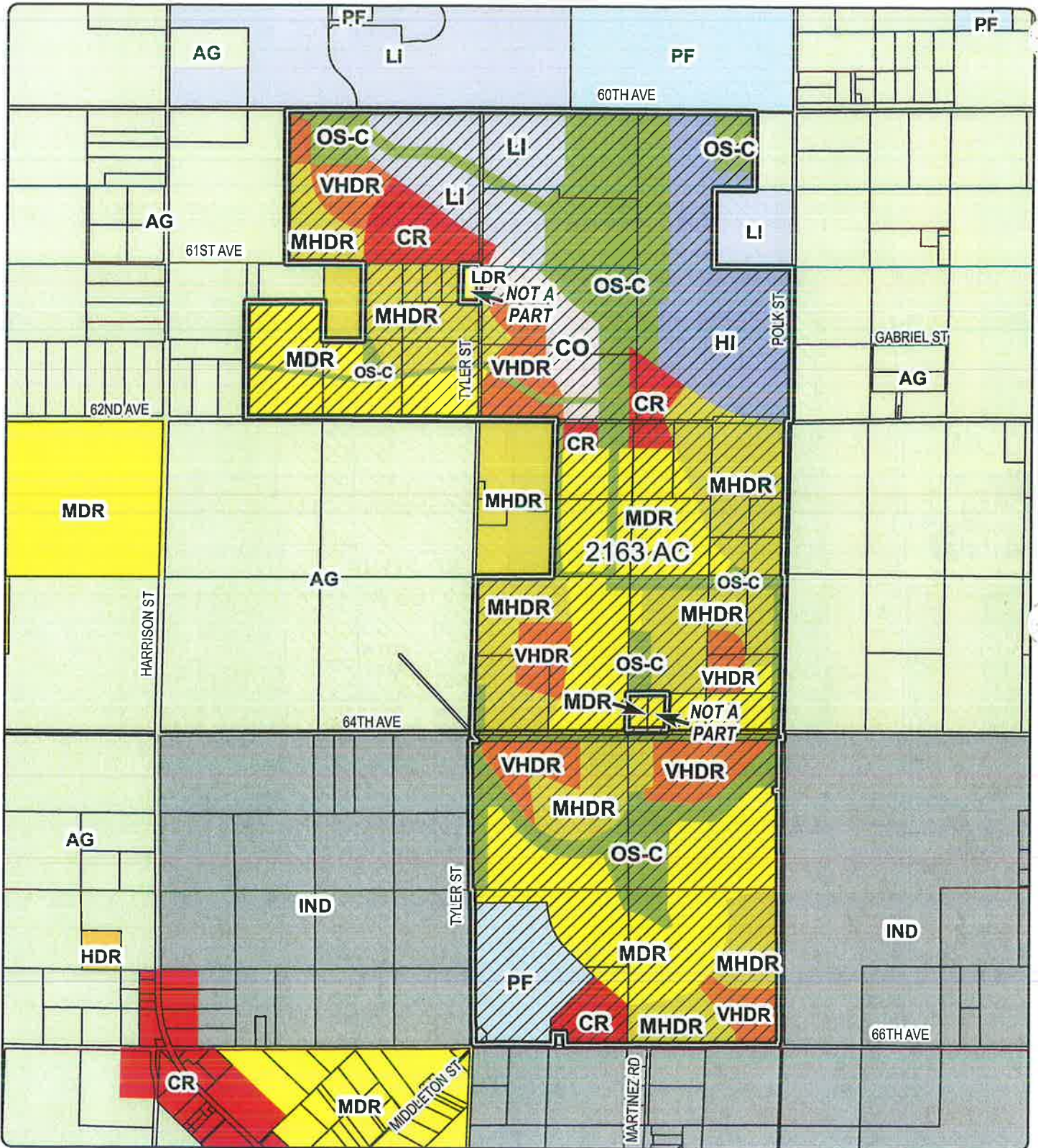
SP00303A2 CZ07742

EXISTING GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 3/14/11

Exhibit 5



Zoning Area: Lower Coachella Valley
Township/Range: T6SR8E - T7SR8E
Section: 32 & 33 - 4 & 9

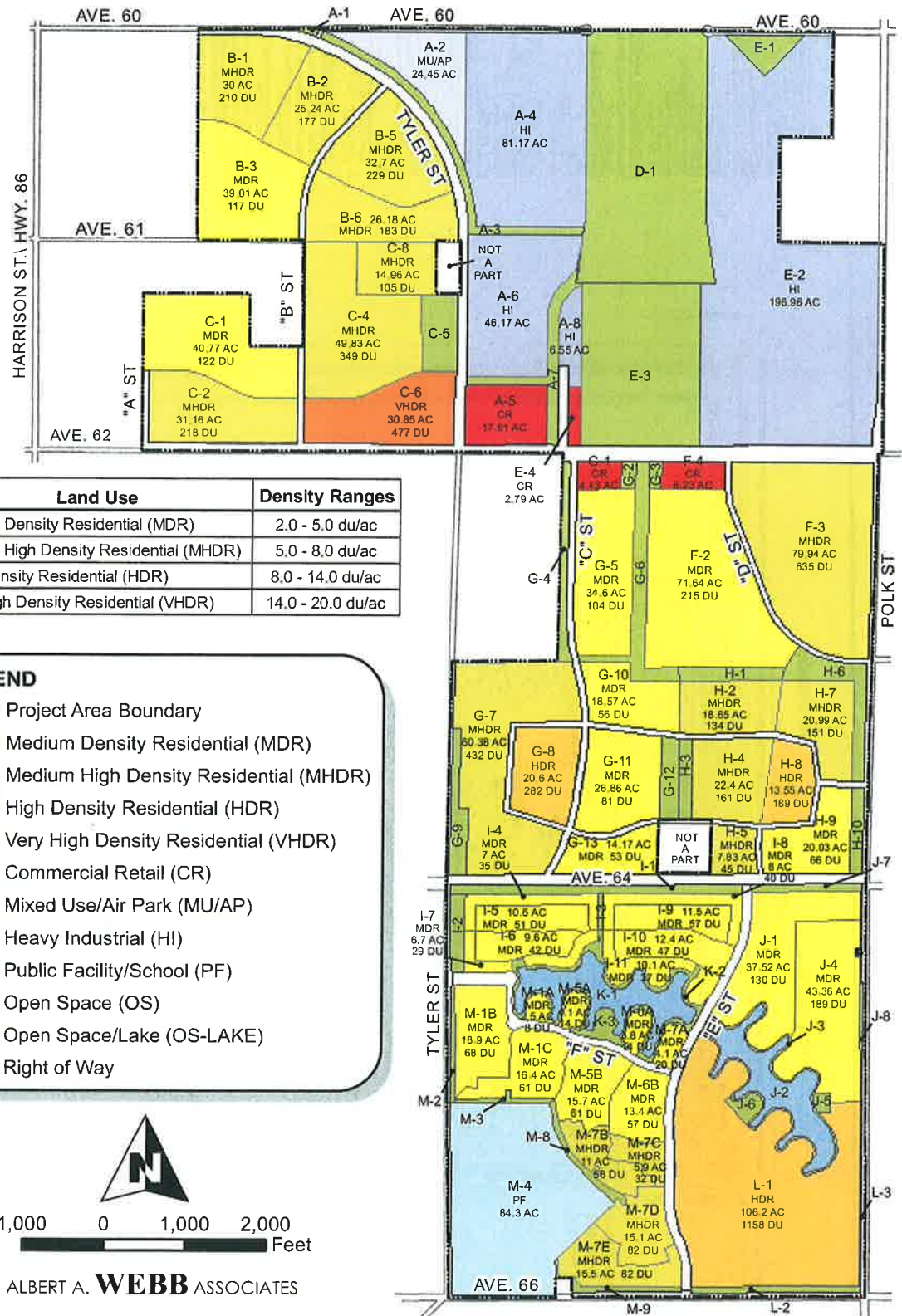
Assessors Bk. Pg. 951-03, 04, 07 & 959-13 thru 19

Thomas Bros. Pg. 5591 F4

Edition 2009



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



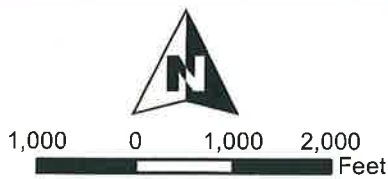
Open Space Planning Areas

LU Code	Area	Acres
OS	A-1	0.63
OS	A-3	10.77
OS	A-7	9.97
OS	C-5	9.97
OS	D-1	110.66
OS	E-1	5.61
OS	E-3	69.33
OS	G-2	1.44
OS	G-3	1.19
OS	G-4	5.6
OS	G-6	13.65
OS	G-9	6.17
OS	G-12	5.35
OS	H-1	5.12
OS	H-3	3.79
OS	H-10	3.96
OS	H-6	11.43
OS	I-1	9.6
OS	I-2	3.9
OS	I-3	0.5
OS-LAKE	J-2	22
OS	J-3	8.8
OS	J-5	1
OS	J-6	2.2
OS	J-7	3.3
OS-LAKE	K-1	22.4
OS	K-2	8.8
OS	J-8	1.31
OS	K-3	3.2
OS	L-2	4.1
OS	L-3	1.1
OS	M-2	1.9
OS	M-3	1.6
OS	M-8	2.9
OS	M-9	2.7
TOTAL		375.95

Land Use	Density Ranges
Medium Density Residential (MDR)	2.0 - 5.0 du/ac
Medium High Density Residential (MHDR)	5.0 - 8.0 du/ac
High Density Residential (HDR)	8.0 - 14.0 du/ac
Very High Density Residential (VHDR)	14.0 - 20.0 du/ac

LEGEND

- Project Area Boundary
- Medium Density Residential (MDR)
- Medium High Density Residential (MHDR)
- High Density Residential (HDR)
- Very High Density Residential (VHDR)
- Commercial Retail (CR)
- Mixed Use/Air Park (MU/AP)
- Heavy Industrial (HI)
- Public Facility/School (PF)
- Open Space (OS)
- Open Space/Lake (OS-LAKE)
- Right of Way



ALBERT A. WEBB ASSOCIATES

THE KOHL RANCH
COACHELLA VALLEY, CALIFORNIA

GENERAL NOTES

OWNER
 10000 RANDI L LUG & SONS, A SOUTHERN COMPANY, LLC
 10000 RANDI LUG & SONS, A SOUTHERN COMPANY, LLC
 10000 RANDI LUG & SONS, A SOUTHERN COMPANY, LLC
 10000 RANDI LUG & SONS, A SOUTHERN COMPANY, LLC
 10000 RANDI LUG & SONS, A SOUTHERN COMPANY, LLC

APPLICANT
 10000 RANDI LUG & SONS, A SOUTHERN COMPANY, LLC
 10000 RANDI LUG & SONS, A SOUTHERN COMPANY, LLC
 10000 RANDI LUG & SONS, A SOUTHERN COMPANY, LLC
 10000 RANDI LUG & SONS, A SOUTHERN COMPANY, LLC
 10000 RANDI LUG & SONS, A SOUTHERN COMPANY, LLC

ENGINEER
 ALBERT A. WEBB ASSOCIATES
 10000 RANDI LUG & SONS, A SOUTHERN COMPANY, LLC
 10000 RANDI LUG & SONS, A SOUTHERN COMPANY, LLC
 10000 RANDI LUG & SONS, A SOUTHERN COMPANY, LLC
 10000 RANDI LUG & SONS, A SOUTHERN COMPANY, LLC

ASSESSOR'S PARCEL NO'S

751-070-001
 751-070-002
 751-070-003
 751-070-004
 751-070-005
 751-070-006
 751-070-007
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 751-070-098
 751-070-099
 751-070-100

LAND USE

VACANT
 SINGLE FAMILY RESIDENTIAL
 PROPOSED ZONING: R-1

UTILITIES

WATER: CANGELLA VALLEY WATER DISTRICT
 SEWER: CANGELLA VALLEY WATER DISTRICT
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: THE WARRIOR
 SCHOOLS: CANGELLA VALLEY UNIFIED SCHOOL DISTRICT

NOTES

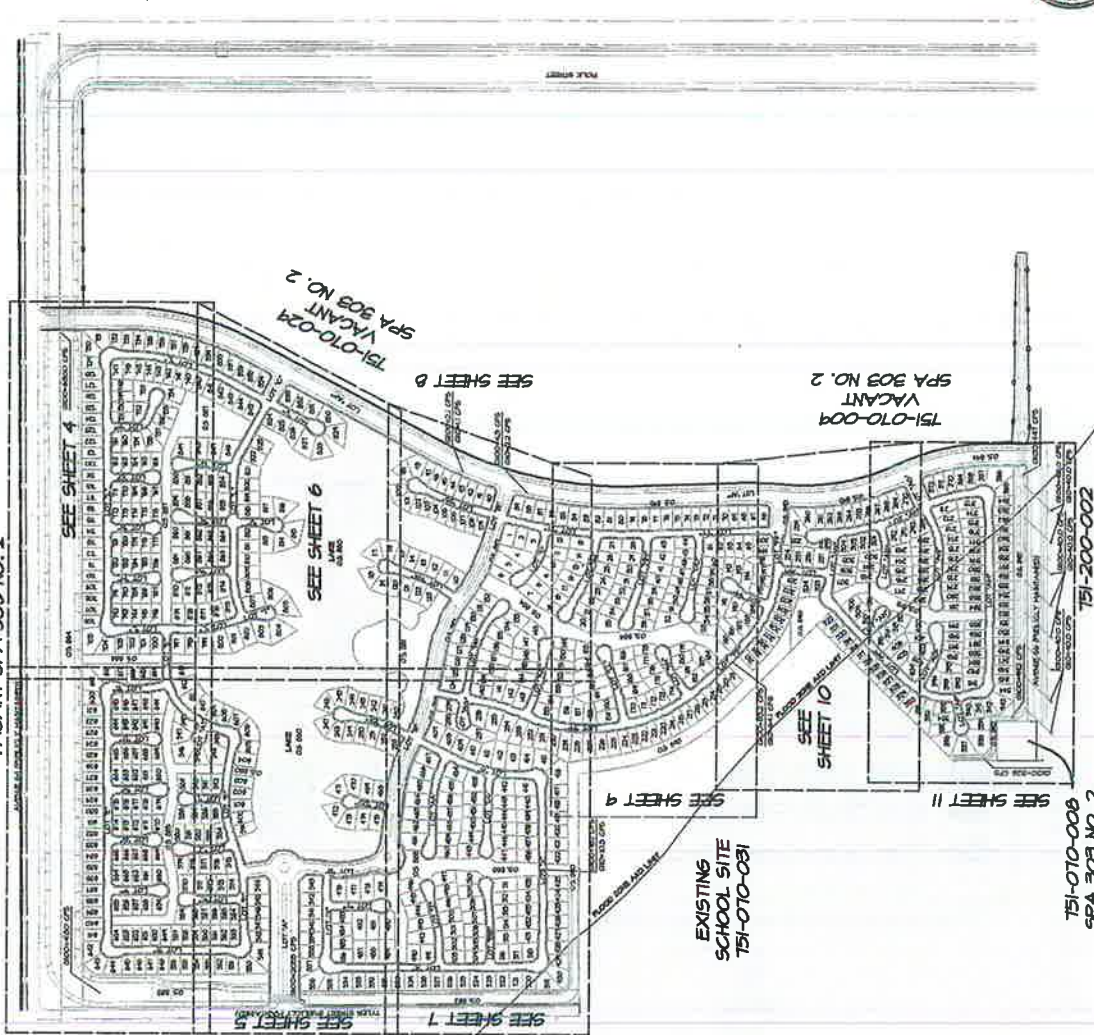
1. ALL IMPROVEMENTS SHALL BE PER SPECIFICATIONS AND STANDARDS OF THE CALIFORNIA PUBLIC WORKS ACT AND THE CALIFORNIA PUBLIC WORKS ACT REGULATIONS.
2. THIS MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
3. PROJECT IS INTENTED TO BE A DEVELOPMENT OF 200 UNITS OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.
4. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION OF ANY STRUCTURE TO BE CONSTRUCTED ON THE SITE.
5. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION OF ANY STRUCTURE TO BE CONSTRUCTED ON THE SITE.
6. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION OF ANY STRUCTURE TO BE CONSTRUCTED ON THE SITE.
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8. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION OF ANY STRUCTURE TO BE CONSTRUCTED ON THE SITE.
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22. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION OF ANY STRUCTURE TO BE CONSTRUCTED ON THE SITE.
23. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION OF ANY STRUCTURE TO BE CONSTRUCTED ON THE SITE.
24. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION OF ANY STRUCTURE TO BE CONSTRUCTED ON THE SITE.

AMENDED MAP NO. 4

TENTATIVE MAP
 TRACT NO. 33487

DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN

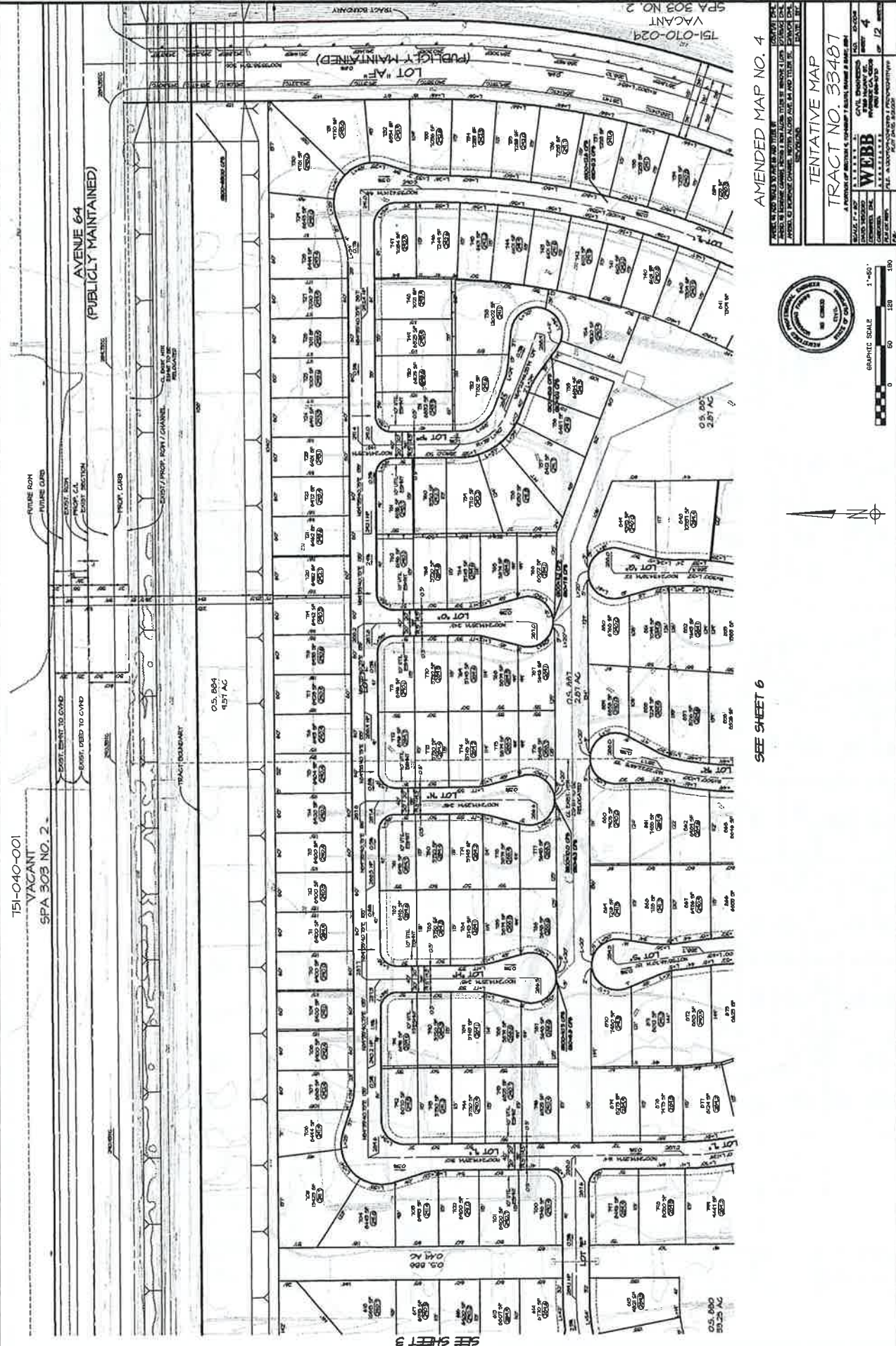
PROJECT NO. 11-11-11-001
 SHEET NO. 1 OF 12



GRAPHIC SCALE 1"=300'
 0 300 600 900

151-040-001
 VACANT
 SPA 303 NO. 2

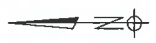
AVENUE 64
 (PUBLICLY MAINTAINED)



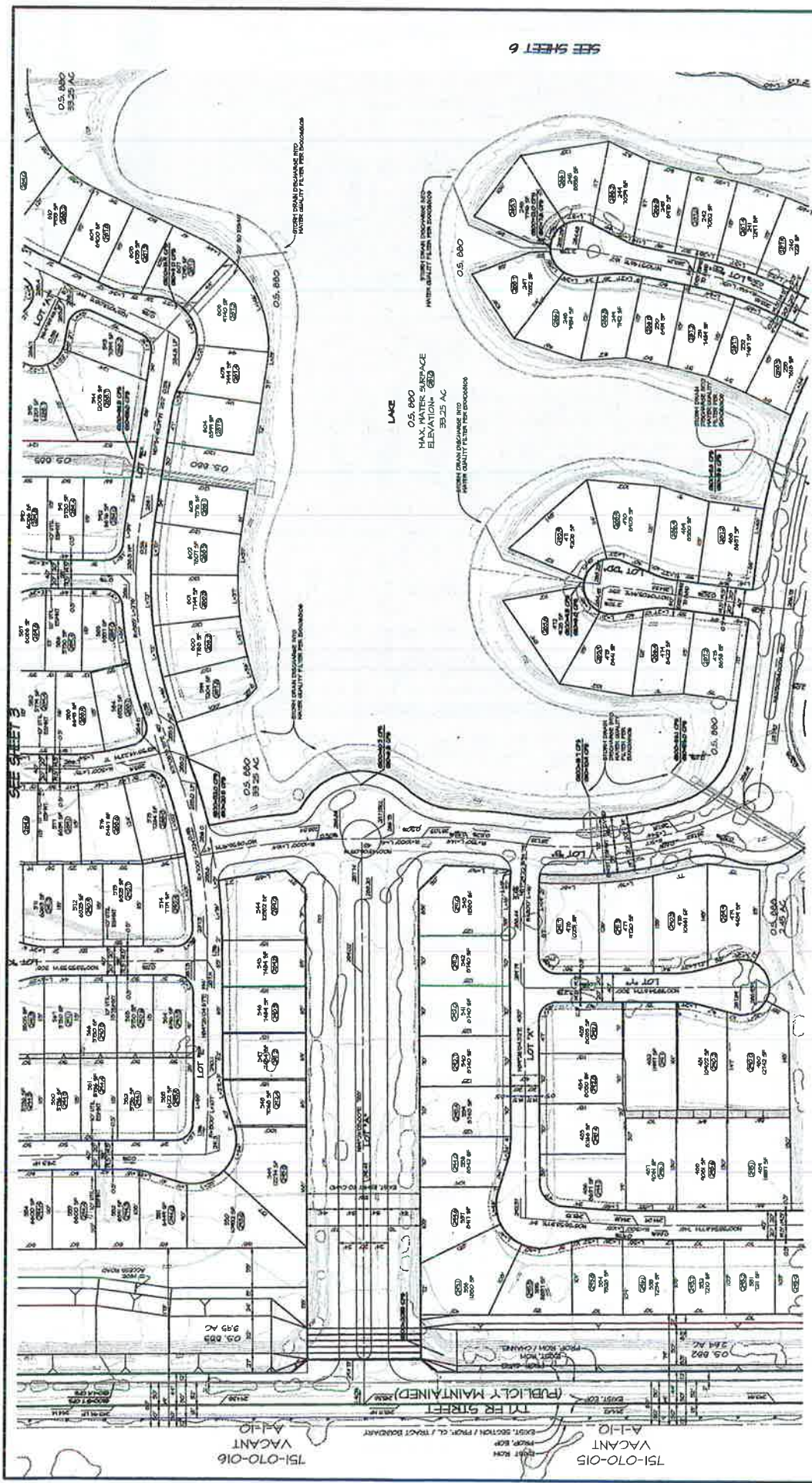
SEE SHEET 3

SEE SHEET 6

AMENDED MAP NO. 4



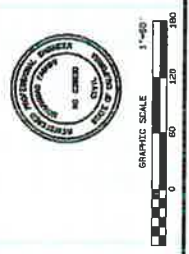
151-070-029 VACANT SPA 303 NO. 2 (PUBLICLY MAINTAINED) LOT "A"	
TENTATIVE MAP TRACT NO 33487 A PORTION OF MAPS 33486 & 33488	
STATE ENGINEER WBB REGISTERED PROFESSIONAL ENGINEER CIVIL ENGINEERING 1515 BAYVIEW BL. OAKLAND, CALIF. 94612-1111	SHEET NO. 4 TOTAL SHEETS 12 DATE PREPARED DATE APPROVED FILE NO. 151-040-001

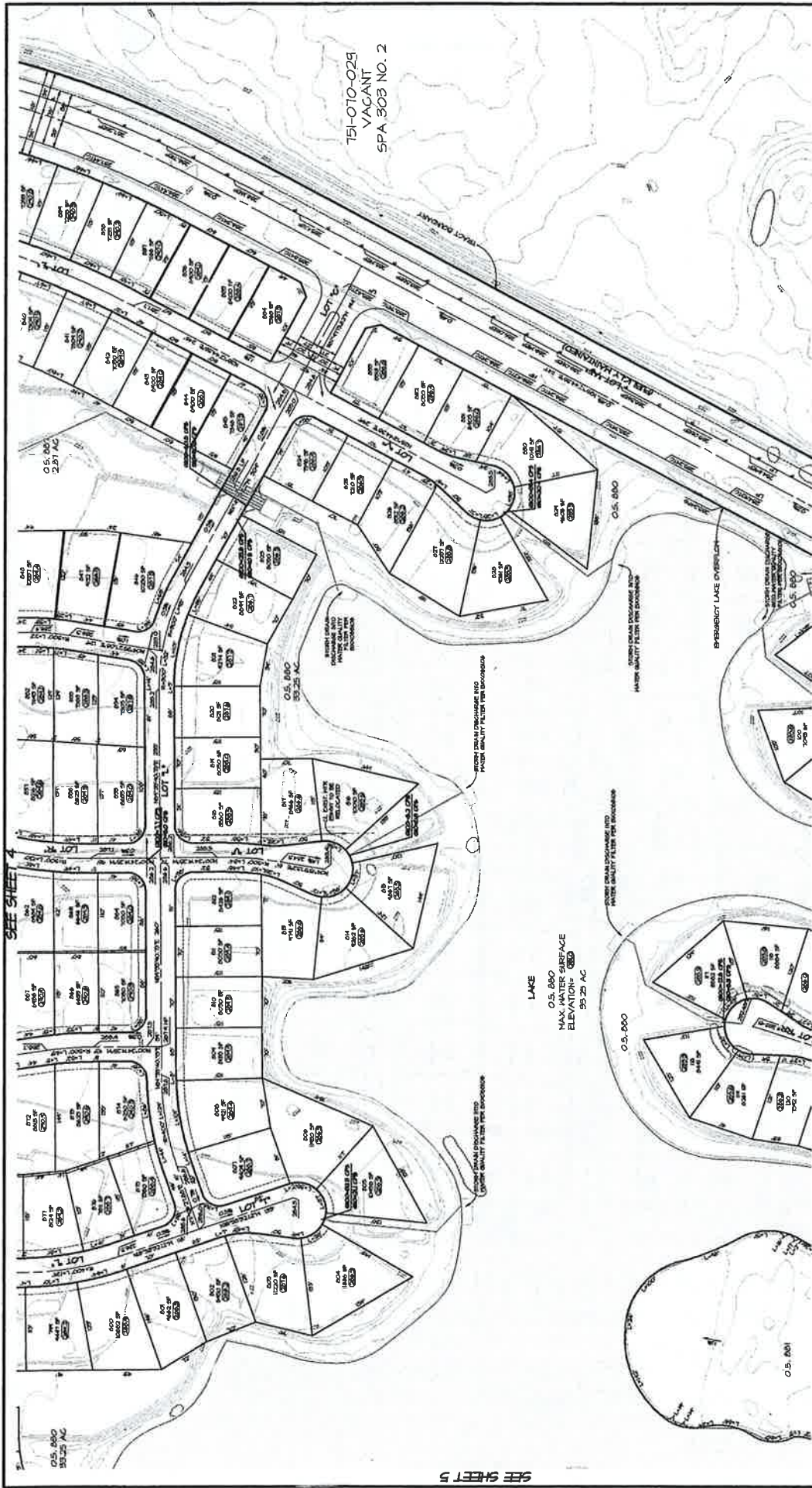


SEE SHEET 7

AMENDED MAP NO. 4

DATE OF THIS MAP: 11/11/11	DATE OF PREVIOUS MAP: 11/11/11
PROJECT: 751-070-015	PROJECT: 751-070-015
APPLICANT: WEBB	APPLICANT: WEBB
SCALE: 1" = 40'	SCALE: 1" = 40'
TRACT NO. 33487	TRACT NO. 33487
MAP NO. 5	MAP NO. 5
AMENDED MAP NO. 4	AMENDED MAP NO. 4
DATE OF THIS MAP: 11/11/11	DATE OF THIS MAP: 11/11/11





151-070-029
 VACANT
 SPA 303 NO. 2

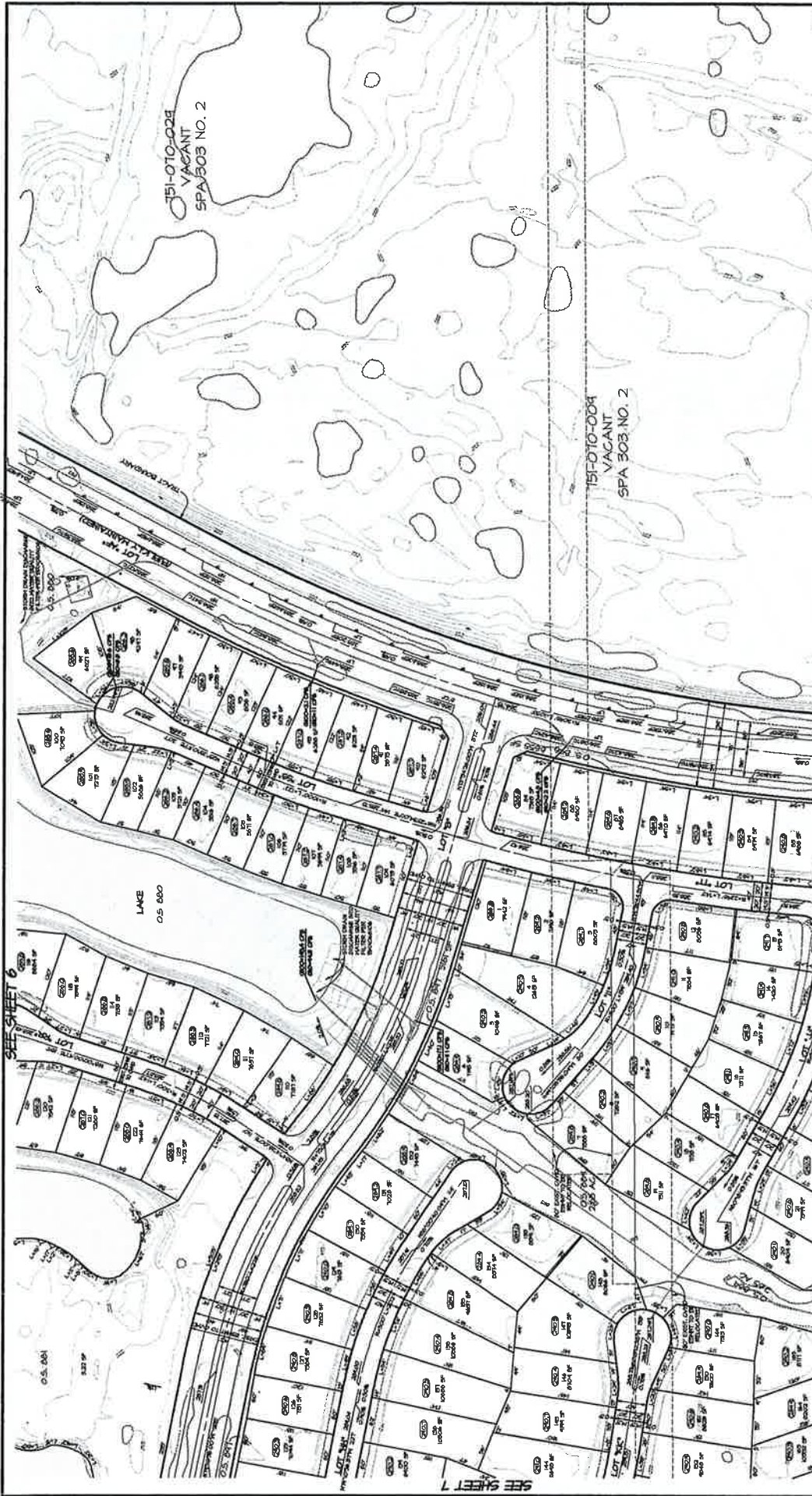
AMENDED MAP NO. 4

SEE SHEET 8



TENTATIVE MAP TRACT NO. 33487 A PORTION OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 WEST, S.W. 1/4	
SCALE: AS SHOWN DATE: 10/15/11 DRAWN BY: J. J. WEBB CHECKED BY: J. J. WEBB FILE NO.: 151-070-029	CIVIL ENGINEER REG. NO. 12345 EXPIRES: 12/31/12 STATE OF CALIFORNIA

SEE SHEET 5

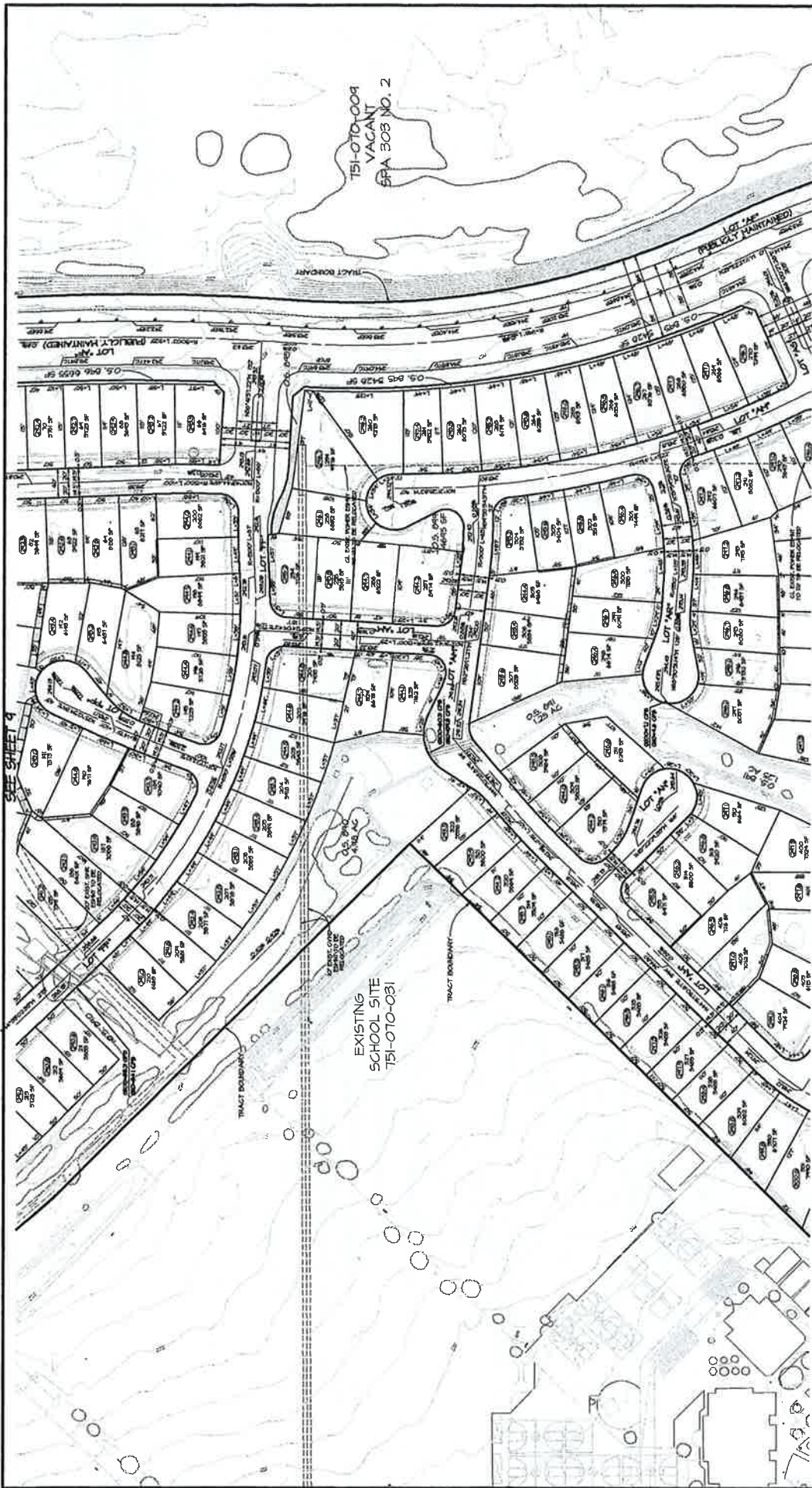


AMENDED MAP NO. 4



TENTATIVE MAP TRACT NO. 33487	
CIVIL ENGINEER WEBB	CIVIL ENGINEER 1000 S. GARDEN ST. ANAHEIM, CALIF. 92805 TEL. 714-771-1111 FAX 714-771-1112
DATE PREPARED 11/12/03	DATE OF FIELD WORK 11/12/03
DATE OF SURVEY 11/12/03	DATE OF PLOTTING 11/12/03

SEE SHEET 4

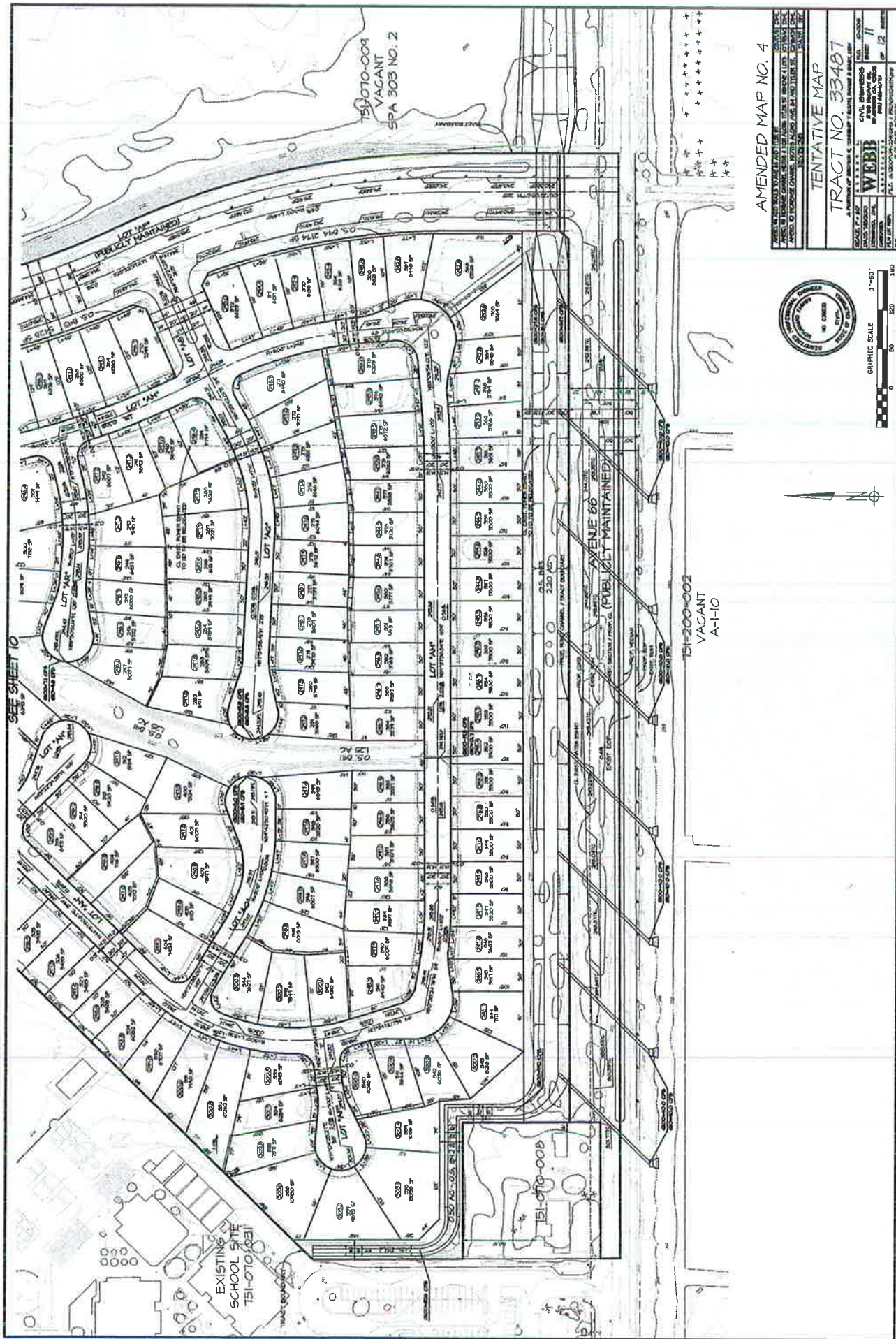


SEE SHEET II

AMENDED MAP NO. 4

THIS MAP WAS PREPARED BY THE ENGINEER AND SURVEYOR IN CHARGE OF THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND SURVEYOR.	
DATE OF PREPARATION 10/15/2010	PROJECT NO. 10
ENGINEER AND SURVEYOR WEBB	SHEET NO. 12
TITLE TENTATIVE MAP TRACT NO. 33487 A PORTION OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 2 EAST, 5TH DISTRICT, S.W.	





AMENDED MAP NO. 4

TENTATIVE MAP

TRACT NO. 33487



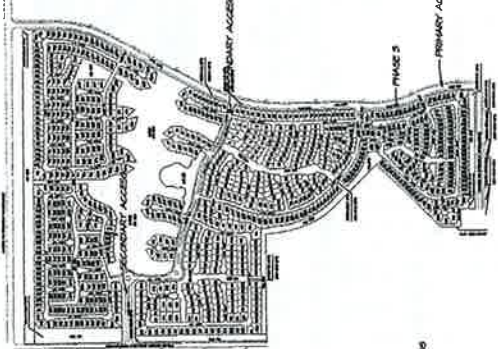
DATE OF PREPARATION	11/11/11
SCALE	AS SHOWN
PROJECT	TRACT NO. 33487
OWNER	WEBB
DATE OF RECORDATION	11/11/11
RECORDING OFFICE	CLERK OF SUPERIOR COURT, SACRAMENTO, CALIF.
RECORDING NUMBER	11
RECORDING DATE	11/11/11
RECORDING PAGE	OF 12
RECORDING COUNTY	SACRAMENTO
RECORDING DISTRICT	11
RECORDING SECTION	11
RECORDING TOWNSHIP	11
RECORDING RANGE	11
RECORDING MERIDIAN	11
RECORDING COUNTY	SACRAMENTO
RECORDING DISTRICT	11
RECORDING SECTION	11
RECORDING TOWNSHIP	11
RECORDING RANGE	11
RECORDING MERIDIAN	11



PHASE 1



PHASE 2



PHASE 3



PHASE 4



PHASE 5



PHASE 6



PHASE 7



PHASE 8



PHASE 9



PHASE 10

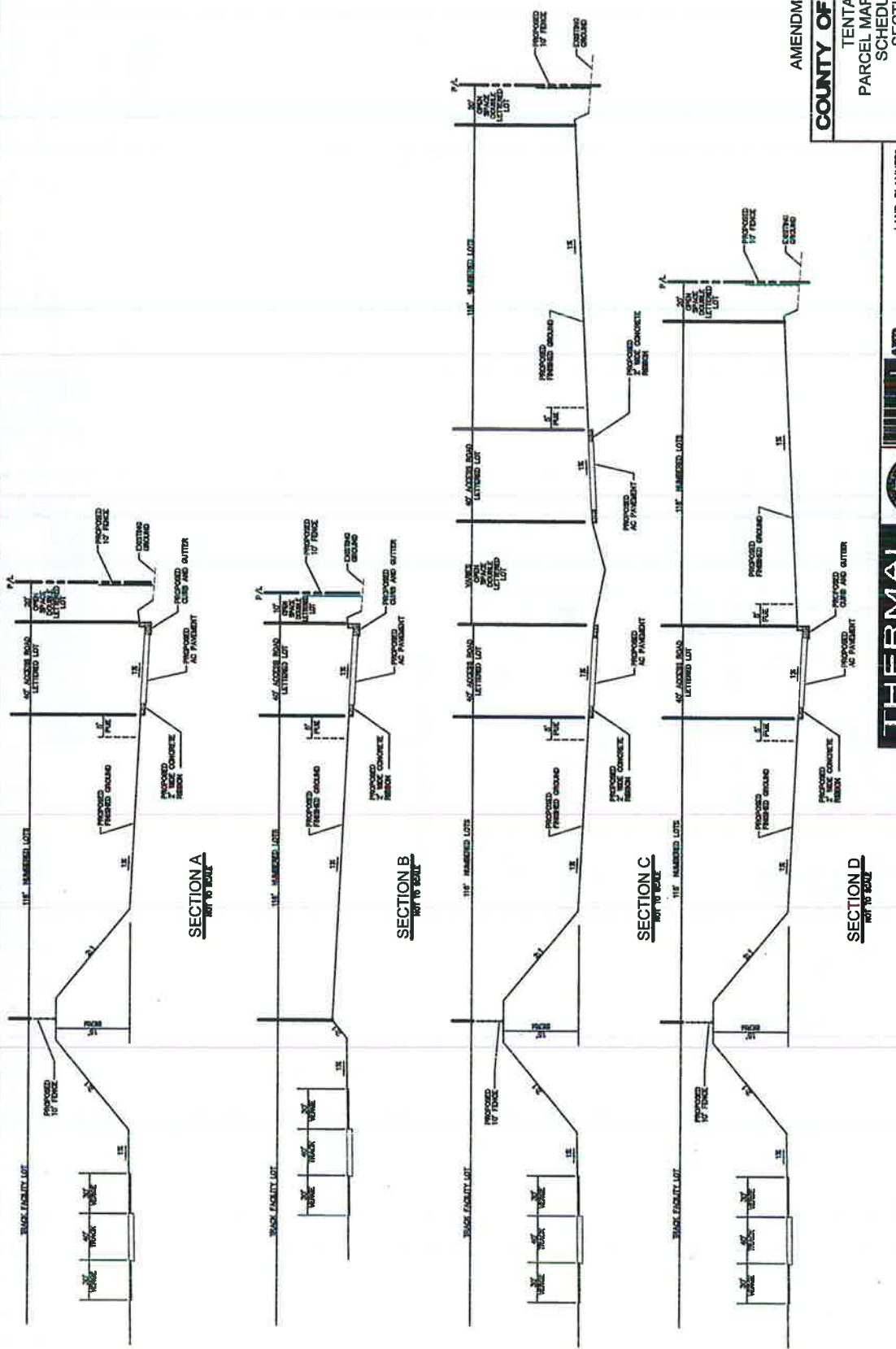


AMENDED MAP NO. 4

PHASING MAP

TENTATIVE MAP
TRACT NO. 33487

SCALE: 1" = 100'	DATE: 12/12/11
DRAWN BY: J. WEBB	CHECKED BY: J. WEBB
DATE: 12/12/11	DATE: 12/12/11
PROJECT: TRACT NO. 33487	PROJECT: TRACT NO. 33487
DATE: 12/12/11	DATE: 12/12/11
DATE: 12/12/11	DATE: 12/12/11



SECTION A
NOT TO SCALE

SECTION B
NOT TO SCALE

SECTION C
NOT TO SCALE

SECTION D
NOT TO SCALE

AMENDMENT #3

COUNTY OF RIVERSIDE
TENTATIVE
PARCEL MAP NO. 36293
SCHEDULE "E"
SECTIONS

DATE	1/17/11
DATE	3/17/10
DATE	3/29/11
DATE	3/29/11
DATE	3/29/11
DATE	3/29/11

THE THERMAL
MOTORSPORTS, TRACK & RACE
PREPARED FOR:
MR. TIM CLAYTON
80-805 WASHINGTON STREET, #2324
LA BUREAU, CA 92533
(916) 488-8774

APPROVED FOR:
ANDREW J. WILSON
REGISTERED CIVIL ENGINEER
NO. 45678
1000 BROADWAY, SUITE 100
COSTA MESA, CA 92626
(714) 261-7700

APPROVED FOR:
ANDREW J. WILSON
REGISTERED CIVIL ENGINEER
NO. 45678
1000 BROADWAY, SUITE 100
COSTA MESA, CA 92626
(714) 261-7700

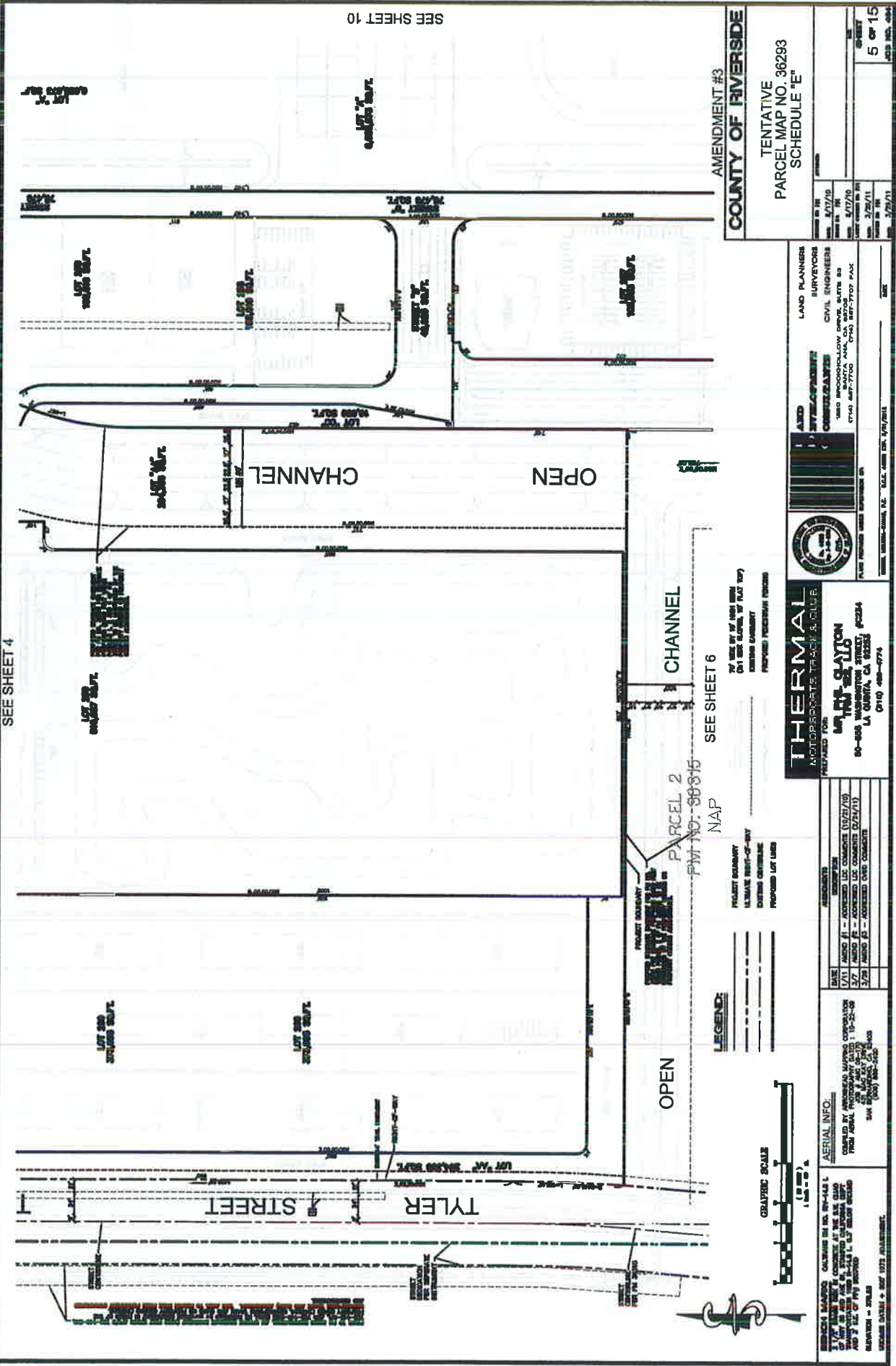
DATE	1/17/11	APPROVED FOR COMMENTS	(10/21/10)
DATE	3/17/10	APPROVED FOR COMMENTS	(2/24/11)
DATE	3/29/11	APPROVED FOR COMMENTS	

AERIAL INFO:
OBTAINED BY APPROVED MAPPING CONSULTANT
FROM AERIAL PHOTOGRAPHY DATED 10-21-10
AND 3-17-11
SEE EXHIBIT A FOR DETAILS

REVISIONS - 2/11
DATE: 10/21/10
BY: [Signature]

DATE: 3/29/11
BY: [Signature]

SEE SHEET 4



SEE SHEET 10

AMENDMENT #3
 COUNTY OF RIVERSIDE
 TENTATIVE
 PARCEL MAP NO. 36293
 SCHEDULE "E"

THE THERMAL
 WATER SUPPLY TECHNOLOGY & SOLUTIONS

LAND PLANNERS SURVEYORS
 CIVIL ENGINEERS
 1800 BROADWAY DRIVE, SUITE 300
 COSTA MESA, CA 92626
 (714) 441-7700
 FAX (714) 441-7700

PLAT PREPARED UNDER SUPERVISION OF
 _____ DATE _____

PROJECT BOUNDARY
 ULTIMATE WEST-OF-WAY
 EXISTING CHANNEL
 PROPOSED LOT LINES

LEGEND:

GRAPHIC SCALE
 1" = 50'

DATE
 1/11 AMND #1 - ADDRESS LOC COMMENTS (10/21/10)
 3/7 AMND #2 - ADDRESS LOC COMMENTS (2/24/11)
 3/29 AMND #3 - ADDRESS CHD COMMENTS

AERIAL INFO:
 COURTESY OF AIRBORNE SURVEYING CORPORATION
 FROM AERIAL PHOTOGRAPHY DATED 11-25-09
 10000 W. 150' WIDE STRIP
 100' WIDE STRIP
 100' WIDE STRIP

REVISIONS - 001
 002 003 004 005 006 007 008 009 010 011 012 013 014 015 016 017 018 019 020 021 022 023 024 025 026 027 028 029 030 031 032 033 034 035 036 037 038 039 040 041 042 043 044 045 046 047 048 049 050 051 052 053 054 055 056 057 058 059 060 061 062 063 064 065 066 067 068 069 070 071 072 073 074 075 076 077 078 079 080 081 082 083 084 085 086 087 088 089 090 091 092 093 094 095 096 097 098 099 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

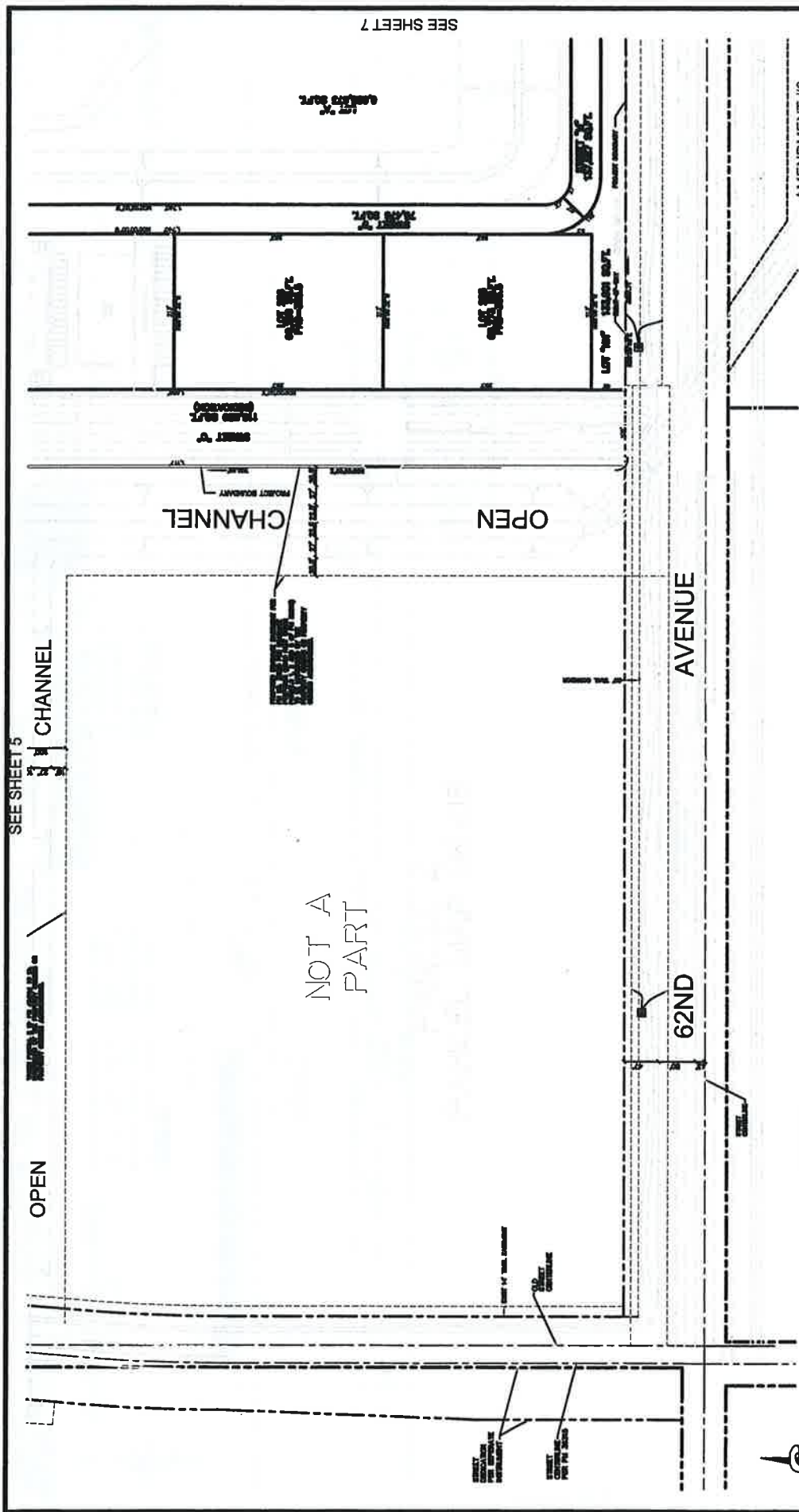
BY USE OF THIS MAP
 OR IN CONNECTION WITH IT
 THE USER ASSUMES ALL
 LIABILITY FOR ANY
 DAMAGES OR LOSSES
 INCURRED BY ANY
 PARTY USING THIS MAP
 WITHOUT THE WRITTEN
 PERMISSION OF THERMAL

SEE SHEET 6

PARCEL 2
 PLY NO: 98815
 MAP

SEE SHEET 10

SEE SHEET 10



AMENDMENT #3
 COUNTY OF RIVERSIDE
 TENTATIVE
 PARCEL MAP NO. 36293
 SCHEDULE "E"

LAND PLANNERS SURVEYORS
 CIVIL ENGINEERS
 AND ARCHITECTS
 CONSULTANTS

THE ENGINEERING CENTER
 1000 W. 17TH ST.
 ANAHEIM, CA 92801
 TEL: 714/944-7700 FAX: 714/944-7701

THERMAL
 MOTORSPORTS DESIGN & CONSULTANTS

PREPARED FOR:
MARCO GAYTON
 80-888 MARCO BLVD
 LA GARDIA, CA 92231
 (916) 488-4774

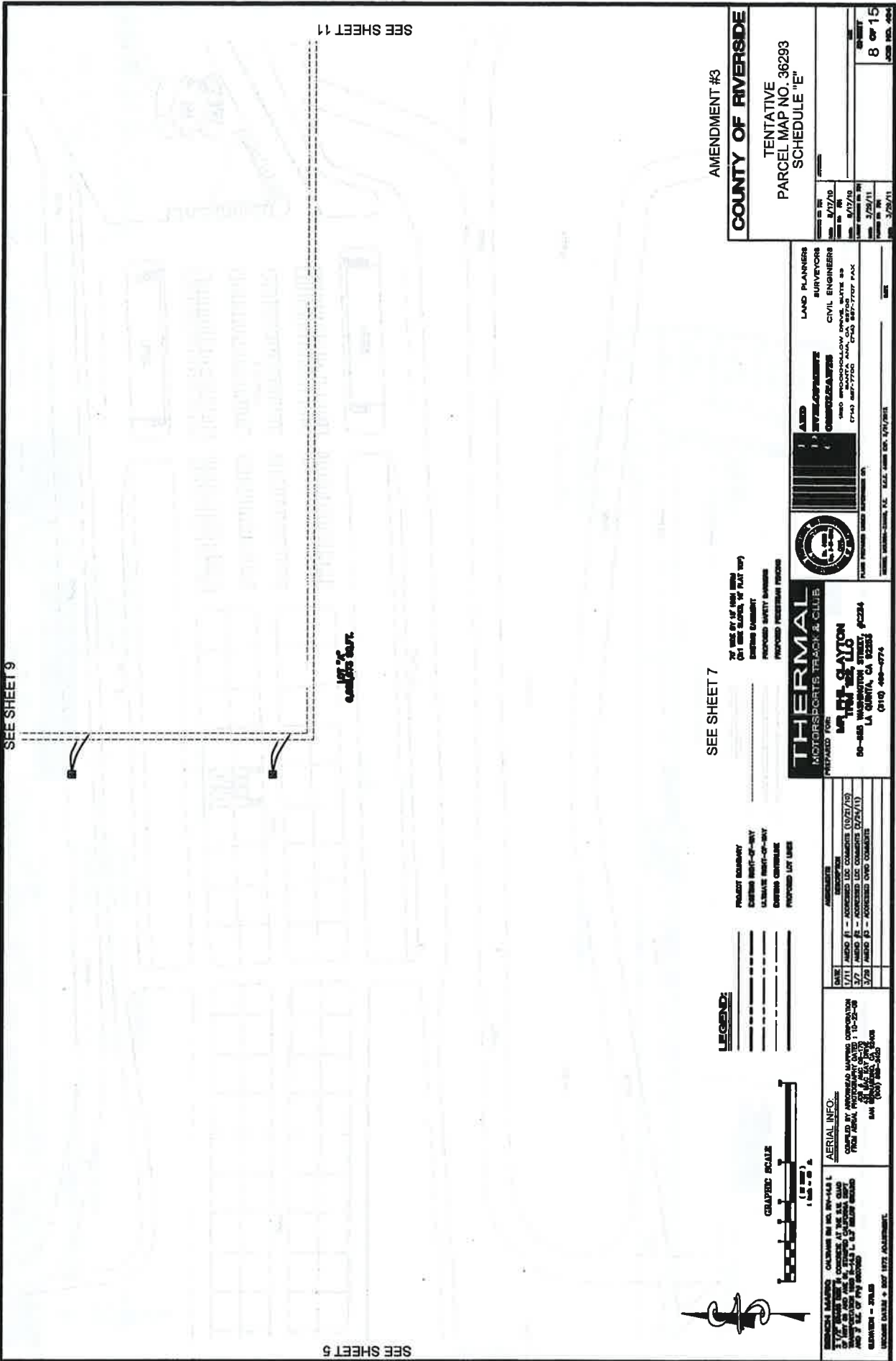
FOR USE BY THE USER
 ON THE SUBJECT OF THIS MAP
 EXCEPT AS SHOWN
 PROPOSED PROJECTS/ITEMS

DATE	REVISION
1/11	AMEND #1 - ADDRESS LOC CHANGE (10/21/10)
3/7	AMEND #2 - ADDRESS LOC CHANGE (2/24/11)
3/29	AMEND #3 - ADDRESS CHG COMMENTS

AERIAL INFO:
 OBTAINED BY: [Name]
 COPIED BY: [Name]
 FROM AERIAL PHOTOGRAPHY DATED: 10-22-09
 SCALE: 1" = 100'

REVISIONS:
 DATE: 10/21/10
 BY: [Name]
 REASON: [Reason]

SEE SHEET 7



SEE SHEET 9

SEE SHEET 11

SEE SHEET 5

100' ±



GRADED SCALE
1" = 100'

LEGEND:

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- EASEMENT
- PROPOSED LOT LINES

DATE	DESCRIPTION
07/11	AMSD #1 - APPROVED LDC COMMENTS (09/21/10)
07/27	AMSD #2 - APPROVED LDC COMMENTS (07/24/11)
07/29	AMSD #3 - APPROVED CIVIL COMMENTS

AERIAL INFO
 AERIAL PHOTOGRAPHY
 COMPILED BY: PROGRESSIVE MAPPING CORPORATION
 FROM: AERIAL PHOTOGRAPHY DATED 11-22-08
 SCALE: 1" = 100'
 DATUM: NAD 83
 UTM ZONE: 18Q
 UTM EASTING: 650,000
 UTM NORTHING: 4,000,000

REVISIONS
 REVISION NUMBER • DATE • DESCRIPTION

SEE SHEET 7

70' WIDE BY 10' HIGH SIGN
 ON THE SOUTH SIDE OF PLAT WAY
 EXISTING EASEMENT
 PROPOSED SAFETY BARRIERS
 PROPOSED PEDESTRIAN CROSSING



THERMAL
 MOTORSPORTS TRACY & CLUB
 PREPARED FOR:
MOTORSPORTS TRACY & CLUB
 80-888 WASHINGTON STREET
 LA QUENTA, CA 92551
 (910) 488-0774

LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS
 M. J. GANTON
 10000 W. 15TH AVENUE, SUITE 200
 DENVER, CO 80202
 (303) 757-7700 FAX (303) 757-7707 FAX

DATE OF PREPARED: 09/21/10
 DATE OF REVISION: 07/24/11
 DATE OF REVISION: 07/29/11

AMENDMENT #3

COUNTY OF RIVERSIDE
 TENTATIVE
 PARCEL MAP NO. 36293
 SCHEDULE "E"

8 of 15
 LACS NO. 400

SEE SHEET 13



CHANNEL

PARCEL 5
PM NO. 36315
NAP

LOT 143
14,300 SF

SEE SHEET 5

SEE SHEET 12

SEE SHEET 8



LEGEND:

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY
- ULIMATE RIGHT-OF-WAY
- EXISTING CORNER
- PROPOSED LOT LINES

AERIAL INFO:
 COURTESY OF CALIFORNIA STATE UNIVERSITY
 PHOTOGRAPHY DATE: 11-25-08
 PHOTOGRAPHY SCALE: 1" = 100' (AS SHOWN)
 DATE: 11/21/11
 SCALE: 1" = 100'

DATE	REVISIONS
1/11	AMSD #1 - ADDRESS USE COMMENTS (10/21/10)
3/7	AMSD #2 - ADDRESS USE COMMENTS (2/24/11)
3/28	AMSD #3 - ADDRESS USE COMMENTS

74' WIDE BY 100' DEEP
 (ON THE SURFACE OF PLAT 107)
 ENGINE EXAMINER
 PROPOSED UTILITY LOCATIONS
 PROPOSED FUTURE ROAD



THERMAL
 METEOROLOGISTS, ENGINEERS & DESIGNERS
 PROVIDED FOR:
MIKE STANTON
 80-008 MARKET STREET
 LA GARDIA, CA 92251
 (415) 468-8774



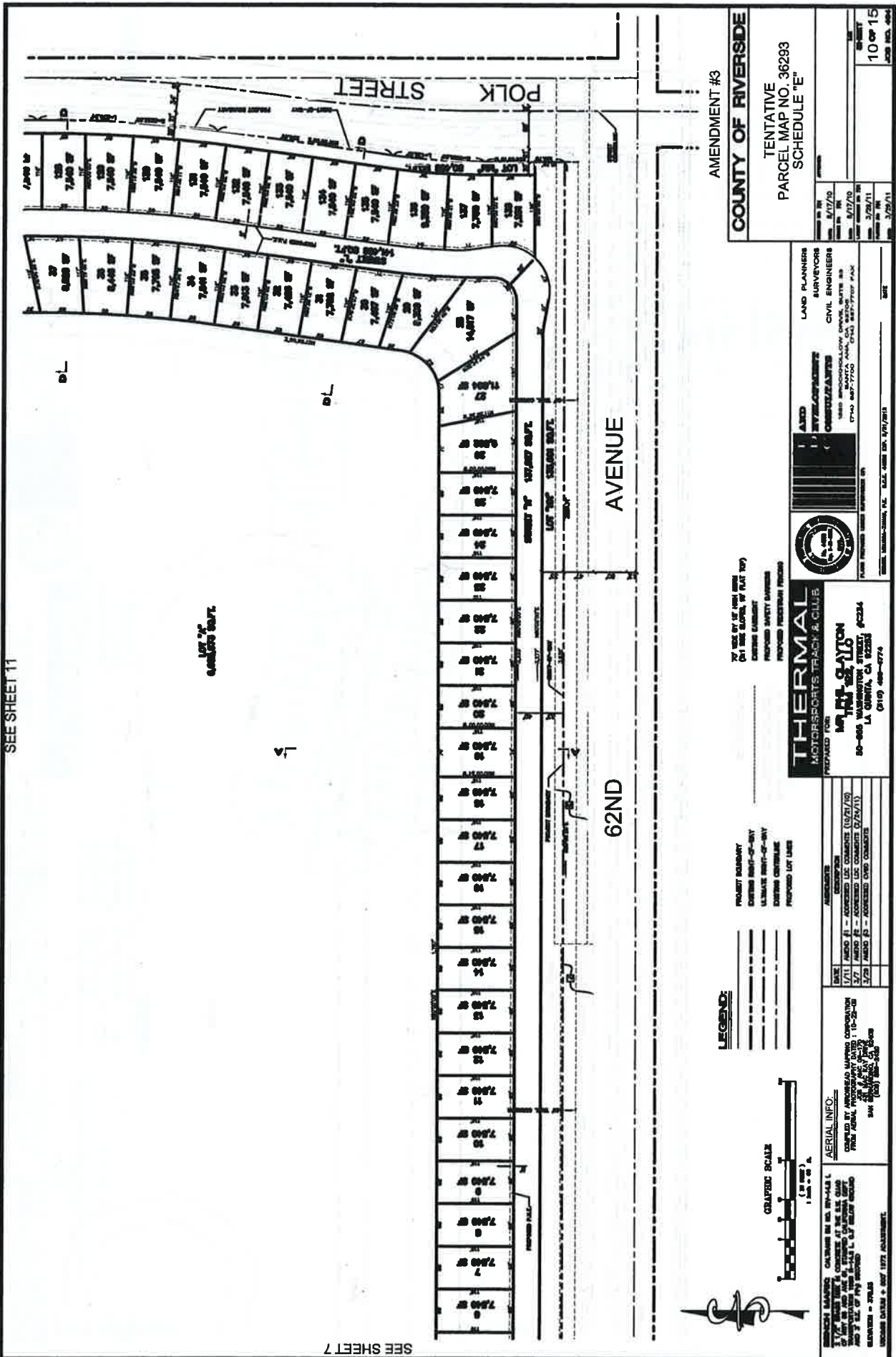
LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS
CONSULTANTS
 1400 BROADWAY, SUITE 100
 CRYSTAL CITY, TEXAS 77428
 PHONE: 281-416-7700
 FAX: 281-416-7707

AMENDMENT #3
COUNTY OF RIVERSIDE
 TENTATIVE
 PARCEL MAP NO. 36293
 SCHEDULE "E"

DATE	REVISIONS
3/28/11	AMSD #3
3/28/11	AMSD #2
3/28/11	AMSD #1

DATE: 3/28/11
 SHEET: 9 of 15
 JOB NO.: 084

SEE SHEET 11



SEE SHEET 7



LEGEND:

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- EXISTING CENTERLINE
- PROPOSED LOT LINES

GRAPHIC SCALE
1" = 50' ±



AERIAL INFO:
 OBTAINED BY: CHANGES BY: 01/14/11 L
 DATE: 01/14/11
 FROM: AERIAL PHOTOGRAPHY DATED: 10-20-10
 SCALE: 1" = 100' ±

DATE	REVISION
1/14/11	ISSUED FOR PERMITS (02/11/11)
5/7/10	ISSUED FOR PERMITS (02/11/11)
3/7/10	ISSUED FOR PERMITS (02/11/11)

IF THIS IS A NEW LOT
 OR A NEW LOT (PART 100)
 EXISTING CENTERLINE
 PROPOSED RIGHT-OF-WAY
 PROPOSED PROJECT BOUNDARY

THERMAL
 MOTORSPORTS TRACK & CLUB
 PREPARED FOR:
MARK SATON
 80-805 W. UNIVERSITY BLVD.
 SUITE 100
 GARDEN CITY, CA 92345
 (916) 488-8774



1 ASKED
 1) REZONING
 1) CONCEPT PLAN
 1) CIVIL ENGINEER

LAND PLANNERS
 SURVEYORS
 CIVIL ENGINEERS
 1100 BROADWAY DRIVE, SUITE 300
 COSTA MESA, CA 92626
 (714) 447-7700

COUNTY OF RIVERSIDE
 AMENDMENT #3
 TENTATIVE
 PARCEL MAP NO. 36293
 SCHEDULE "E"

DATE: 01/14/11	DATE: 01/14/11
BY: [Signature]	BY: [Signature]
DATE: 01/14/11	DATE: 01/14/11
BY: [Signature]	BY: [Signature]
DATE: 01/14/11	DATE: 01/14/11
BY: [Signature]	DATE: 01/14/11

10 of 15

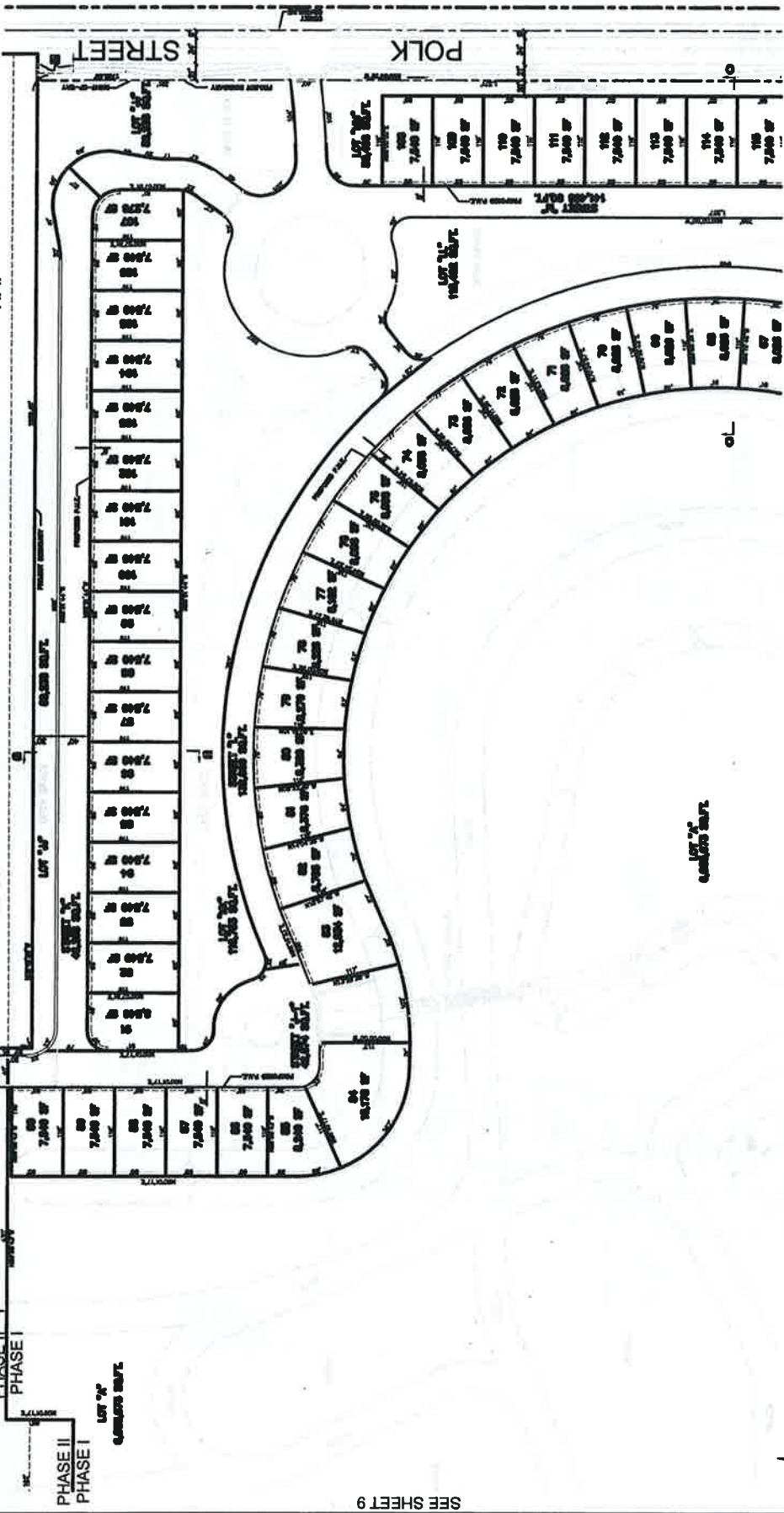
APN 750-100-02

SEE SHEET 13

PHASE II

SEE SHEET 9

NAP



PHASE II

PHASE I

PHASE I

PHASE II

SEE SHEET 11

SEE SHEET 11

LEGEND:

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- EXISTING DRIVE
- EXISTING SIDEWALK
- PROPOSED LOT LINES

GRAVEL SCALE

1" = 40' 0"

AERIAL INFO:

COMPILED BY: AERIAL PHOTOGRAPHY LIMITED, 115-25-26
 27th AVE AND 115th ST, TERRELL, CALIFORNIA 94588
 AND 3' SCALE AERIAL PHOTOGRAPHY

DATE: 04/11/11

SCALE: 1" = 40' 0"

PROJECT SUMMARY:

UNIT 111 - ADDRESS LOC COMMENTS (10/21/10)

3/7 - ADDRESS LOC COMMENTS (2/24/11)

3/7 - ADDRESS LOC COMMENTS (2/24/11)

APPROVED FOR:

THERMAL MOTORSPORTS TRACY & CLUB

PREPARED FOR:

MARK STANTON

80-883 W. HARRISON ST. #234
 LA BOUNTY, CA 92334
 (951) 488-8774

REGISTERED PROFESSIONALS:

LAND PLANNERS: SURVEYORS

REGISTERED PROFESSIONALS: CIVIL ENGINEERS

MARK STANTON, CIVIL ENGINEER
 1000 S. MAIN ST., SUITE 200
 TRACY, CA 95376
 (209) 887-7700

DATE: 3/29/11

COUNTY OF RIVERSIDE

TENTATIVE PARCEL MAP NO. 36293
 SCHEDULE "E"

DATE: 3/29/11

DATE: 3/29/11

SEE SHEET 15

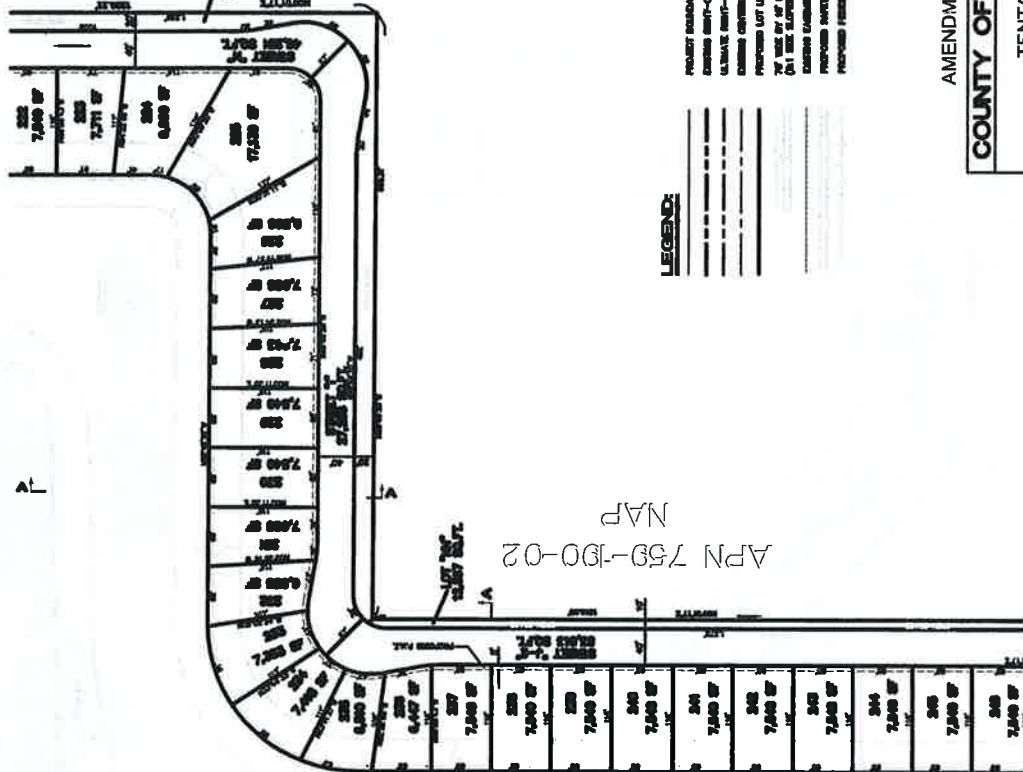
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177	7,000 SF
178	7,000 SF
179	7,000 SF
180	7,000 SF
181	7,000 SF
182	7,000 SF
183	7,000 SF
184	7,000 SF
185	7,000 SF
186	7,000 SF
187	7,000 SF
188	7,000 SF
189	7,000 SF
190	7,000 SF
191	7,000 SF
192	7,000 SF
193	7,000 SF
194	7,000 SF
195	7,000 SF
196	7,000 SF
197	7,000 SF
198	7,000 SF
199	7,000 SF
200	7,000 SF

PARCEL 5
PM NO. 36815
NAP

CHANNEL



AERIAL INFO:
 CHECKED BY: [Name]
 DATE: [Date]
 1/11 AERIAL PHOTO - CORRECTED LIC COMMENTS (10/25/10)
 3/7 AERIAL PHOTO - CORRECTED LIC COMMENTS (2/24/11)
 3/28 AERIAL PHOTO - CORRECTED ONO COMMENTS



LEGEND:
 PROPOSED HIGHWAY
 EXISTING HIGHWAY
 EXISTING WATERWAY
 EXISTING UTILITY
 EXISTING LOT LINES
 PROPOSED LOT LINES
 PROPOSED HIGHWAY RIGHT-OF-WAY
 PROPOSED HIGHWAY RIGHT-OF-WAY
 PROPOSED HIGHWAY RIGHT-OF-WAY
 PROPOSED HIGHWAY RIGHT-OF-WAY

AMENDMENT #3

COUNTY OF RIVERSIDE

TENTATIVE
PARCEL MAP NO. 36293
SCHEDULE "E"

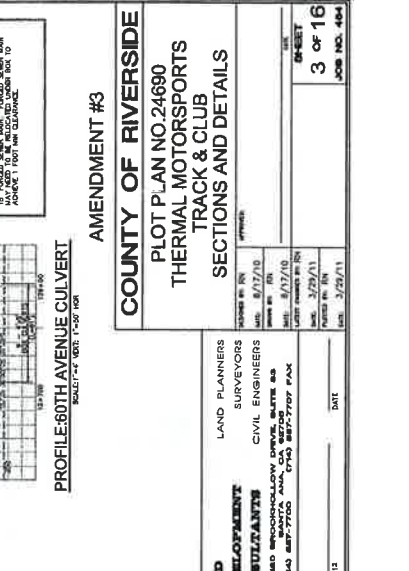
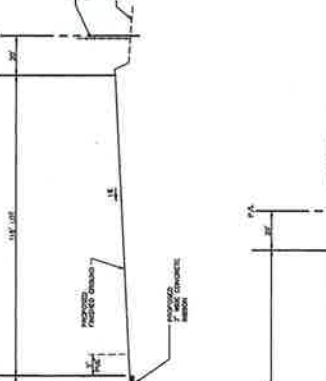
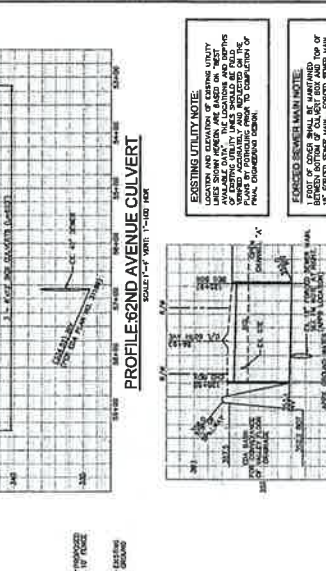
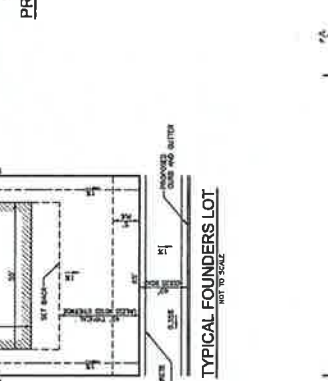
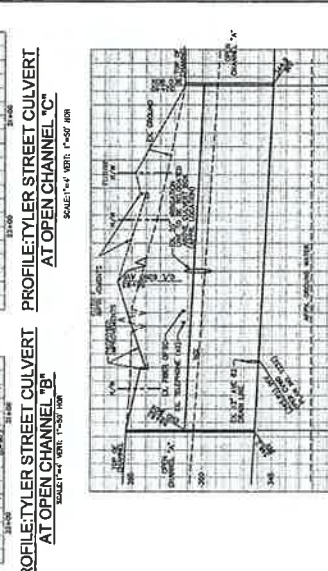
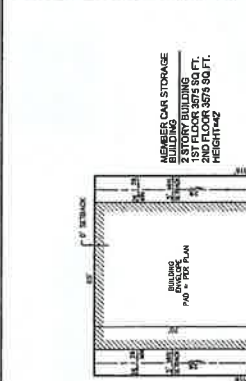
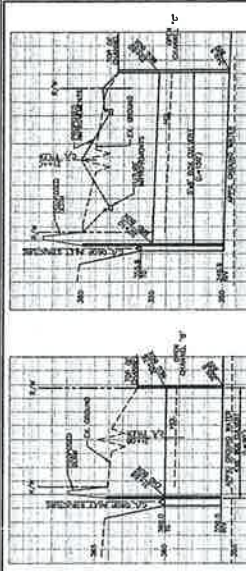
DATE	3/29/11
BY	[Name]
FOR	[Name]
SCALE	AS SHOWN
SHEET	14 OF 15
JOB NO.	36293

THE THERMAL
 MICROSIGNS, TRUCKS & VEHICLES
 PREPARED FOR: [Name]
 PROJECT NO. [Number]
 PROJECT NAME: [Name]
 PROJECT ADDRESS: [Address]
 PROJECT PHONE: [Phone]
 PROJECT FAX: [Phone]
 PROJECT EMAIL: [Email]

MR. JIM CLAYTON
 50-605 WASHINGTON STREET, #224
 LA BREA, CA 90035
 (818) 466-8774

DATE	3/29/11
BY	[Name]
FOR	[Name]
SCALE	AS SHOWN
SHEET	14 OF 15
JOB NO.	36293

REVISIONS:
 1. [Description]
 2. [Description]
 3. [Description]



EXISTING UTILITY NOTE
EXISTING UTILITY LINES SHOWN ARE BASED ON "BEST AVAILABLE INFORMATION". THE LOCATION OF EXISTING UTILITY LINES SHOULD BE VALIDATED BY A FIELD SURVEY PRIOR TO CONSTRUCTION OF THIS PROJECT.

EXISTING SEWER MAIN NOTE
EXISTING SEWER MAINS ARE SHOWN ON THE PLAN AND PROFILE. THE LOCATION OF EXISTING SEWER MAINS SHOULD BE VALIDATED BY A FIELD SURVEY PRIOR TO CONSTRUCTION OF THIS PROJECT.

COUNTY OF RIVERSIDE
PLOT PLAN NO. 24690
THERMAL MOTORSPORTS TRACK & CLUB
SECTIONS AND DETAILS

AMENDMENT #3

DATE: 8/17/10
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 3/29/11
JOB NO. 444

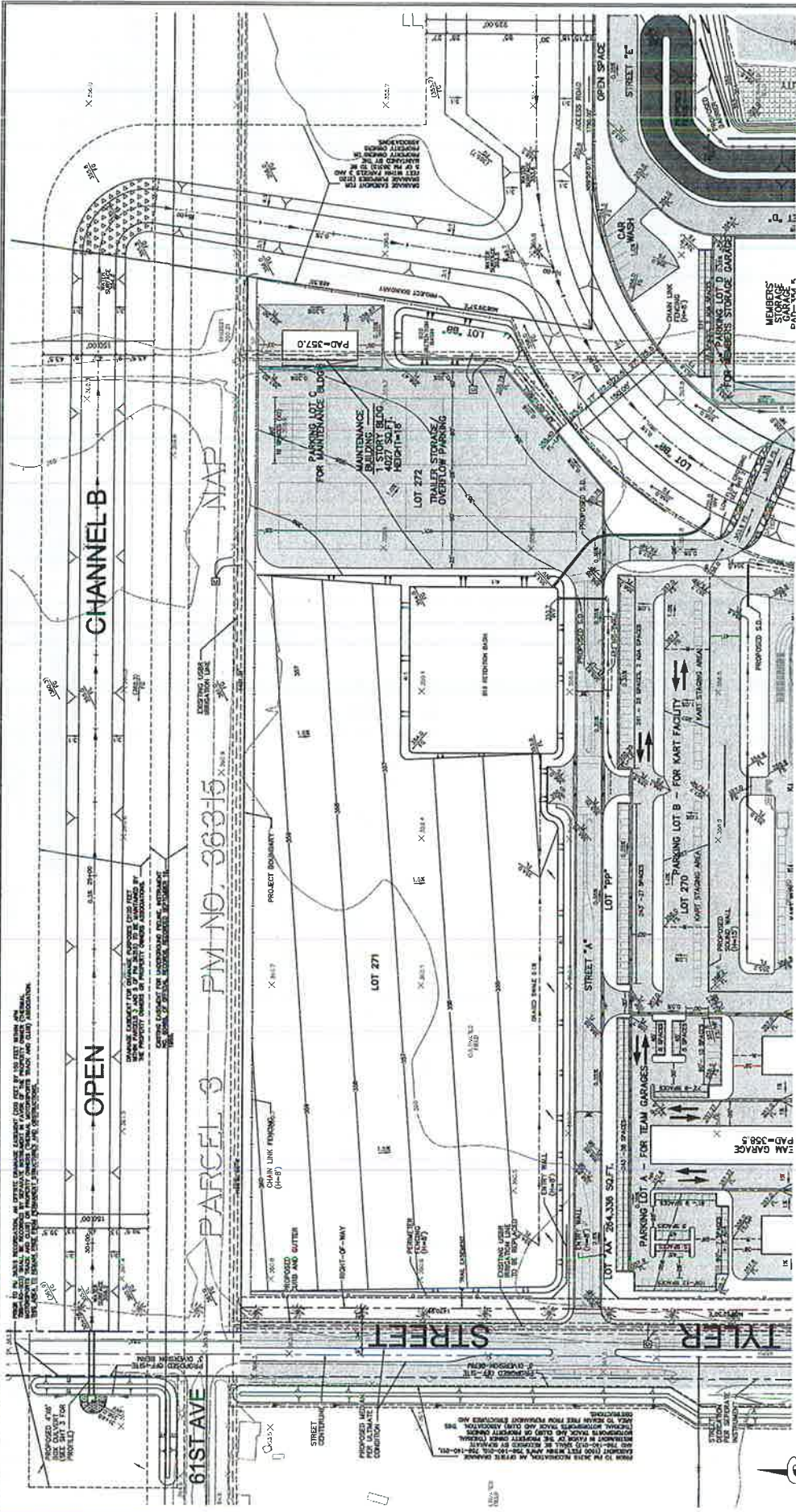
LAND PLANNERS SURVEYORS
CIVIL ENGINEERS
LAND DEVELOPMENT CONSULTANTS
LAND CONSULTANTS
CIVIL ENGINEERS
LAND DEVELOPMENT CONSULTANTS

THE THERMAL MOTORSPORTS TRACK & CLUB
MR. PHIL CLAYTON
THERMAL 122, LLC
50-865 N. MAIN ST. #234
LA BOUNTY, CA 92553
(910) 466-4774

AMENDMENTS:
DATE: 1/11 AMEND #1 - ADDRESS LOC COMMENTS (02/21/10)
1/24 AMEND #2 - ADDRESS LOC COMMENTS (02/21/11)
3/29 AMEND #3 - ADDRESS CIVIL COMMENTS

BENCH MARK
CALTRANS BM NO. RV-14.5 L
OF HWY 84 AND ACE IS STAINED CALIFORNIA DEPT
TRANSPOSITION 1986 IS-14.5 L 0.5' BELOW GROUND
TO THE CENTER OF THE ROADWAY
ELEVATION = 374.33
UPDATES DATUM = 2007 1972 ADJUSTMENT

AERIAL INFO
OBTAINED BY: AERIAL PHOTOGRAPHY UNIT : 10-22-09
FROM: ASIAL, 431 MACKEY DRIVE
SAN FRANCISCO, CA 94109
SAN FRANCISCO (415) 884-2100



COUNTY OF RIVERSIDE
AMENDMENT #3
PLOT PLAN NO. 24690
THERMAL MOTORSPORTS
TRACK & CLUB

DATE: 8/17/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 SHEET: 4 of 16
 JOB NO. 404

LAND PLANNERS
 SURVEYORS
CIVIL ENGINEERS
CONSULTANTS
 1880 BROADHOLLOW DRIVE, SUITE 203
 CHINA GLEN, CALIFORNIA 92520
 TEL: 951-724-7700 FAX: 951-724-7701
 WWW.THERMALTRACK.COM

PREPARED FOR:
MR. PHIL CLAYTON
THM 122, LLC
 50-655 W. WILSON AVENUE
 LA QUINCY, CA 92551
 (951) 468-4774

THERMAL
MOTORSPORTS TRACK & CLUB
 PREPARED FOR:
 MR. PHIL CLAYTON
 THM 122, LLC
 50-655 W. WILSON AVENUE
 LA QUINCY, CA 92551
 (951) 468-4774

LEGEND:

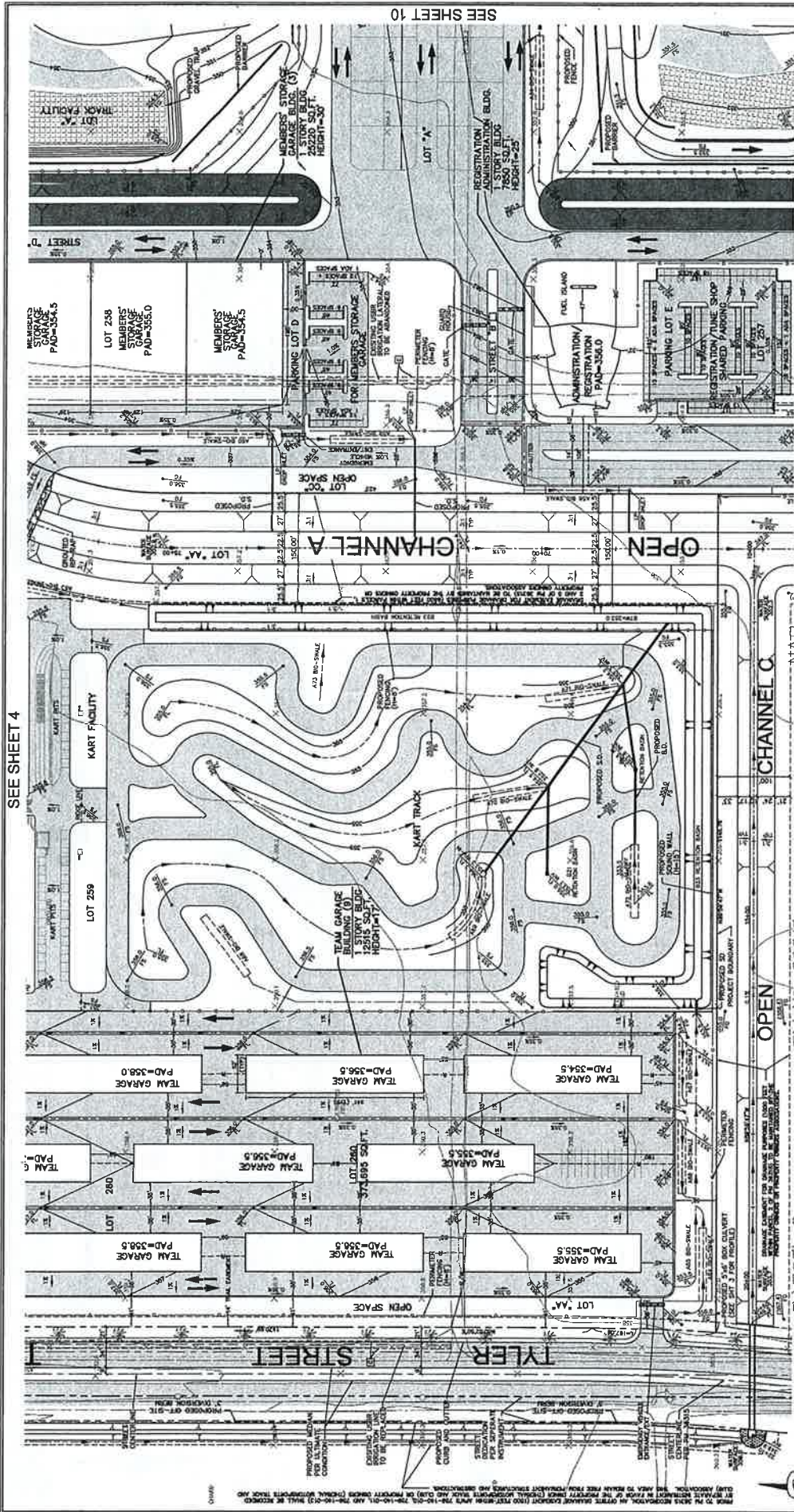
- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY
- ULTRAVIATE RIGHT-OF-WAY
- EXISTING CENTERLINE
- PROPOSED LOT LINES
- DIRECTION OF TRAVEL
- PROPOSED RIGHT-OF-WAY
- ULTRAVIATE RIGHT-OF-WAY
- EXISTING CENTERLINE
- PROPOSED LOT LINES
- DIRECTION OF TRAVEL

GRAPHIC SCALE
 1" = 100' ±

AERIAL INFO:
 CALTRANS BY NO. RV-148 L
 OF HWY 80 AND AVE 41, STATED CALIFORNIA DEPT
 TRANSPORTATION 386 R-148 L 0.3' BELOW GROUND
 PG 3 S.C. OF PLY 800700
 BENEFIT = 375.35
 SAN (199) 882-2408

UPDATES: DWHM # 2007 (P)Z AMENDMENT

SEE SHEET 4



AMENDMENT #3
COUNTY OF RIVERSIDE
PLOT PLAN NO 24690
THERMAL MOTORSPORTS
TRACK & CLUB

DATE: 8/7/16
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 3/29/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

LAND PLANNERS
 SURVEYORS
LAND DEVELOPMENT CONSULTANTS
 CIVIL ENGINEERS
 4740 WEST 7700
 SUITE 100
 WEST VALLEY CITY, UT 84404
 (801) 972-7700

PREPARED FOR:
MR. PHIL CLAYTON
 50-845 WASHINGTON STREET #C234
 LA QUINTA, CA 92553
 (910) 488-4774

DATE: 1/11 AMEND #1 - ADDRESSED LOC COMMENTS (10/27/13)
 1/24 AMEND #2 - ADDRESSED LOC COMMENTS (2/24/13)
 3/29 AMEND #3 - ADDRESSED CIVD COMMENTS

AERIAL INFO:
 COMPILED BY AERIAL PHOTOGRAPHIC CORPORATION
 FROM AERIAL PHOTOGRAPHY DATED: 10-22-05
 431 ALA LAY AVENUE
 SUITE 100
 (509) 881-5200

BENCH MARK: CALTRANS BN NO. RM-148 L
 OF TAYLOR AND AVE. S. TARRANT CALIFORNIA DEPT
 AND 2.5' TO 1" OF 1982-1988
 ELEVATION = 374.55
 USDSM DATUM + 200' 1972 ADJUSTMENT

70' WIDE BY 15' HIGH BERM
 (2:1 SLOPES, 10' FLAT TOP)
 PROPOSED AC PAVEMENT / TRACK
 PROPOSED GRAVEL TRAIL

EXISTING CASUALTY SENSE
 PROPOSED SAFETY MARKERS
 PROPOSED FURNISHING FOOTING

PROJECT BOUNDARY
 EXISTING RIGHT-OF-WAY
 ULTIMATE RIGHT-OF-WAY
 EXISTING CENTERLINE
 PROPOSED LOT LINES
 DIRECTION OF TRAVEL

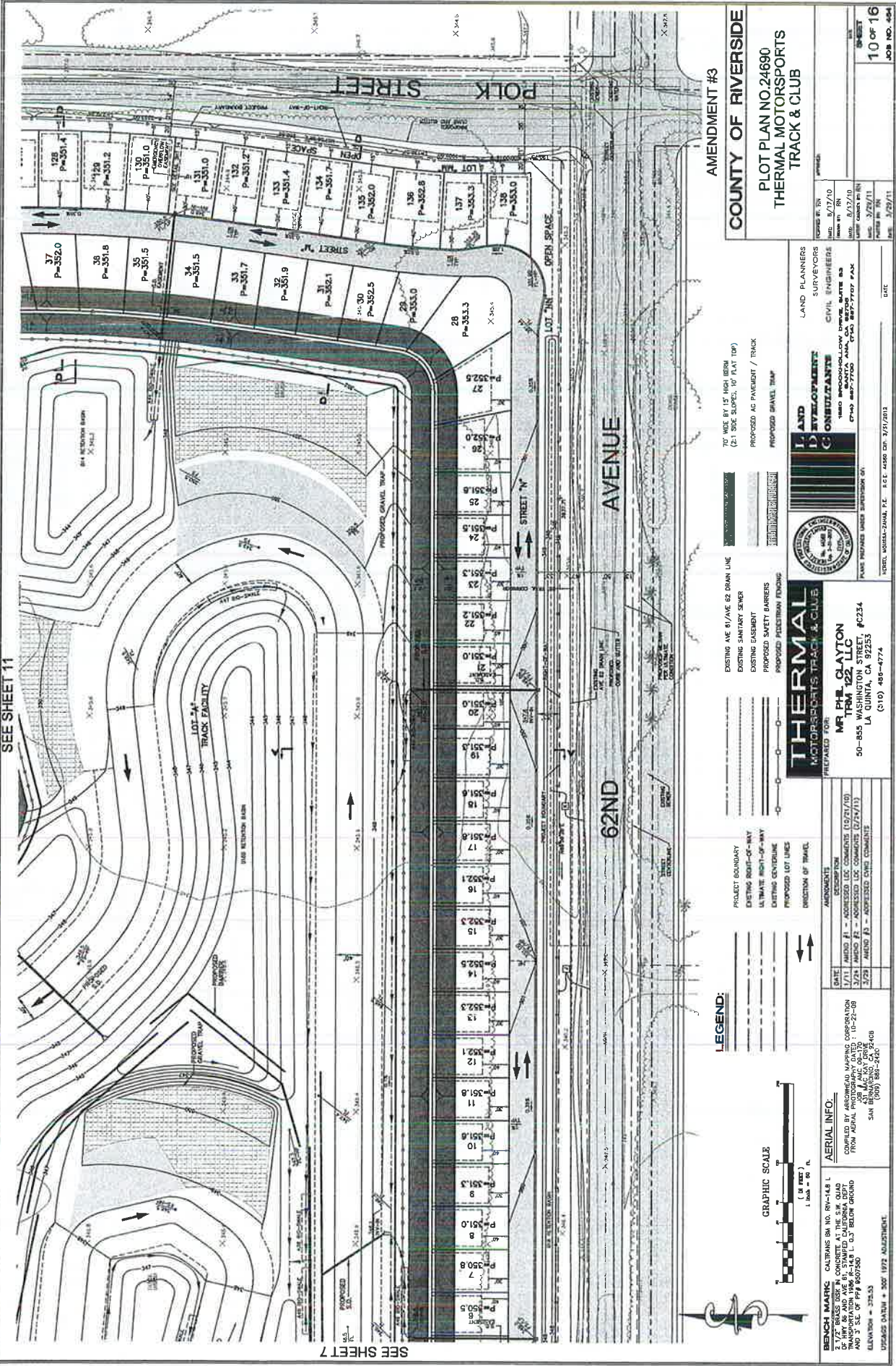
LEGEND:
 PARCEL 2
 SEE SHEET 6
 MAP
 CHANNEL Q
 CHANNEL A
 TYLER STREET

GRAPHIC SCALE
 1" = 80' FEET

SEE SHEET 10

SEE SHEET 11

SEE SHEET 7



COUNTY OF RIVERSIDE
AMENDMENT #3
PLOT PLAN NO. 24690
THERMAL MOTORSPORTS TRACK & CLUB

LAND PLANNERS
LAND DEVELOPMENT CONSULTANTS
 1880 BROADHOLLOW DRIVE, SUITE 203
 SAN ANTONIO, TEXAS 78258-7200
 PHONE 867-7200
 FAX 867-7171
 DATE 3/29/11
 SHEET 10 OF 16
 JOB NO. 404

THERMAL MOTORSPORTS TRACK & CLUB
 PREPARED FOR:
MR. PHIL CLAYTON
TRM 122, LLC
 50-855 WILSON ROAD, SUITE #0234
 LA BOUNTY, CA 92535
 (919) 469-4774

LEGEND:
 PROJECT BOUNDARY
 EXISTING RIGHT-OF-WAY
 ULTIMATE RIGHT-OF-WAY
 CUTTING CENTERLINE
 PROPOSED LOT LINES
 DIRECTION OF TRAFFIC

BENCH MARK: CALTRANS BM NO. RV-148 L
 150 FEET CORNER OF THE SW CORNER OF THE INTERSECTION OF THE SW CORNER OF THE SECTION 16, T12N, R12E, S4E, AND 3' S.E. OF PIP #007280
 ELEVATION = 3163.5
 UTMARS DATUM + 500' 1972 ADJUSTMENT

AERIAL INFO:
 COMPILED BY AERIALMATIC SURVING CORPORATION
 FROM AERIAL PHOTOGRAPHY DATED 10-22-09
 3/23A AERIAL F1 - ADDRESS LOC. COMMENTS (2/7/11)
 3/23B AERIAL F2 - ADDRESS LOC. COMMENTS (2/7/11)
 3/23C AERIAL F3 - ADDRESS LOC. COMMENTS (2/7/11)
 SAN (909) 886-2400

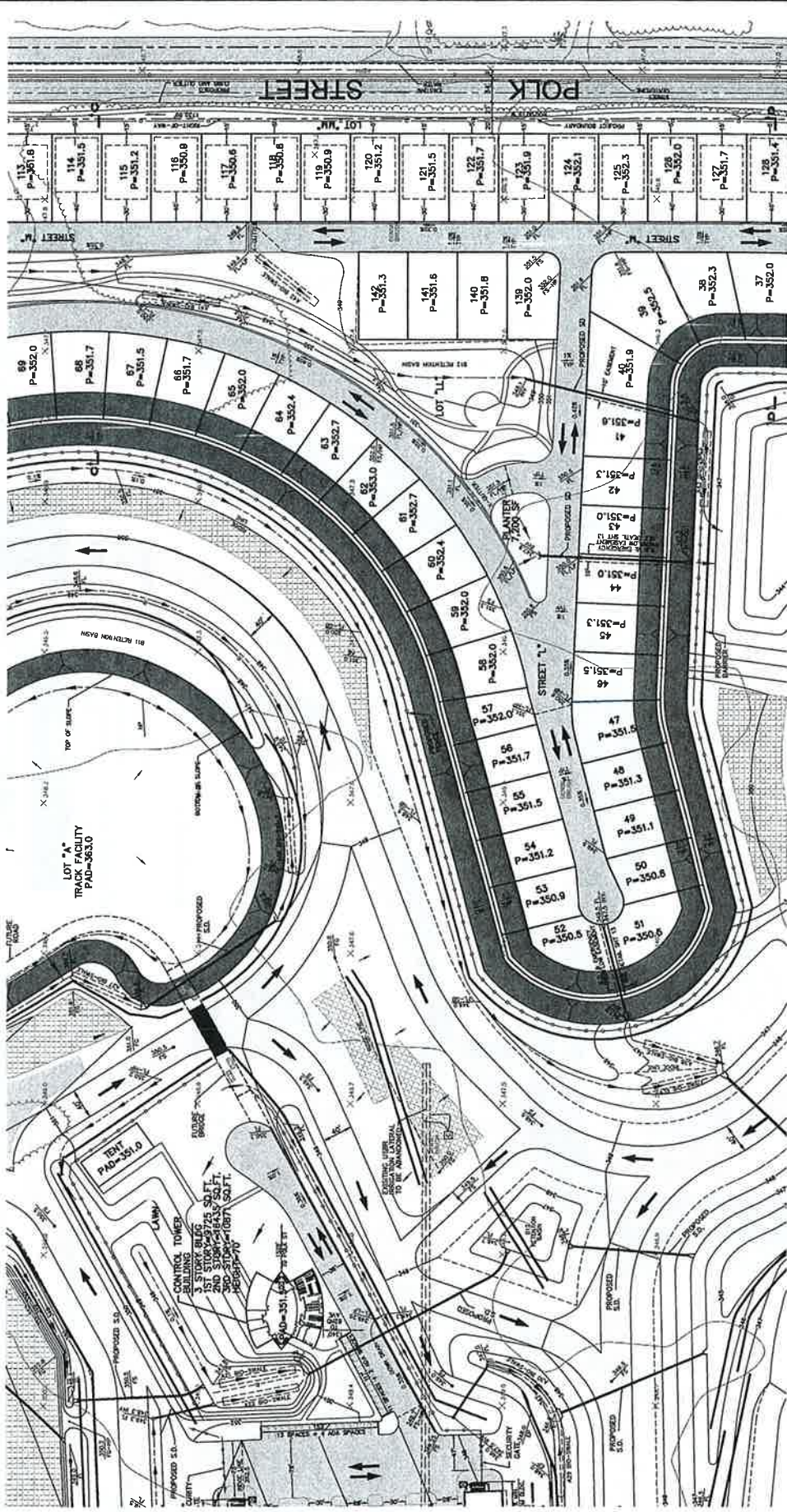
70' WIDE BY 15' HIGH BERM
 (2:1 SIDE SLOPE, 10' FLAT TOP)
PROPOSED AC FINISHER / TRACK
PROPOSED GRAVEL TRAP

EXISTING AVE 81/AVE 82 DRAIN LINE
EXISTING SANITARY SENSER
EXISTING EASEMENT
PROPOSED SAFETY BARRIERS
PROPOSED PAVEMENT FINISHING

GRAPHIC SCALE
 1" = 40' (1" = 80')

SEE SHEET 12

SEE SHEET 8



LEGEND:

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- EXISTING CENTERLINE
- PROPOSED LOT LINES
- DIRECTION OF TRAVEL

SEE SHEET 10

- EXISTING ARE STAKE & DRAIN LINE
- EXISTING SANITARY SINKER
- EXISTING EASEMENT
- PROPOSED SAFETY MARKERS
- PROPOSED FENCEMENT FORMING
- PROPOSED ASPHALT DRIVEWAYS
- PROPOSED GRAVEL TRAP

GRAPHIC SCALE

1 inch = 40 feet

AERIAL INFO:

COMPILED BY AERONAV MAPING CORPORATION
 FROM AERIAL PHOTOGRAPHY DATED: 10-22-09
 3.75" ANGIO F2 - ADRESSED LOC COMMENTS (2/24/11)
 3.75" ANGIO F2 - ADRESSED CWD COMMENTS
 SAN (909) 888-2420

BENCH MARK: CALTRANS BM NO. RM-148 L
 AT THE INTERSECTION OF AVENUE 93, STANFORD CALIFORNIA DEPT
 OF TRANSPORTATION 1995 BENCH MARK 0.5' BELOW GROUND
 ELEVATION = 373.53
 USNGS DATUM = 2007 1972 ADJUSTMENT.

PREPARED FOR:
MR. PHIL CATTON
 50-855 WASHINGTON STREET #C234
 LA QUINTA, CA 92553
 (310) 498-4774

THERMAL MOTORSPORTS TRACK & CLUB

LAND DEVELOPMENT CONSULTANT
 SURVEYORS
 CIVIL ENGINEERS
 4880 BROADWAY, SUITE 100
 CHICO, CA 95926
 (530) 897-7700
 FAX: (530) 897-7700

COUNTY OF RIVERSIDE

PLOT PLAN NO. 24690
 THERMAL MOTORSPORTS TRACK & CLUB

AMENDMENT #3

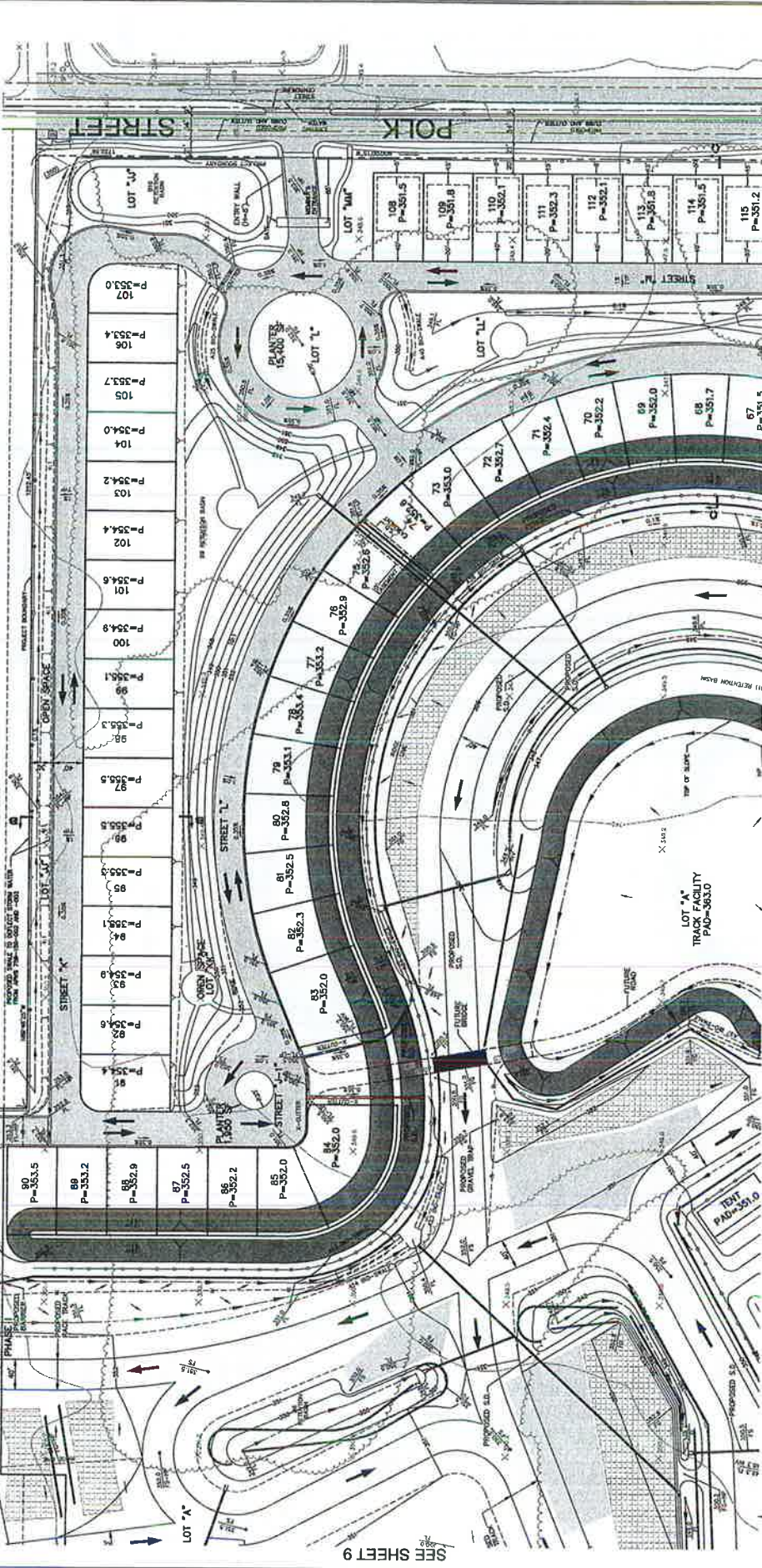
DATE: 8/17/10
 DATE: 8/17/10
 DATE: 8/17/10
 DATE: 8/17/10

JOB NO. 484
 SHEET
 11 OF 16

SEE SHEET 13

APN 759-100-02

NAP



SEE SHEET 9

SEE SHEET 11

AMENDMENT #3
COUNTY OF RIVERSIDE
PLOT PLAN NO 24690
THERMAL MOTORSPORTS
TRACK & CLUB

DATE: 3/17/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 3/29/11
 DATE: 3/29/11

LAND PLANNERS
CONULTANTS
CONULTANTS

1100 S. GARDEN ST., SUITE 300
 ANAHEIM, CA 92805
 (714) 887-7700

PREPARED UNDER SUPERVISION OF:
 [Name]

THERMAL MOTORSPORTS TRACK & CLUB

PREPARED BY:
METEM CLAYTON
1222 J.L.O.
 50-855 WASHINGTON STREET, #234
 LA QUINTA, CA 92553
 (310) 489-4774

DATE	DESCRIPTION
1/11	AMEND #1 - ADDRESSED LDC COMMENTS (12/21/10)
3/11	AMEND #2 - ADDRESSED LDC COMMENTS (2/7/11)
3/11	AMEND #3 - ADDRESSED CIVIL COMMENTS

BENCH MARK: CALTRANS B.M. NO. 1014-18.1
 3 1/2" BRASS 500.74 CORNER AT THE S.W. CORNER
 OF HWY 90 AND AVE 51, STANFORD CALIFORNIA, DIST.
 FROM AERIAL PHOTOGRAPHIC DATUM: 10-22-09
 ELEVATION = 775.3
 SAN (609) 889-2406

LEGEND:

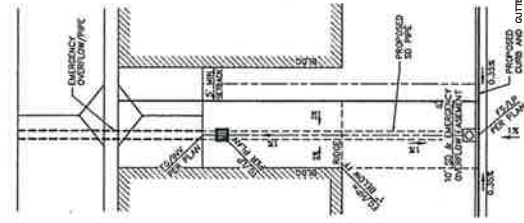
- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- EXISTING CENTERLINE
- PROPOSED LOT LINES
- DIRECTION OF TRAVEL

GRAPHIC SCALE
 1 inch = 60 ft.

USGCS DATUM + 500' 1972 ADJUSTMENT

LEGEND:

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- EXISTING CENTERLINE
- PROPOSED LOT LINES
- EXISTING AVE 61/AVE 62 DRAIN LINE
- EXISTING SANITARY SEWER
- EXISTING EASEMENT
- PROPOSED SAFETY BARRIERS
- PROPOSED PEDESTRIAN FENCING
- 7'6" WIDE BY 15' HIGH BERM (2:1 SLOPE, 10' FLAT TOP)
- PROPOSED AC PAVEMENT / TRACK
- PROPOSED GRAVEL TRAP
- DIRECTION OF TRAVEL

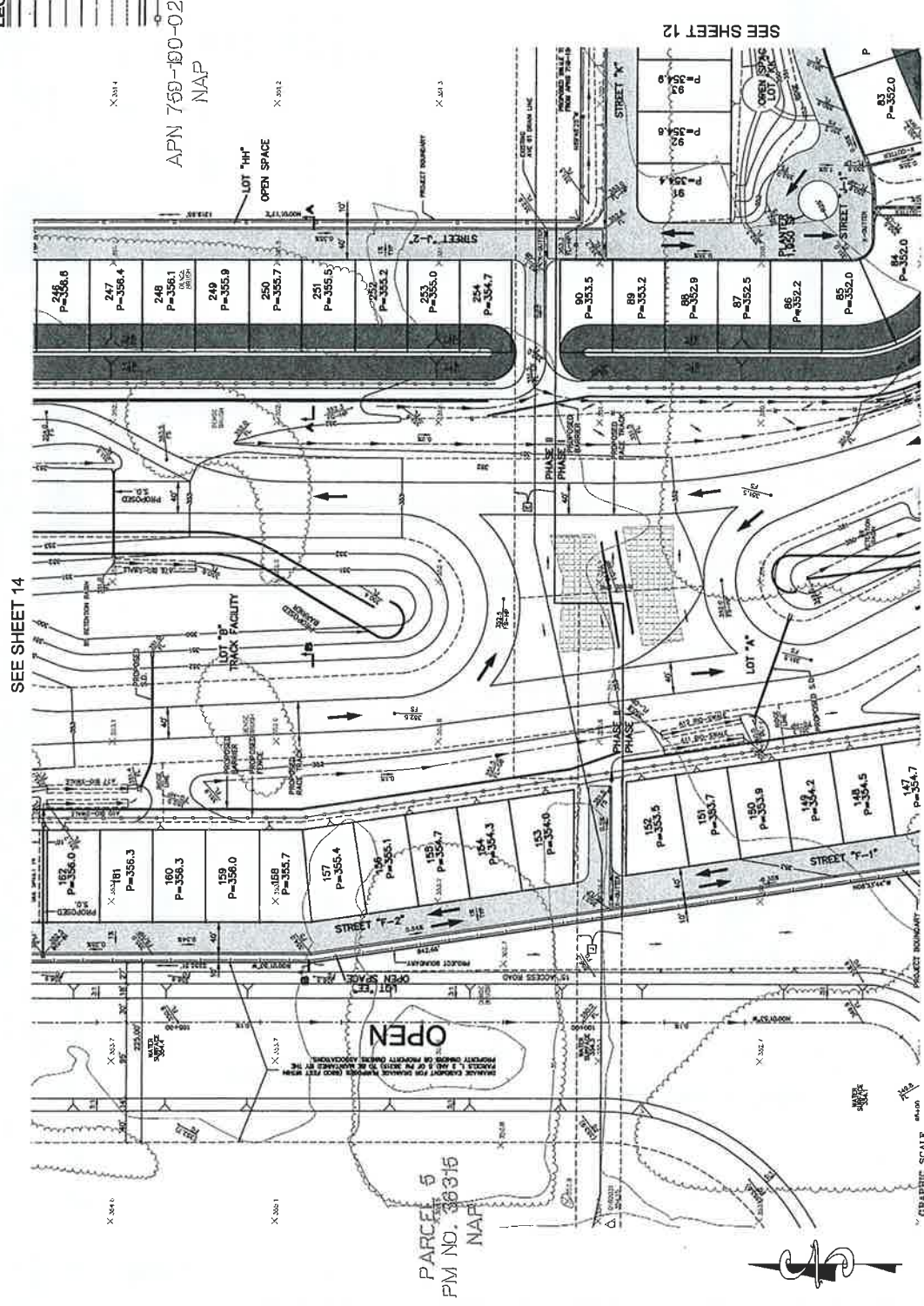


AMENDMENT #3

COUNTY OF RIVERSIDE
PLOT PLAN NO 24690
THERMAL MOTORSPORTS
TRACK & CLUB

DATE	BY	APPROVED
8/17/10	8/17/10	
3/29/11	3/29/11	
3/29/11	3/29/11	

JOB NO. 484



SEE SHEET 9

THERMAL MOTORSPORTS TRACK & CLUB

PREPARED FOR:
MFR PHIL CLAYTON
TRM 122 LLC
50-855 WASHINGTON STREET, #234
LA QUINTA, CA 92253
(310) 486-4774

LAND PLANNERS
Civil ENGINEERS
CONSULTANTS
50-855 WASHINGTON STREET, #234
LA QUINTA, CA 92253
PH 310-486-4774

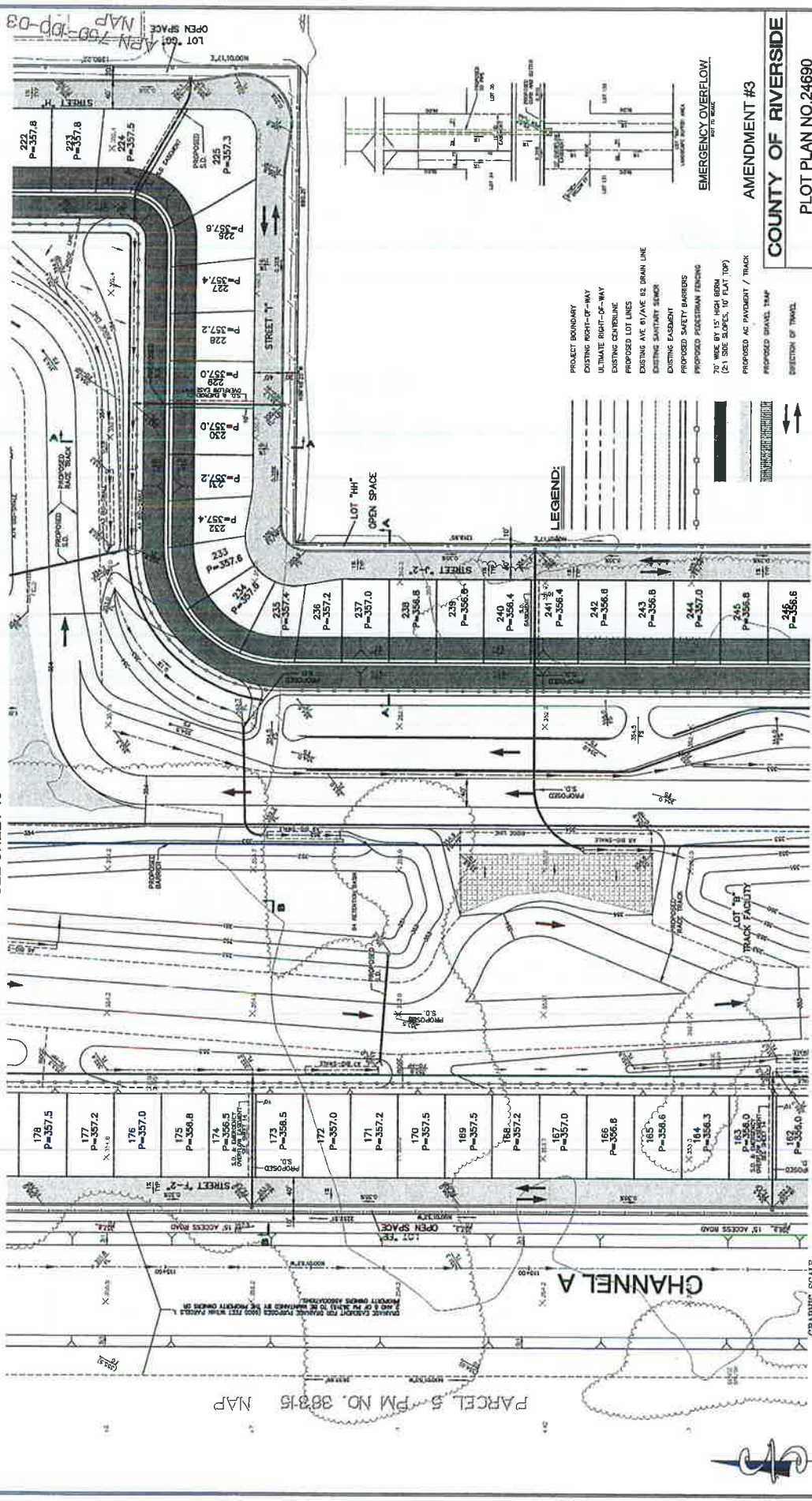
DATE: 3/29/11

DATE	AMENDMENT	DESCRIPTION
1/7/11	AMND #1 -	ADDRESSED LOC COMMENTS (10/27/10)
3/7/11	AMND #2 -	ADDRESSED LOC COMMENTS (2/27/11)
3/29	AMND #3 -	ADDRESSED CIVD COMMENTS

AERIAL INFO:
COMPILED BY AERONAVIGATION CORPORATION
FROM AERIAL PHOTOGRAPHIC DATA
DATE: 10-22-09
ELEVATION = 315.53
UPDATE DATUM = 567 1972 ADJUSTMENT

GRAPHIC SCALE
1" = 40' ±

BRANCH MARK: CALTRANS PM NO. RW-4.8 L
3" DIA. BRASS OR 1" CONCRETE IN THE S.W. CORNER
OF HIGHWAY AND AVE 61, STAMPED CALIFORNIA DEPT
AND S.E. OF PM 807208
ELEVATION = 315.53
UPDATE DATUM = 567 1972 ADJUSTMENT



SEE SHEET 15

SEE SHEET 13

PARCEL 5 - PM NO. 388-15 NAP

CHANNEL A



LEGEND:

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- EXISTING CENTERLINE
- PROPOSED LOT LINES
- EXISTING AVE BY/AVE 62 DRAIN LINE
- EXISTING SANITARY SEWER
- EXISTING EASEMENT
- PROPOSED SAFETY BARRIERS
- PROPOSED FENCE/STAIR FENCING
- 70' WIDE BY 15' HIGH BERM (2:1 SIDE SLOPE, TO FLAT TOP)
- PROPOSED AS PAVEMENT / TRACK
- PROPOSED GRAVEL TEMP
- DIRECTION OF TRAFFIC

EMERGENCY OVERFLOW, NOT TO SCALE

AMENDMENT #3

COUNTY OF RIVERSIDE
PLOT PLAN NO. 24690
THERMAL MOTORSPORTS TRACK & CLUB

LAND DEVELOPMENT CONSULTANTS
ONUZUZZANTE
 CIVIL ENGINEERS
 1000 S. MOUNTAIN AVENUE, SUITE 200
 CHICO, CALIFORNIA 95926
 PHONE: (530) 893-7700 FAX: (530) 893-7700
 WWW.ONUZUZZANTE.COM

THERMAL MOTORSPORTS TRACK & CLUB
 PREPARED FOR:
MR. PHIL CLAYTON
TMM 122 LLC
 50-855 WASHINGTON STREET, #234
 LA QUINTA, CA 92253
 (310) 466-4774

DATE	AMENDMENTS	DESCRIPTION
1/71	AMEND #1	ADRESSED LDC COMMENTS (10/21/10)
1/24	AMEND #2	ADRESSED LDC COMMENTS (2/24/11)
3/29	AMEND #3	ADRESSED CIVIL COMMENTS

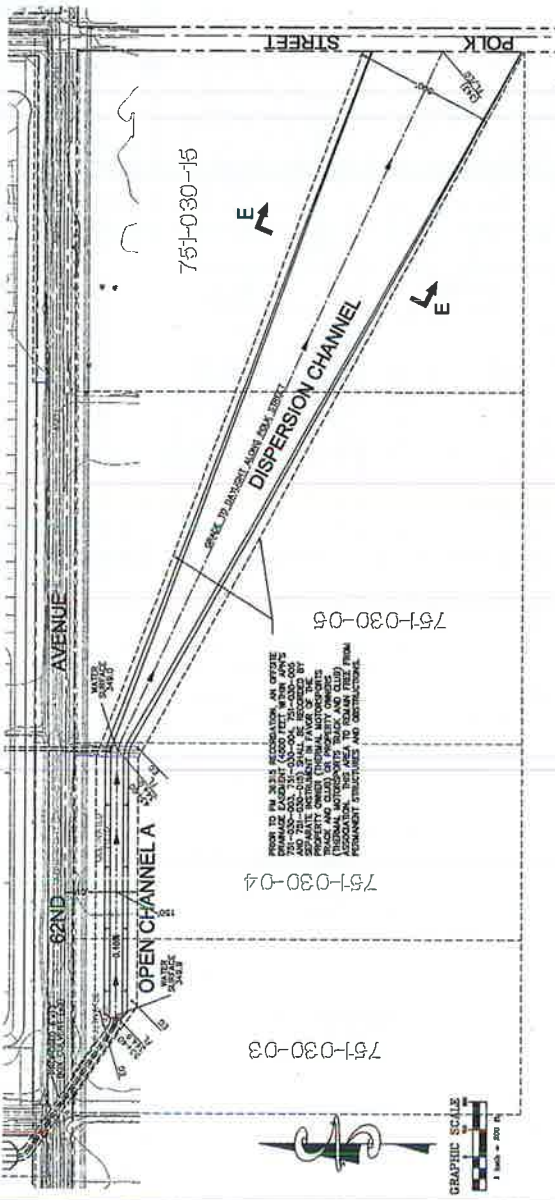
AERIAL INFO:
 COMPILED BY AERIALMAP CORP.
 1000 S. MOUNTAIN AVENUE, SUITE 200
 CHICO, CALIFORNIA 95926
 (530) 893-7700
 SAN BERNARDINO COUNTY
 (909) 866-2420

BENCH MARK: CALTRANS BM NO. 8W-144-L
 2.17' GRADE OVER CONCRETE AT THE S.W. CORNER
 OF 1000 S. MOUNTAIN AVENUE, STAMPED CALIFORNIA SURVEY
 AND 3' S.E. OF PLY 2407400
 ELEVATION = 375.53
 USGCS DATUM + 500' 1972 ADJUSTMENT.

DATE: 8/17/10
 SCALE: 1" = 40'
 SHEET NO.: 14 OF 16
 JOB NO.: 404

SEE SHEET 6

SEE SHEET 7



751-030-03

751-030-04

751-030-05

751-030-15

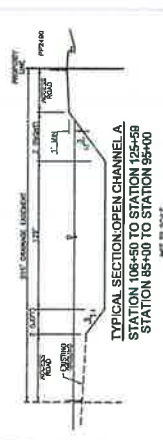
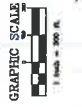
750-100-012

PROPOSED 85 ACRE
DETENTION BASIN
(PER EDA MASTER
DRAINAGE PLAN, SHEET 1 OF 10)
SEE EDA NOTE, HEREON

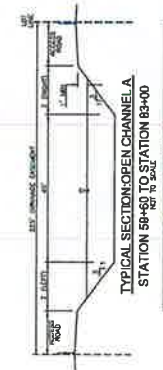
WATER SURFACE 817.5
BASIN BOTTOM 382.2

SEE SHEET 15

SEE SHEET 15



TYPICAL SECTION A-A
STATION 106+60 TO STATION 106+50
NET TO SCALE



TYPICAL SECTION A-A
STATION 85+00 TO STATION 85+40
NET TO SCALE



TYPICAL SECTION C-C
STATION 10+45 TO STATION 10+30
NET TO SCALE



TYPICAL SECTION E-E
STATION 5+00 TO STATION 5+15
NET TO SCALE

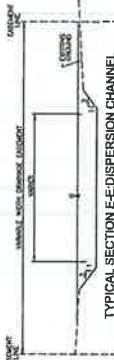
STATION	TOP	RIGHT	LEFT	DEPTH	AREA	PERCENT
106+60	817.5	817.5	817.5	0.0	0.0	0.0
106+50	817.5	817.5	817.5	0.0	0.0	0.0
85+00	817.5	817.5	817.5	0.0	0.0	0.0
85+40	817.5	817.5	817.5	0.0	0.0	0.0
59+60	817.5	817.5	817.5	0.0	0.0	0.0
59+40	817.5	817.5	817.5	0.0	0.0	0.0
10+45	817.5	817.5	817.5	0.0	0.0	0.0
10+30	817.5	817.5	817.5	0.0	0.0	0.0
5+00	817.5	817.5	817.5	0.0	0.0	0.0
5+15	817.5	817.5	817.5	0.0	0.0	0.0

STATION	TOP	RIGHT	LEFT	DEPTH	AREA	PERCENT
10+45	817.5	817.5	817.5	0.0	0.0	0.0
10+30	817.5	817.5	817.5	0.0	0.0	0.0
5+00	817.5	817.5	817.5	0.0	0.0	0.0
5+15	817.5	817.5	817.5	0.0	0.0	0.0

STATION	TOP	RIGHT	LEFT	DEPTH	AREA	PERCENT
5+00	817.5	817.5	817.5	0.0	0.0	0.0
5+15	817.5	817.5	817.5	0.0	0.0	0.0



TYPICAL SECTION B-B
STATION 10+45 TO STATION 10+30
NET TO SCALE



TYPICAL SECTION E-E
STATION 5+00 TO STATION 5+15
NET TO SCALE



TYPICAL SECTION G-G
DETENTION BASIN
NET TO SCALE

EDA NOTE
FOR ALL WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.

AMENDMENT #3
COUNTY OF RIVERSIDE
PLOT PLAN NO. 24690
THERMAL MOTORSPORTS
TRACK & CLUB

THERMAL
MOTORSPORTS TRACK & CLUB
PREPARED FOR:
MR. PHIL CLAYTON
THERMAL MOTORSPORTS TRACK & CLUB
50-855 W. 10TH STREET, SUITE 111
LA QUINA, CA 92553
(310) 489-4774

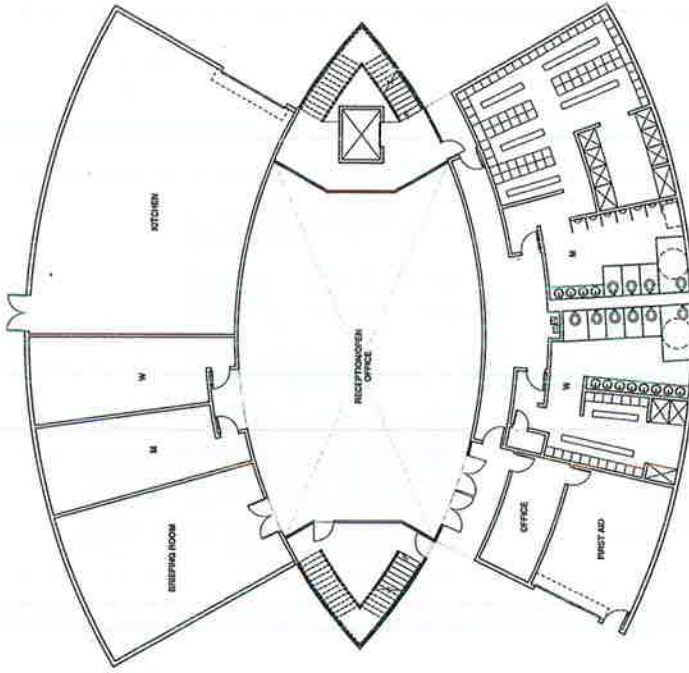
LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS
CONSULTANTS
1880 WOODBURN AVENUE, SUITE 203
CITY OF RIVERSIDE, CALIFORNIA 92504
TEL: 951-514-7700 FAX: 951-514-7701
WWW.THERMALCONSULTANTS.COM

DATE: 3/29/11
JOB NO. 484
SHEET 16 OF 16

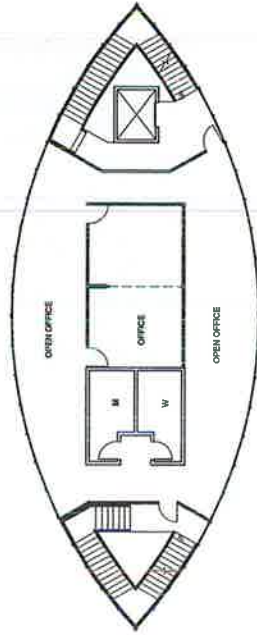
BENCH MARK: CALTRANS BM NO. RV-144.1
OF THE 80 AND 81 STATIONED CALIFORNIA BEP
AND 30 FT TO THE 80 AND 81 STATIONED CALIFORNIA BEP
ELEVATION = 715.3
UTM83 DATUM + 500 1972 ADJUSTMENT.

AERIAL INFO:
OBTAINED BY AEROMAP MAPPING CORPORATION
FROM AERIAL PHOTOGRAPHY DATED 10-22-09
AT 1:25,000 SCALE
SAN (909) 888-2200

ADJUSTMENTS
1/11 AMOD #1 - ADDRESS LOC COMMENTS (2/27/11)
1/24 AMOD #2 - ADDRESS LOC COMMENTS (2/24/11)
1/29 AMOD #3 - ADDRESS CHG COMMENTS



① Level 1

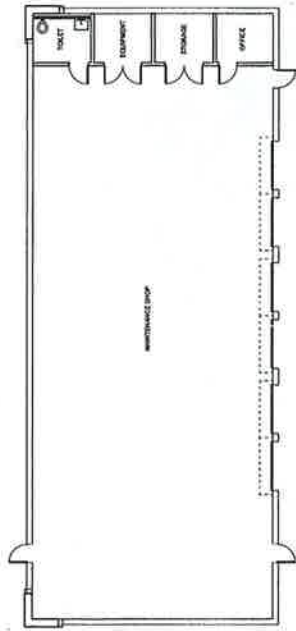


② Level 2

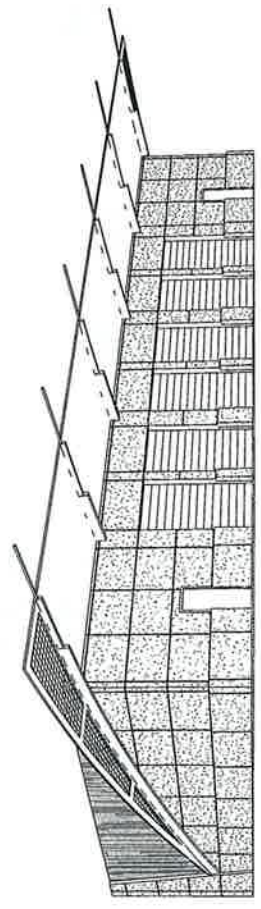
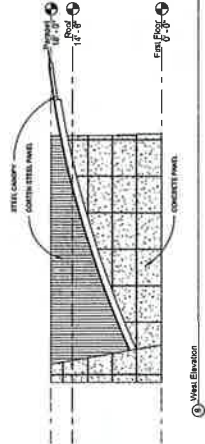
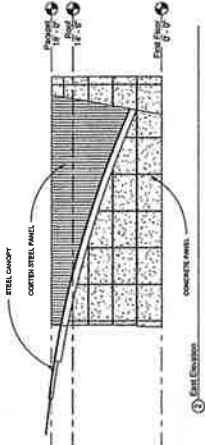
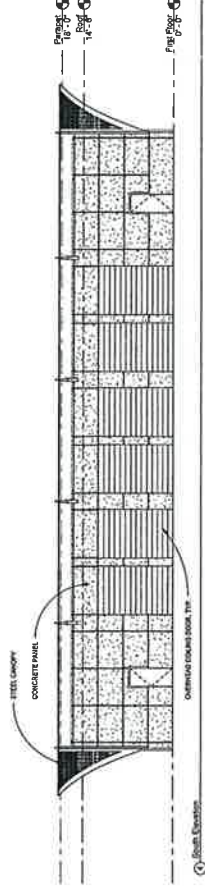
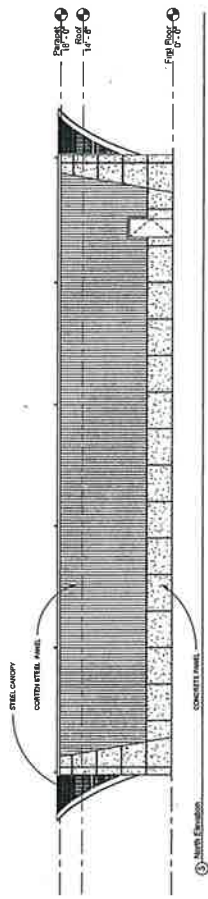
BUILDING DATA
 AREA 10,000 SQ. FT.
 2ND FLOOR
 200%
 OCCUPANCY CLASSIFICATION IS FULLY SPRINKLERED
 CONSTRUCTION TYPE, IA
 AREA MODELS BASED ON SEALED CLEARANCE
 AT OCCUPANCY (SEE STORY PLAN)



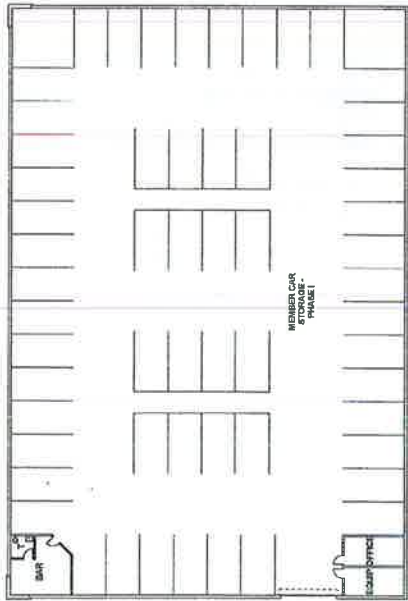
CONTROL TOWER
 Thermal Motorsports Park
 Thermal, California



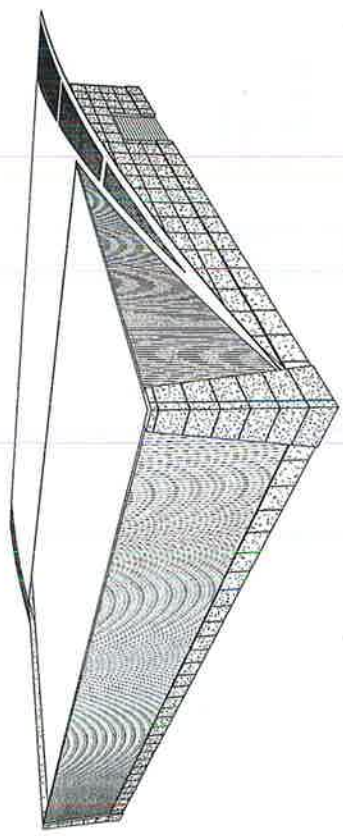
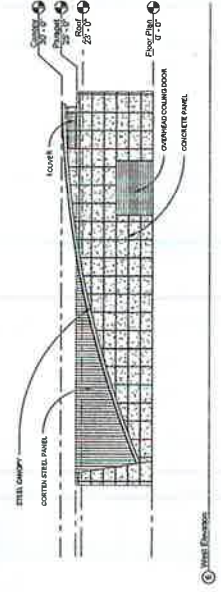
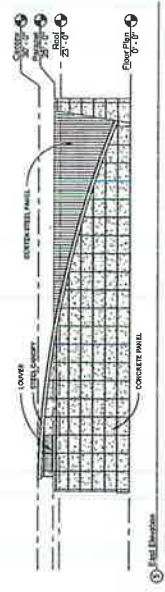
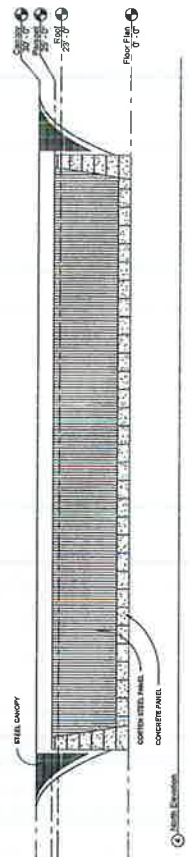
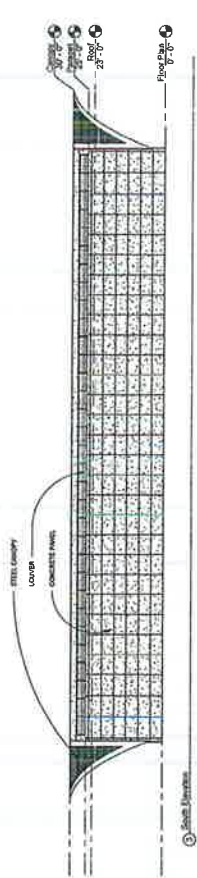
BUILDING DATA
 AREA 4,021 sq ft
 OCCUPANCY CLASSIFICATION S1
 CONSTRUCTION TYPE III
 FULLY SPRINKLERED
 ALL STEEL AND NON-FLAME MATERIALS ARE
 INSTALLED PER IBC 703.2.1



MAINTENANCE BUILDING
 Thermal Motorsports Park
 Thermal, California

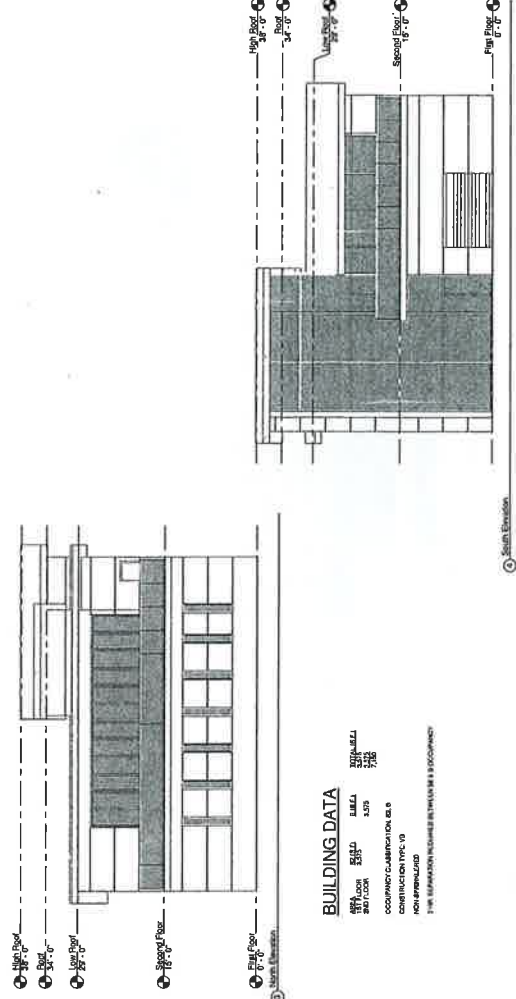


BUILDING DATA
 MEMBER CAR STORAGE PHASE 1
 PROJECT NO. 17-13488-B-7
 CONSTRUCTION TYPE: SA
 FULLY SPANNELED
 ALL STEEL
 ALL GRS



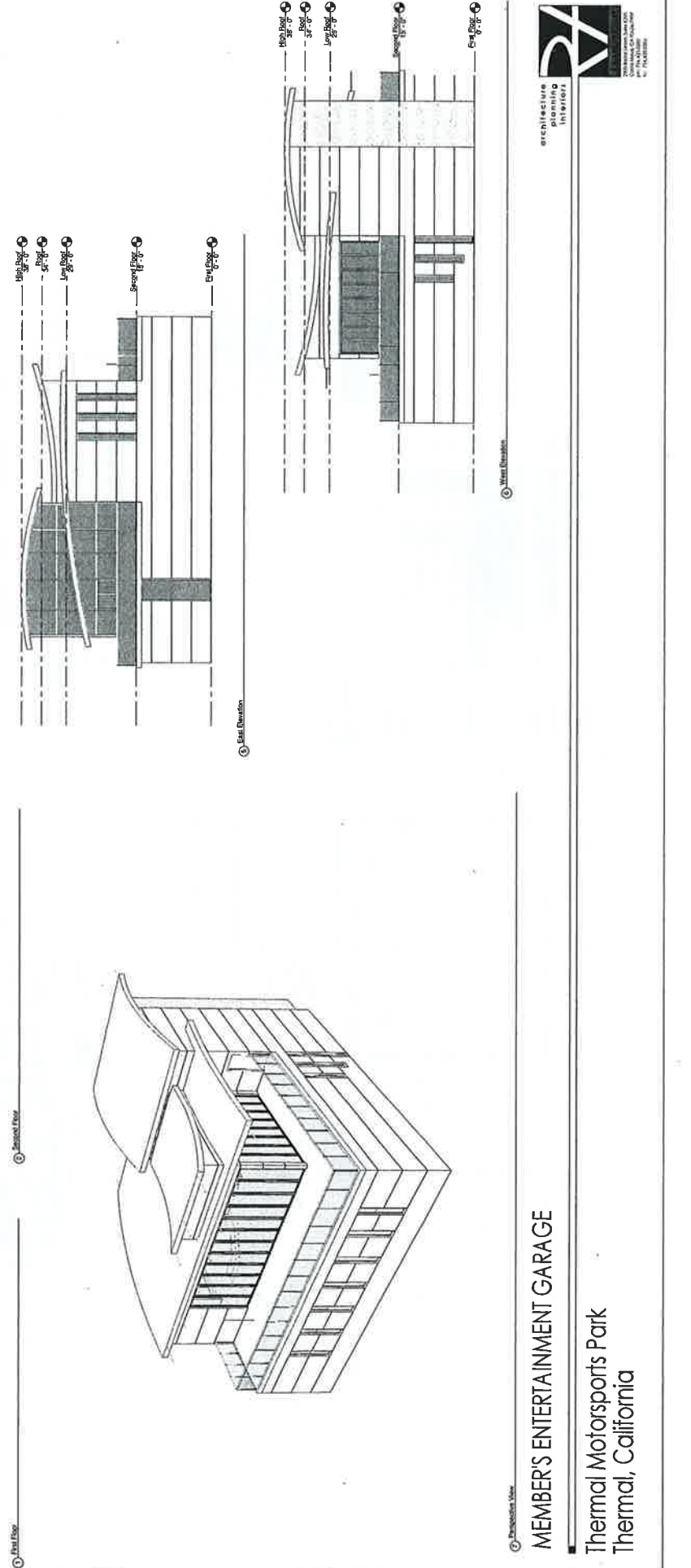
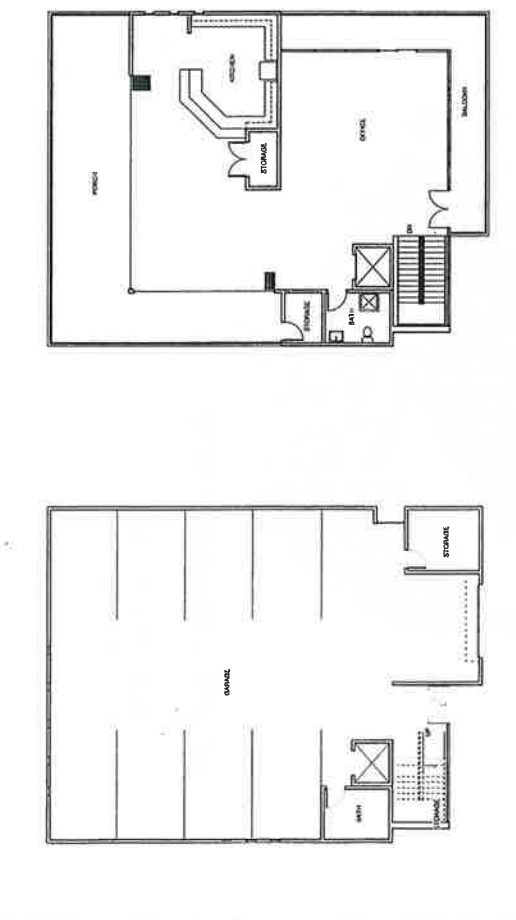
MEMBER CAR STORAGE
 Thermal Motorsports Park
 Thermal, California





BUILDING DATA

PROJECT NO. 1000
 SHEET NO. 1000
 DATE 10/10/00
 DRAWN BY J. HARRIS
 CHECKED BY J. HARRIS
 APPROVED BY J. HARRIS

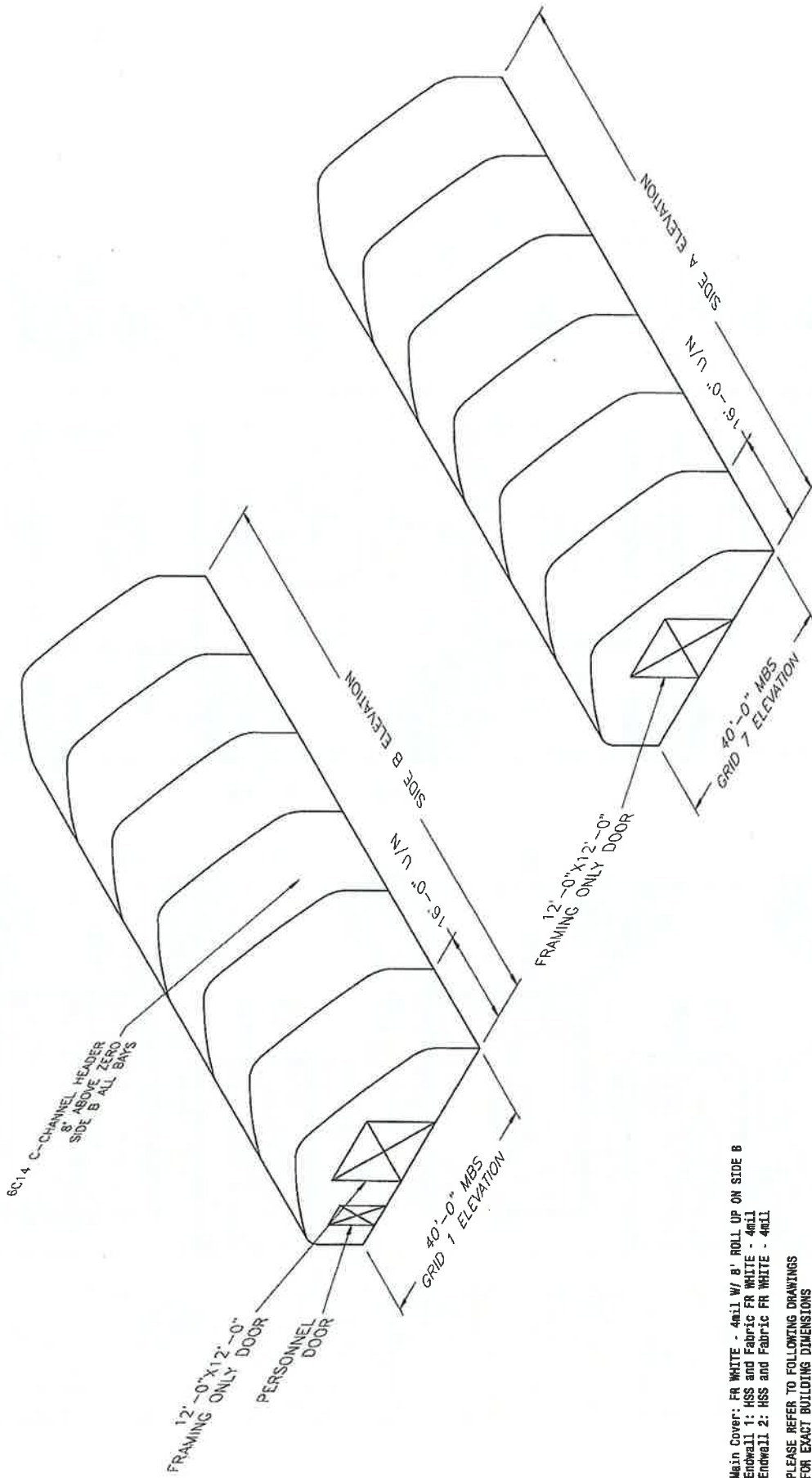


MEMBER'S ENTERTAINMENT GARAGE

Thermal Motorsports Park
 Thermal, California



1000 SOUTH MAIN STREET
 THERMAL, CALIFORNIA 92378
 TEL: 951.271.1111
 WWW.AIPINTERIOR.COM

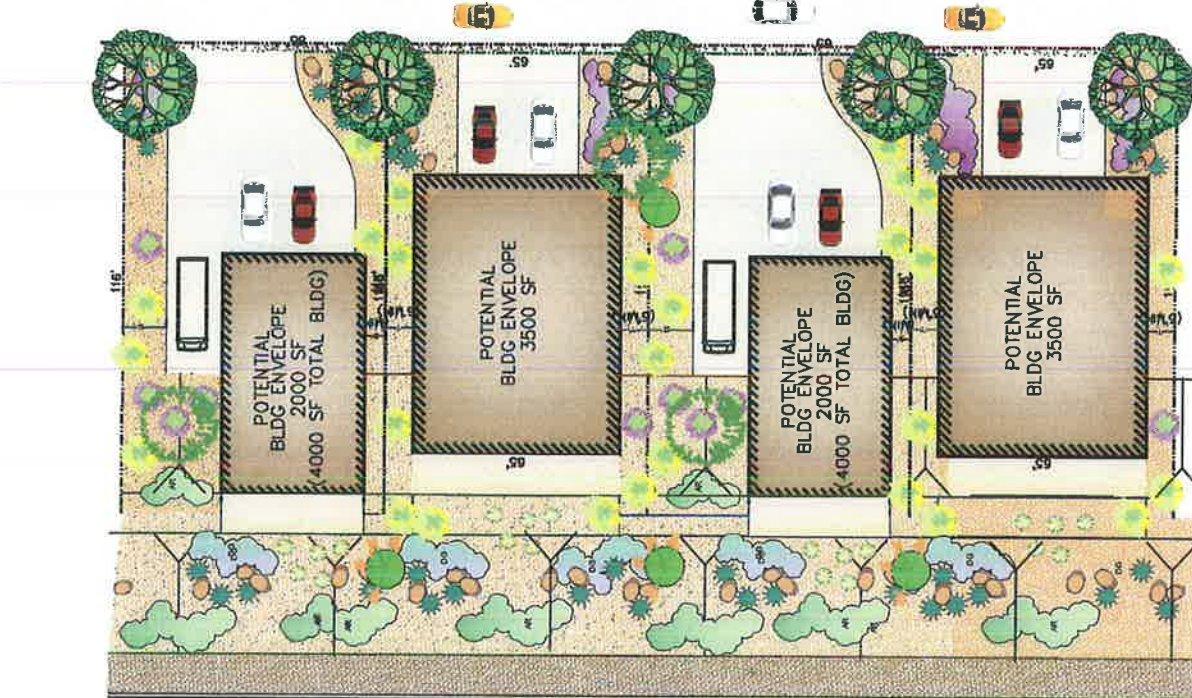
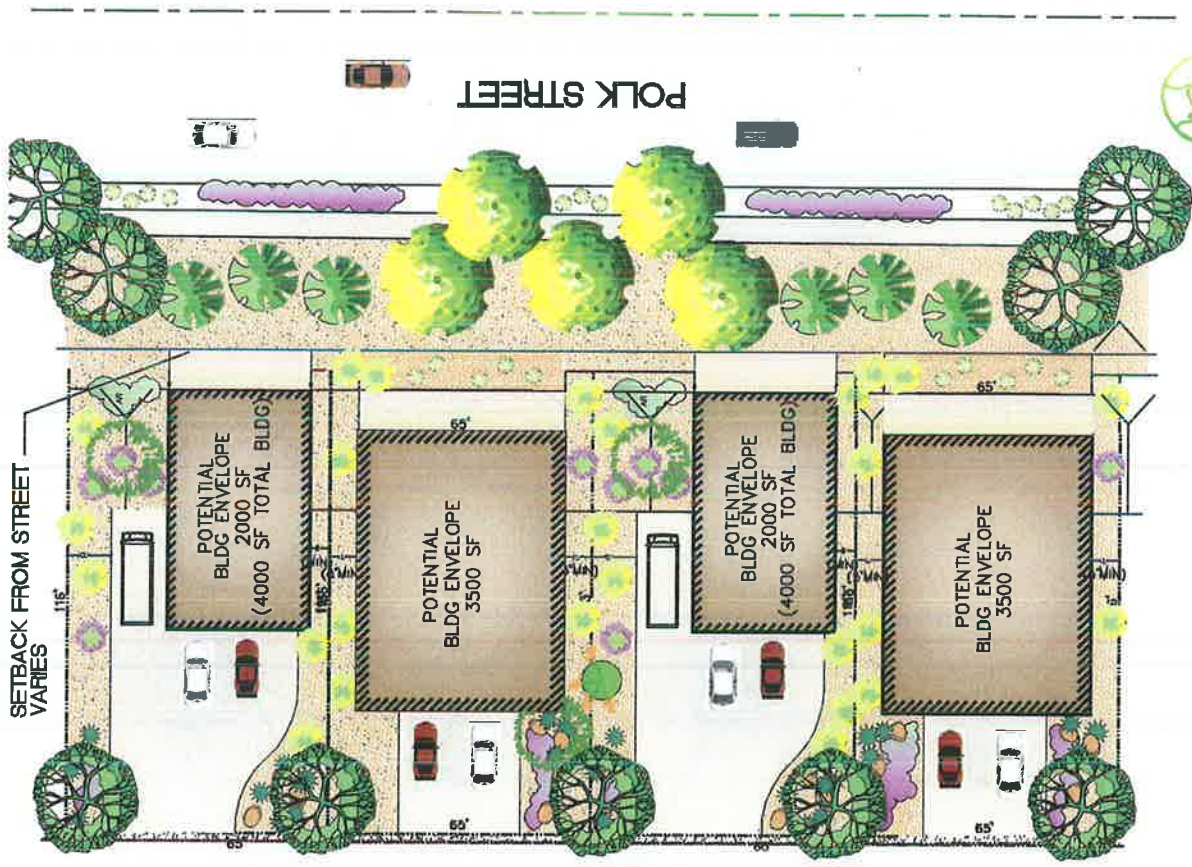


6C14 C-CHANNEL HEADER
8" ABOVE ZERO
SIDE B ALL BAYS

12'-0" x 12'-0"
FRAMING ONLY DOOR
PERSONNEL DOOR
40'-0" MBS
GRID 1 ELEVATION

12'-0" x 12'-0"
FRAMING ONLY DOOR
40'-0" MBS
GRID 7 ELEVATION

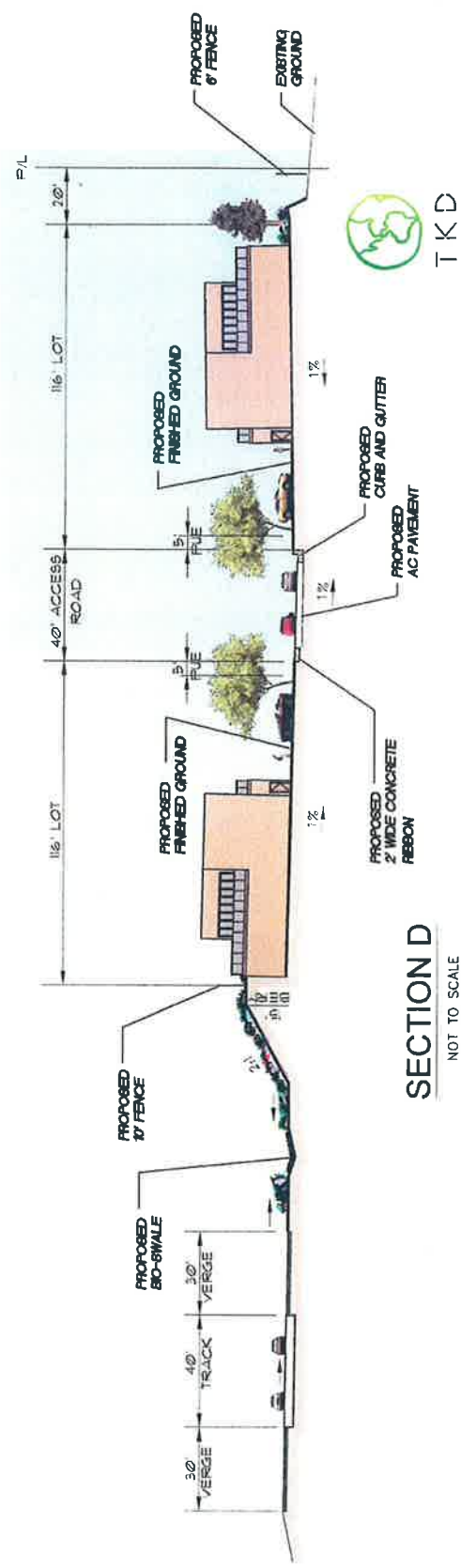
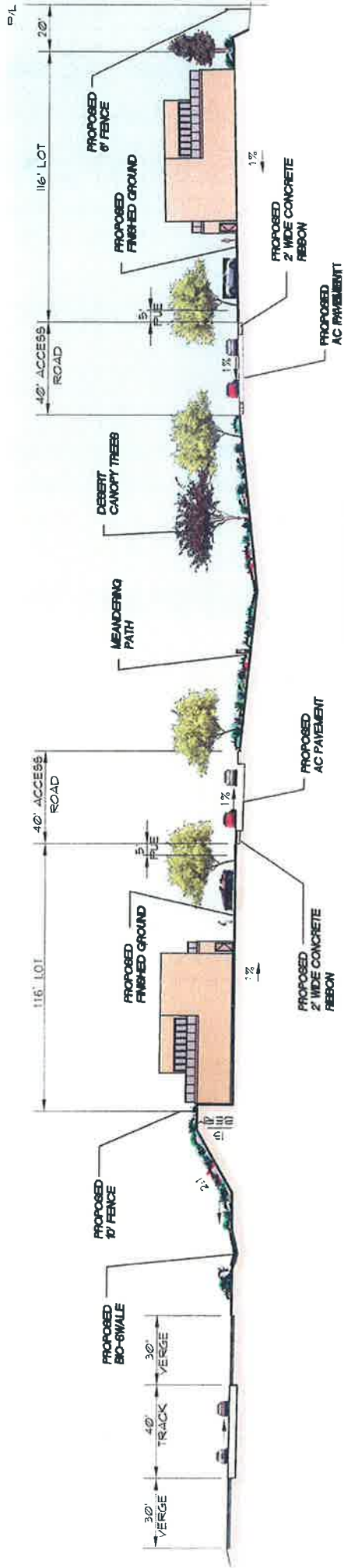
Main Cover: FR WHITE - 4mil w/ 8' ROLL UP ON SIDE B
Endwall 1: HSS and Fabric FR WHITE - 4mil
Endwall 2: HSS and Fabric FR WHITE - 4mil
PLEASE REFER TO FOLLOWING DRAWINGS
FOR EXACT BUILDING DIMENSIONS



TKD

LOTS ALONG POLK STREET

SCALE: 1"=30'



SPECIFIC PLAN Case #: SP00303A2

Parcel: 751-070-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2

SPA - Amendment Description

RECOMMND

Specific Plan No. 303, Amendment No. 2 is an application to amend the Kohl Ranch Specific Plan (SP303). The proposed amendment proposes to modify the Land Use Plan by reclassifying Land Use designations to conform to the County of Riverside General Plan; modifies Planning Areas to reflect new boundaries as a result of street alignments and a reallocation of Land Uses, incorporates new land uses provided from the substantial conformance (SP00303S2) allowing for alternative energy development and large scale recreational uses such as motorsports race track and golf courses; distributes dwelling units among four different residential density classifications; removes the Industrial Overlay Designation, as well as Land Use Concepts 2 through 6; reduces the phasing scenarios from five to four phases, reduces overall number of planning areas from 93 to 92, updates the circulation section to reflect changes consistent with the County General Plan Circulation Element, along with roadway changes north of Avenue 62 and south of Avenue 64, and design guidelines have been updated to reflect changes to streetscapes and the Plant Palette has been modified to conform to Riverside County Ordinance 859.

10. EVERY. 3

SPA - Replace all previous

RECOMMND

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the conditions of Specific Plan No. 303, Amendment No. 2.

10. EVERY. 4

SP - SP Document

RECOMMND

Specific Plan No. 303, Amendment No. 2 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan

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10. GENERAL CONDITIONS

10. EVERY. 4 SP - SP Document (cont.) RECOMMND

- Amendment Resolution, and adopting resolution.
- 2. Conditions of Approval.
- 3. Specific Plan Zoning Ordinance Text.
- 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. 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 including Greenhouse Gas Analysis, Preliminary Acoustical Analysis and Air Quality Impact Analysis.

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. 5 SP - Definitions RECOMMND

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

SPECIFIC PLAN = Specific Plan No. 303, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 7742.

ADDNEDUM TO EIR = Addendum to Environmental Impact Report No. 396 dated March 28, 2011 by Albert A. Webb Associates.

SUPPLEMENTAL STUDIES = Greenhouse Gas Analysis, Preliminary Acoustical Impact Analysis and Air Quality Impact Analysis dated November 2010 by Albert A. Webb Associates.

10. EVERY. 6 SP - Ordinance Requirements RECOMMND

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

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10. GENERAL CONDITIONS

10. EVERY. 7 SP - Limits of SP DOCUMENT

RECOMMND

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

10. EVERY. 8 SP - Hold Harmless

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Specific Plan No. 303, Amendment No. 2; 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 Specific Plan No. 303, Amendment No. 2, 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 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.

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED RECOMMND

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

10.BS GRADE. 3 SP-GSP-2 GEO/SOIL TO BE OBEYED RECOMMND

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

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

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

10.BS GRADE. 5 SP-NO GRADING & SUBDIVIDING RECOMMND

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - COMMENTS RECOMMND

The Department of Environmental Health (DEH) has reviewed Amendment No. 2 to SP 303 and has the following comments:

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

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10. GENERAL CONDITIONS

10.E HEALTH. 1

SP - COMMENTS (cont.)

RECOMMND

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

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

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

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

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

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

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

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

FIRE DEPARTMENT

10.FIRE. 1

SP-#71-ADVERSE IMPACTS

RECOMMND

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

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10. GENERAL CONDITIONS

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

increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

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

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

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

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

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

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

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

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire stations may be needed to meet anticipated service demands, given project densities.

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10. GENERAL CONDITIONS

10.PLANNING. 8 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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), and the Planning Director 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, with the concurrence of the Planning Director, 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. 9 SP - MAINTAIN AREAS & PHASES RECOMMND

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.

10.PLANNING. 10 SP - NO P.A. DENSITY TRANSFER RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process or as determined by Planning Director.

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10. GENERAL CONDITIONS

10.PLANNING. 11 SP - LC LANDSCAPING PLANS

RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859 shall prevail.

10.PLANNING. 12 SP - TRIBAL MONITORING

RECOMMND

Prior to issuance of any grading permits for any implementing project, the developer/permit holder shall enter into an agreement with the Torres-Martinez Band of Desert Cahuilla to retain a monitor designated by the Tribe for the purposes of facilitating tribal consultation. Tribal monitoring agreements shall include provisions for, but not be limited to, protocols for the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor shall be allowed access on-site during all initial mass or rough grading activities, and excavation of each portion of the project site including clearing, grubbing, tree removals, mass and rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and similar earth-disturbing activities.

For those parcels with existing subsurface agricultural irrigation water tile lines, archaeological and tribal monitoring shall not commence until grading activity reaches five feet below current ground surface. The Tribe shall have limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow for tribal consultation while the Project Archaeologist conducts activities for identification, evaluation, and potential recovery of cultural resources to be coordinated.

The developer/permit holder shall submit a fully executed copy of the agreement with the Tribe to the County Archeologist to ensure compliance with this condition of approval for each implementing project. Upon verification of the agreement, the County Archaeologist shall clear this condition.

NOTES:

1)The Project Archeologist is responsible for implementing

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10. GENERAL CONDITIONS

10.PLANNING. 12

SP - TRIBAL MONITORING (cont.)

RECOMMND

CEQA-based mitigation using standard professional practices for cultural resources and reporting implementation compliance to the County. The Project Archaeologist shall consult with the County, developer/permit holder and tribal monitor throughout the process.

2) Tribal monitoring does not replace any required archaeological monitoring, but rather serves as a supplement for consultation and advisory purposes for the Tribe's consultation interests only.

3) This agreement shall not modify any County-approved conditions of approval or mitigation measures.

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the Tribe has not been established. The developer/permit holder must demonstrate a good-faith effort to secure the agreement with the Tribe.

5) Should tribal repatriation be preferred, it shall not occur until after the Phase IV archaeological monitoring report has been submitted to the County Archaeologist for review and acceptance for mitigation compliance purposes. Should curation be determined, the developer/permit holder shall be responsible for all costs.

10.PLANNING. 13

SP - CULTURAL RESOURCES REPORT

RECOMMND

Prior to final inspection of the first building permit of every phase for every implementing project under this specific plan, the Project Archaeologist shall submit, according to current County requirements, a Phase IV Archaeological Monitoring Report of the result of archaeological monitoring and mitigation implementation compliance. The reports shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meetings. The County Archaeologist shall review the reports to determine adequate mitigation compliance documentation. Provided the reports are adequate, the County Archaeologist shall clear this condition for each phase of each implementing project under this specific plan.

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10. GENERAL CONDITIONS

10.PLANNING. 14 SP - ALTERNATIVE ENERGY GEN RECOMMND

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

10.PLANNING. 15 SP - MULTIFAMILY ALT ENG GEN RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 SP - SP303A2/TS/CONDITION RECOMMND

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

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

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

- SR-86 (NS) at:
 - 60th Avenue (EW)
- "B" Street (NS) at:
 - Tyler Street (EW)
- Tyler Street (NS) at:
 - 60th Avenue (EW)
- Polk Street (NS) at:
 - 60th Avenue (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1

SP - SP303A2/TS/CONDITION (cont.)

RECOMMND

SR-86 (NS) at:
61st Avenue (EW)
Tyler Street (NS) at:
61st Avenue (EW)
SR-86 (NS) at:
62nd Avenue (EW)
"A" Street (NS) at:
62nd Avenue (EW)
"B" Street (NS) at:
62nd Avenue (EW)
Tyler Street (NS) at:
62nd Avenue (EW)
"C" Street (NS) at:
62nd Avenue (EW)
"D" Street (NS) at:
62nd Avenue (EW)
Polk Street (NS) at:
62nd Avenue (EW)
Fillmore Street (NS) at:
62nd Avenue (EW)
Polk Street (NS) at:
"D" Street (EW)
Tyler Street (NS) at:
64th Avenue (EW)
"C" Street (NS) at:
64th Avenue (EW)
"E" Street (NS) at:
64th Avenue (EW)
Polk Street (NS) at:
64th Avenue (EW)
Tyler Street (NS) at:
"F" Street (EW)
Tyler Street/Middleton Street (NS) at:
66th Avenue (EW)
"E" Street (NS) at:
66th Avenue (EW)
Polk Street (NS) at:
66th Avenue (EW)
Fillmore Street (NS) at:
66th Avenue (EW)

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

The associated conditions of approval incorporate
mitigation measures identified in the traffic study, which

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP303A2/TS/CONDITION (cont.) (cont.) RECOMMND

are necessary to achieve or maintain the required level of service.

10.TRANS. 2 SP - SP303A2/IMPROVEMENTS RECOMMND

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

10.TRANS. 3 SP - SP303A2/WRCOG TUMF RECOMMND

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

10.TRANS. 4 SP - S VALLEY PARKWAY RECOMMND

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

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

Prior to the issuance of building permits for any implementing project for SP 303A2, whether a development plan, or recordation of an implementing subdivision map, each individual project within any phase of SP 303A2 shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation

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10. GENERAL CONDITIONS

10.TRANS. 4 SP - S VALLEY PARKWAY (cont.)

RECOMMND

Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 22 SP - ARCHAEO M/M PROGRAM

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a County-certified archaeologist for each implementing project. This agreement shall include the mitigation and monitoring procedures to be implemented during the process of grading, procedures for tribal consultation coordination, final reporting of archaeological finds, and other related mitigation tasks as governed by current industry standards for conducting archaeological work at the mitigation level, as found in the EIR and in consideration of any new archeological information from subsequent archaeological investigations within the specific plan. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR, and any subsequent archaeological investigation providing new information are substantially complied with.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - ARCHAEO M/M PROGRAM (cont.) RECOMMND

"

30.PLANNING. 35 SP - PALEO PRIMP & MONITOR RECOMMND

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

"This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35

SP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP."

30.PLANNING. 36 SP - PALEO MONITORING REPORT RECOMMND

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

"PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

30.PLANNING. 37 SP - GELOGIC STUDY RECOMMND

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

"PRIOR TO SCHEDULING THIS PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic/geotechnical investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 37

SP - GELOGIC STUDY (cont.)

RECOMMND

expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential. For completeness and direct correlation to the proposed project, the consultant shall be provided the most recent copy of the project case exhibit (tract map, parcel map, plot plan, CUP, etc.) for incorporation into the consultant's report. Furthermore, the consultant shall plot all appropriate geologic and geotechnical data on this case exhibit and include it as an appendix/figure/plate in their report. The geologic/geotechnical investigation report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required (DBF estimate TO BE DETERMINED). All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's two main offices (Riverside, Palm Desert). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary."

30.PLANNING. 38

SP - M/M PROGRAM (GENERAL)

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 39 SP - NON-IMPLEMENTING MAPS

RECOMMND

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

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 41 SP - SUBMIT FINAL DOCUMENTS

RECOMMND

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

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

- Building and Safety Department 1 copy
- Department of Environmental Health 1 copy
- Fire Department 1 copy
- Coachella Valley Water District 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy
- Riverside County Planning Department Palm Desert 1 copy
- Clerk of the Board of Supervisors 1 copy

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

This condition cannot be DEFERRED or considered as NOT

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - SUBMIT FINAL DOCUMENTS (cont.) RECOMMND
APPLICABLE."

30.PLANNING. 42 SP - PROJECT LOCATION EXHIBIT RECOMMND

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

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located.

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

30.PLANNING. 43 SP - ACOUSTICAL STUDY REQD RECOMMND

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

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

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

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

30.PLANNING. 47 SP - ADDENDUM EIR RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 47 SP - ADDENDUM EIR (cont.)

RECOMMND

on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

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

30.PLANNING. 48 SP - EA REQUIRED

RECOMMND

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 49 SP - SUPPLEMENT TO EIR

RECOMMND

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

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

30.PLANNING. 50 SP - SUBSEQUENT EIR

RECOMMND

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 50 SP - SUBSEQUENT EIR (cont.)

RECOMMND

not required."

30.PLANNING. 51 SP - COMPLETE CASE APPROVALS

RECOMMND

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

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

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

30.PLANNING. 52 SP - AMENDMENT REQUIRED

RECOMMND

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

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

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

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 52 SP - AMENDMENT REQUIRED (cont.) RECOMMND

includes the entire specific plan, including both changed and unchanged parts.

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

30.PLANNING. 54 SP - AG/DAIRY NOTIFICATION RECOMMND

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

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

30.PLANNING. 55 SP - PA PROCEDURES (MAP) RECOMMND

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

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

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 55 SP - PA PROCEDURES (MAP) (cont.) RECOMMND

application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 56 SP - COMMON AREA MAINTENANCE RECOMMND

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

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

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

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

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

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area[s] _____."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 57

SP - CC&R RES PUB COMMON AREA

RECOMMND

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

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 57

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

RECOMMND

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 57 SP - CC&R RES PUB COMMON AREA (cont.) (cont.) RECOMMND

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

30.PLANNING. 58 SP - CC&R RES PRI COMMON AREA RECOMMND

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 58

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

RECOMMND

association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 59 SP - ARCHAEO M/M PROGRAM

RECOMMND

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

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

30.PLANNING. 60 SP - PALEO M/M PROGRAM

RECOMMND

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

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

30.PLANNING. 61 SP - GENERIC M/M PROGRAM

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for ___ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 61 SP - GENERIC M/M PROGRAM (cont.) RECOMMND

monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 65 SP - ENTRY MONUMENTATION RECOMMND

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

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

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

30.PLANNING. 66 SP - POST GRADING REPORT RECOMMND

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

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

30.PLANNING. 67 SP - SCHOOL MITIGATION RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 68

SP - GEO STUDY REQUIRED

RECOMMND

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

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

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

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

30.PLANNING. 69

SP - ARCHAEOLOGIST RETAINED

RECOMI

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

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 69

SP - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

30.PLANNING. 70

SP - IF HUMAN REMAINS FOUND

RECOMMND

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

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

30.PLANNING. 73

SP - OTHER STUDIES REQUIRED

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 73 SP - OTHER STUDIES REQUIRED (cont.) RECOMMND

approval.

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

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

30.PLANNING. 74 SP - PARK SCHEDULE RECOMMND

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

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

30.PLANNING. 75 SP - ALUC Clearance RECOMMND

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

"The developer shall comply with the Conditions of Approval set forth in the County of Riverside Airport Land Use Commission (ALUC) letter dated November 29, 2010 and March 27, 2002, copies which are attached."

Portions of this condition are applicable to different

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 75 SP - ALUC Clearance (cont.) RECOMMND

milestones of development. Therefore, this condition may be DEFERRED until map recordation and building permits.

30.PLANNING. 76 SP - ALUC CLEARANCE RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the implementing project shall be reviewed by the Riverside County Airport Land Use Commission (ALUC). The recommendations of the ALUC shall be incorporated into the conditions of approval for the implementing project.

30.PLANNING. 77 SP - LC LNDSCP COMMON AREA MA RECOMMND

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

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:
a.A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
b.Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
c.The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 77

SP - LC LNDSCP COMMON AREA MA (cont.)

RECOMMND

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

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

30.PLANNING. 78

SP - LC ENTRY MONUMENTATION

RECOMMND

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

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

- 1.An entry monument shall be shown on the Exhibit A.
- 2.The entry monument shall be in substantial conformance to the design guidelines of Planning Areas of the SPECIFIC PLAN.
- 3.Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 79

SP - CVWD COMPLIANCE

RECOMMND

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

SIFIC PLAN Case #: SP00303A2

Parcel: 751-070-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 79 SP - CVWD COMPLIANCE (cont.)

RECOMMND

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

TRANS DEPARTMENT

30.TRANS. 1 SP - SP303A2/TS REQUIRED

RECOMMND

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 303A2 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase. The project proponent of the subsequent development shall be responsible for the mitigation measures identified in the traffic studies including those which are above and beyond the conditioned improvements of SP 00303A2.

30.TRANS. 2 SP - SP303A2/TS INSTALLATION

RECOMMND

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

Jackson Street (NS) at Avenue 60 (EW)
Jackson Street (NS) at Avenue 62 (EW)
Harrison Street (NS) at Airport Boulevard (EW)
Harrison Street (NS) at Avenue 60 (EW)
Harrison Street (NS) at Avenue 62 (EW)
Harrison Street (NS) at Avenue 64 (EW)
Harrison Street (NS) at Avenue 66 (EW)
Tyler Street (NS) at Avenue 62 (EW)
Tyler Street (NS) at Avenue 64 (EW)
Tyler Street (NS) at Avenue 66 (EW)
"B" Street (NS) at "A" Street (EW)
"B" Street (NS) at Avenue 62 (EW)
"C" Street (NS) at "A" Street (EW)
"C" Street (NS) at Avenue 62 (EW)
"C" Street (NS) at "E" Street (EW)

SPECIFIC PLAN Case #: SP00303A2

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2 SP - SP303A2/TS INSTALLATION (cont.) RECOMMND

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

or as approved by the Transportation Department.

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

30.TRANS. 3 SP - S VALLEY PARKWAY RECOMMND

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

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

Prior to the issuance of building permits for any implementing project for SP 303A2, whether a development plan, or recordation of an implementing subdivision map, each individual project within any phase of SP 303A2 shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential

CIFIC PLAN Case #: SP00303A2

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30. PRIOR TO ANY PROJECT APPROVAL

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

projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

30.TRANS. 4 SP - SP303A2/CREDIT RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

30.TRANS. 5 SP - SP303A2/GEOMETRICS RECOMMND

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

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

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

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

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

SPECIFIC PLAN Case #: SP00303A2

Parcel: 751-070-004

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5

SP - SP303A2/GEOMETRICS (cont.)

RECOMMND

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

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

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

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

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

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

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

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

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

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

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

CIFIC PLAN Case #: SP00303A2

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5

SP - SP303A2/GEOMETRICS (cont.) (cont.)

RECOMMND

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

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

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

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

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

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

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

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

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

SPECIFIC PLAN Case #: SP00303A2

Parcel: 751-070-004

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP303A2/GEOMETRICS (cont.) (cont.) (contRECOMMND

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

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

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

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

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

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

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

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

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

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

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

CIFIC PLAN Case #: SP00303A2

Parcel: 751-070-004

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP303A2/GEOMETRICS (cont.) (cont.) (contRECOMMND

shall be improved to provide the following geometrics:

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

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

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

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

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

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

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

or as approved by the Transportation Department.

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

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

05/04/11
13:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 44

SPECIFIC PLAN Case #: SP00303A2

Parcel: 751-070-004

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1

SP - COUNT RES BUILD PERMITS

RECOMMND

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



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR November 29, 2010

Simon Housman
Rancho Mirage

Jay Olivas, Urban Regional Planner IV
County of Riverside Planning Department
4080 Lemon Street, Twelfth Floor
Riverside CA 92501
(HAND DELIVERY)

VICE CHAIRMAN
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4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1017TH10

Related File: GPA01104 (General Plan Amendment); SP00303A2 (Specific Plan No. 303, Amendment No. 2); CZ07742 (Change of Zone); PP24690 (Plot Plan); PM36293 (Schedule E Commercial Parcel Map); PM36315 (Schedule I Parcel Map for financing)

APN #: 759-150-001; 759-160-001; 759-170-001; 759-180-001; 759-190-004 (Plot Plan and Parcel Maps); GPA, SPA, CZ also affect 751-030-003 through -005; 751-030-010; 751-030-011; 751-030-013; 751-030-015 through -017; 751-040-001 through -005; 751-040-008 through -010; 751-070-004; 751-070-009; 751-070-023; 751-070-025; 751-070-029; 759-130-003; 759-140-005 through -007; 759-140-009; and 759-140-011 through -015.

Dear Mr. Olivas:

On October 14, 2010, the Riverside County Airport Land Use Commission (ALUC), by a 5-2 vote, found the above-referenced projects to be **CONDITIONALLY CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (JCRALUCP), pending Federal Aviation Administration (FAA) review of the proposed 70-foot race track control tower (which has since occurred), subject to the following conditions and recommendations.

CONDITIONS (applicable to the plot plan and the two parcel maps, as indicated):

1. Prior to the issuance of building permits, the landowner shall convey an avigation easement to Jacqueline Cochran Regional Airport, which shall be recorded, or shall provide evidence that such an easement covering the property has already been recorded. Copies of the avigation easement, upon recordation, shall be forwarded to the Riverside County Planning Department and to the Riverside County Airport Land Use Commission.
2. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655, as applicable. Outdoor lighting plans, if any, shall be transmitted

to Riverside County Economic Development Agency – Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.)

3. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, highly noise-sensitive outdoor nonresidential uses, and aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.
4. The attached notice shall be provided to all potential purchasers and tenants.
5. Any detention or retention basin shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
6. Noise attenuation measures shall be incorporated into the design of office areas of structures, as necessary to ensure interior noise levels from aircraft operations are at or below 45 CNEL.
7. No portion of any roadway or track shall be located within the Runway Protection Zone.

8. No use of the automobile racetrack for the purpose of spectator sports, in which guests pay for admission to an event or series of events, or to which the general public is invited, is included in this determination of consistency.
9. Development of the area addressed through Plot Plan No. 24690 shall comply with all nonresidential intensity criteria and open area requirements of the applicable airport compatibility zones.
10. All structures shall maintain a minimum perpendicular distance of 750 feet from any point along the centerline of Runway 17-35 of Jacqueline Cochran Regional Airport, as the runway is depicted on the Airport's Master Plan (including any point on the centerline of the runway as extended to the southerly boundary of Airport Compatibility Zone A).
11. Occupancy of the 3rd floor of the Control Tower shall be limited to track control officials only.
12. Prior to building permit issuance on any of the Founders' Lots with a net area of 7,540 square feet or less, verification that proposed buildings do not exceed the "Standard Garage" plan shall be provided. The "Standard Garage" shall be defined as having a total square footage not exceeding 7,150 square feet, with office (and kitchen, if applicable) area not exceeding 4,320 square feet, and the remainder of the building devoted to storage, garage, and warehousing uses (Occupancy Type S uses). Any building on such lots proposing either (1) a total square footage exceeding 7,150 square feet or (2) more than 4,320 square feet of uses other than Occupancy Type S uses, or with a height exceeding two stories or 42 feet, shall be submitted to the Riverside County Airport Land Use Commission for review.
13. Development on Founders' Lots shall comply with the following standards: (1) the floor area ratio shall not exceed 0.95; (2) lot coverage shall not exceed 0.5; (3) the proportion of the building allocated to office uses or other uses whose intensity exceeds Occupancy Type S uses shall not exceed 0.6; (4) no uses more intense than office uses and no assembly uses are permitted; (5) no residential uses or overnight occupancy is permitted; (6) the building does not exceed 42 feet in height; (7) no parking spaces are provided outside of the garage; and (8) garages contain a minimum space for two automobiles. If any of these criteria are not met, the building shall be submitted to the Riverside County Airport Land Use Commission for review.
14. The following special occupancy load restrictions shall be posted:
 - a) The maximum number of persons permitted in each of the track side garage structures at any given time shall not exceed one hundred fifty (150) persons.
 - b) The maximum number of persons permitted in the registration/administration building at any given time shall not exceed one hundred fifty (150) persons.
 - c) The maximum number of persons permitted in the corporate tent at any given

time shall not exceed one hundred fifty (150) persons.

- d) The maximum number of persons permitted in each of the members' storage garage structures at any given time shall not exceed seventy-five (75) persons.
15. Prior to map recordation of Parcel Map No. 36293, a notice to potential purchasers that no residential uses or overnight occupancy shall be permitted, shall be provided to ALUC staff for approval. Prior to sale of any individual lot, this notice shall be provided to potential purchasers.
16. No fixed lighting within main track area shall be allowed.
17. Pole affixed lighting within the go-kart area shall be limited to 12-feet in height.
18. No pole affixed lighting shall be allowed on interior private streets.
19. The control tower shall be limited to a maximum 3 above ground habitable floors.

The following conditions have been added pursuant to the terms of the FAA determination letters issued on November 23, 2010:

20. **The Federal Aviation Administration has conducted aeronautical studies of each corner of the proposed control tower building (Aeronautical Study Nos. 2010-AWP-6302-OE through 2010-AWP-6305-OE) and has determined that neither marking nor lighting of the proposed structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting shall be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 K Change 2.**
21. **The maximum height of the control tower building, including all roof-mounted appurtenances and obstruction lighting (if any), shall not exceed 70 feet above ground level. The maximum elevation at the top of the control tower building shall not exceed -77 feet above mean sea level (i.e., the maximum elevation at the top of the control tower building shall not be less than 77 feet below mean sea level.)**
22. **The specific coordinates, height, and top point elevation of the proposed control tower building shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.**
23. **Temporary construction equipment used during actual construction of the control tower building shall not exceed the height of the proposed building, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
24. **Within five (5) days after construction of the control tower building reaches its greatest height, the permittee shall complete FAA Form 7460-2, Notice of Actual Construction or Alteration, and submit said form to the Federal Aviation**

Administration Air Traffic Airspace Branch Obstruction Evaluation Service or online at www.oaava.faa.gov. This requirement is also applicable in the event the project is abandoned.

RECOMMENDATIONS (applicable to the change of zone):

1. Prohibit buildings and structures within Planning Area D-1.
2. Prohibit places of worship within Planning Areas E-1, E-3, F-4, G-1, G-2, G-3, and G-6.
3. Prohibit buildings with greater than 2 aboveground habitable floors within Planning Areas E-1, E-3, F-4, G-1, G-2, G-3, and G-6.
4. Prohibit day care centers, libraries, and schools within Planning Areas A-5, E-4, G-1, and F-4.
5. Prohibit day care centers and churches within Planning Areas A-4, A-6, and E-2.
6. Prohibit churches within Planning Areas F-2, G-5, G-10, G-11, and G-13.
7. Prohibit churches and congregate care facilities within Planning Areas F-3, G-7, H-2, H-4, and H-5.
8. Prohibit buildings with greater than 3 aboveground habitable floors within Planning Areas A-3, A-5, E-4, E-7, G-4, G-12, H-1, and H-3.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JJGJG:bks

Attachments: Notice of Airport in Vicinity
FAA Determinations: Aeronautical Study Nos. 2010-AWP-6302-OE through
2010-AWP-6305-OE

cc: Ken Baez, Riverside County Planning
Kohl Ranch Company
Johnson Aviation (Attn.: Nick Johnson)
Emily Hemphill

Richard Lichtenstein/Evan Gordon, Marathon Communications
Phil Clayton/Blake Miralgia, TRM 122, LLC (letter only)
Hersel Zahats (letter only)
Aimee Grana, Tradition Aviation/Thermal Aviation (letter only)
Richard Welsh (letter only)
Riverside County EDA – Aviation Division - Riverside (Attn.: Chad Davies)
Riverside County EDA – Aviation Division – Desert (Attn.: Colby Cataldi)
ALUC Staff

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