



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.
Director of Transportation

Transportation Department

MEMORANDUM

To: Majeed Farshad

Date: March 31, 2011

From: Alan French *AF*

RE: **Recommended Conditions of Approval for
Parcel Map No. 36315, 36293, PP 24690 Thermal Motorsports Track & Club
Kohl Ranch (SP 303 A-2)**

Transportation Plan Check Riverside has received the following data:

1. Preliminary Drainage Report for TR 36293 (August 23, 2010)
2. Revised Preliminary Drainage Report for TR 36293 (December 23, 2010)
3. Revised Preliminary Drainage Report for TR 36293 (January 2011)

Transportation has completed the review of the above report and has prepared the drainage related conditions for the project. The proponent proposes to collect the incremental 100 year storm runoff generated from the site and use catch basins, pipes and paseos to convey surface flows to basins to handle and clean the flows. The off-site flows south and east of the site will be intercepted and conveyed through the site by an open channel to 62th and conveyed under the road and outlet south of the project and to the east. The following are our recommended Conditions of Approval for drainage improvements for this project:

10. GENERAL CONDITIONS

10. TRANS MAP – DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed." The protection shall be as approved by the Transportation Department.

10. TRANS

MAP – FLOOD HAZARD REPORT

This is a proposal to divide 324.9 acres into a raceway, with all the supporting facilities, commercial garages, parking lots and open space lots. The developer's engineer has prepared a technical drainage study (date August, 2010 revised December 2010 and January 2011) addressing the on-site drainage issues associated with the specific development areas. The developer will be required to provide a final hydrology of the project site based on the ultimate development condition for the property and identify proposed drainage improvement within the boundaries of the project area. The developer's final hydrology analysis shall document conformance with the Drainage Master Plan for the area and Riverside County ordinances.

The subdivider shall provide mitigation measures to contain 100 percent retention of the incremental increase of the post-development runoff from the 100 year storm as part of the drainage improvements for this project.

10. TRANS

MAP – FLOOD HAZARD REPORT 2

A portion of this project is located in an area designated Zone D on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency. Zone D is defined as an area of undetermined but possible risk of flood hazard. The remainder is designated as Zone X.

10. TRANS

MAP – FLOOD HAZARD REPORT 3

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide regional flood protection to the Thousand Palms area. The Coachella Valley Water District is currently in the planning phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance No. 458.12.

10. TRANS

MAP – DRAINAGE 4

The developer shall delineate and record by separate instrument the locations of the drainage channels to the benefit of CVWD or Riverside County over said area for flood control purposes unless otherwise agreed to by the Director of Transportation. The land divider shall comply with the Coachella Valley Water District (CVWD) recommendations as outlined in their letter dated March 30, 2011. A note shall be placed on the final map as follows: "Prior to the development of this land division Drainage Easements shall be defined and recorded by separate instrument to the benefit of CVWD or Riverside County over said areas for flood control purposes. Maintenance of said Drainage

Easements will be performed by Property Owners Association or as agreed to by CVWD and/or the Director of Transportation".

10. TRANS MAP – RETENTION BASIN

Per the project drainage report (Revised January 2011); the proponents engineer has calculated the storm water runoff for the 100year events. The project is designed to convey all the flows from 3 sub-areas to basins (1 through 21) via an on-site storm drain system, ditches, channels and culverts.

Basins are located throughout the site and accept flows from various areas to mitigate flow volumes and water quality. The flow volumes were calculated as follows:

100-year Event	1-hr Duration	3-hr Duration	6-hr Duration	24-hr Duration
Undeveloped Volume –af	41.4	45.2	43.6	34.4
Developed Volume –af	42.7	49.0	51.1	58.0

Of these durations above the critical volume difference is 23.6 af for the 24-hr duration event. This is equivalent to 1.96 inch effective rain fall for the 324.9 acre site for the 100-year storm event.

The proponent is proposing various sized basins at a maximum of 3 feet deep for retention design. The proposed retention basins are sized as follows:

Basin No.	Depth	Area (af)	Volume (af)	Accumulative volume (af)
1	0			
2	1.50	0.90	0.68	0.68
3	1.50	1.09	0.82	1.50
4	1.50	1.95	1.46	2.96
5	3.00	2.88	4.32	7.28
6	1.50	0.65	0.49	7.77
7	1.50	0.75	0.56	8.33
8	2.00	1.72	1.72	10.05
9	0			
10	0			
11	0			
12	1.50	0.87	0.65	10.07
13	1.50	0.97	0.73	11.43
14	1.50	0.33	0.25	11.68

15	3.00	5.27	7.91	19.59
16	3.00	2.02	3.03	22.62
17	3.00	0.50	0.75	23.37
18	1.50	0.37	0.28	23.65
19	2.00	0.64	0.64	24.29
20	0			
21	3.00	0.62	0.93	25.22

The total storage capacity of all the onsite basins is 25.2 af, greater than the 23.6 af storm volume from the incremental increase for the 100 year, 24-hour duration storm event.

Based on the calculations in the report and the proposed facilities, the project proponent will have provided enough storage capacity for the project to retain on-site incremental storm runoff in the 100 year event.

10. TRANS MAP – RETENTION BASIN MAINTEN

Maintenance of the basins, paseos and drainage facilities shall be the responsibility of Property Owners Association or individual property landowners as approved by the Transportation Department. Proper documentation will be provided in the form of an 'Operational and Maintenance responsibilities requirements' or CC&R's to the satisfaction of the County of Riverside defining the maintenance responsibilities of the individual landowners. Adequate areas shall be incorporated into the final improvements to accommodate maintenance access to and along the proposed basins, paseos and drainage facilities.

10. TRANS MAP – GROUND WATER BASIN

The groundwater basin in the Coachella Valley is in a state of overdraft. Each new dwelling unit contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The elements of this plan shall be incorporated in the environmental mitigation plan for this development to reduce its negative impact on the Coachella Valley groundwater basin.

10. TRANS MAP – DRAIN EASEMENT

Coachella Valley Water District will need replacement or additional drainage and sanitation facilities to provide for the orderly expansion of its drainage and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, and other facilities. The project proponent may be required to install these facilities and provide land and/or easement on which some of these

facilities will be located. The sites shall be shown on the tract map as lots or easements to be deeded to the District for such purposes. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

10. TRANS MAP – PERP DRAIN PATT/FACILITY

Development of this property shall be coordinated with the development of adjacent properties. This may require the construction of temporary and/or permanent drainage facilities or offsite construction and grading.

20. PRIOR TO CERTAIN DATE

20. TRANS MAP – WATER SUPPLY ASSMNT/VERIFICATN

CVWD requires an approved Water Supply Assessment (WSA) and /or Water Supply Verification (WSV) as part of the specific plan requirements. The project proponent is in contact with the District discussing the preparation of the WSA/WSV. CVWD requests withholding issuance of permits for this project until the WSA/WSV has been approved.

20. TRANS MAP – SANITATION SERVICE

CVWD has issued a notice for sanitation service that can only be used and relied upon for the specific property it was issued for and shall expire three (3) years from date of issuance. Sanitation service remains at all times subject to changes in regulations adopted by the District' s Board of Directors including reductions in or suspensions of service.

50. PRIOR TO MAP RECORDATION

50. TRANS MAP – FINAL MAP DRAIN EASEMENT1

The land divider shall delineate the locations of the basins on the final map and shall record a drainage easement to the benefit of the public and agencies over said areas for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easements - No Buildings, Obstructions, or encroachments by landfills are allowed." Maintenance will be performed by Home Owners Association or as agreed to by the Director of Transportation".

50. TRANS

MAP – FINAL MAP DRAIN EASEMENT2

The minimum drainage easement width shall be 20-feet unless otherwise approved by the Director of Transportation.

50. TRANS

MAP – FLOODWAYS ECS

A note shall be placed on the Environmental Constraint Sheet (ECS) stating: "Prior to the development of each lot within this land division Drainage Easements shall be defined and recorded by separate instrument to the benefit of Riverside County over said areas for flood control purposes. Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by the Director of Transportation".

50. TRANS

MAP – EXISTING DRAINAGE FACILITIES

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. The District will consider use of these facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS\$ permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

50. TRANS

MAP – USBR FAC AND AGGRCLTR DRAINS

There are existing US Bureau of Reclamation (USBR) facilities and District and private agricultural drain lines not shown on the development plans. There may be conflicts with these facilities. CVWD requests that prior to recordation of the map, utility clearances have been completed with the district. The USBR conflicts include but are not limited to laterals 123.45-1.3-3.9LT, 123.45-1.3-4.6LT and 99.8-0.51-2.5-2.0RT. The District conflicts include but are not limited to Ave 61 and Ave 62 Drains.

50. TRANS

MAP – DRAINAGE 4

The developer shall delineate and record by separate instrument if not shown on the map, the locations of the drainage channels to the benefit of CVWD or Riverside County over said area for flood control purposes unless otherwise agreed to by the Director of Transportation. The land divider shall comply with the Coachella Valley Water District (CVWD) recommendations as outlined in their letter dated March 30, 2011. A note shall be placed on the final map as follows: "Prior to the development of this land division Drainage Easements shall be defined and recorded by separate instrument to the benefit of CVWD or Riverside County over said areas for flood control purposes.

60. PRIOR TO GRADING PRMT ISSUANCE

60. TRANS MAP – DRAINAGE SUBMIT PLANS

The developer shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The developer shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to CVWD and Riverside County Transportation for review and approval. The developer shall pay all fees as required by CVWD and Riverside County Transportation Department.

60. TRANS MAP – EASEMENT FOR DRAINAGE

The developer will prepare and record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."

60. TRANS MAP – TYPICAL SITE GRADING

All on-site grading shall be graded to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

70. PRIOR TO GRADING FINAL INSPECT

70. TRANS MAP – EROSION CONTROL

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

70. TRANS MAP – DRAINAGE IMPROV COMPLETE

All drainage improvements including the construction of channels, culverts, storm drains, inlet/outlet structures, are required to be completed prior to occupancy.

80. TRANS PRIOR TO BLDG PRMT ISSUANCE

80. TRANS MAP – FINAL MAP DRAIN EASMT1

Proposed retention basins shall be designed of adequate size to retain 100 percent incremental increase of the post-development storm water runoff from the 100 year storm event. The 100 percent retention of the incremental increase of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project. The subdivider shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin design. Preliminary design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

80. TRANS MAP – DRAINAGE EASEMENT

All drainage easements must be 20 feet wide, minimum, located all on one side of a property line.

90. PRIOR TO BLDG FINAL INSPECTION

90. TRANS MAP – DRAINAGE IMPROV NOTICE

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention basins are required to be completed prior to occupancy.

90. TRANS MAP – EASEMENT FOR DRAINAGE 2

The developer will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."

90. TRANS MAP – OWNER MAINT NOTICE

The subdivider shall record sufficient documentation to advise purchasers of any parcel that the owners of individual parcels are responsible for the maintenance of the drainage facility. A viable maintenance mechanism acceptable to Riverside County

should be provided for the basins and drainage systems. The subdivider shall prepare the CC&R and obtain approval from Riverside County Transportation Department regarding the maintenance of the drainage systems. The CC&R shall include the language that HOA/POA will inspect the systems a minimum two times a year and also remove debris from the basins two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:
Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

March 30, 2011

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1
0721.1

Jay Olivas
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Olivas:

Subject: Tentative Parcel Map 36315, TPM 36293 and PP 24690

This letter supersedes the Coachella Valley Water District's (District's) letter dated November 3, 2010.

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. The District, in cooperation with Riverside County and the Torres Martinez Desert Cahuilla Indian Tribe, are in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

Prior to issuance of grading permits for TPM 36315, TPM 36293 and PP 24690, the developer will be required to prepare detailed plans for drainage facilities to collect, route and redistribute flows from Valley Floor drainage impacting the development in a manner reasonably consistent with pre-project conditions. The report titled "Drainage Report-Thermal Motor-Sports Park," dated March 2011 and prepared by Albert A. Webb Associates, shall be used in the design of the drainage facilities.

A small portion of this area is designated Zone D on the Federal Flood Insurance Rate Maps which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard. The remainder is designated Zone X.

All stormwater/drainage facilities within this development shall be privately owned and operated by the developer or successors in interest.

The county shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Design for retention basins for this area must consider high groundwater levels and clay soils.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

A District approved Water Supply Assessment (WSA) and/or Water Supply Verification (WSV) is required for the Kohl Ranch specific plan requirement. The requested WSA/WSV has been submitted for review and approval by the District Board of Directors.

The District will provide sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

The District may need additional facilities to provide for the orderly expansion of its sanitation systems. These facilities may include pipelines, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

This notice of sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Sanitation service remains at all times subject to changes in regulations adopted by the District's Board of Directors including reductions in or suspensions of service.

This area is underlain with agricultural drainage lines. There are District facilities not shown on the development plans. There may be conflicts with these facilities. We request the appropriate public agency to withhold the issuance of grading permits until utility clearance have been completed with the District. The District conflicts include but are not limited to Avenue 61 and Avenue 62 Drains.

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. The District will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

Jay Olivas
Riverside County
Planning Department

3

March 30, 2011

The District may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

If you have any questions, please call Tesfaye Demissie, Stormwater Engineer, extension 2605.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mike Mistica
County of Riverside, Dept of Environmental Health
Water Engineering Section
4080 North Lemon Street, 2nd floor
Riverside, CA 92501

Kohl Ranch LLC
50-885 Washington Street, C-234
Los Angeles, CA 90049

TD:ch/eng/sw/11/March/TPM 36315-revised

060833-2
060833-3
060833-4



IMPERIAL IRRIGATION DISTRICT

81-600 AVENUE 58 • LA QUINTA, CA 92253 • www.iid.com

October 21, 2010

Jay Olivas
Project Planner, Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: Thermal Motorsports Track and Club, Thermal, CA

Dear Mr. Olivas:

Reference is made to your request for comments for the proposed development for the Thermal Motorsports Track and Club, northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, westerly of Polk Street, located in Thermal, California, Assessor's Parcel Numbers 759-170-01, 759-180-01, 759-190-04. It has been determined the project will impact electric service to the area.

The cumulative impact of projects of this size increase the electrical demand on the IID's existing facilities at peak loading periods, and result in the need for additional generation, transmission, substation, and distribution facilities. When additional facilities are needed, projects of this magnitude directly impact power rates in the IID's service area and may result in higher electric rates in future years.

It is anticipated that the additional power load requirement of the proposed project would necessitate the construction of a new power substation in the vicinity of Thermal Motorsports Track and Club.

Interim service to the project could be provided with limited development from existing distribution lines, until the new substation is completed. It is the developer's responsibility to provide a substation site to IID. IID requires a minimum of 315' by 315' substation site, all of which is at the sole expense of the Developers in the area. This includes such items as grading, fencing, applicable permits, zoning changes, environmental documentation, landscaping (if required by the County), and access rights for ingress and egress, as well as power line facilities and all rights-of-way and easements for the substation and transmission line extension route, all of which are at the expense of the developers in the area.

The IID policy is to extend its electrical facilities to those developments that have obtained the approval of the County Planning Commission or such other governmental authority having jurisdiction over said developments. In addition, easements and rights-of-way for line extensions must be provided where required. Line extensions to serve this facility will be made in accordance with IID Regulation No. 15 and Regulation No. 2 (<http://www.iid.com/index.aspx?page=310>).

Proposed substation site and transmission route/right-of-way, easements should be addressed in the project environmental documents.

The IID will provide a cost for service for this project at your request and after payment of a \$10,000.00 engineering fee. Please furnish your plans to Mr. Mike Jaramillo, Project Manager. Mr. Jaramillo can be contacted at (760) 398-5828.

Sincerely,



Guillermo Barraza

General Superintendent, Customer Operations and Planning

October 15, 2010

Jay Olivas, Project Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

RE: Tentative Parcel Map No. 36293 – Kohl Ranch Specific Plan

Dear Mr. Olivas:

The SunLine Transit Agency (SunLine) would like to thank you for the opportunity to review and comment on the Tentative Parcel Map No 36293, which proposes to divide 332 acres into 295 lots as a part of developing private race track site within the Kohl Ranch Specific Plan, located within the Thermal Community of unincorporated Riverside County.

SunLine staff reviewed the tentative parcel map and based on our review of existing transit amenities in the vicinity, SunLine does not currently offer transit service to the project location; however, the nearest service route is located just north of the project, along Airport Boulevard and Palm Street served by Line 91. Therefore, SunLine is not requesting the addition of any transit amenities such as a bus turnout and/or shelter. However, we appreciate the chance to review developments within the Thermal Community of unincorporated Riverside County.

As the Coachella Valley continues to grow and based on further analyses, SunLine will continue to monitor on-going developments and may provide transit service to the proposed project in the future, if warranted. Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 162.

Sincerely,



Brenda Ramirez
Assistant Transit Planner

cc: C. Mikel Oglesby, General Manager
Eunice Lovi, Director of Planning and Development



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

October 20, 2010

Jay Olivas, Project Planner
Riverside County Planning Department
Riverside County
P.O. Box 1409
Riverside, CA 92502

Notice of Preparation of a CEQA Document for the TPM No. 36293 & PP No. 24690 Project

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft. Please send the SCAQMD a copy of the Draft upon its completion. Note that copies of the Draft that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: www.urbemis.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. If you have any questions regarding this letter, please call Ian MacMillan, Program Supervisor, CEQA Section, at (909) 396-3244.

Sincerely,



Ian MacMillan
Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

IM
RVC101020-03
RVC101020-02
Control Number

PLOT PLAN: TRANSMITTED Case #: PP24690

Parcel: 759-170-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for members only private race track of approximately 4.5 miles in length with multiple configurations for simultaneous use with associated race track buildings including administration/registration building, team garages, members storage garages, control tower up to 70 feet in height, corporate event tent, track side garage/luxury suites, tuning shops, fuel station, maintenance building, members private garages and a Kart Track. The site is located within Assessors Parcel Numbers 759-170-001, 759-180-001, and 759-190-004.

The private race track and associated building areas are to be built in two (2) phases. Phase I consists of approximately 255 acres on the southerly portion of the 330 acre site which includes the main race track, all race track related buildings, and members private garages. Phase II consists of approximately 75 acres on the northerly portion of the 330 acre site and includes a second portion of the race track and members private garages.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

(a) an 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 Plot Plan No. 24690; 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 Plot Plan No. 24690, 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

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

to defend, indemnify or hold harmless the COUNTY.

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

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24690 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A (Sheets 1-16), Amended No. 3 by Land Development Consultants dated March 29, 2011.

APPROVED EXHIBIT B & C = Exhibit B & C (Sheets 1-18), Amended No. 1 by R2A Architecture dated February 2, 2011.

APPROVED EXHIBIT M = Exhibit M (Pages 1-48) Design Manual

APPROVED EXHIBIT S = Exhibit S = Sound Wall Exhibit

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading. A clearing and grubbing permit is required prior to conducting any clearing and grubbing for exploratory purposes.

10.BS GRADE. 5 USE - PRE-CONSTRUCTION MTG RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 10 USE - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a

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10. GENERAL CONDITIONS

10.BS GRADE. 10 USE - SLOPE STABILITY ANALYSIS (cont.) RECOMMEND

previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

10.BS GRADE. 11 USE - MINIMUM DRAINAGE GRADE RECOMMEND

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMEND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMEND

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

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY RECOMMEND

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

10.BS GRADE. 17 USE - PVT RD GRADING PERMIT RECOMMEND

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

10.BS GRADE. 18 USE - OFFST. PAVED PARKING RECOMMEND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 19 USE - FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

10.BS GRADE. 25 USE* -PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 CVWD WATER AND SEWER SERVICE

RECOMMND

Plot Plan#24690 is proposing Coachella Valley Water District (CVWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with CVWD as well as all other applicable agencies.

FIRE DEPARTMENT

10.FIRE. 1 USE-#04-HIGH PILE/RACK STORAGE

RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2007 CFC Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2007 Edition and NFPA 13, 2002 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 2 USE-#50-BLUE DOT REFLECTOR

RECOMMND

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

10.FIRE. 3 USE-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 1625 GPM for a 3 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type IIB construction per the 2010 CFC and Building(s) having a fire sprinkler system.

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10. GENERAL CONDITIONS

10.FIRE. 4 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 5 USE-#84-TANK PERMITS RECOMMND

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

10.FIRE. 6 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 7 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 8 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot

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10. GENERAL CONDITIONS

10.FIRE. 8 USE-#88A-AUTO/MAN GATES (cont.) RECOMMND

pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FIRE. 9 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be no further than a maximum of 250' from any point on street or road frontage.
The spacing between each hydrant shall be no greater than 500 feet.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 03/01/11 RECOMMND

Plot Plan No. 24690 is a proposal to develop a members only private race track 4.5 miles in length with multiple configurations for simultaneous use with associated race track buildings including 118,300 square foot (sf.) garage/kart track, 75,600 sf. member storage area, 19,160 sf. administration building/tuning shop, 11,300 sf. tuning shop, 45,000 sf. track side garage/luxury box, 11,138 sf. control tower, 3600 sf. corporate tent, 4000 sf. maintenance building, and 269,000 sf. paddock parkable area and fuel station. The 332 gross acre site is located in the Thermal area, north of Avenue 62, south of Avenue 60, east of Tyler Street, and west of Polk Street. This case is associated with Parcel Map Nos. 36293 and 36315.

It should be noted that the District's review is limited to the water quality aspects contained in the WQMP only and that drainage aspects/impacts will be reviewed by other departments/agencies.

The proposed development of this site would adversely impact water quality. To mitigate for these impacts, 77 bioswales are proposed. Additionally, a series of 23 retention basins are proposed to address the site's Hydrologic Conditions of Concern (HCOC) impacts. The bioswales and retention basins are predominantly located in the center track areas.

To ensure adequate contact for pollutant removal, the bioswales have been designed for runoff to enter at the inlets and travel the entire length of the bioswale.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 03/01/11 (cont.) RECOMMND

Runoff will not be allowed to enter from the sides of the swale.

The retention basins are predominantly located in the center track areas. The basins work in series with excess HCOC volume from another tributary area flowing into the preceding basin. It should be noted that the proposed retention basins are designed to address Hydrologic Conditions of Concern impacts only, therefore, runoff from the development areas will be treated by the bioswales prior to entering the respective retention basin areas. Direct precipitation on the basin areas is not considered runoff and therefore clean, not requiring treatment. Based on the preliminary WQMP submitted, the proposed basins do not have adequate capacity to address the entire HCOC volume. However, there is adequate area surrounding the basins to address in volume in the plan check stage.

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 15 USE SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's

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10. GENERAL CONDITIONS

10.FLOOD RI. 15 USE SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

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

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

10.FLOOD RI. 16 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety

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10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources 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 it 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 ethic/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

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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 7 USE - LAND DIVISION REQUIRED RECOMMND

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

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10. GENERAL CONDITIONS

10. PLANNING. 8 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 7:00 a.m. to 11:00 p.m., Monday through Sunday in order to reduce conflict with adjacent zones and/or land uses. Racing on the private race track shall be limited to 7:00 a.m. to 7:00 p.m. Racing on the Kart Track shall be limited to 7:00 a.m. to 7:00 p.m.

10. PLANNING. 9 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10. PLANNING. 11 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in two (2) phases as shown on APPROVED EXHIBIT A. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10. PLANNING. 13 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10. PLANNING. 14 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 15 USE - AGRICULTURE CODES RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 16 USE - NO EA FOR GRADING RECOMMND

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT A, and does not significantly exceed 850,000 cubic yards of cut and 850,000 cubic yards of fill.

10.PLANNING. 17 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - PREVENT DUST & BLOWSAND (cont.) RECOMMND

as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 18 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 19 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 20 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 21 USE - CLOSURE CLEAN UP RECOMMND

The permit holder shall be responsible for the final clean up and restoration of the site. Any remaining materials, equipment and structures associated with the permitted use on the property shall be removed and legally disposed of within thirty (30) days following the cessation of operations allowed by this permit. Additional time may be granted through written determinations by the Director of the Department of Building and Safety.

10.PLANNING. 23 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - BUSINESS LICENSING (cont.) RECOMMND

registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 24 USE - ORD 847-NOISE-POWERTOOLS RECOMMND

In accordance with Section 6. b. of Ordinance No. 847, no person shall operate any power tools or equipment between the hours of 10:00 P.M. and 8:00 A.M. such that the power tools or equipment are audible to the human ear inside an inhabited dwelling other than the dwelling in which the power tools or equipment may be located.

10.PLANNING. 26 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 30 USE - GEO02230 RECOMMND

County Geologic Report (GEO) No. 2230 submitted for this project (PP24690 and PM36293) was prepared by Southern California Soil & Testing, Inc. and is entitled "Preliminary Geotechnical Investigation, Thermal Motorsports Park, (Kohl Ranch Raceway Park), Thermal, California", dated November 17, 2010. In addition, Petra prepared the following documents:

"Response to County of Riverside, Planning Department Review comments of County Geologic Report No. 2230, Preliminary Geotechnical Investigation Report for Proposed thermal 'Motorsports Park, A portion of the Kohl Ranch Specific Plan, Approximately 337 Acre Site Located Southwest of Avenue 60 and Polk Street, Thermal Area, riverside County California", dated March 7, 2011.

"Assumption of Geotechnical Consultant of Record, Propose Thermal Motorsports Park, a Portion of the Kohl Ranch Specific Plan, Approximately 337-Acre Site Located Southwest of Avenue 60 and Polk Street, Thermal Area, Riverside County, California", dated March 14, 2011.

These documents are herein incorporated as a part of GEO02230.

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10. GENERAL CONDITIONS

10.PLANNING. 30 USE - GEO02230 (cont.)

RECOMMND

GEO02230 concluded:

- 1.No active faults are mapped in the vicinity of the site. The potential for surface fault rupture or fissure is minimal.
- 2.The photo lineament observed on several aerial photographs of the site is related to agricultural activities (roads, furrow patterns) that are superimposed on the southeast drainage pattern of the area.
- 3.The anticipated maximum liquefaction-induced settlement is 0.85 inches and maximum localized differential settlement due to liquefaction may be assumed to equal to approximately 0.43 inches. The site is not subject to liquefaction-induced lateral spreading.
- 4.The risk associated with permanent slope in-stability and landsliding is minimal.
- 5.The rockfall hazard is minimal.
- 6.Differential settlement due to site subsidence is expected to be minimal.

GEO02230 recommended:

1. The upper portion of the lake deposits will need to be excavated and replace as compacted fill to provide uniform support for the proposed structures and racetrack.
- 2.Field confirmation of agricultural-related photo lineament during site grading.

GEO02230 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02230 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - NO AUTO WRECKING YARD RECOMMND

No auto wrecking yards shall be allowed under the subject plot plan.

10.PLANNING. 37 USE - NO OVERNIGHT OCCUPANCY RECOMMND

No overnight occupancy shall be allowed on any portion of the 330 acre private race track facility including within members private garages and/or Recreational Vehicles (RV's).

10.PLANNING. 38 USE - CONSTRUCTION STORAGE RECOMMND

Temporary construction equipment and material storage area and soil stockpiling shall be setback a minimum of 100 feet from adjoining property lines and street right-of-way boundaries.

10.PLANNING. 42 USE - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 43 USE - PRIVATE RACE TRACK RECOMMND

The subject plot plan shall be limited to a private race track facility with related private race track buildings and shall not be open to the public, except for the Kart Track on the westerly portion of the site which may be open to the public.

10.PLANNING. 44 USE - TEMPORARY OUTDOOR EVENTS RECOMMND

Any Temporary Outdoor Events that are proposed beyond the scope of the allowed uses of the private race track facility shall be subject to permit requirements of Article XIXa (Temporary Outdoor Events) as indicated in Zoning Ordinance No. 348.

10.PLANNING. 45 USE - INDUST HYGIENE LETTER RECOMMND

The permit holder shall remain in compliance with the requirements of the Department of Public Health, Office of Industrial Hygiene transmittal letter dated December 2, 2010, summarized as follows: Provide noise barriers

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10. GENERAL CONDITIONS

10.PLANNING. 45 USE - INDUST HYGIENE LETTER (cont.) RECOMMND

around the main track using a combination earthen berm and sound wall barriers at least 25 feet high for the west, south, and east shown on Exhibit 3. Sound barriers of minimum 18 gauge corrugated steel walls 10 feet high atop earth berms of 15 feet in height. Sound barriers constructed of minimum 18 gauge corrugated steel at least 15 feet high are to be erected on the north, west, and south sides of the proposed kart track. In addition, solid walls along property lines are proposed opposite garage condominiums facing property lines along 62nd Avenue and Avenue 60.

10.PLANNING. 46 USE - METAL BUILDINGS RECOMMND

The Members Private Garages shall not substantially consist of pre-engineered metal buildings. Notwithstanding the foregoing, the Members Private Garages are allowed to have metal facia or siding.

ADDED BY PLANNING COMMISSION 4/20/11

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3 (ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - COUNTY WEB SITE (cont.) RECOMMND

Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please
call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the
Transportation Department prior to the commencement of any
work within the County road right-of-way.

10.TRANS. 4 USE - SOUTH VALLEY PARKWAY RECOMMND

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

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

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

10.TRANS. 5 USE - PRIVATE STREETS RECOMMND

The internal streets within this land division shall not be
offered for dedication.

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10. GENERAL CONDITIONS

10.TRANS. 6 USE - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed." The protection shall be as approved by the Transportation Department.

10.TRANS. 7 USE - FLOOD HAZARD REPORT RECOMMND

This is a proposal to divide 324.9 acres into a raceway, with all the supporting facilities, commercial garages, parking lots and open space lots. The developer's engineer has prepared a technical drainage study (date August, 2010 revised December 2010 and January 2011, revised March 30, 2011) addressing the on-site drainage issues associated with the specific development areas. The developer will be required to provide a final hydrology of the project site based on the ultimate development condition for the property and identify proposed drainage improvement within the boundaries of the project area. The developer's final hydrology analysis shall document conformance with the Drainage Master Plan for the area and Riverside County ordinances.

The subdivider shall provide mitigation measures to contain 100 percent retention of the incremental increase of the post-development runoff from the 100 year storm as part of the drainage improvements for this project.

10.TRANS. 8 USE - FLOOD HAZARD REPORT 2 RECOMMND

A portion of this project is located in an area designated Zone D on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency. Zone D is defined as an area of undetermined but possible risk of flood hazard. The remainder is designated as Zone X.

10.TRANS. 9 USE - FLOOD HAZARD REPORT 3 RECOMMND

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will

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10. GENERAL CONDITIONS

10.TRANS. 9 USE - FLOOD HAZARD REPORT 3 (cont.) RECOMMND

provide regional flood protection to the Thousand Palms area. The Coachella Valley Water District is currently in the planning phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance No. 458.12.

10.TRANS. 10 USE - DRAINAGE 4 RECOMMND

The developer shall delineate and record by separate instrument the locations of the drainage channels to the benefit of CVWD or Riverside County over said area for flood control purposes unless otherwise agreed to by the Director of Transportation. The land divider shall comply with the Coachella Valley Water District (CVWD) recommendations as outlined in their letter dated November 1, 2010, revised March 30, 2011. A note shall be placed on the final map as follows: "Prior to the development of this land division Drainage Easements shall be defined and recorded by separate instrument to the benefit of CVWD or Riverside County over said areas for flood control purposes. Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by CVWD or the Director of Transportation".

10.TRANS. 11 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated March 31, 2011 from Alan French to Majeed Farshad.

10.TRANS. 12 USE - RETENTION BASIN MAINTEN RECOMMND

Maintenance of the basins, paseos and drainage facilities shall be the responsibility of Property Owners Association or individual property landowners as approved by the Transportation Department. Proper documentation will be provided in the form of an 'Operational and Maintenance responsibilities requirements' or CC&R's to the satisfaction of the County of Riverside defining the maintenance responsibilities of the individual landowners. Adequate areas shall be incorporated into the final improvements to accommodate maintenance access to and along the proposed basins, paseos and drainage facilities.

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10. GENERAL CONDITIONS

10.TRANS. 13 USE - GROUND WATER BASIN RECOMMND

The groundwater basin in the Coachella Valley is in a state of overdraft. Each new dwelling unit contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The elements of this plan shall be incorporated in the environmental mitigation plan for this development to reduce its negative impact on the Coachella Valley groundwater basin.

10.TRANS. 14 USE - DRAIN EASEMENT RECOMMND

Coachella Valley Water District will need replacement or additional drainage and sanitation facilities to provide for the orderly expansion of its drainage and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, and other facilities. The project proponent may be required to install these facilities and provide land and/or easement on which some of these facilities will be located. The sites shall be shown on the tract map as lots or easements to be deeded to the District for such purposes. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

10.TRANS. 15 USE - PERP DRAIN PATT/FACILITY RECOMMND

Development of this property shall be coordinated with the development of adjacent properties. This may require the construction of temporary and/or permanent drainage facilities or offsite construction and grading.

10.TRANS. 16 USE - PRIVATE STREETS RECOMMND

The internal Streets within this project shall not be offered for dedication.

10.TRANS. 17 USE - TS/CONDITIONS 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.

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10. GENERAL CONDITIONS

10.TRANS. 17

USE - TS/CONDITIONS (cont.)

RECOMMND

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.

Airport Blvd. (NS) at:
SR-86S (EW)
Grapefruit Blvd. (EW)
Polk Street (EW)
Harrison Street (EW)

Polk Street (NS) at:
60th Avenue (EW)
62nd Avenue (EW)
57th Avenue (EW)
58th Avenue (EW)
Project Driveway (EW)

Project Driveway (NS) at:
62nd Avenue (EW)

Tyler Street (NS) at:
Project Driveway (EW)

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

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

10.TRANS. 18

USE - WATER SUPPLY ASSMNT/VERI

RECOMMND

CVWD requires an approved Water Supply Assessment (WSA) and /or Water Supply Verification (WSV) as part of the specific plan requirements. The project proponent is in contact with the District discussing the preparation of the WSA/WSV. CVWD requests withholding issuance of permits for this

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10. GENERAL CONDITIONS

10.TRANS. 18 USE - WATER SUPPLY ASSMNT/VERI (cont.) RECOMMND

project until the WSA/WSV has been approved.

10.TRANS. 19 USE - SANITATION SERVICE RECOMMND

CVWD has issued a notice for sanitation service that can only be used and relied upon for the specific property it was issued for and shall expire three (3) years from date of issuance. Sanitation service remains at all times subject to changes in regulations adopted by the District's Board of Directors including reductions in or suspensions of service.

10.TRANS. 20 USE - ACCESS RESTRICTION RECOMMND

Tyler Street from 60th Avenue southerly to northerly boundary of Parcel 3 of Parcel Map No. 36315 shall be restricted for access purposes as approved by the Transportation Department. Only temporary access maybe approved by an encroachment permit until new alignment of Tyler Street is constructed to meet Specific Plan No. 303, Amended No. 2. This portion of Tyler Street shall be vacated once the new alignment of Tyler Street is in place.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.) RECOMMND

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's letter regarding this application, or if not specifically addressed in their letter, to accommodate 100 year storm flows.

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 9 USE - RECORDED ESMT REQ'D RECOMI

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE* -PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 USE* -PM10 PLAN REQUIRED (cont.) RECOMMND

prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 14 USE* PM 10 CLASS REQUIRED RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

FIRE DEPARTMENT

60.FIRE. 1 USE-#75-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 USE OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PARKS DEPARTMENT

60.PARKS. 1 USE - TRAILS AND BIKE WAYS RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan conforming to SP 303 A2 Figure IV-10 to the Regional Park and Open-Space District for approval. This plan shall show the trail(s) in a graded condition and ready for construction.

PLANNING DEPARTMENT

60.PLANNING. 1 GEN- CULTURAL RESOURCES PROFE RECOMMND

As a result of adopted conditions for Specific Plan 303A2, it has been determined that archaeological monitoring of the grubbing, grading, and trenching shall be required for this project. Because underground irrigation tile lines were installed many years ago, archaeological monitoring shall be focused on those areas not previously disturbed by the tile line installations. Additionally, if existing tile lines are to be removed, they are to be documented by the project archaeologist and the removal trenches inspected for any indications of subsurface cultural deposits. The applicant shall submit 3 copies of the tile line removal

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

GEN- CULTURAL RESOURCES PROFE (cont.)

RECOMMND

plan to the County Archaeologist, and a copy to the Project Archaeologist and a copy to the tribal monitor.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 3

GEN- TRIBAL MONITORING

RECOMMND

As a result of conditions of approval for Specific Plan 303A2, tribal monitoring of the grubbing, grading, and trenching shall be required for this project for the purpose of tribal consultation should any prehistoric Native American cultural deposits be uncovered. Tribal

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

GEN- TRIBAL MONITORING (cont.)

RECOMMND

monitoring is not required in areas not requiring archaeological monitoring.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor designated by the Torres-Martinez Band of Desert Cahuilla Indians. This group shall be known as the Tribal Monitor for this project. The contract shall address 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(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist, for the purposes of tribal consultation.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1) The Tribal Monitor is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process.

2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all Tribal interests only.

3) This agreement shall not modify any condition of approval or mitigation measure.

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 GEN- TRIBAL MONITORING (cont.) (cont.) RECOMMND

forty-five (45) days, if an agreement with the tribe has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 4 USE - PM10 MITIGATION PLAN RECOMMND

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

60.PLANNING. 6 USE - CVWD CLEARANCE RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated March 30, 2011, summarized as follows: Prior to issuance of grading permits, the developer will be required to prepare detailed plans for drainage facilities to collect, route, and redistribute flows from Valley Floor drainage impacting the development in a manner reasonably consistent with pre-project conditions. The report titled "Drainage Report - Thermal Motor Sports Park," dated March 2011 and prepared by Albert A Webb Associates shall be used in the design of the drainage facilities.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 24690, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 7 USE - PALEO PRIMP & MONITOR

RECOMMND

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.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND
implementation of the PRIMP.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND
A clearance from the Transportation Department is required prior to the issuance of a grading permit.

60.TRANS. 3 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND
When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 5 USE - OBTAIN L&LMD APPLICATION RECOMMND
Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS._____ and 90.TRANS._____.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 6 USE - SOUTH VALLEY PARKWAY RECOMMND
The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 USE - SOUTH VALLEY PARKWAY (cont.) RECOMMND

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

60.TRANS. 7 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated March 31, 2011 from Alan French to Majeed Farshad.

60.TRANS. 8 USE - DRAINAGE SUBMIT PLANS RECOMMND

The developer shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The developer shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to CVWD and Riverside County Transportation for review and approval. The developer shall pay all fees as required by CVWD and Riverside County Transportation Department.

60.TRANS. 9 USE - EASEMENT FOR DRAINAGE RECOMMND

The developer will prepare and record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

60.TRANS. 10 USE - TYPICAL SITE GRADING RECOMMND

All on-site grading shall be graded to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 10 USE - TYPICAL SITE GRADING (cont.) RECOMMND

adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

60.TRANS. 11 USE - EXISTING DRAINAGE FACILI RECOMMND

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. The District will consider use of these facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

60.TRANS. 12 USE - USBR FAC & AGGRICLTR DRA RECOMMND

There are existing US Bureau of Reclamation (USBR) facilities and District and private agricultural drain lines not shown on the development plans. There may be conflicts with these facilities. CVWD requests that prior to recordation of the map utility clearances have been completed with the district. The USBR conflicts include but are not limited to laterals 123.45-1.3-3.9LT, 123.45-1.3-4.6LT and 99.8-0.51-2.5-2.0RT. The District conflicts include but are not limited to Ave 61 and Ave 62 Drains.

60.TRANS. 13 USE - DRAINAGE 4 RECOMMND

The developer shall delineate and record by separate instrument if not shown on the map, the locations of the drainage channels to the benefit of CVWD or Riverside County over said area for flood control purposes unless otherwise agreed to by the Director of Transportation. The land divider shall comply with the Coachella Valley Water District (CVWD) recommendations as outlined in their letter dated November 1, 2010, revised March 30, 2011. A note shall be placed on the final map as follows: "Prior to the development of this land division Drainage Easements shall be defined and recorded by separate instrument to the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 13 USE - DRAINAGE 4 (cont.) RECOMMND

benefit of CVWD or Riverside County over said areas for flood control purposes.

60.TRANS. 14 USE - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

60.TRANS. 15 USE - CREDIT/REIMBURSEMENT 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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

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

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PALEO MONITORING REPORT (cont.) RECOMMND

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.

TRANS DEPARTMENT

70.TRANS. 1 USE - EROSION CONTROL RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

70.TRANS. 2 USE - DRAINAGE IMPROV COMPLETE RECOMMND

All drainage improvements including the construction of channels, culverts, storm drains, inlet/outlet structures, are required to be completed prior to occupancy.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND

civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Submitting a Contractors Statement of Conformance form (284-259).

4.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

5.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide permanent stabilization of site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 3 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 3 USE-#4-WATER PLANS (cont.) RECOMMND

10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 1 USE CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

80.PLANNING. 2 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - MITIGATION MONITORING

RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and EIR No. 396 which must be satisfied prior to the issuance of a building permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

80.PLANNING. 5 USE - HEIGHT LIMITATIONS

RECOMMND

The control tower building shall not exceed 70 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 6 USE - ACOUSTICAL STUDY

RECOMMND

The permittee shall have four (4) copies of a certified acoustical study performed by a professional acoustician prepared which outlines methods by which interior sound levels within any residential structure or office spaces of the principal buildings of the proposed use will be maintained at no more than 45 db(A) 10 Minute Leq. and that airborne sound insulation methods will comply with Chapter 35 of the Uniform Building Code. The study shall be submitted to the Health Services Agency, Office of industrial Hygiene for review and comment (the permittee may be assessed review fees not to exceed the Agency's hourly rate) and shall forward the study along with any comments of the Health Service Agency and corrections to the Planning Department for approval.

80.PLANNING. 7 USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department. The developer shall provide adequate areas for collecting and loading recyclable materials such as paper

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 USE - WASTE MGMT. CLEARANCE (cont.) RECOMMND

products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 8 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Coachella Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 9 USE - SHERIFF'S LETTER RECOMMND

A clearance letter from Riverside County Sheriff's Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated October 4, 2010 summarized as follows: Exterior Building Security, Exterior Lighting Plan, Surveillance System, Alarm System, Business Numbering or Monument; the developer shall provide a graffiti resistant surface on all outermost walls and structures; walkways and parking areas shall be visible to the public and emergency vehicles; lighting shall discourage illicit activities; the construction areas shall be enclosed by a temporary six (6) foot chain link fence; the developer/builder's name shall be conspicuously posted on the site; and, the construction site shall have a clearly designated point of contact.

80.PLANNING. 10 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 12 USE - REQD APPLICATIONS RECOMMND

No building permits shall be issued until Specific Plan No. 303, Amended No. 2 and Change of Zone No. 7742 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

80.PLANNING. 16 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 USE - LIGHTING PLANS (cont.) RECOMMND

Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 17 USE - ALUC CLEARANCE RECOMMND

A clearance letter from the Airport Land Use Commission (ALUC) shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated November 29, 2010, which a copy is attached.

80.PLANNING. 21 USE - SP PLANNING AREA LEGAL RECOMMND

Prior to the issuance of any building permit within a Planning Area of Specific Plan No. 303 (The Kohl Ranch - Coachella) the first applicant, or their successor, for a building permit within each Planning Area, shall submit to the Planning Department correct legal descriptions for the Specific Plan Planning Area(s) within which the proposed project is located.

80.PLANNING. 22 USE - CC&R C/I MO COMMON EASE RECOMMND

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 to Planning Department for review along with the current fee, which documents shall be subject to County Counsel review:

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 at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 USE - CC&R C/I MO COMMON EASE (cont.)

RECOMMND

County Counsel.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a maintenance operator, and d) contain the following provisions verbatim:

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

The Maintenance Operator established herein shall manage and continuously maintain the 'landscape area', more particularly described on Exhibit '___', attached hereto.

The Maintenance Operator shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'landscape 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' or any reciprocal easement established pursuant to the Declaration."

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.

80.PLANNING. 23 USE - CC&R C/I MO COMMON LOT

RECOMMND

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 to for review along with the current fee, which documents shall be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23

USE - CC&R C/I MO COMMON LOT (cont.)

RECOMMND

subject 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 at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by County Counsel.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a maintenance operator, and d) contain the following provisions verbatim:

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

The Maintenance Operator established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not be 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 Maintenance Operator shall have the right to assess the owners of each individual parcel 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 USE - CC&R C/I MO COMMON LOT (cont.) (cont.) RECOMMND

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' or any reciprocal easement established pursuant to the Declaration."

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.

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF RECOMMND

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

80.TRANS. 4 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way along 62nd Avenue shall be conveyed for public use to provide for a 110-foot half-width right-of-way.

Sufficient public street right-of-way along Polk Street shall be conveyed for public use to provide for a 64-foot half-width right-of-way.

Sufficient public street right-of-way along Tyler Street shall be conveyed for public use to provide for a 64-foot half-width right-of-way.

Sufficient public street right-of-way along 60th Avenue shall be conveyed for public use to provide for a 39-foot half-width right-of-way.

Sufficient public street right-of-way along Street "C" shall be conveyed for public use to provide for a 100-foot full-width right-of-way.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - MAP CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

80.TRANS. 10 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (2) Trails along 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (3) Streetlights on 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (4) Graffiti abatement of walls and other permanent structure along 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (5) Street sweeping along 62nd, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (6) Bio-swales and/or fossil filters within 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 10 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 12 USE - LIGHTING PLAN RECOMMND

A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 13 USE -LANDSCAPING/TRAIL COM/IND RECOMM

Landscaping (and/or trails) within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within 62nd Avenue, Polk Street, Tyler Street and 60th Avenue and submitted to the Transportation Department. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving, sand and gravel is encouraged. The use of grass, sod and other water intense ground cover materials will not be permitted.

Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 14

USE - SOUTH VALLEY PARKWAY

RECOMMND

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

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

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

80.TRANS. 15

USE - FINAL MAP DRAIN EASMT 1

RECOMMND

Proposed retention basins shall be designed of adequate size to retain 100 percent incremental increase of the post-development storm water runoff from the 100 year storm event. The 100 percent retention of the incremental increase of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project. The subdivider shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin design. Preliminary design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16 USE - DRAINAGE EASEMENT RECOMMND

All drainage easements must be 20 feet wide, minimum,
located all on one side of a property line.

80.TRANS. 17 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter
dated March 31, 2011 from Alan French to Majeed Farshad.

80.TRANS. 18 USE - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design
of traffic signal(s) at the intersections of:

None

80.TRANS. 19 USE - TS/GEOMETRICS RECOMMND

The intersection of Polk Street (NS) at Airport Blvd. (EW)
shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one right-turn lane -
stop controlled

Southbound: N/A

Eastbound: one through lane

Westbound: one left-turn lane, one through lane

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

Northbound: one through lane

Southbound: one through lane

Eastbound: one through lane

Westbound: one through lane

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

Northbound: one left-turn lane, one through lane

Southbound: one through lane, one right-turn lane

Eastbound: one left-turn lane, one right-turn lane -
stop controlled

Westbound: N/A

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 19 USE - TS/GEOMETRICS (cont.)

RECOMMND

Northbound: one through lane - stop controlled
Southbound: one left-turn lane, two through lanes (one lane striped out), one right-turn lane - stop controlled
Eastbound: one left-turn lane, one through lane
Westbound: one through lane

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

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

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

Northbound: one through lane, one right-turn lane
Southbound: one shared left-turn/through lane
Eastbound: N/A
Westbound: one left-turn, one right-turn lane - stop controlled

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.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment controlled BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment controlled BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment controlled BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment controlled BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment controlled BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Sub-grade inspection prior to base placement.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.)

RECOMMND

2. Base inspection prior to paving.
3. Precise grade inspection of entire permit area.
 - a. Inspection of Final Paving
 - b. Precise Grade Inspection
 - c. Inspection of onsite storm drain facilities
 - d. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#66-DISPLAY BOARDS RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3

USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 4

USE-#83-AUTO/MAN FIRE ALARM

RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 5

USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 6

USE-#36-HOOD DUCTS

RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 6 USE-#36-HOOD DUCTS (cont.)

RECOMMND

electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However; a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

90.FIRE. 7 FINAL INSPECTION

RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777
Murrieta office (951)600-6160
Indio Office (760)863-8886

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PARKS DEPARTMENT

90.PARKS. 1 USE -TRAILS AND BIKE WAYS

RECOMMND

Submit letter to the Regional Park and Open-Space District stating that the trails and bikeways have been constructed in accordance to the approved plans.

PLANNING DEPARTMENT

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 589 parking spaces shall be provided as shown on the APPROVED EXHIBIT A which consists of 105 spaces for the Team Garage, 50 spaces for Members Storage, 42 spaces for Admin/Registration Building, 42 spaces for the Tuning Shop, 136 spaces for the Track Side Garage, 82 spaces for the Control Tower, 60 spaces for the Corporate Tent, 20 spaces for the Maintenance Building, and 52 spaces for the Kart Track, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 3 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of twenty-one (21) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 4 USE - LIGHTING PLAN COMPLY

RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - LIGHTING PLAN COMPLY (cont.) RECOMMND

and Safety for plan check approval nd shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 6 USE - INSTALL BIKE RACKS RECOMMND

Class II bicycle racks with a minimum of 18 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 7 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 8 USE - TRASH ENCLOSURES RECOMMND

Trash enclosures shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - HEIGHT LIMITATIONS RECOMMND

The Control Tower within this permit shall not exceed 70 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

90.PLANNING. 12 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 13 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of the approved acoustical study supplied to the Department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 15 USE - LOADING SPACES RECOMMND

A minimum of twelve (12) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 16 USE - PHASE I ORD. NO. 659 RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16

USE - PHASE I ORD. NO. 659 (cont.)

RECOMMND

shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24690 (Phase I) has been calculated to be 69.93 acres plus .17 acres for each founders lot (members private garage).

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 17

USE - PHASE II ORD. NO. 659

RECOMMND

For Phase 2, prior to the issuance of either a certificate of occupancy or prior to building permit final inspection for Phase 2, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 17 USE - PHASE II ORD. NO. 659 (cont.)

RECOMMND

"Project Area," as defined in the Ordinance, which shall mean the area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Phase 2 of Plot Plan No. 24690 has been calculated to be 13.65 acres plus .17 acres for each founders lot (members private garage).

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 18 USE - PHASE I PERIMETER WALL

RECOMMND

Prior to final building inspection of the race track pavement for Phase I, a minimum six (6) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along Polk Street, Tyler Street, and Avenue 62. The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

90.PLANNING. 20 USE - PHASE I SOUND BERM/WALL

RECOMMND

Prior to final building inspection of the race track pavement for Phase I, a minimum 15 foot high landscaped earthen berm and 10 foot high steel wall on top of the earthen berm shall be constructed along portions of the private race track in accordance with Exhibit S.

Prior to final building inspection of the Kart Track pavement, a minimum 15 foot high steel wall shall be constructed along portions of the Kart Track in accordance with Exhibit S.

The required walls and/or berms shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 USE - PHASE I SOUND BERM/WALL (cont.) RECOMMND
landscaping plans.

90.PLANNING. 21 USE - PHASE II PERIMETER WALL RECOMMND

Prior to final building inspection of the race track pavement for Phase II, a six (6) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along Avenue 60 and easterly boundary of Phase II. The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

90.PLANNING. 22 USE - PHASE II SOUND BERM/WALL RECOMMND

Prior to final building inspection of the race track pavement for Phase II, a 15 foot high landscape earthen berm and 10 foot high steel wall on top of the earthen berm shall be constructed along portions of the race track in accordance with Exhibit S. The required walls and/or berms shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

90.PLANNING. 24 USE - CVWD CLEARANCE RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated March 30, 2011, a copy which is attached.

TRANS DEPARTMENT

90.TRANS. 1 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with Specific Plan No. 303, Amended No. 2.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 7 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 8 USE - STREETLIGHTS INSTALL RECOMI

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 12 USE - IMPROVEMENTS RECOMMND

62nd Avenue along project boundary is a paved County maintained road designated as an Expressway and shall be improved with concrete curb and gutter, curbed landscape median (half-width landscaped within full-width graded median), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 110-foot half-width dedicated right-of-way and existing right-of-way south of the centerline, in accordance with

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 USE - IMPROVEMENTS (cont.)

RECOMMND

County Standard No. 82, pages 1 & 2 (126' / 220') Modified (as shown on Kohl Ranch Specific Plan No. 303, Amended No. 2) and Amendment No. 3 of Plot Plan 24690.

NOTE: A 8-foot wide meandering concrete sidewalk shall be constructed within the 21' parkway per Standard No. 404.

Above mentioned improvements shall include 10-foot wide trail.

Polk Street along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with concrete curb and gutter, curbed and landscaped median (half-width landscaped within full-width graded median), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 64-foot half-width dedicated right-of-way provided there is a 14-foot wide pavement for northbound traffic lane, in accordance with County Standard No. 92, pages 1 & 2. (86' / 128') Modified (as shown on Kohl Ranch Specific Plan No. 303, Amended No. 2) and Amendment No. 3 of Plot Plan No. 24690.

NOTE: A 5-foot wide meandering concrete sidewalk shall be constructed within the 21' parkway per Standard No. 404.

Above mentioned improvements shall include Class II Bike Path.

Tyler Street along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with concrete curb and gutter, curbed and landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 64-foot half-width dedicated right-of-way in accordance with County Standard No. 92, pages 1 & 2. (86' / 128') Modified (as shown on Kohl Ranch Specific Plan No. 303, Amended No. 2) and Amendment No. 3 of Plot Plan No. 24690.

NOTE: A 6-foot wide meandering concrete sidewalk shall be constructed within the 21' parkway per Standard 404.

PLOT PLAN:TRANSMITTED Case #: PP24690

Parcel: 759-170-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 USE - IMPROVEMENTS (cont.) (cont.)

RECOMMND

Above mentioned improvements shall include 10-foot wide trial and Class II Bike Path.

60th Avenue along project boundary is a paved County maintained road designated as an Industrial Collector and shall be improved with concrete curb and gutter, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 39-foot full-width dedicated right-of-way in accordance with County Standard No. 111. (56' / 78') Modified (as shown on Kohl Ranch Specific Plan No. 303, Amended No. 2) and Amendment No. 3 of Plot Plan No. 24690.

NOTE: A 6-foot wide concrete sidewalk shall be constructed adjacent to curb line within the 9' parkway.

Street "C" shall be designated as a Modified Arterial Highway and shall be improved with 86-foot full-width AC pavement, concrete curb and gutter, landscaped median, and 10-foot sidewalk at back of curb, within 106-foot full width dedicated right-of-way.

90.TRANS. 13 USE - INTERNAL STREETS

RECOMMND

The internal streets designated as Street "A" thru Street "F-1" and Street "J-1 thru Street "N" are private streets and shall not be offered for dedication.

Wedge curb shall be installed along all internal private streets within the project.

Five foot wide concrete sidewalks shall be installed within a separate easement on both sides of all internal private streets along lot frontage with the exception of common lots.

Standard cul-de-sacs, off-set cul-de-sacs and knuckles shall be installed throughout the project.

Roundabouts shall be designed and constructed as approved by the Transportation Department. The circle at the center of the roundabouts (center islands) shall have a minimum radius of 20-feet and a minimum travel way radius of 40-feet (circulatory roadway width of 20-feet).

FRONT PLAN: TRANSMITTED Case #: PP24690

Parcel: 759-170-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13 USE - INTERNAL STREETS (cont.) RECOMMND

All streets shall be designed in accordance with Standard No. 114.

Any diviation from Standard County street design or approved street design within Specific Plan No. 303, as amended, shall be as approved by the Transportation Department.

90.TRANS. 15 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS. 16 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 20 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 20

USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (2) Trails along 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (3) Streetlights on 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (4) Graffiti abatement of walls and other permanent structures along 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (5) Street sweeping along 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (6) Bio-swailes and/or fossil filters within 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".

90.TRANS. 22

USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 23

USE - LANDSCAPING COMM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 24

USE - CONSTRUCT RAMP

RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 25

USE - SOUTH VALLEY PARKWAY

RECOMMND

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

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

Prior to the issuance of building permits the project 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

PLOT PLAN:TRANSMITTED Case #: PP24690

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 25 USE - SOUTH VALLEY PARKWAY (cont.) RECOMMND

cumulative impacts or as approved by the Transportation Department.

90.TRANS. 26 USE - DRAINAGE IMPRV NOTICE RECOMMND

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention basins are required to be completed prior to occupancy.

90.TRANS. 27 USE - EASEMENT FOR DRAINAGE 2 RECOMMND

The developer will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

90.TRANS. 28 USE - OWNER MAINTENANCE NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any parcel that the owners of individual parcels are responsible for the maintenance of the drainage facility. A viable maintenance mechanism acceptable to Riverside County should be provided for the lake and drainage systems. The subdivider shall prepare the CC&R and obtain approval from Riverside County Transportation Department regarding the maintenance of the drainage systems. The CC&R shall include the language that HOA will inspect the systems a minimum two times a year and also remove debris from the basins two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.

90.TRANS. 30 USE - DRAINAGE IMPROV COMPLETE RECOMMND

All drainage improvements including the construction of channels, culverts, storm drains, inlet/outlet structures, are required to be completed prior to occupancy.

05/10/11
10:12

Riverside County LMS
CONDITIONS OF APPROVAL

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Parcel: 759-170-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 31

USE - TS/INSTALLATION

RECOMMEND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

None



Date: December 2, 2010

To: Jay Olivas
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502
Phone (951) 955 8631/Fax: (951) 955-2489

From: Steven D. Hinde, REHS, CIH *SDH*
Senior Industrial Hygienist
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5096

Project Reviewed: The Kohl Ranch Specific Plan No. 303, Amendment 2 , Plot, Plan No. 24690, Change of Zone No. 07055, General Plan Amendment No. 720 & 7212, Environmental Investigation Report #471

Reference Number: 96781

Applicant: Jeff Dinkin
Regent Properties, Inc.
11990 San Vicente Blvd. Ste. 200
Los Angeles, CA 90049

Noise Consultant: Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

Review Stage: First Review

Information Provided: "Preliminary Acoustical Impact Analysis, The Kohl Ranch, Specific Plan No. 303, Amendment 2, Prepared Regent Properties, Inc." dated November 2010



Noise Standards:

I. For Stationary Noise Sources:

A. Standards:

Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels:

- a) 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

B. Requirement for Determination of Community Noise Impact:

a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.

b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.

c) Required Modeling Parameters for Stationary Sources:

- i. Stationary sources are to be modeled as "point" sources.
- ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, whichever yields the worst-case results.
- iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
- iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent

continuous sound levels" [or, Leq] averaged over a ten minute period.

- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

II. For Traffic Noise Sources to Residential Structures:

Noise Standards:

- 1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
- 2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
- 3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Primary Road Modeling Parameters

Roadway	Roadway Classification	Right-of-way (feet)	# of Lanes	ADT
Harrison St /Hwy 86	Urban Arterial	152	6	43,100
Ave. 62	Expressway	220	6	49,000
Ave. 64	Major	118	4	27,300
Ave. 66	Urban Arterial	152	6	43,100
Polk Street	Arterial	128	4	28,700
Tyler St. / Ave. 60	Arterial	128	4	28,700
Tyler Street N/O Ave. 64	Secondary	100	4	20,700
Tyler Street S/O of Ave. 64	Secondary	94	4	20,700
"C" & "E" Street	Secondary	100	4	20,700

Average daily traffic (ADT) from the County General Plan classifies ADT data quoted from the "Western Coachella Valley Area Plan", Figure 7", dated 10/07/2003.

2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Secondary highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

For Urban Arterial, Major highways and Expressways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

3. Traffic Speed of 40 MPH.
4. Modeling for Harrison Street, Ave. 62, Ave. 64, Ave. 66, Polk Street, and Tyler Street was done using a "hard site" assumption.
5. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
6. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
7. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Wall barriers will be required for residential properties and track along the south and east, west, expressway, urban arterial, arterial and major and other roads that are secondary in size or greater.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

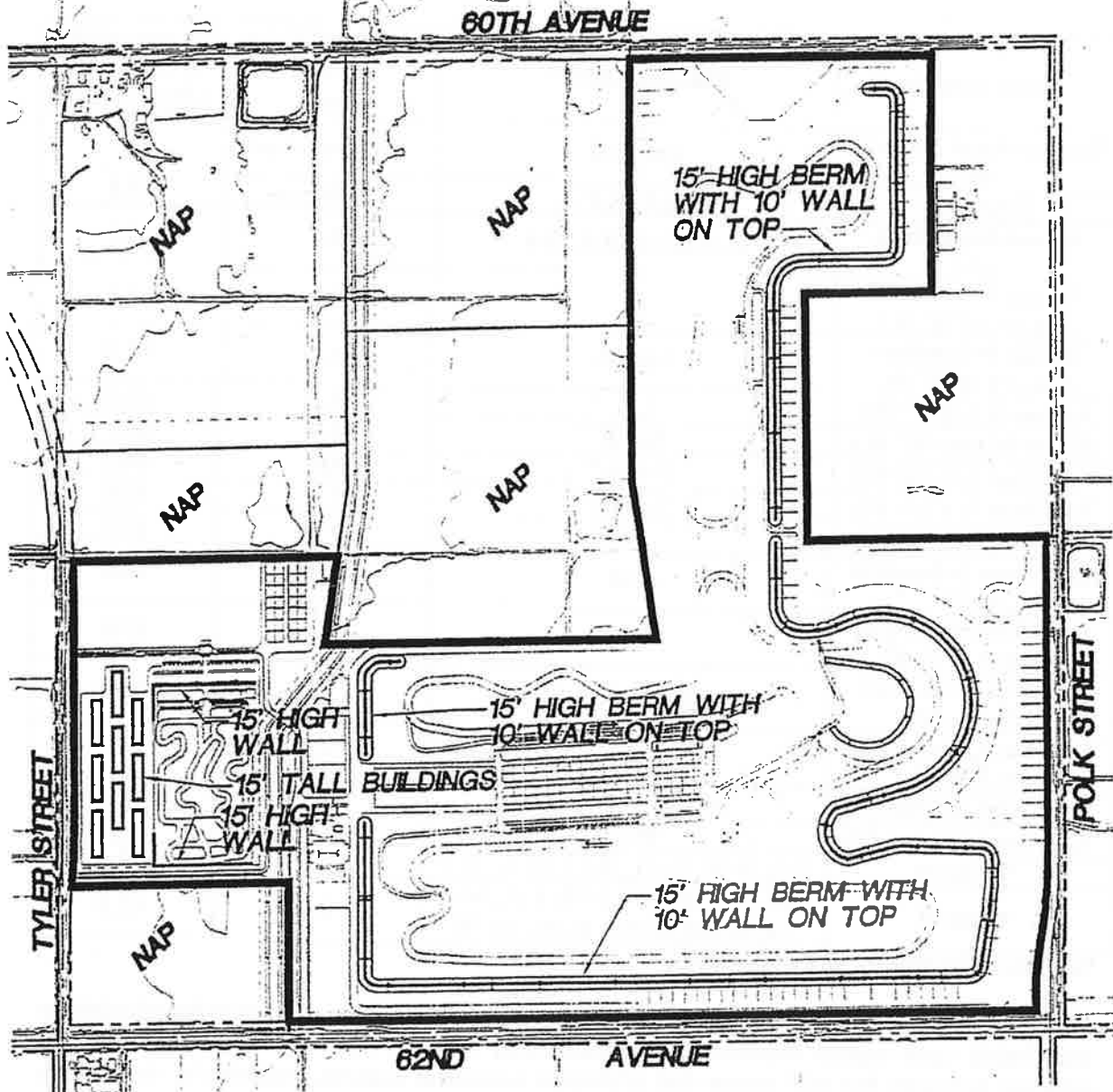
1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL) and the exterior noise level shall not exceed 65 Ldn (CNEL).
3. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
4. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
5. When feasible, try to coordinate the noisiest operations simultaneously in the construction program to avoid prolong periods of annoyance.
6. Stationary noise-generation construction equipment shall be placed a minimum of 446 feet from the property line of the closest existing residential property line and school boundary (adjacent to the properties boundaries), when and where feasible.
7. Provide noise barriers around the main tract using a combination earthen berm and wall sound barriers at least 25 feet high for the west, south and east shown on Exhibit 3 (see attachment). Sound barriers of minimum 18 gauge corrugated steel walls 10 feet high atop earth berms of 15 feet high. Sound barriers constructed of minimum 18 gauge corrugated steel at least 15 feet high are proposed to be erect north, west, and south sides of the proposed kart racing tract. In addition, solid walls property line security walls 7 feet high are proposed opposite garage condominiums facing the property lines along 62nd Ave. and Ave. 60.
8. Provide stationary attenuation barriers constructed to heights and also the planning areas specified in Figure 8 and Table 6 (see attachment) from the noise report. The barriers will range from 5 to 9 feet. The barriers are to be made of decorative masonry block or other material of sufficient weight (3.5 pounds per square foot) with no decorative cutouts or line of sight openings between the property and

adjacent land uses.

9. Perform a final acoustical impact analysis once precise grading and architectural plans are made available and prior to building issuance for all residential planning areas in order that the exterior standards are achieved and interior are reduced to 45 dBA or less.
10. Thermal Motor Park developers shall install automatic noise monitors that can continuously measure trackside noise levels and even log the day and time of any measured levels in excess of the trackside noise limit.
11. One automatic noise monitor should be positioned at an appropriate location adjacent to each track configuration capable of being operated as separate course. The tract developer shall employ full-time personnel to closely monitor all tract operations from, a central control tower.
12. Log any trackside noise limit violations recorded by the automatic noise monitors will result in immediate investigation by trackside personnel. The center tower would notify the individual control position of each track registered a violation of the noise limit. The individual track control would then be responsible to identify and remove the offending vehicle(s) from the track.
13. The project should use a trackside maximum noise level of 105 dBA at a distance of 50 feet from the edge of racing surface for the northern tract configuration. The southern tract configuration should use a reduced level of 100 dBA at a distance of 50 feet. However, the trackside noise limit can be raised to 103 dBA at 50 feet distance as long as no more than 20 cars are allowed on the south/full course at one time. The kart track should have a maximum of 95 dBA at a distance of 50 feet. Since most racing event practice, qualifying and racing session are more than 10 minutes in duration, the worse-case trackside average noise level will be directly compared to the County's 65 dBA Leq (10 minutes) daytime exterior noise limit.
14. Vehicles are to be removed from the track for a noise violation and must receive repairs/changes to reduce the noise output and return to the vehicle inspection station before it can be returned to the tract.
15. Our department (Office of Industrial Hygiene) must receive, review and approve an final acoustical report (as listed above) addressing the noise that might be produced from traffic noise impact to residential structures and stationary noise sources for prior to pulling building permits and planned residential areas.
16. The applicant shall fill out an acoustical review application form and pay review fees afterwards to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

EXHIBIT A
NOISE MITIGATION
MEASURES
THERMAL MOTORSPORTS PARK

EXHIBIT 3
SITE PLAN



SCALE: 1"=800'

PREPARED BY:



LAND PLANNERS
DEVELOPMENT SURVEYORS
CONSULTANTS CIVIL ENGINEERS
1320 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CA 92705
(714) 267-7700 (714) 267-7707 FAX

PREPARED FOR:

MR. PHIL CLAYTON
TRM 122, LLC
50-855 WASHINGTON STREET, #0234
LA QUINTA, CA 92553
(310) 486-4774

EXHIBIT A
NOISE MITIGATION
MEASURES
THERMAL MOTORSPORTS PARK

DATE:

JULY 12, 2010

Table 6
On-site Mitigated Exterior Noise Levels

Noise Source	Planning Area*	Height of Noise Barrier (feet)	Attenuated Noise Level (dBA CNEL)
Harrison Street/ Highway 86	C-1, C-2	None required	--
Avenue 62	C-2, C-6, F-3	9.0	64.4
Avenue 64 (northern side)	G-7, G-13, H-5, H-9	8.5	64.9
Avenue 64 (southern side, e/o of "E" St.)	J-1	6.1	63.3
Avenue 64 (southern side, w/o of "E" St.)	I-8, I-4	6.1	62.8
Avenue 66 (e/o "E" St.)	L-1	6.3	65.0
Avenue 66 (w/o "E" St.)	M-7E	6.7	64.9
Polk Street (n/o Ave 64)	H-9, H-7	6.0	64.7
Polk Street (s/o Ave 64)	L-1, J-4, J-1	7.0	65.0
Polk Street (s/o Ave 62)	F-3	9.0	64.5
Tyler Street (adjacent to NAP)	C-8	5.1	64.0
Tyler Street (n/o Ave 62 adjacent to Park)	C-4	8.5	65.0
Tyler Street/Ave 60 (n/o Ave 62)	B-1, B-2, B-5, B-6, C-6	5.1	61.9
Tyler Street (just n/o and s/o Ave 64)	G-7, I-4, I-7	5.0	62.3
Tyler Street (n/o Ave 64)	G-7	5.2	65.0
Tyler Street (s/o Ave 64)	M-1B	5.3	64.3
"C" Street	G-5, G-10, G-11, G-13, G-7, G-8	6.1	62.6
"E" Street	J-1, L-1, I-8, I-9, I-10, I-11, M-7A, M-6B, M-7D, M-7C, M-7E	6.1	62.6


*See Figure 2 for Planning Area (PA) numbers.

MM Noise 1 ensures the attenuated levels shown in Table 6 are obtainable since the calculations were based upon typical construction methods. MM Noise 2 does not offer specific noise-reducing measures but will ensure that additional acoustical analysis, required by the County before building permits can be issued, will be performed at the appropriate time.

Additionally, in the absence of architectural plans, further interior noise mitigation cannot be established. By adhering to MM Noise 2, accurate unmitigated interior noise levels will be established for individual buildings, and precise mitigation measures can be provided, if and where necessary. Additional interior noise mitigation is typically applied via upgraded windows with STC ratings greater than 25. Actual window STC requirements will be determined in the final acoustical impact analysis.



**RIVERSIDE COUNTY SHERIFF'S DEPARTMENT
STANLEY SNIFF, SHERIFF**

TO: County of Riverside Planning Department
FROM: Captain Raymond Gregory 
DATE: October 4, 2010
SUBJECT: Thermal Motorsports Track & Club
Project Planner J. Olivas - PP# 24690, PM # 36293 & PM # 36315

Thank you for the opportunity to comment on the proposed construction of the membership track project at Polk Street and Avenue 60 in the unincorporated area of Riverside County known as Thermal.

The plans I reviewed show a 4.5 mile grand prix style race track with several buildings including a large storage building for high value vehicles, and other garages for repairing or tuning vehicles. The plans also indicate that the site will be walled and have infrared sensors as well as 24-hour on-site security officers.

The recommendations in this report are not intended to override nor supersede any order of the fire department or Fire Marshal. The following issues of concern related to public safety and law enforcement are presented:

1. Current Planned Design:

- A. Exterior Building Security:** The exterior doors of all buildings should be of steel construction and secured with a heavy-duty type lock to provide protection against forced entry. The doors should have a steel plate mounted to the side of the door near the latching bolt to prevent prying and tampering. The exterior entrances to the construction site should be locked when the construction concludes for the day using a Knox-Box system. The Knox-Box system should be installed on all gates used for access to the project to allow police and or fire personnel access to the construction site.
- B. Exterior Lighting Plan:** All exterior lighting fixtures should be mounted to a height that would reduce any tampering or damage. It is recommended that metal halide type lighting is used for the reasons of accurate color rendition and increased visibility. All areas of the site, including the parking lots and perimeter area, should have sufficient lighting to deter trespassers and vandalism during evening hours.

- C. **Surveillance System:** We recommend a computer controlled digital surveillance system with cameras covering a close up view of the entryways into the site and the entrances/exits to the parking lot. Additional cameras could be installed during construction to cover all angles to include areas with specific safety concerns, (employee parking, building materials, and trailers). The benefits of a computer controlled system over a VHS Tape system is the digital system can run continually and daily surveillance can be stored indefinitely on a computer disc for future review. The video tapes of a VHS Surveillance System lose their video quality over time and take up more space for storage.
- D. **Alarm System:** A security alarm system should be installed with sensors covering all exterior doors/windows of all office and storage buildings and storage containers. In addition to the door/window sensors, interior motion detectors and interior microphones could be installed to monitor potential criminal activity inside the interior of the construction site in the event of alarm activation. The subscriber should provide the servicing alarm vendor with a contact person, and/or responder in the event of alarm activation. Since a security guard is planned to be on site 24 hours a day, they should be able to contact a manager or have access to keys to all areas of the construction site so deputies are able to check the interior of buildings in the event of an alarm activation.
- E. **Business Numbering or Monument:** The property address should be prominently displayed and visible from all bordering streets that have entrance/exits areas for the project. The numbers affixed to the building or monument should be of contrasting color from the building façade and illuminated at night. This will assist in emergency responses by the fire department or the Riverside County Sheriff's Department.

2. Construction Site:

- A. **Exterior Fence:** Prior to construction of any structure, a material storage area should be established along the perimeter of the property and enclosed by a six (6) foot chain link fence with locking gates to minimize theft of materials and/or equipment. "No Trespassing" signs should be mounted on all four sides of the fencing.
- B. **Lighting and Storage:** The developer and/or builder's name, address, and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered by equipment or storage of construction materials. Any stored construction material should be stored as near as possible to the center of the site and should be kept at a minimum height to allow view into the site from the roadway. The construction site should be well lit during hours of darkness to prevent intruders, and all entrances and exits should be clearly marked and locked when not in use.
- C. **Equipment, Staffing, and Supervision:** It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both at the site and at any off-site main office. The public and non-essential employees should have restricted

access to the construction areas. Current emergency contact information for the project and construction supervisor should be kept on file with the Sheriff's Department. A list of construction employee names who are permitted to be on the construction site in the evening hours should be kept with the construction supervisor in the event deputies check the site and locate unauthorized personnel or trespassers at night.

- D. On Site Security:** During construction, we recommend on-site security be provided at all times when construction has ceased. This would assist in alleviating theft from the site and reduce the burden put upon the Sheriff's Department during the construction period. From past experience, construction sites of this size and magnitude are regularly targeted by thieves. On-site security not only provides a deterrent, but also helps as a conduit for reporting suspicious activity in the area.

Should the Planning Department, developer, or construction staff have any questions regarding the above law enforcement and public safety concerns, they may contact Lieutenant Clay Hubbard at (760) 863-8227, between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

(Accounting Use Only)

Check Number: _____ Date: _____



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:
Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

March 30, 2011

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1
0721.1

Jay Olivas
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Olivas:

Subject: Tentative Parcel Map 36315, TPM 36293 and PP 24690

This letter supersedes the Coachella Valley Water District's (District's) letter dated November 3, 2010.

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. The District, in cooperation with Riverside County and the Torres Martinez Desert Cahuilla Indian Tribe, are in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

Prior to issuance of grading permits for TPM 36315, TPM 36293 and PP-24690, the developer will be required to prepare detailed plans for drainage facilities to collect, route and redistribute flows from Valley Floor drainage impacting the development in a manner reasonably consistent with pre-project conditions. The report titled "Drainage Report-Thermal Motor-Sports Park," dated March 2011 and prepared by Albert A. Webb Associates, shall be used in the design of the drainage facilities.

A small portion of this area is designated Zone D on the Federal Flood Insurance Rate Maps which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard. The remainder is designated Zone X.

All stormwater/drainage facilities within this development shall be privately owned and operated by the developer or successors in interest.

The county shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Design for retention basins for this area must consider high groundwater levels and clay soils.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

A District approved Water Supply Assessment (WSA) and/or Water Supply Verification (WSV) is required for the Kohl Ranch specific plan requirement. The requested WSA/WSV has been submitted for review and approval by the District Board of Directors.

The District will provide sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

The District may need additional facilities to provide for the orderly expansion of its sanitation systems. These facilities may include pipelines, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

This notice of sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Sanitation service remains at all times subject to changes in regulations adopted by the District's Board of Directors including reductions in or suspensions of service.

This area is underlain with agricultural drainage lines. There are District facilities not shown on the development plans. There may be conflicts with these facilities. We request the appropriate public agency to withhold the issuance of grading permits until utility clearance have been completed with the District. The District conflicts include but are not limited to Avenue 61 and Avenue 62 Drains.

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. The District will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

Jay Olivas
Riverside County
Planning Department

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March 30, 2011

The District may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

If you have any questions, please call Tesfaye Demissie, Stormwater Engineer, extension 2605.

Yours very truly,



Mark L. Johnson
Director of Engineering

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