

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, mitigation measures C5-3 and C5-4 are revised for the proposed Project only. Therefore, mitigation measures C5-3A and C5-4A are added to accommodate revisions necessary that are specific only to the Thermal Club Motorsports Facilities as follows:

Revised Mitigation Measures

C5-3A: Drainage facilities associated with the Thermal Club Motorsports Facilities shall be designed in accordance with the Riverside County Flood Control District Hydrology Manual and Standards. On-site runoff shall be intercepted and conveyed through the development by means of a conventional catch basin and storm drain system, in accordance with Coachella Valley Water District standards.

C5-4A: A collector storm drain system to facilitate flows generated on-site shall be designed to utilized street flow carrying capacity and flows into catch basins and inlets when the quantity exceeds the top of curb and ultimately to on-site retention basins for the Thermal Club Motorsports Facilities.

While mitigation measure C5-2 remains in effect, it does not apply to the Thermal Club Motorsports Facilities as the proposed Project will retain 100 percent of the flows on-site through the use of retention basins.

Thus, with the use of retention basins, the proposed Project's potential impacts related to these issues are less impactful than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

Mitigation Measures specific to the proposed Project pertaining to Items 19a and 19b:

C5-2: This mitigation measure has been eliminated for the proposed Project only as it does not apply to the Thermal Club Motorsports Facilities.

C5-3A: Drainage facilities associated with the Thermal Club Motorsports Facilities shall be designed in accordance with the Riverside County Flood Control District Hydrology Manual and Standards. On-site runoff shall be intercepted and conveyed through the development by means of a conventional catch basin and storm drain system, in accordance with Coachella Valley Water District standards.

C5-4A: A collector storm drain system to facilitate flows generated on-site shall be designed to utilized street flow carrying capacity and flows into catch basins and inlets when the quantity exceeds the top of curb and ultimately to on-site retention basins for the Thermal Club Motorsports Facilities.

C5-5: Protection from the 100-year flood shall be provided to all building pads in the Kohl Ranch, as the recommended Flood Control plan is implemented.

C5-6: Maintenance and upgrading of storm drain facilities shall be implemented as outlined in applicable regional facilities plans.

C5-7: Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollution discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: clearing, grading, or excavation that results in the disturbance of at least five acres of total land area, or activity which is part of a larger common plan of development of five acres or greater. Therefore, as mitigation for this specific plan, the

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developer or builder shall obtain the appropriate NPDES construction permit prior to commencing grading activities. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program.

C5-8: The hydrology and drainage design shall take into account the existing stormwater, irrigation and drainage facilities which cross Kohl Ranch. The developer's engineer shall work with CVWD to develop an acceptable grading and drainage plan.

All other mitigation measures related to these issues that were identified within EIR396-A2 remain in effect for the remainder of the Kohl Ranch Specific Plan.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2. Monitoring for mitigation measures C5-3A and C5-4A is the same as monitoring for C5-3 and C5-4, respectively.

20. Wind Erosion and Blowsand from project either on or off site.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) This issue is not affected by the proposed Project. Thus, the proposed Project's potential impacts related to this issue is no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

a-b) These issues are not affected by the proposed Project. Thus, the proposed Project's potential impacts related to these issues are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-e) These issues are not affected by the proposed Project. Thus, the proposed Project's potential impacts related to these issues are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

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Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database; Riverside County Airport Land Use Commission Letter dated October 16, 2013

Findings of Fact:

a) The proposed Project will be designed in accordance with applicable criteria of the Kohl Ranch Specific Plan Planning Standards and Design Guidelines, the Thermal Club Design Manual as it relates to the proposed Project, and the measures indicated in the Riverside County Airport Land Use Commission letter dated October 16, 2013. Mitigation measures D12-1 and D12-5 still apply to the proposed Project. Hence, the proposed Project's potential impacts related to this issue are no different than those analyzed in the previous CEQA documents with implementation of mitigation measures D12-1 and D12-5. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

b-d) These issues are not affected by the proposed Project. Thus, the proposed Project's potential impacts related to these issues are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

Mitigation Measures specific to the proposed Project pertaining to Item 23a:

D12-1: Elements of the Specific Plan that relate to the proposed airport uses shall be incorporated into individual development projects.

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

All other mitigation measures related to these items 23b through 23d that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

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Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) This issue is not affected by the proposed Project. Thus, the proposed Project's potential impacts related to this issue are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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f) Place within a 100-year flood hazard area structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<u>which would impede or redirect flood flows?</u>				
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) A Hydrology and Hydraulics Study was prepared by RCE Consultants, Inc. in February 2014 (HYDRO) for the proposed Project. The project proposed project will incorporate the use of on-site retention basins in lieu of bioswales.

The storm drain and equalization systems within the track area have been sized to convey peak runoff from intercepted 100-year, 24-hour storm runoff to the on-site retention basins. The exception is the Paddock area in which the pipes have been sized to convey the 10-year, 24-hour storm runoff. The Paddock however, is not expected to be utilized during large storm events and there are no structures in close proximity. Overflow would be routed as surface flow to retention basins.

Within the interior streets, the storm drain system has been designed for the confluenced runoff from the 10-year, 24-hour storm allowing a minimum of one foot of freeboard to the neighboring pad. The on-site roadways have been designed so that the 100-year, 24-hour peak storm runoff is contained with the right-of-way to be conveyed using both pipes and surface over overflow to the retention basins.

The use of retention basins will allow the capture of 100 percent of flows on-site which will simply infiltrate. The proposed Project will still require implementation of mitigation measure C5-8. Thus, with the use of retention basins, the proposed Project's potential impacts related to these issues are less impactful than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

b) A Water Quality Management Plan was prepared by RCE Consultants, Inc. April 2013 (WQMP) for the proposed Project. The WQMP prepared for the proposed Project incorporates several source control best management practices (BMP's) to be implemented during operation. Compliance with National Pollutant Discharge Elimination System will reduce potential impacts to water quality during construction. The proposed Project will still require implementation of mitigation measure C7-3 through C7-4. As no agricultural activities are occurring on-site, the mitigation measure C7-5 does not apply.

With the use of on-site retention basins, the proposed Project's potential impacts related to this issue are less impactful than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents

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c) The proposed Project's potential does not propose changes beyond what was analyzed in the prior CEQA documents that would affect this issue. Mitigation measures D2-1, D2-4, and D2-6 would apply to the project. However, mitigation measure D2-4 is revised as follows:

Revised Mitigation Measures

D2-4 (Revised): Reservoirs shall be designed in accordance with CVWD and ALUC standards, including the installation of aviary screening, where applicable.

Thus, the proposed Project's potential impacts related to this issue are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

d-h) As discussed in Item 25a above, the use of retention basins will allow for the capture of 100 percent of the flows on-site. The proposed Project will still require implementation of mitigation measures C5-3 through C5-8. However, mitigation measures C5-3 and C5-4 are revised for the proposed Project only. Therefore, mitigation measures C5-3A and C5-4A are added to accommodate revisions necessary that are specific only to the Thermal Club Motorsports Facilities as follows:

Revised Mitigation Measures

C5-3A: Drainage facilities associated with the Thermal Club Motorsports Facilities shall be designed in accordance with the Riverside County Flood Control District Hydrology Manual and Standards. On-site runoff shall be intercepted and conveyed through the development by means of a conventional catch basin and storm drain system, in accordance with Coachella Valley Water District standards.

C5-4A: A collector storm drain system to facilitate flows generated on-site shall be designed to utilized street flow carrying capacity and flows into catch basins and inlets when the quantity exceeds the top of curb and ultimately to on-site retention basins for the Thermal Club Motorsports Facilities.

While mitigation measure C5-2 remains in effect, it does not apply to the Thermal Club Motorsports Facilities as the proposed Project will retain 100 percent of the flows on-site through the use of retention basins.

Thus, with the use of retention basins, the proposed Project's potential impacts related to these issues are less impactful than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

Mitigation Measures specific to the proposed Project pertaining to Items 25a through 25h as indicated above:

C5-2: This mitigation measure has been eliminated for the proposed Project only as it does not apply to the Thermal Club Motorsports Facilities.

C5-3A: Drainage facilities associated with the Thermal Club Motorsports Facilities shall be designed in accordance with the Riverside County Flood Control District Hydrology Manual and Standards. On-site runoff shall be intercepted and conveyed through the development by means of a conventional catch basin and storm drain system, in accordance with Coachella Valley Water District standards.

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C5-4A: A collector storm drain system to facilitate flows generated on-site shall be designed to utilized street flow carrying capacity and flows into catch basins and inlets when the quativity exceeds the top of curb and ultimately to on-site retention basins for the Thermal Club Motorsports Facilities.

C5-5: Protection from the 100-year flood shall be provided to all buidling pads in the Kohl Ranch, as the recommended Flood Control plan is implemented.

C5-6: Maintenance and upgrading of storm drain facilties shall be implemented as outlined in applicable regional facilities plans.

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

C5-8: The hydrology and drainage design shall take into account the existing stormwater, irrigation and drainage facilities which cross Kohl Ranch. The developer's engineer shall work with CVWD to develop an acceptable grading and drainage plan.

C7-3: All development shall be subject to NPDES regulations enforced by RWQCB.

C7-4: All discharges to surface waters and groundwater shall comply with the goals of the most current applicable Water Quality Control Plan for the Colorado River Basin.

C7-5: This mitigation measure has been eliminated for the proposed Project only as it does not apply to the Thermal Club Motorsports Facilities.

D2-1: A detailed hydraulic analysis shall be performed by the developer in conjunction with the preparation of improvement palns for each phase of development.

D2-4 (Revised): Reservoirs shall be provided in accordance with CVWD and ALUC standards, including the installation of aviary screening, where applicable.

D2-6: Where possible, the existing tile drains shall be maintained to prevent high salt water from migrating to the underground basin.

All other mitigation measures related to these issues that were identified within EIR396-A2 remain in effect for the remainder of the Kohl Ranch Specific Plan.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2. Monitoring for mitigation measures C5-3A and C5-4A is the same as monitoring for C5-3 and C5-4, respectively.

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26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a-c) As discussed in Items 25a through 25h, above, the use of the use of on-site retention basins will allow for the capture of 100 percent of the flows on-site. The proposed Project will still require implementation of mitigation measures C5-3 through C5-8. However, mitigation measures C5-3 and C5-4 are revised for the proposed Project only. While mitigation measure C5-2 remains in effect, it does not apply to the Thermal Club Motorsports Facilities as the proposed Project will retain 100 percent of the flows on-site through the use of retention basins. Thus, with the use of retention basins, the proposed Project's potential impacts related to these issues are less impactful than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

d) This issue is not affected by the proposed Project. Thus, the proposed Project's potential impacts related to this issue are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

Mitigation Measures specific to the proposed Project pertaining to Items 19a and 19b:

C5-2: This mitigation measure has been eliminated for the proposed Project only as it does not apply to the Thermal Club Motorsports Facilities.

C5-3A: Drainage facilities associated with the Thermal Club Motorsports Facilities shall be designed in accordance with the Riverside County Flood Control District Hydrology Manual and Standards. On-site runoff shall be intercepted and conveyed through the development by means of a conventional catch basin and storm drain system, in accordance with Coachella Valley Water District standards.

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C5-4A: A collector storm drain system to facilitate flows generated on-site shall be designed to utilized street flow carrying capacity and flows into catch basins and inlets when the quantity exceeds the top of curb and ultimately to on-site retention basins for the Thermal Club Motorsports Facilities.

C5-5: Protection from the 100-year flood shall be provided to all building pads in the Kohl Ranch, as the recommended Flood Control plan is implemented.

C5-6: Maintenance and upgrading of storm drain facilities shall be implemented as outlined in applicable regional facilities plans.

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

C5-8: The hydrology and drainage design shall take into account the existing stormwater, irrigation and drainage facilities which cross Kohl Ranch. The developer's engineer shall work with CVWD to develop an acceptable grading and drainage plan.

All other mitigation measures related to these issues that were identified within EIR396-A2 remain in effect for the remainder of the Kohl Ranch Specific Plan.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2. Monitoring for mitigation measures C5-3A and C5-4A is the same as monitoring for C5-3 and C5-4, respectively.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a-b) These issues are not affected by the proposed Project. Thus, the proposed Project's potential impacts related to these issues are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

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Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-c,e) These issues are not affected by the proposed Project. Thus, the proposed Project's potential impacts related to these issues are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

d) This issue is not affected by the proposed Project. Mitigation measure MM LU 1 will remain applicable to the proposed Project. Thus, the proposed Project's potential impacts related to this issue is no different than analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

Mitigation Measures specific to the proposed Project pertaining to Item 28d:

MM LU 1: Development of a racetrack shall not permit overnight occupancy. This restriction shall be provided in the Covenants, Conditions and Restrictions.

Monitoring:

Monitoring for mitigation measure MM LU 1 remains as identified in EIR396-A2.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a-d) These issues are not affected by the proposed Project. Thus, the proposed Project's potential impacts related to these issues are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.
 NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

	NA	A	B	C	D
30. Airport Noise					
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>					
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>					

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) These issues are not affected by the proposed Project. Thus, the proposed Project's potential impacts related to these issues are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

This issue is not affected by the proposed Project. Thus, the proposed Project's potential impacts related to this issue are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

This issue is not affected by the proposed Project. Thus, the proposed Project's potential impacts related to this issue are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

33. Other Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

This issue is not affected by the proposed Project. Thus, the proposed Project's potential impacts related to this issue are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a-d) These issues are not affected by the proposed Project. Thus, the proposed Project's potential impacts related to these issues are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a-f) These issues are not affected by the proposed Project. Thus, the proposed Project's potential impacts related to these issues are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

This issue is not affected by the proposed Project. Thus, the proposed Project's potential impacts related to this issue are no different than those analyzed in the previous CEQA documents.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

This issue is not affected by the proposed Project. Thus, the proposed Project's potential impacts related to this issue are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

38. Schools

Source: Coachella Valley Unified School District correspondence, GIS database

Findings of Fact:

This issue is not affected by the proposed Project. Thus, the proposed Project's potential impacts related to this issue are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

39. Libraries

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

This issue is not affected by the proposed Project. Thus, the proposed Project's potential impacts related to this issue are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

This issue is not affected by the proposed Project. Thus, the proposed Project's potential impacts related to this issue are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-c) These issues are not affected by the proposed Project. Thus, the proposed Project's potential impacts related to these issues are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

This issue is not affected by the proposed Project. Thus, the proposed Project's potential impacts related to this issue are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
that results in substantial safety risks?				
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The proposed Project does not provide for any changes to the circulation that were not already discussed and analyzed as part of the prior CEQA documents. The proposed Project does provide for new phasing of the project which has changed from two phases to seven phases. The timing of these improvements will be different than originally provided but the proposed phasing does not defer any required mitigation. All improvements will still be required and completed as indicated on the Phasing Plan of the revised Plot Plan exhibit for PP24690R1. Mitigation Measures MM Trans 2, D1-2, D1-18, D1-26, D1-27, and D1-39 apply to the proposed Project as they are specific to the Thermal Club Motorsports Facilities.

Hence, the proposed Project's potential impacts related to this issue are no different than those analyzed in the previous CEQA documents with implementation of the above referenced mitigation measures. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

b-i) These issues are not affected by the proposed Project. Thus, the proposed Project's potential impacts related to these issues are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

Mitigation Measures specific to the proposed Project pertaining to Item 43a:

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

D1-2: Avenue 60 adjacent to the site shall be downsized and constructed at its ultimate part width standard as an Industrial Collector (78 foot right-of-way) in conjunction with development.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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D1-18: The project shall contribute to the installation of traffic signals when warranted through the payment of traffic signal mitigation fees. The traffic signals shall be installed as warranted through the tract map or plot plan level traffic studies.

D1-26: Avenue 60 adjacent to the Planning Areas A-2, A-4, E-1, and E-2 shall be downsized and constructed at its ultimate part width standard as an Industrial Collector (78 foot right-of-way) in conjunction with development. The southerly side of Avenue 60 adjacent to Planning Area B-1 shall be constructed at its ultimate part-width standard as an Arterial Highway (128 foot right-of-way) in conjunction with development.

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

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

All other mitigation measures related to these issues that were identified within EIR396-A2 remain in effect for the remainder of the Kohl Ranch Specific Plan.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

This issue is not affected by the proposed Project. Thus, the proposed Project's potential impacts related to this issue are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact: a-b) The changes proposed by the Project do not necessitate the construction of new or expansion of existing water treatment facilities, nor change the demand for water beyond what the prior CEQA documents discussed and analyzed. In fact, the proposed Project implementation of on-site water retention basins in lieu of bioswales will allow capture of 100 percent of flows. The proposed Project will still require implementation of mitigation measures. However, only mitigation measures D2-1, D2-4 and D2-6 apply to the project. Mitigation measure D2-4 is revised as follows:

Revised Mitigation Measures

D2-4 (Revised): Reservoirs shall be provided in accordance with CVWD and ALUC standards, including the installation of aviary screening, where applicable.

Thus, with the use of retention basins, the proposed Project's potential impacts related to these issues are less impactful than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

Mitigation Measures specific to the proposed Project pertaining to Item 45a and 45b:

D2-1: A detailed hydraulic analysis shall be performed by the developer in conjunction with the preparation of improvement plans for each phase of development.

D2-4 (Revised): Reservoirs shall be provided in accordance with CVWD and ALUC standards, including the installation of aviary screening, where applicable.

D2-6: Where possible, the existing tile drains shall be maintained to prevent high salt water from migrating to the underground basin.

All other mitigation measures related to these issues that were identified within EIR396, Addendum No. 1 remain in effect for the remainder of the Kohl Ranch Specific Plan.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) Sewers will be constructed per private agreement with the Coachella Valley Water District and County of Riverside standards. These on-site sewers will still flow to the Coachella Valley Water District system as analyzed in the prior CEQA documents. Mitigation measures D2-17 through D2-23 still apply, with the exception of D2-20 for the Thermal Club Motorsports Facility only. Mitigation measure D2-20 is no longer necessary as interim septic tanks will not be constructed. Further, mitigation measure D2-23 is revised for the proposed Project only. Thus, mitigation measure D2-23A has been added to accommodate revisions necessary that are specific only to the Thermal Club Motorsports Facilities as follows:

Revised Mitigation Measures

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

The proposed Project does provide for new phasing of the project which has changed from two phases to seven phases. The timing of these improvements may be different than previously approved, but the proposed phasing does not defer any required mitigation. All improvements will still be required and completed as indicated on the Phasing Plan of the revised Plot Plan (PP24690R1). Thus, the proposed Project's potential impacts related to these issues are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

Mitigation Measures specific to the proposed Project pertaining to Item 46a and 45b:

D2-17: A detailed analysis shall be performed for pipe sizing, in conjunction with the preparation of improvement plans for each phase of development.

D2-18: Infrastructure facilities shall be constructed in accordance with the requirements identified in the Specific Plan.

D2-19: CVWD shall expand the existing treatment facility capacity to accommodate project wastewater, if necessary.

D2-20: This mitigation measure has been eliminated for the proposed Project only as it does not apply to the Thermal Club Motorsports Facilities.

D2-21: CVWD shall review and approve any interim connection to existing CVWD systems. CVWD shall review and approve sewage collection and transportation system designs where expanded facilities are proposed.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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D2-22: Developer(s) shall pay all fees required by CVWD for sewage treatment services and facilities.

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

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2. Monitoring for mitigation measures D2-23A is the same as monitoring for D2-23.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) These issues are not affected by the proposed Project. Thus, the proposed Project's potential impacts related to these issues are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source:

Findings of Fact:

a-c, e-f) These issues are not affected by the proposed Project. Thus, the proposed Project's potential impacts related to these issues are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

d) The changes proposed by the Project do not necessitate construction of new facilities or the expansion of existing facilities beyond what was analyzed in the previous CEQA documents. As discussed in Item 25a above, the use of retention basins will allow for the capture of 100 percent of the flows on-site. The proposed Project will still require implementation of mitigation measures C5-3 through C5-8. However, mitigation measures C5-3 and C5-4 are revised for the proposed Project only. Therefore, mitigation measures C5-3A and C5-4A are added to accommodate revisions necessary that are specific only to the Thermal Club Motorsports Facilities as follows:

Revised Mitigation Measures

C5-3A: Drainage facilities associated with the Thermal Club Motorsports Facilities shall be designed in accordance with the Riverside County Flood Control District Hydrology Manual and Standards. On-site runoff shall be intercepted and conveyed through the development by means of a conventional catch basin and storm drain system, in accordance with Coahcella Valley Water District standards.

C5-4A: A collector storm drain system to facilitate flows generated on-site shall be designed to utilized street flow carrying capacity and flows into catch basins and inlets when the quantity exceeds the top of curb and ultimately to on-site retention basins for the Thermal Club Motorsports Facilities.

While mitigation measure C5-2 remains in effect, it does not apply to the Thermal Club Motorsports Facilities as the proposed Project will retain 100 percent of the flows on-site through the use of retention basins.

Thus, with the use of retention basins, the proposed Project's potential impacts related to these issues are less impactful than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

Mitigation Measures specific to the proposed Project pertaining to Items 48d:

C5-2: This mitigation measure has been eliminated for the proposed Project only as it does not apply to the Thermal Club Motorsports Facilities.

C5-3A: Drainage facilities associated with the Thermal Club Motorsports Facilities shall be designed in accordance with the Riverside County Flood Control District Hydrology Manual and Standards. On-site runoff shall be intercepted and conveyed through the development by means of a conventional catch basin and storm drain system, in accordance with Coahcella Valley Water District standards.

C5-4A: A collector storm drain system to facilitate flows generated on-site shall be designed to utilized street flow carrying capacity and flows into catch basins and inlets when the quantity exceeds the top of curb and ultimately to on-site retention basins for the Thermal Club Motorsports Facilities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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C5-5: Protection from the 100-year flood shall be provided to all building pads in the Kohl Ranch, as the recommended Flood Control plan is implemented.

C5-6: Maintenance and upgrading of storm drain facilities shall be implemented as outlined in applicable regional facilities plans.

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

C5-8: The hydrology and drainage design shall take into account the existing stormwater, irrigation and drainage facilities which cross Kohl Ranch. The developer's engineer shall work with CVWD to develop an acceptable grading and drainage plan.

All other mitigation measures related to these issues that were identified within EIR396-A2 remain in effect for the remainder of the Kohl Ranch Specific Plan.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2. Monitoring for mitigation measures C5-3A and C5-4A is the same as monitoring for C5-3 and C5-4, respectively.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source:

Findings of Fact:

a) This issue is not affected by the proposed Project. Thus, the proposed Project's potential impacts related to this issue are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation:

All mitigation measures related to this issue that were identified within EIR396-A2 remain in effect as they are not affected by the proposed Project.

Monitoring:

Monitoring for all mitigation measures remains as identified in EIR396-A2.

OTHER

50. Other: n/a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review

Findings of Fact: n/a

Mitigation: n/a

Monitoring: n/a

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

Riverside County Integrated Project, General Plan Final Program Environmental Impact Report, SCH No. 20050511430, October 2003.

Riverside County, The Kohl Ranch Specific Plan No. 303 and Environmental Impact Report No. 396, SCH No. 94112032, adopted and certified November 16, 1999.

Riverside County, The Kohl Ranch Specific Plan Amendment No. 1, Environmental Impact Report No. 396, Addendum No. 1 (EA38298), adopted January 1, 2003

Riverside County, The Kohl Ranch Specific Plan Amendment No. 2, Environmental Impact Report No. 396, Addendum No. 2 (EA40361), adopted June 7, 2011.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VIII. ATTACHMENTS

Summary of Mitigation Measure Revisions Table
Table II-2 MMRP (Revised specific to the project)

Revised: 3/26/2014 6:51 PM
EA 2010.docx

SUMMARY OF MITIGATION MEASURE REVISIONS TABLE

The following mitigation measures from Environmental Impact Report No. 396, Addendum No. 1 (Addendum No. 1) may be affected by the changes proposed under Plot Plan No. 24690, Revised Permit No. 1 (PP24690R1). A review of these mitigation measures has been provided below which identifies only the mitigation measures which may be affected by the proposed changes. This table further identifies if those measures remain appropriate to mitigate the changes proposed by PP24690R1, require revisions or elimination. The table further identifies impacts resulting from the proposed changes after implementation of the mitigation (whether revised, unchanged or eliminated) and the level of impact, i.e. more impactful, less impactful, or the same impacts. All other mitigation measures identified within Addendum No. 1 that are not reflected below, remain in effect but as they are not affected by the proposed changes of PP24690R1.

Mitigation Measure	Mitigation Measure (Keep, Eliminate (Why), Change)	Revised Mitigation Measure	Change in Project - Impact Less, Same, or Worse?	Why Change Less (or More) Impactful
Landform & Topography/Slopes and Erosion				
<i>Adverse impacts associated with on-site grading.</i>				
C1-1 Grading activities shall be in conformance with the overall Conceptual Grading Plan, the Uniform Building Code, Chapter 70, and Riverside County Ordinance No. 457.	Keep	N/A	Same	N/A
C1-2 Prior to development within any area of the Specific Plan, an overall Conceptual Grading Plan for the portion in process shall be submitted for Planning Department approval.	Keep	N/A	Same	N/A
C1-3 Unless otherwise approved by the Riverside County, Building and Safety Department, all cut and fill slopes shall be constructed at inclinations of no steeper than two (2) horizontal feet to one (1) vertical foot.	Keep	N/A	Same	N/A
C1-4 A grading permit shall be obtained from the Riverside County, as required by the County Grading Ordinance, prior to grading.	Keep	N/A	Same	N/A
C1-5 Erosion control practices shall be implemented during grading activities.	Keep	N/A	Same	N/A

TENTATIVE PARCEL MAP NO. 36293 MINOR CHANGE MAP NO. 1/PLOT PLAN NO. 24690, REVISED PERMIT NO. 1
(FTA-2011-11)

Mitigation Measure	Mitigation Measure (Keep, Eliminate (Why), Change)	Revised Mitigation Measure	Change in Project - Impact Less, Same, or Worse?	Why Change Less (or More) Impactful
<p>C1-6 All projects proposing construction activities including: clearing, grading, or excavation that results in the disturbance of at least five acres total land area, or activity which is part of a larger common plan of development of five (5) acres or greater, shall obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program.</p>	<p>Keep</p>	<p>N/A</p>	<p>Same</p>	<p>N/A</p>
<p>C1-7 It is important that the grading plans are submitted to Coachella Valley Water District for utility clearance prior to issuance of a grading permit by Riverside County Building and Safety Department. This is to ensure that existing CVWD and USBR facilities are protected or properly modified to accommodate this development. The existence of some of these facilities, together with their relative importance, may require that the developer's grading plans be revised from those presented in the specific plan.</p>	<p>Keep</p>	<p>N/A</p>	<p>Same</p>	<p>N/A</p>
<p>Geology & Seismicity <i>Fault Zone</i></p>				
<p>Hydrology, Flooding & Drainage <i>Potential reduction of groundwater recharge.</i></p>				

Mitigation Measure	Mitigation Measure (Keep, Eliminate (Why), Change)	Revised Mitigation Measure	Change in Project - Impact Less, Same, or Worse?	Why Change Less (or More) Impactful
<p>C5-1 Detention basins shall be required on-site to control storm runoff, in accordance with Specific Plan recommendations.</p>	<p>Change</p>	<p>C5-1 Retention basins shall be required on-site for TMTC to control storm runoff, in accordance with Specific Plan recommendations. For all other areas of the Specific Plan, Detention basins shall be required on-site to control storm runoff, in accordance with Specific Plan recommendations.</p>	<p>Less</p>	<p>This is less impactful because retention basins will be utilized to capture 100 percent of flows to be retained on-site for infiltration.</p>
<p>Increased stormwater runoff from the project site.</p>				
<p>C5-2 The project drainage system shall control storm flows such that runoff volumes leaving the site shall approximate existing conditions.</p>	<p>Eliminate <ul style="list-style-type: none"> Measure eliminated because 100 percent of flows will be retained on-site through use of retention basins </p>	<p>N/A</p>	<p>Less</p>	<p>This is less impactful because retention basins will be utilized to capture 100 percent of flows to be retained on-site for infiltration.</p>
<p>C5-3 Drainage facilities associated with the project shall be designed in accordance with the Riverside County Flood Control District Hydrology Manual and Standards, and CVWD Standards. On-site runoff shall be intercepted and conveyed through the development by means of a conventional catch basin and storm drain system, in accordance with CVWD standards.</p>	<p>Change</p>	<p>C5-3 Drainage facilities associated with the project shall be designed in accordance with the Riverside County Flood Control District Hydrology Manual and Standards, and CVWD Standards. On-site runoff shall be intercepted and conveyed through the development by means of a conventional catch basin and storm drain system, in accordance with CVWD standards.</p>	<p>Same</p>	<p>N/A</p>

Mitigation Measure	Mitigation Measure (Keep, Eliminate (Why), Change)	Revised Mitigation Measure	Change in Project - Impact Less, Same, or Worse?	Why Change Less (or More) Impactful
<p>C5-4 A collector storm drain system to facilitate flows generated on-site shall be designed to utilize street flow carrying capacity and flows into catch basins and inlets when the quantity exceeds the top of curb.</p>	<p>Change</p>	<p>C5-4 For the TMTC, a collector storm drain system to facilitate flows generated on-site shall be designed to utilize street flow carrying capacity and flows into catch basins and inlets when the quantity exceeds the top of curb, and ultimately to on-site retention basin.</p>	<p>Less</p>	<p>This is less impactful because retention basins will be utilized to capture 100 percent of flows to be retained on-site for infiltration.</p>
<p>C5-5 Protection from the 100-year flood shall be provided to all building pads in the Kohl Ranch, as the recommended Flood Control Plan is implemented.</p>	<p>Keep</p>	<p>N/A</p>	<p>Same</p>	<p>N/A</p>
<p>C5-6 Maintenance and upgrading of storm drain facilities shall be implemented as outlined in applicable regional facilities plans.</p>	<p>Keep</p>	<p>N/A</p>	<p>Same</p>	<p>N/A</p>
<p>C5-7 Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area, or activity which is part of a larger common plan of development of five acres or greater. Therefore, as mitigation for this specific plan, the developer or builder shall obtain the appropriate NPDES construction permit prior to commencing grading activities. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program.</p>	<p>Keep</p>	<p>N/A</p>	<p>Same</p>	<p>N/A</p>

Mitigation Measure	Mitigation Measure (Keep, Eliminate (Why), Change)	Revised Mitigation Measure	Change in Project - Impact Less, Same, or Worse?	Why Change Less (or More) Impactful
C5-8 The hydrology and drainage design shall take into account the existing stormwater, irrigation and drainage facilities which cross Kohl Ranch. The developer's engineer shall work with CVWD to develop an acceptable grading and drainage plan.	Keep	N/A	Same	N/A
Water Quality				
<i>Short-term potential for increased erosion.</i>				
C7-1 Private developments constructed in the project area shall be required to provide adequate site drainage during construction.	Keep	N/A	Same	N/A
C7-2 Temporary culverts, ditches, dams, catch basins, and settling ponds shall be installed in construction areas to maintain existing drainage flows and collect excess water and sediment coming from construction sites. Refer to mitigation measures C1-1 through C1-6 in Section V.C.1., Landform & Topography/Slopes & Erosion, regarding grading requirements.	Keep	N/A	Same	N/A
<i>Degradation of water quality from nonpoint pollution.</i>				
C7-3 All development shall be subject to NPDES regulations enforced by the RWQCB.	Keep	N/A	Same	N/A
C7-4 All discharges to surface waters and groundwater shall comply with the goals of the most current applicable <i>Water Quality Control Plan for the Colorado River Basin</i> .	Keep	N/A	Same	N/A
Circulation and Traffic				

Mitigation Measure	Mitigation Measure (Keep, Eliminate (Why), Change)	Revised Mitigation Measure	Change in Project - Impact Less, Same, or Worse?	Why Change Less (or More) Impactful
<p>MM Trans 2 The intersection of Polk Street at Airport Boulevard shall convert the shared northbound turning lane into one northbound left-turn lane and one northbound right-turn lane.</p>	<p>Keep</p>	<p>N/A</p>	<p>Same</p>	<p>Project phasing as identified by the revised Plot Plan does not defer any mitigation. All improvements will still be required and completed. Timing of these improvements will occur Project Phasing for PP24690R1</p>
<p>Traffic Generated</p>				
<p>D1-2 Avenue 60 adjacent to the site shall be downsized and constructed at its ultimate part-width standard as an Industrial Collector (78 foot right-of-way) in conjunction with development.</p>	<p>Keep</p>	<p>N/A</p>	<p>Same</p>	<p>Project phasing as identified by the revised Plot Plan does not defer any mitigation. All improvements will still be required and completed. Timing of these improvements will occur Project Phasing for PP24690R1</p>
<p>D1-26 Avenue 60 adjacent to the Planning Areas A-2, A-4, E-1 and E-2 shall be downsized and constructed at its ultimate part-width standard as an Industrial Collector (78 foot right-of-way) in conjunction with development. The southerly side of Avenue 60 adjacent to Planning Area B-1 shall be constructed at its ultimate part-width standard as an Arterial highway (128 foot right-of-way) in conjunction with development.</p>	<p>Keep</p>	<p>N/A</p>	<p>Same</p>	<p>Project phasing as identified by the revised Plot Plan does not defer any mitigation. All improvements will still be required and completed. Timing of these improvements will occur Project Phasing for PP24690R1</p>

TENTATIVE PARCEL MAP NO. 36293 MINOR CHANGE MAP NO. 1/PLOT PLAN NO. 24690, REVISED PERMIT NO. 1
(FTA-2011-11)

Mitigation Measure	Mitigation Measure (Keep, Eliminate (Why), Change)	Revised Mitigation Measure	Change in Project - Impact Less, Same, or Worse?	Why Change Less (or More) Impactful
<p>D1-27 Polk Street adjacent to the project site shall be constructed from the north project boundary to Avenue 66 at its ultimate half-section width as an Arterial highway (128 foot right-of-way) in conjunction with development. A Modified Arterial highway (113 foot right-of-way) shall be constructed at the Not-A-Part parcel located in Planning Area J-4 due to the existing sewage pump station.</p>	<p>Keep</p>	<p>N/A</p>	<p>Same</p>	<p>Project phasing as identified by the revised Plot Plan does not defer any mitigation. All improvements will still be required and completed. Timing of these improvements will occur Project Phasing for PP24690R1</p>
<p>D1-39 Downgrade Avenue 60 between the northwest corner of Planning Area B-1 and Polk Street to an Industrial Collector and delete as an Arterial highway classification on the Riverside County General Plan Circulation Element to accommodate the planned extension of the runway at Jacqueline Cochran Regional Airport.</p>	<p>Keep</p>	<p>N/A</p>	<p>Same</p>	<p>Project phasing as identified by the revised Plot Plan does not defer any mitigation. All improvements will still be required and completed. Timing of these improvements will occur Project Phasing for PP24690R1</p>
<p>Compliance with General Plan Policies</p>				
<p>D1-18 The project shall contribute to the installation of traffic signals when warranted through the payment of traffic signal mitigation fees. The traffic signals shall be installed as warranted through the tract map or plot plan level traffic studies.</p>	<p>Keep</p>	<p>N/A</p>	<p>Same</p>	<p>Project phasing as identified by the revised Plot Plan does not defer any mitigation. All improvements will still be required and completed. Timing of these improvements will occur Project Phasing for PP24690R1</p>
<p>Aesthetics, Visual Analysis, Light & Glare <i>Change to visual character of the site.</i></p>				
<p>C13-1 All future development projects in the Kohl Ranch Specific Plan project area shall be designed in accordance with all applicable criteria in the Planning Standards and Design Guidelines in the Kohl Ranch Specific Plan.</p>	<p>Keep</p>	<p>N/A</p>	<p>Same</p>	<p>N/A</p>

Mitigation Measure	Mitigation Measure (Keep, Eliminate (Why), Change)	Revised Mitigation Measure	Change in Project - Impact Less, Same, or Worse?	Why Change Less (or More) Impactful
Water & Sewer				
<i>Increased demand on water supplies</i>				
D2-1 A detailed hydraulic analysis shall be performed by the developer in conjunction with the preparation of improvement plans for each phase of development.	Eliminate <ul style="list-style-type: none"> Measure eliminated because this has already been taken care of for the Thermal Racetrack as part of Revised Plot Plan 24690 	N/A	Same	N/A
D2-4 Reservoirs shall be provided in accordance with CVWD standards.	Change	D2-4 Reservoirs shall be provided in accordance with CVWD and ALLUC standards, including the installation of bird netting, where applicable.	Less	Less impactful because this mitigation will reduce the potential for birds to migrate to any standing water within the vicinity of the Jacqueline Cochran Airport.
D2-5 Where possible, the existing tile drains shall be maintained to prevent high salt water from migrating to the underground basin.	Keep	N/A	Same	N/A
<i>Increased demand on wastewater treatment capacity and conveyance facilities.</i>				
D2-17 A detailed analysis shall be performed for pipe sizing, in conjunction with the preparation of improvement plans for each phase of development.	Keep	N/A	Same	N/A
D2-18 Infrastructure facilities shall be constructed in accordance with the requirements identified in the Specific Plan.	Keep	N/A	Same	Project phasing as identified by the revised Plot Plan does not defer any mitigation. All infrastructure improvements will still be required and completed. Timing of these improvements will occur Project Phasing for PP24690R1
D2-19 CVWD shall expand the existing treatment facility capacity to accommodate project wastewater, if necessary.	Keep	N/A	Same	N/A

TENTATIVE PARCEL MAP NO. 36293 MINOR CHANGE MAP NO. 1/PLOT PLAN NO. 24690, REVISED PERMIT NO. 1
(FTA-2011-11)

Mitigation Measure	Mitigation Measure (Keep, Eliminate (Why), Change)	Revised Mitigation Measure	Change in Project - Impact Less, Same, or Worse?	Why Change Less (or More) Impactful
D2-21 CVWD shall review and approve any interim connection to existing CVWD systems. CVWD shall review and approve sewage collection and transportation system designs where expanded facilities are proposed.	Keep	N/A	Same	N/A
D2-22 Developer(s) shall pay all fees required by CVWD for sewage treatment services and facilities.	Keep	N/A	Same	N/A
D2-23 All sewage lines, pump stations and other required transmission facilities shall be installed as directed by CVWD. Water conservation methods shall be implemented, as outlined above, to reduce wastewater generation and impacts to sewage transmission and treatment facilities (See mitigation measures D2-8 through D2-16).	Change	D2-23 All sewage lines, pump stations and other required transmission facilities shall be installed as directed by CVWD County of Riverside. Water conservation methods shall be implemented, as outlined above, to reduce wastewater generation and impacts to sewage transmission and treatment facilities (See mitigation measures D2-8 through D2-16).	Same	N/A
Airports				
<i>Compatibility with Jacqueline Cochran Regional Airport Height Guidelines.</i>				
D12-5 Proposed development shall comply with the Jacqueline Cochran Regional Airport Height Guidelines identified in the Comprehensive Land Use Plan (CLUP) for Thermal Airport (2005).	Keep	N/A	Same	N/A
Land Use				

PROPOSED PARCEL MAP NO. 36293 MINOR CHANGE MAP NO. 1/PLOT PLAN NO. 24690, REVISED PERMIT NO. 1
(FTA-2011-11)

Mitigation Measure	Mitigation Measure (Keep, Eliminate (Why), Change)	Revised Mitigation Measure	Change in Project - Impact Less, Same, or Worse?	Why Change Less (or More) Impactful
MM LU 1 Development of a racetrack shall not permit overnight occupancy. This restriction shall be included in the Covenants, Conditions and Restrictions (CC&R's).	Keep	N/A	Same	N/A

Table II-2 Mitigation Monitoring Plan

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

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

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

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>of the initial earthquake. Geologic observations and mapping will be conducted at the time of phase one grading to confirm the above conclusion that there are no earthquake faults on-site. Phase one of the TMTC will include only construction of the track. Accordingly, if the above conclusion regarding photo-lineament is found to be incorrect and active faulting is observed, it will not affect the design or construction of the track because there are no above grade structures involved; however, prior to issuance of building permits, design of all other structures and the site plan would have to be designed or located such that the fault is avoided, foundations are modified, and all applicable seismic building code requirements are met.</p>			<p>Review and approval of detailed soil and geotechnical reports prior to tentative tract map/plot plan/use permit approval.</p>
<i>Liquefaction potential.</i>			
<p>C4-1 Additional site specific investigations addressing liquefaction potential shall be conducted for implementing projects once the locations and nature of structures are known. If potentially liquefiable soils are encountered during site specific investigations, proper site preparation and building design shall be required to conform to the applicable earthquake standards set forth in the Uniform Building Code and City of Riverside Municipal Code Title 16 in order to minimize liquefaction related problems.</p>	<p>Less than significant</p>	<p>Riverside County Planning Department</p>	<p>Review and approval of building plans, prior to issuance of building permits.</p>
<i>Groundshaking.</i>			
<p>C4-2 Structures constructed on-site shall be designed in consideration of the seismic design requirements of the Uniform Building Code and the seismic setting of the site.</p>	<p>Less than significant</p>	<p>Riverside County Building & Safety Department</p>	<p>Review and approval of grading and drainage plans prior to approval of tentative tract map/plot plan/use permit.</p>
Hydrology, Flooding & Drainage			
<i>Potential reduction of groundwater recharge.</i>			
<p>C5-1 Detention basins shall be required on-site to control storm runoff, in accordance with Specific Plan recommendations.</p>	<p>Less than significant</p>	<p>Riverside County Planning Department and CVWD</p>	<p>Refer to Section V.D.2.</p>
<i>Increased demand on water resources.</i>			
<p>Refer to mitigation measures for increased demand on water</p>	<p>Less than significant</p>	<p>Refer to Section V.D.2.</p>	<p>Refer to Section V.D.2.</p>

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
resources in Section V.D.2., Water and Sewer (D2-1 through D2-14). <i>Increased stormwater runoff from the project site.</i>			
C5-2 The project drainage system shall control storm flows such that runoff volumes leaving the site shall approximate existing conditions.	Less than significant	Riverside County Planning Department and CVWD	Review and approval of grading and drainage plans prior to tentative tract map/plot plan/use permit approval.
C5-3 Drainage facilities associated with the project shall be designed in accordance with the Riverside County Flood Control District Hydrology Manual and Standards, and CVWD Standards. On-site runoff shall be intercepted and conveyed through the development by means of a conventional catch basin and storm drain system, in accordance with CVWD standards.	Less than significant	Riverside County Planning Department and CVWD	Review and approval of drainage plans prior to tentative tract map/plot plan/use permit approval.
C5-3A Drainage facilities associated with the Thermal Club Motorsports Facilities shall be designed in accordance with the Riverside County Flood Control District Hydrology Manual and Standards. On-site runoff shall be intercepted and conveyed through the development by means of a conventional catch basin and storm drain system, in accordance with Coachella Valley Water District standards	Less than significant	Riverside County Planning Department and CVWD	Review and approval of drainage plans prior to tentative tract map/plot plan/use permit approval.
C5-4 A collector storm drain system to facilitate flows generated on-site shall be designed to utilize street flow carrying capacity and flows into catch basins and inlets when the quantity exceeds the top of curb.	Less than significant	Riverside County Planning Department and CVWD	Review and approval of drainage plans prior to tentative tract map/plot plan/use permit approval.
C5-4 A collector storm drain system to facilitate flows generated on-site shall be designed to utilize street flow carrying capacity and flows into catch basins and inlets when the quantity exceeds the top of curb and ultimately to on-site retention basins for the Thermal Club Motorsports Facilities.	Less than significant	Riverside County Planning Department and CVWD	Review and approval of drainage plans prior to tentative tract map/plot plan/use permit approval.
C5-5 Protection from the 100-year flood shall be provided to all building pads in the Kohl Ranch, as the recommended Flood Control Plan is implemented.	Less than significant	Riverside County Planning Department and CVWD	Review and approval of drainage plans prior to tentative tract map/plot plan/use permit approvals.
C5-6 Maintenance and upgrading of storm drain facilities shall be implemented as outlined in applicable regional facilities plans.	Less than significant	Riverside County Building and Safety	Prior to issuance of building permits.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>C5-7 Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area, or activity which is part of a larger common plan of development of five acres or greater. Therefore, as mitigation for this specific plan, the developer or builder shall obtain the appropriate NPDES construction permit prior to commencing grading activities. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program.</p>	<p>Less than significant</p>	<p>Department and CVWD Riverside County Building and Safety Department and Regional Water Quality Control Board</p>	<p>Prior to issuance of grading permit.</p>
<p>C5-8 The hydrology and drainage design shall take into account the existing stormwater, irrigation and drainage facilities which cross Kohl Ranch. The developer's engineer shall work with CVWD to develop an acceptable grading and drainage plan.</p>	<p>Less than significant</p>	<p>Riverside County Building and Safety Department and CVWD</p>	<p>Review and approval of grading and drainage plans prior to tentative tract map/plot plan/use permit.</p>
<p>Air Quality</p>			
<p><u>Fugitive Dust</u></p>			
<p><i>Short-term air quality impacts.</i></p>			
<p>C6-1. The project shall be required by law to comply with regional and local rules and ordinances which will assist in reducing the short-term air pollutant emissions. For example, the SCAQMD's Fugitive Dust Rule 403 and Riverside County's Dust Control Ordinance require implementation of extensive fugitive dust control measures such as watering on site, revegetation, use of soil stabilizers and submittal of a wind erosion plan in some instances.</p>	<p>Significant</p>	<p>Riverside County Building and Safety Department and SCAQMD</p>	<p>Review and approval of grading plans.</p>
<p><i>In addition, the following mitigation measures are provided to further reduce air pollutants generated during the project construction phase. Where available, the mitigation effectiveness is indicated (e.g., 50 percent) as provided in the SCAQMD, CEQA Air Handbook, April 1993.</i></p>			
<p>Construction Equipment Exhaust</p>			
<p>C6-2 Construction operations shall comply with all applicable control measures identified in the "State Implementation Plan in the Coachella Valley: 1994 BACM Revision," March 1994.</p>	<p>Significant</p>	<p>Riverside County Building & Safety Department</p>	<p>During grading and construction.</p>

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
C6-3 Construction equipment shall be selected considering emission factors and energy efficiency. All equipment shall be properly tuned and maintained.	Significant	Riverside County Building & Safety Department	During grading and construction.
On-Road Sources			
C6-4 Construction activities shall be timed so as to not interfere with peak hour traffic and shall minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.	Significant	Riverside County Building & Safety Department	During grading and construction.
C6-5 Ridesharing and transit incentives for the construction crew shall be supported and encouraged.	Significant	Riverside County Building & Safety Department and SCAQMD	During grading and construction.
<i>Long-term regional air quality impacts.</i>			
Regional air pollutant emissions associated with the project are considered significant. To reduce the level of regional impact the following mitigation measures are provided.	Significant	Riverside County Planning Department	Review and approval of tentative tract map/plot plan/use permit.
C6-6 The project shall utilize a mix of services on-site to provide amenities for employees and residents that would reduce off-site vehicle trips. Consideration shall be given to postal services, banking, a food facility (restaurant/grocery store) and a ridesharing service to local commercial areas.	Significant	Riverside County Planning Department	Review and approval of tentative tract map/plot plan/use permit.
C6-7 Local transit agencies shall be contacted to determine bus routing adjacent to the site that can be accommodated in design and for on-site provision of bus shelters and turnout lanes.	Significant	Riverside County Planning and Transportation Departments	Review and approval of tentative tract map/plot plan/use permit.
C6-8 The use of energy-efficient street lighting and on-site lighting in parking and walking areas (e.g., low pressure sodium, metal halide, clean lucalox and high pressure sodium) shall be used on-site to reduce emissions at the power plant serving the site.	Significant	Riverside County Building & Safety Department	Review and approval of tentative tract map/plot plan/use permit.
Prior to issuance of building permits.			
C6-9 Low-polluting and high-efficiency appliances shall be installed wherever possible. Solar energy shall be evaluated for heating any swimming pools or water heaters on-site.	Significant	Riverside County Building & Safety Department	Prior to issuance of building permits.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>C6-10 Transportation Demand Management (TDM) utilized on-site shall support a reduction in mobile emissions as employees/residents convert from single occupant vehicle (SOV) use to other modes of transportation. TDM could include:</p> <ul style="list-style-type: none"> ▪ creating employee carpools; ▪ preferential carpool parking; ▪ designing appropriate bicycling and walking paths; ▪ reduced costs for transit passes; ▪ flexible work hours for transit riding, carpooling, walking and bicycling employees; and ▪ implementing a parking fee on-site to discourage single occupant vehicles (SOVs). 	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.
<i>Microscale projections.</i>			
None required.	Less than significant	None required.	Not applicable.
<i>Air Quality Management Plan Conformity.</i>			
<p>C6-11. To assist in jobs/housing balance for the subregion, the Kohl Ranch Specific Plan includes a mix of land uses including residential, business, commercial, industrial, open space and public facilities. Both working and living opportunities have been made available within the thirteen project neighborhoods. An emphasis has been placed on developing employment concentrations near medium to high density residential areas creating areas of local activity. No additional mitigation is available to further reduce the project's regional emissions.</p>	Significant	Riverside County Planning Department	Approval of Final Specific Plan.
<i>The following mitigation measures are to be implemented in addition to C6-1 through C-11 above for the Thermal Motorsports Park Race Track:</i>			
<p>MM Air 1 During construction, ozone precursor emissions from all vehicles and construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction. Compliance with this measure shall be subject to periodic inspections by the Department of Building and Safety. (EIR 396 mitigation measure C6-3, page V-113)</p>	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.
<p>MM Air 2 Contractor shall ensure that all off-road, heavy-duty equipment utilized during construction shall be CARB Tier 3 or</p>	Significant	Riverside County	Prior to approval of plot plan

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
better (to the maximum extent feasible). (EIR 396 mitigation measure C6-3, page V-113)		Planning Department	and/or use permit.
MM Air 3 Electricity from power poles shall be used instead of temporary diesel- or gasoline powered generators to reduce the associated emissions. Approval will be required by the Department of Building and Safety's Grading Division prior to issuance of grading permits.	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.
MM Air 4 To reduce construction vehicle (truck) idling and delays for peak-hour roadway traffic, construction activities shall be timed so as to not interfere with peak hour traffic and shall minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways. (EIR 396 mitigation measure C6-4, page V-113)	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.
MM Air 5 County Building and Safety Department shall require signs to be posted in delivery areas (for racecars, karts, and all other delivery areas) prohibiting on-site truck idling in excess of five minutes.	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.
MM Air 6 In order to reduce energy consumption from the proposed TMP development, applicable plans (e.g., street plans, electrical plans, and improvement maps) submitted to the County shall include the installation of energy-efficient street lighting to the extent allowable to meet Airport Land Use Commission (ALUC) requirements. These plans shall be reviewed and approved by the applicable Department (e.g., Department of Building and Safety or Department of Transportation) prior to conveyance of applicable streets. (EIR 396 mitigation measure C6-8, page V-115).	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.
Water Quality			
<i>Short-term potential for increased erosion.</i>			
C7-1 Private developments constructed in the project area shall be required to provide adequate site drainage during construction.	Less than significant	Riverside County Building & Safety Department, CVWD, and RWQCB	Review and approval of erosion control plan.
C7-2 Temporary culverts, ditches, dams, catch basins, and settling	Less than significant	Riverside County	Review and approval of erosion

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>ponds shall be installed in construction areas to maintain existing drainage flows and collect excess water and sediment coming from construction sites.</p> <p>Refer to mitigation measures C1-1 through C1-6 in Section V.C.1., Landform & Topography/Slopes & Erosion, regarding grading requirements.</p>		Building & Safety Department and CVWD	control plan.
<i>Degradation of water quality from nonpoint pollution.</i>			
C7-3 All development shall be subject to NPDES regulations enforced by the RWQCB.	Less than significant	Riverside County Planning Department, CVWD & RWQCB	Ongoing.
C7-4 All discharges to surface waters and groundwater shall comply with the goals of the most current applicable <i>Water Quality Control Plan for the Colorado River Basin</i> .	Less than significant	RWQCB	Ongoing.
<i>Water quality impact from interim agricultural use.</i>			
C7-5 Interim agricultural operations shall be required to comply with the applicable permit requirements in the application of pesticides.	Less than significant	Riverside County Planning Department and Riverside County Health Department.	Ongoing.
Noise			
<i>Short-term construction impacts.</i>			
C8-1 Construction activities within 800 feet of existing sensitive receptors shall take place only between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday. Construction activities that occur within one mile of a sensitive receptor but not closer than 800 feet shall be restricted to the hours of 7:00 a.m. and 10:00 p.m. Monday through Saturday. Construction under either of these two scenarios shall not be allowed on Federal holidays. Construction activities where there are no sensitive receptors within a one-mile radius shall not be time-restricted.	Less than significant	Riverside County Building & Safety Department	Inspections during construction.
C8-2 All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.	Less than significant	Riverside County Building & Safety Department	Inspections during construction.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>C8-3 Stationary equipment shall be placed such that emitted noise is directed away from any existing sensitive noise receivers.</p> <p><i>Long-term off-site airport and traffic impacts.</i></p>	<p>Less than significant</p>	<p>Riverside County Building & Safety Department</p>	<p>Inspections during construction.</p>
<p>C8-4 Residential uses proposed within the 60 CNEL contour of the airport shall require a noise analysis by a qualified acoustical consultant to ensure the standards are met. This analysis shall address the combined impact of airport activities and motor vehicle noise from adjacent roadways.</p>	<p>Less than significant</p>	<p>Riverside County Health Department and Planning Department</p>	<p>Review and approval of final acoustic reports prior to approval of tentative tract map or other residential projects.</p>
<p>C8-5 Residential and school uses proposed within the 60 CNEL contour of Avenue 62, Avenue 66, Tyler Street, Polk Street, A Street, B Street, and C Street shall require a noise analysis by a qualified acoustical consultant to ensure the noise standards are met.</p>	<p>Less than significant</p>	<p>Riverside County Health Department and Riverside County Planning Department</p>	<p>Review and approval of final acoustical reports prior to approval of tentative tract map or other residential projects.</p>
<p><i>To minimize noise impacts from the Thermal Motorsports Park upon neighboring properties, the following mitigation measures are required:</i></p>			
<p>MM Noise 1 Stationary noise-generating construction equipment shall be placed a minimum of 446 feet from the property line of the closest existing residential property line and school boundary (adjacent to the project boundary), when and where feasible.</p>	<p>Less than significant</p>	<p>Riverside County Health Department and Riverside County Planning Department</p>	<p>Inspections during construction.</p>
<p>MM Noise 2 Adhere to Riverside County Ordinance No. 457 which states, "whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official."</p>	<p>Less than significant</p>	<p>Riverside County Health Department and Riverside County Planning Department</p>	<p>Inspections during construction.</p>
<p>MM Noise 3 Sound attenuation barriers shall be constructed to heights indicated in the Preliminary Acoustical Analysis for the Project along Avenue 62, Avenue 64, Avenue 66, Polk Street, Tyler Street, 'C' Street and 'E' Street (Table 6 of the Preliminary Acoustical Impact Analysis for the Kohl Ranch Specific Plan No. 303, Amendment No. 2) which range from five to nine feet. The barriers shall be constructed of masonry block or other material of sufficient weight (3.5 pounds per square foot of face area) and have no</p>	<p>Less than significant</p>	<p>Riverside County Health Department and Riverside County Planning Department</p>	<p>Inspections during construction.</p>

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
decorative cutouts or line-of-sight openings between the project and adjacent land uses. All gaps (except for weep holes) shall be filled with grout or caulking.			
MM Noise 4 Once precise grading and architectural plans are made available, and prior to building permit issuance, a final acoustical impact analysis shall be performed for all residential planning areas in order to confirm that exterior standards are achieved and interior noise levels are reduced to 45 dBA or less.	Less than significant	Riverside County Health Department and Riverside County Planning Department	Review and approval of final acoustical reports prior to approval of tentative tract map or other residential projects.
MM Noise 5 Thermal Motorsports Park developers shall install automatic noise monitors that can continuously measure trackside noise levels and even log the day and time of any measured levels in excess of the trackside noise limit. The track developer shall employ full-time personnel to closely monitor all track operations from a central location.	Less than significant	Riverside County Health Department and Riverside County Planning Department	Ongoing.
MM Noise 6 One automatic noise monitor should be positioned at an appropriate location adjacent to each track configuration capable of being operated as a separate course.	Less than significant	Riverside County Health Department and Riverside County Planning Department	During Construction
MM Noise 7 Any trackside noise limit violations logged by the automatic noise monitors will result in immediate investigation by trackside personnel. The central tower, or full-time noise-monitoring personnel, would notify the individual control position of each track registering a violation of the noise limit. The individual track control would then be responsible to identify and remove the offending vehicle(s) from the track.	Less than significant	Riverside County Health Department and Riverside County Planning Department	Ongoing.
MM Noise 8 A vehicle removed from the track for a noise violation must receive repairs/changes to reduce the noise output and return to the vehicle inspection station before it can be returned to the track.	Less than significant	Riverside County Health Department and Riverside County Planning Department	Ongoing.
MM Noise 9 Prior to start of testing or running of vehicles on the track, noise testing shall be administered to demonstrate compliance with noise standard and ensure technical integrity of noise suppression equipment for vehicles entering the track	Less than significant	Riverside County Health Department and Riverside County Planning Department	Ongoing.
MM Noise 10 Track operation recommendations to implementing the above mitigation measures are located in Appendix D of	Less than significant	Riverside County Health Department and	Ongoing.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
Acoustical Analysis prepared by Webb dated December 1, 2010.		Riverside County Planning Department	
Energy Resources			
<i>Increased energy use.</i>			
<i>To reduce both criteria pollutant and Greenhouse Gas emissions from Project operation, the following mitigation measures will be implemented:</i>			
C9-1 was replaced by Mitigation Measure GHG 1 below, as part of EIR 396, Addendum No. 2.	n/a	n/a	n/a
C9-2 Electric vehicle recharging facilities shall be permitted in all commercial developments.	Less than significant	Riverside County Planning Department	Approval of Final Specific Plan.
MM GHG 1 In order to reduce energy consumption from the proposed Project development, construction of all homes and businesses shall exceed the 2008 California Energy Code - Title 24, Part 6 energy efficiency standards by 15%. GHG 1 replaces Mitigation Measures D7-9 and C9-1.	Less than significant	Riverside County Planning Department	Prior to building permits
MM GHG 2 To reduce vehicle miles traveled, the Kohl Ranch Specific Plan will provide a transit center, including a bus stop opportunity and park-n-ride lot to facilitate carpooling and/or use of public transportation within some of the zones of the Project site which are restricted by airport flight paths/noise and with easy bus access.	Less than significant	Riverside County Planning Department	Prior to occupancy
MM GHG 3 To encourage carpooling and vanpools the Kohl Ranch Specific Plan will designate parking spaces for high-occupancy vehicles and provide larger parking spaces to accommodate vans used for ride sharing in all commercial areas.	Less than significant	Riverside County Planning Department	Prior to occupancy
MM GHG 4 Public information shall be provided to residents about opportunities to utilize public transportation and bicycles. This will be implemented through signage and information posted. Proof of compliance will be required prior to issuance of the building permit	Less than significant	Riverside County Planning Department	Prior to occupancy

Mitigation Measures for each of the above facilities.	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>MM GHG 5 Separate recycling and waste receptacles will be provided at each house and at commercial sites. Proof of compliance (e.g. contract with waste hauler) will be required prior to final inspection of each residence. Signage and information regarding the recycling bins and acceptable recyclable materials shall be posted at commercial sites. Proof of compliance will be required by the Department of Building and Safety prior to the Plot Plan Final Inspection of all commercial facilities.</p>	Less than significant	Riverside County Planning Department	Prior to occupancy
<p>MM GHG 6 Install light colored "cool" roofs and cool pavements whenever possible.</p>	Less than significant	Riverside County Planning Department	During Construction
<p>MM GHG 7 Preserve existing trees on-site through the use in place or relocation of palms currently growing on-site.</p>	Less than significant	Riverside County Planning Department	During Construction
<p>Open Space & Conservation</p>			
<p><i>Loss of undeveloped open space.</i></p>			
<p>C10-1 All open space areas within the Kohl Ranch Specific Plan project area shall be designed in accordance with all applicable criteria in the Zoning, Community Structure Development Standards, Neighborhood and Planning Area Land Use and Development Standards, and Design Guidelines, Sections III, IV.A.4.b, IV.B, and IV.C of the Kohl Ranch Specific Plan.</p>	Less than significant.	Riverside County Planning Department	Review and approval of tentative tract map/plot plan/use permit.
<p>Toxic Substances</p>			
<p><i>Generation of hazardous wastes.</i></p>			
<p>C11-1 Users of hazardous materials shall comply with applicable federal, state and local regulations requiring elimination and reduction of waste at the source by prevention of leakage, segregation of hazardous waste, and other means. Industrial operations shall utilize methods such as recovery, reuse and recycling of wastes to minimize the amount of hazardous substances disposed of.</p>	Less than significant.	Riverside County Health Department and CVWD.	Ongoing.
<p>C11-2 Future industrial uses shall be reviewed to identify the specific wastes which may be generated for storage and disposal of</p>	Less than significant.	Riverside County Health Department and	Review and approval of plot plan and/or use permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
potentially hazardous substances.		Planning Department.	
C11-3 Hazardous materials that may be produced on-site shall require transport by a licensed hauler to a designated facility. Haulers of hazardous materials, as well as disposal facilities, shall be licensed by the U.S. Environmental Protection Agency.	Less than significant.	Riverside County Health Department.	Ongoing.
C11-5 Interim agricultural operations shall adhere to all appropriate permit requirements related to the handling, storage and transport of hazardous materials.	Less than significant.	Riverside County Health Department.	Ongoing.
Cultural Resources			
<i>Disturbance of important archaeological resources.</i>			
C12-1 Avoidance of CA-RIV-5510/H is preferred. This site is located in Planning Area M-4. If it is determined at the development stage avoidance of CA-RIV-5510/H is not feasible, this archaeological site shall be subjected to a program of additional historic research and test excavation to determine its importance, prior to earth-moving on the site.	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/use permit.
C12-2 Avoidance of CA-RIV-5511H is preferred. This site is located in the vicinity of Planning Area C-4, C-5 and C-8. If it is determined at the development stage that avoidance of CA-RIV-5511H is not feasible, this archaeological site shall be subjected to a program of additional historic research and test excavation to determine its importance, prior to earth-moving on the site.	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/ use permit.
C12-3 The approximately 160 acres of the Kohl Ranch site that were not examined during field reconnaissance (Blocks 25, 33, 34 and 35) shall be examined by a qualified archaeologist after plowing but before commencement of grading (see Figure V-30).	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/use permit.
C12-8 Should any cultural and/or archaeological resources be accidentally discovered during Project construction, construction activities in the vicinity of the resource shall immediately halt and be moved to other parts of the Project site. A Riverside County qualified archaeologist shall be retained by the County or their designee to determine the significance of the resource. If the find is determined to be a historical or unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/use permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>(State CEQA Guidelines), avoidance or other appropriate measures, as recommended by the archaeologist, shall be implemented. Any artifacts collected or recovered shall be cleaned, identified, catalogued, analyzed, and prepared for curation at an appropriate repository with permanent retrievable storage to allow for additional research in the future. Site records or site record updates (as appropriate) shall be prepared and submitted to the Eastern Information Center as a permanent record of the discovery</p>			
<i>Disturbance of important historic resources.</i>			
None required.	Less than significant.	None required.	Not applicable.
<i>Disturbance of paleontological resources.</i>			
<p>C12-4 Within Sections 4 and 9 (T.7S, R.8E), a qualified paleontologist shall be retained to attend the pre-grade meeting, and supervise the paleontological monitoring during earth moving activities in these areas of the proposed project.</p>	Less than significant.	Riverside County Planning Department.	Prior to and during grading activities.
<p>C12-5 Initially, full-time monitoring shall be conducted during all earth moving activities that extend below 5 feet in Sections 4 and 9 (T.7S, R.8E). Wet screening for small vertebrates will be conducted in the appropriate sediments and a representative sample of fossils shall be collected. Recent (Holocene) alluvial materials or sands have a low paleontologic sensitivity and will not require monitoring. If fossils are found, monitoring requirements will be increased accordingly; if no fossils are encountered, monitoring efforts will be reduced in these sediments. If an adequate sample is collected from the sensitive sediments, the paleontologist may reduce or eliminate monitoring requirements.</p>	Less than significant.	Riverside County Planning Department.	During grading activities.
<p>C12-6 Specimens collected shall be prepared (to a point of identification), identified and curated into a suitable repository that has a retrievable storage system, such as the San Bernardino County Museum.</p>	Less than significant.	Riverside County Planning Department.	During and/or following grading activities.
<p>C12-7- A final report summarizing findings shall be prepared at the end of earth moving activities, and shall include an itemized inventory of recovered fossils and appropriate stratigraphic and locality data. This report shall be sent to the Lead Agency, signifying the end of mitigation. Another copy shall accompany the</p>	Less than significant	Riverside County Planning Department	After completion of field monitoring.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
fossils, along with field logs and photographs, to the designated repository.			
Aesthetics, Visual Analysis, Light & Glare			
<i>Change to visual character of the site.</i>			
C13-1 All future development projects in the Kohl Ranch Specific Plan project area shall be designed in accordance with all applicable criteria in the Planning Standards and Design Guidelines in the Kohl Ranch Specific Plan.	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/use permit.
<i>Creation of new source of light and glare.</i>			
C13-2 Lighting shall conform to the Lighting Guidelines Section, Section IV.C.2.j, of the Kohl Ranch Specific Plan.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
<i>The following mitigation measures are general lighting guidelines contained in the Kohl Ranch Specific Plan.</i>			
General Lighting Guidelines			
C13-3 Warm white lighting shall be encouraged. Bright colored or blinking lights shall not be encouraged except in theme restaurants and shops of commercial development areas.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
C13-4 Building or roof outline tube lighting shall be subject to Riverside County approval.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
C13-5 Design and placement of site lighting shall minimize glare affecting adjacent properties, buildings, and roadways.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
C13-6 Careful consideration and coordination shall be given to avoid any potential conflicts with Jacqueline Cochran Regional Airport operations.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
C13-7 Lighting shall be designed to minimize sky glow and effects on the Mt. Palomar Observatory and the nighttime desert sky.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
C13-8 Fixtures and standards shall conform to state and local safety and illumination requirements. In particular, lighting shall conform	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
to Riverside County Ordinance No. 655, which includes requirements related to the Mt. Palomar Observatory.		Department.	
C13-9 Automatic timers on lighting shall be designed to maximize personal safety during nighttime use while saving energy.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
<i>In addition to the lighting guidelines contained in the Specific Plan, the following mitigation measures are recommended.</i>			
C13-10 The buildings shall use non-metallic, low reflective glass (30 percent or lower reflective factor) and building materials to keep daytime glare to a minimum.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
<i>Compliance with General Plan Policies.</i>			
C13-11 Future development projects shall be subject to the requirements of Section 7 of Ordinance No. 655, which includes the preparation of lighting plans and evidence of compliance.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
C13-12 All new light fixtures installed shall be consistent with the guidelines in Section 5 (General Requirements), Section 6 (Requirements for Lamp Source and Shielding) and Section 8 (Prohibitions) of Ordinance No. 655.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
Circulation & Traffic			
MM Trans 1 All roadways shall be constructed per the Riverside County Transportation Department standards and conditions of approval.	Less than significant	Riverside County Transportation Department	Review and approval of tentative tract map/plot plan/use permit for applicable development area.
MM Trans 2 The intersection of Polk Street at Airport Boulevard shall convert the shared northbound turning lane into one northbound left-turn lane and one northbound right-turn lane.	Less than significant	Riverside County Transportation Department	Review and approval of tentative tract map/plot plan/use permit for applicable development area.
<i>Traffic generated</i>			
D1-1 was eliminated as part of EIR396, Addendum No. 2	n/a	n/a	n/a
D1-2 Avenue 60 adjacent to the site shall be downsized and constructed at its ultimate part-width standard as an Industrial Collector (78 foot right-of-way) in conjunction with development.	Less than significant.	Riverside County Transportation Department.	Review and approval of tentative tract map. Road segments to be improved concurrently with adjacent development area.
D1-3 to D1-10 were eliminated as part of EIR396, Addendum No. 2	n/a	n/a	n/a

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p><i>Level of Service at General Plan Buildout without Project.</i></p> <p>None required.</p>	<p>Less than significant.</p>	<p>None required.</p>	<p>Not applicable.</p>
<p><i>Year 2010 Level of Service with Project and typical General Plan improvements.</i></p>			
<p>D1-11 To ensure that off-site roadway improvements (see Table V-43) are provided in conjunction with each development phase, the following development monitoring requirements shall be followed throughout the study area:</p> <p>a. Traffic impact study reports shall be required with submittal of tentative tract maps or plot plans as required by Riverside County.</p> <p>b. The required format for each traffic impact study report shall be determined by Riverside County. The required format shall include evaluation of peak hour conditions at intersections significantly impacted by each phase of development.</p> <p>c. If an impacted intersection is estimated to exceed County service level standards, then appropriate link and intersection improvements shall be required to be presented for County staff review.</p> <p>d. The improvements needed to maintain the County service level standards shall be required to be in place or funding assured prior to occupancy of the relevant development phase. Because off-site improvements are generally needed to serve area wide growth, the developer shall initiate efforts to establish an area wide fee program or funding district to implement General Plan roadway improvements prior to the issuance of building permits. Without a district or fee program in place, the proposed project would be responsible for providing the off-site improvements necessary for adequate circulation at each project phase.</p>	<p>Less than significant.</p>	<p>Riverside County Planning Department and Transportation Department.</p>	<p>Review and approval of tentative tract map/plot plan/use permit.</p>
<p>D1-12 to D1-15 were eliminated as part of EIR 396, Addendum No. 2</p>	<p>n/a</p>	<p>n/a</p>	<p>n/a</p>
<p><i>Compliance with General Plan Circulation policies.</i></p>			
<p>D1-18 The project shall contribute to the installation of traffic</p>	<p>Less than significant.</p>	<p>Riverside County</p>	<p>Payment of traffic mitigation fees</p>

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
signals when warranted through the payment of traffic signal mitigation fees. The traffic signals shall be installed as warranted through the tract map or plot plan level traffic studies.		Transportation Department.	at final tract map approval.
D1-19 The developer shall comply with the trip reduction ordinance of the Riverside County.	Less than significant.	Riverside County Transportation Department.	Ongoing.
<i>Impact on alternative forms of transportation.</i>			
D1-20 As development in the area occurs, the SunLine Transit Agency shall be requested to consider expanding service within the area.	Less than significant.	Riverside County Transportation Department.	Ongoing.
D1-21 To accommodate future bus service on key roadways, transit stops shall be anticipated at the far side of major intersections (see Initial Study EA42375, Figure 15 – Bus Turnout and Stop Locations). SunLine Transit Agency should review transit recommendations in the study area. Figure V-54 shows the recommended bus turnout design features. Pedestrian access to the bus stops shall be provided.	Less than significant.	Planning Department and Transportation Department.	Review and approval of tentative tract map/plot plan/use permit.
D1-22 The commercial portion of the project shall provide on-site bike racks to encourage the use of bicycles as an alternative means of transportation.	Less than significant.	Planning Department and Transportation Department.	Review and approval of plot plan and/or use permit approval.
D1-23 To encourage ridesharing/transit ridership and reduce commute trip impacts on access routes to SR-86S, a portion of the commercial parking areas shall be designated for Park-N-Ride use on weekdays between 6:00 a.m. and 6:00 p.m.	Less than significant.	Planning Department and Transportation Department.	Review and approval of plot plan and/or use permit approval.
<i>Provision of adequate access to and from the project area.</i>			
D1-24 Access to roadways shall be oriented to the appropriate locations shown on Initial Study EA42375, Figure 14 – Access Points. Precise access locations and the phasing of roadway improvements shall be determined at the plot plan, use permit or tentative tract map level, subject to approval by the Riverside County Transportation Department.	Less than significant.	Riverside County Transportation Department.	Review and approval of tentative tract map/plot plan/use permit.
D1-25 was eliminated as part of EIR396, Addendum No. 2	n/a	n/a	n/a
<i>Traffic Generated</i>			
D1-26 Avenue 60 adjacent to the Planning Areas A-2, A-4, E-1 and E-2 shall be downsized and constructed at its ultimate part-width standard as an Industrial Collector (78 foot right-of-way) in conjunction with development. The southerly side of Avenue 60 adjacent to Planning Area B-1 shall be constructed at its ultimate	Less than significant.	Riverside County Transportation Department.	Review and approval of tentative tract map/plot plan/use permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
part-width standard as an Arterial highway (128 foot right-of-way) in conjunction with development.			
D1-27 Polk Street adjacent to the project site shall be constructed from the north project boundary to Avenue 66 at its ultimate half-section width as an Arterial highway (128 foot right-of-way) in conjunction with development. A Modified Arterial highway (113 foot right-of-way) shall be constructed at the Not-A-Part parcel located in Planning Area J-4 due to the existing sewage pump station.	Less than significant.	Riverside County Transportation Department.	Review and approval of tentative tract map/plot plan/use permit.
D1-28 to D1-37 were eliminated as part of EIR396, Addendum No. 2	n/a	n/a	n/a
D1-38 Designate "E" Street between Avenue 64 and Avenue 66 as a Major highway (118 foot right-of-way) classification and realign to circulate north and south.	Less than significant	Riverside County Transportation Department	Review and approval of tentative tract map/plot plan/use permit for applicable development area.
D1-39 Downgrade Avenue 60 between the northwest corner of Planning Area B-1 and Polk Street to an Industrial Collector and delete as an Arterial highway classification on the Riverside County General Plan Circulation Element to accommodate the planned extension of the runway at Jacqueline Cochran Regional Airport.	Less than significant	Riverside County Transportation Department	Review and approval of tentative tract map/plot plan/use permit for applicable development area.
Water & Sewer			
<i>Increased demand on water supplies</i>			
D2-1 A detailed hydraulic analysis shall be performed by the developer in conjunction with the preparation of improvement plans for each phase of development.	Less than significant.	CVWD	Review and approval of tentative tract map/plot plan/use permit.
D2-2 to D2-3 were eliminated as part of EIR396, Addendum No. 2	n/a	n/a	n/a
D2-4 Reservoirs shall be provided in accordance with CVWD and ALUC standards, including the installation of aviary screening, where applicable.	Less than significant.	CVWD.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
D2-5 Transmission lines to the reservoirs shall be sized in accordance with CVWD requirements.	Less than significant.	CVWD.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.
D2-6 Where possible, the existing tile drains shall be maintained to prevent high salt water from migrating to the underground basin.	Less than significant.	CVWD.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.
D2-7 All water lines shall be designed and installed as required by CVWD.	Less than significant.	CVWD.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.
D2-8 A dual water system shall be installed to service the larger landscaped areas. Where practical, smaller landscape areas requiring irrigation shall be provided with service from a separate irrigation line.	Less than significant.	CVWD and Riverside County Planning Department.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.
D2-9 The irrigation line shall utilize canal water or treated effluent to irrigate the larger landscape areas initially. Treated effluent shall be utilized when facilities are available, treatment is acceptable and the cost is practical.	Less than significant.	CVWD.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.
D2-10 All project development shall comply with State and County regulations regarding water conservation and reclamation. All applicable sections of Title 20 and Title 24 of the California Code of Regulations shall be adhered to regarding water consumption and conservation.	Less than significant.	CVWD and RWQCB.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.
D2-11 Water conserving plumbing fixtures shall be used in all construction, including low or ultra-low flow toilets and reducing valves for showers and faucets.	Less than significant.	Riverside County Building & Safety Department.	Review and approval of improvement plans prior to issuance of building permit.
D2-12 Consistent with the requirements of County Ordinance No. 348, irrigation systems shall be used for common landscaped areas that minimize runoff and evaporation and maximize water availability to plant roots. Project landscaping plans that identify irrigation systems shall be submitted for review prior to the issuance of individual project building permits.	Less than significant.	Riverside County Building & Safety Department.	Review and approval of tentative tract map/plot plan/use permit and improvement plans.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
D2-13 Consistent with the requirements of County Ordinance No. 348, native, drought-tolerant plants approved by the County shall be used in common landscaped areas. Additionally, mulch shall be utilized in common landscaped areas where soil conditions warrant to improve the soil's water storage capacity.	Less than significant.	Riverside County Building & Safety Department.	Review and approval of tentative tract map/plot plan/use permit and improvement plans.
D2-14 Subsequent tentative tract maps, conditional use permits and plot plans shall be approved by Riverside County based on adequate wells, reservoirs and transmission systems.	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/use permit.
D2-15 The developer shall work with CVWD and participate in area-wide programs developed under the leadership of CVWD to address impacts to groundwater supplies.	Less than significant.	CVWD.	Ongoing.
D2-16 Development shall be consistent with the project Water Conservation Plan.	Less than significant.	CVWD and Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/use permit.
<i>Increased demand on wastewater treatment capacity and conveyance facilities.</i>			
D2-17 A detailed analysis shall be performed for pipe sizing, in conjunction with the preparation of improvement plans for each phase of development.	Less than significant.	CVWD and Riverside County Planning Department.	Review and approval of wastewater improvement plans prior to tentative tract map/plot plan/use permit approval.
D2-18 Infrastructure facilities shall be constructed in accordance with the requirements identified in the Specific Plan.	Less than significant.	Riverside County Planning Department and CVWD.	Review and approval of wastewater improvement plans prior to tentative tract map/plot plan/use permit approval.
D2-19 CVWD shall expand the existing treatment facility capacity to accommodate project wastewater, if necessary.	Less than significant.	CVWD.	Ongoing.
D2-20 Interim septic tank systems shall be subject to approval by the Riverside County Department of Environmental Health.	Less than significant.	Riverside County Department of Environmental Health.	Prior to issuance of occupancy permit.
D2-21 CVWD shall review and approve any interim connection to existing CVWD systems. CVWD shall review and approve sewage collection and transportation system designs where expanded facilities are proposed.	Less than significant.	CVWD.	Review and approval of wastewater improvement plans prior to tentative tract map/plot plan/use permit approval.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
D2-22 Developer(s) shall pay all fees required by CVWD for sewage treatment services and facilities.	Less than significant.	CVWD.	At issuance of building permits.
D2-23 All sewage lines, pump stations and other required transmission facilities shall be installed as directed by CVWD.	Less than significant.	CVWD.	Review and approval of wastewater improvement plans prior to tentative tract map/plot plan/use permit approval.
<u>D2-23 All sewage lines, pump stations and other required transmission facilities for Thermal Club Motorsports Facilities shall be installed as directed by County of Riverside.</u>	<u>Less than significant.</u>	<u>CVWD.</u>	<u>Review and approval of wastewater improvement plans prior to tentative tract map/plot plan/use permit approval.</u>
Water conservation methods shall be implemented, as outlined above, to reduce wastewater generation and impacts to sewage transmission and treatment facilities (See mitigation measures D2-8 through D2-16).			
Fire Services			
<i>Increased demand for fire services.</i>			
D3-1 The project shall conform with the requirements of the Public Facilities and Services Element of the RCGP and the Riverside County Fire Protection Ordinance No. 546.	Less than significant.	Riverside County Fire Department and Riverside County Building & Safety Department.	Review and approval of tentative tract map/plot plan/use permit.
D3-2 The County Department of Building and Safety and the County Fire Department shall enforce fire standards in the review of building plans and during building inspection.	Less than significant.	Riverside County Fire Department and Riverside County Building & Safety Department.	Prior to building permit issuance and during construction.
D3-3 All project street widths, grades and turning/curve radii shall be designed to allow access by fire suppression vehicles.	Less than significant.	Riverside County Fire Department and Riverside County Transportation Department.	Review and approval of tentative tract map/plot plan/use permit.
D3-4 Residences and interior streets shall be clearly marked to facilitate easy identification by emergency personnel.	Less than significant.	Riverside County Fire Department and Riverside County Transportation	Prior to issuance of occupancy permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
D2-22 Developer(s) shall pay all fees required by CVWD for sewage treatment services and facilities.	Less than significant.	CVWD.	At issuance of building permits.
D2-23 All sewage lines, pump stations and other required transmission facilities shall be installed as directed by CVWD.	Less than significant.	CVWD.	Review and approval of wastewater improvement plans prior to tentative tract map/plot plan/use permit approval.
D2-23 All sewage lines, pump stations and other required transmission facilities for Thermal Club Motorsports Facilities shall be installed as directed by County of Riverside.	Less than significant.	CVWD.	Review and approval of wastewater improvement plans prior to tentative tract map/plot plan/use permit approval.
Water conservation methods shall be implemented, as outlined above, to reduce wastewater generation and impacts to sewage transmission and treatment facilities (See mitigation measures D2-8 through D2-16).			
Fire Services			
<i>Increased demand for fire services.</i>			
D3-1 The project shall conform with the requirements of the Public Facilities and Services Element of the RCGP and the Riverside County Fire Protection Ordinance No. 546.	Less than significant.	Riverside County Fire Department and Riverside County Building & Safety Department.	Review and approval of tentative tract map/plot plan/use permit.
D3-2 The County Department of Building and Safety and the County Fire Department shall enforce fire standards in the review of building plans and during building inspection.	Less than significant.	Riverside County Fire Department and Riverside County Building & Safety Department.	Prior to building permit issuance and during construction.
D3-3 All project street widths, grades and turning/curve radii shall be designed to allow access by fire suppression vehicles.	Less than significant.	Riverside County Fire Department and Riverside County Transportation Department.	Review and approval of tentative tract map/plot plan/use permit.
D3-4 Residences and interior streets shall be clearly marked to facilitate easy identification by emergency personnel.	Less than significant.	Riverside County Fire Department and Riverside County Transportation	Prior to issuance of occupancy permit.

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

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<ul style="list-style-type: none"> Public and private spaces 			
Schools			
<i>Increased demand for school facilities.</i>			
D5-1 The applicant shall be responsible for the payment of fees at the state statutory limit in effect at the time; or otherwise reach agreement with the school district for provision of school sites and/or payment of fees to effectively mitigate school impacts.	Less than significant.	Coachella Valley Unified School District.	Fees paid at issuance of building permits.
Parks & Recreation			
<i>Increased demand for parks and recreational facilities.</i>			
D6-1 The project shall dedicate appropriate acreage for developed local parkland, or shall provide fees in lieu of dedication, based on the requirements of the Desert Recreation District. Parkland or equivalent fees provided by the applicant shall be phased in conjunction with residential development so that appropriate acreage of local parkland is provided for each 1,000 persons within the new development.	Less than significant.	Desert Recreation District (DRD) and Riverside County Planning Department.	Prior to tentative tract map approval.
D6-2 The developer(s) shall work with the CVRPD and the Coachella Valley Unified School District to determine the types of facilities to be installed in parks and schools, if a joint-use program is undertaken.	Less than significant.	CVRPD and Unified School District.	Review and approval of improvement plans prior to issuance of first building permit for applicable tract.
D6-3 Recreation trails shall be improved and dedicated, as described in the Kohl Ranch Specific Plan.	Less than significant.	CVRPD and Riverside County Transportation Department.	Review and approval of tentative tract map/plot plan/use permit prior to issuance of first building permit for applicable tract.
D6-4 The applicant shall pay mitigation fees for regional and natural parkland at the occupancy permit stage to the Building and Safety Department, in accordance with the provisions of Riverside County Ordinance No. 659.	Less than significant.	CVRPD and Riverside County Building & Safety Department.	Prior to issuance of occupancy permit.
D6-5 Future development projects shall comply with the Land Use	Less than significant.	Riverside County Planning Department	Ongoing.

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

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

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

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
composting, or using environmentally safe methods of land disposal, to the extent possible.			
Refer to mitigation measures C11-1 through C11-3 in Section V.C.1.1, Toxic Substances, regarding the storage, use and disposal of hazardous wastes.	Less than significant.	Refer to Measures C11-1 and C11-3.	Refer to Measures C11-1 and C11-3.
Health Services			
<i>Increased demand for health services.</i>			
None required.	Less than significant.	None required.	Not applicable.
Disaster Preparedness			
<i>Diminished disaster preparedness.</i>			
Mitigation measures related to seismic safety, slopes and erosion, and flooding are addressed in Sections V.C.4., V.C.1., and V.C.5., respectively.	Less than significant.	Refer to other sections.	Refer to other sections.
Libraries			
<i>Increased demand for library services.</i>			
D11-1 The applicant shall coordinate with the County regarding whether a portion of the recurring fiscal surplus to the County could be used for library costs.	Significant.	Riverside County Library Department.	Prior to issuance of building permits.
Airports			
<i>Compatibility with Jacqueline Cochran Regional Airport Master Plan.</i>			
D12-1 Elements of the Specific Plan that relate to proposed airport uses shall be incorporated into individual development projects.	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/ use permit.
<i>Compatibility with Jacqueline Regional Airport Safety Zones.</i>			
D12-2 Individual development projects shall adhere to land uses proposed in the Specific Plan to ensure consistency with the safety zone guidelines and requirements in the Thermal (Jacqueline Cochran Regional) Airport Comprehensive Land Use Plan (CLUP) (2005).	Less than significant.	Riverside County Planning Department and the Airport Land Use Commission.	Review and approval of tentative tract map/plot plan/ use permit.

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

PLOT PLAN: TRANSMITTED Case #: PP24690R1

Parcel: 759-270-027

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a members only private race track of approximately 5.2 miles in length with multiple configurations for simultaneous use with associated race track buildings including 8,392 square foot tuning shop, 9,197 square foot control tower, 13,174 square foot members garage, members entertainment garage units (typical 7,150 SF), 2,296 square foot fuel island, 708 square foot gate house, 374 square foot irrigation and reservoir pump building, and 12,515 square foot team garage, and a 40,000 square foot Coachella Valley Water District well site.

The purpose of this revised permit is to remove all water quality swales shown on the previous plot plan and instead allow all runoff up to the 100-year storm to be retained on-site within retention basins located throughout the project site, remove the requirement for sidewalks from the interior streets, modify the off-site open channel by reconfiguring the daylight channel, modify the track grading by elevating the track, and modify all sewers within project boundaries to be private per agreement with the Coachella Valley Water District. Additionally, the previous registration building is proposed to become a member's private garage and the proposed irrigation reservoir is proposed to be relocated from off-site to western portion of the project site with the addition of an aviary screen, and design modifications to the previously approved member's private garages with a revised Design Manual. The revised plot plan also proposes up to seven (7) construction phases.

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, and employees (COUNTY) from the following:

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

(b) any claim, action or proceeding against the COUNTY to

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10. GENERAL CONDITIONS

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

RECOMMND

attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

10. EVERY. 2 SPA - Amendment Description

INEFFECT

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

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10. GENERAL CONDITIONS

10. EVERY. 2 SPA - Amendment Description (cont.) INEFFECT
County Ordinance 859.

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, Revised Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A (Sheets 1-10), Amended No. 2 by RCE dated December 19, 2013.

APPROVED EXHIBIT B & C = Exhibits B & C (Sheets 1-10) by RCE dated April 30, 2013.

APPROVED EXHIBIT L = Exhibit L (Sheets 1-17) by TKD Associates, Inc. dated January 7, 2011.

APPROVED EXHIBIT M = Exhibit M (Pages 1-42) Design Manual dated Revised March 14, 2014.

10. EVERY. 3 SPA - Replace all previous INEFFECT

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

10. EVERY. 4 SP - SP Document INEFFECT

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

- a. Specific Plan Document, which shall include:
 - 1. Board of Supervisors Specific Plan Amendment Resolution, and adopting resolution.
 - 2. Conditions of Approval.
 - 3. Specific Plan Zoning Ordinance Text.
 - 4. Land Use Plan in both 8 1/2" x 11" black-and-white

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10. GENERAL CONDITIONS

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

INEFFECT

and 11" x 17" color formats.

5. Specific Plan text.

6. Descriptions of each Planning Area in both graphical and narrative formats.

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

1. Addendum to Environmental Impact Report
2. Supplemental Studies including Greenhouse Gas Analysis, Preliminary Acoustical Analysis and Air Quality Impact Analysis.

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

10. EVERY. 5 SP - Definitions

INEFFECT

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

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

CHANGE OF ZONE = Change of Zone No. 7742.

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

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

10. EVERY. 6 SP - Ordinance Requirements

INEFFECT

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

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10. GENERAL CONDITIONS

10. EVERY. 7 SP - Limits of SP DOCUMENT

INEFFECT

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

10. EVERY. 8 SP - Hold Harmless

INEFFECT

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

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

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning Specific Plan No. 303, Amendment No. 2, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

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10. GENERAL CONDITIONS

10. EVERY. 9 USE - MITIGATION MEASURES RECOMMND

The applicant shall comply with each and every mitigation measure and satisfy the monitoring requirements set forth in Environmental Assessment No. 42592.

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. 2 SP-GSP-1 ORD. NOT SUPERSEDED INEFFECT

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

10.BS GRADE. 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.

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

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

10.BS GRADE. 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.

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

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This

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10. GENERAL CONDITIONS

10.BS GRADE. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT (cont.) INEFFECT

includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

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

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

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

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10. GENERAL CONDITIONS

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum. In instances where the grading plan proposes drainage grades at less than the minimum requirements, the applicant shall submit engineering to substantiate the proposed grades and shall be approved by the Building and Safety Department.

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 17 USE - PVT RD GRADG PMT RECOMMND

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 PKG RECOMMND

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

10.BS GRADE. 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.

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10. GENERAL CONDITIONS

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.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLANCK

RECOMMND

The conditional approval is per the fo9llowing:

The removal of the interior sidewalks is allowed per the installation of accessible site access points within each individual members garages. The access point will consist of a van accessible parking space and accompanied accessible loading/unloading space, which connects to the accessible path of travel into the building and/or elevator.

The passenger elevators may be substituted for the "Special occupancy" type elevators having a minimum car dimension of 42" x 60".

It has been revealed that natural gas will not be supplied on site as originally proposed. All members garage /suites are to all electric supply with the exception of a single 5 gallon propane (LPG) tank for on deck BBQ use.

The applicant shall obtain the required building permits from the building department for all permanent and temporary type strucutres prior to construction, placement, on the property.

Prior to the construction or installation, the applicant shall obtain the required building permits for the installation of any equipment, or utilitiy on the property.

The applicant shall comply with all required accessible path of travel details. All building plan site plans shall include the following applicable information :

- 1.Connection from the site access point.
- 2.Connection to all buildings. (If multiple structures)
- 3.Connection to accessible designed trash enclosures.
- 4.Connection to mail kiosks.
- 5.Connection to accessible parking loading/unloading areas.
- 6.Connection to areas of public accommodation (Including

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLANCK (cont.)

RECOMMND

recreation/sports park facilities and viewing areas.
7.Connection to accessible sanitary facilities.

THE DETAILS SHALL INCLUDE:

- 1.Accessible path construction type (Concrete or asphalt)
- 2.Path width.
- 3.Path slope%, cross slope%.
- 4.Ramp and curb cut-out locations.
- 5.Level landing areas at all entrance and egress points.
- 6.All required signage locations.

CODE/ORDINANCE REQUIREMENTS:

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

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non-approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PP 24690 R1 - COMMENTS

RECOMMND

Plot Plan 24690 R1 (PP 24690 R1) is proposing that all sewers within project boundaries to be private per agreement with the Coachella Valley Water District (CVWD). It shall be the responsibility of the property owners to ensure that all sewerage requirements are met with CVWD as

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10. GENERAL CONDITIONS

10.E HEALTH. 1 PP 24690 R1 - COMMENTS (cont.)

RECOMMND

well as all other applicable agencies. In addition, the Conditions of Approval (COAs) as stated in the original Plot Plan 24690 shall be applicable to PP 24690 R1. Compliance to these COAs shall be required.

10.E HEALTH. 2 INDUSTRIAL HYGIENE-NOISE STUDY

RECOMMND

The following recommendations shall be applied to the project based on the information provided:

1. The windows of the occupied buildings shall use soundproofing of Sound Transmission Class (STC) rating of 54 or higher.
2. Provide closed windows for all occupied buildings requiring a means of mechanical ventilation (e.g. air conditioning) per UBC requirements.
3. Provide walls with a minimum STC rating of 55. An example to achieve the STC level is using 2 layers 1/2" gypsum board each side, 3 1/2" fiber glass insulation.
4. All window and door assemblies used throughout the project should be free of cut outs and openings and shall be well fitted and weather stripped.
5. Provide sufficiennt noise barrier on the west side for the existing race track. A 12 foot barrier will be required along Tyler Street when the BMW, Go-cart track is in place.

It should be noted that the revised noise report dated August 20, 2012, has the project, trackside, maximum noise level of 100 dBA at a distance of 50 feet.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

FIRE DEPARTMENT

10.FIRE. 1 PC-#01B-INDIO RESPONSIBILITY

INEFFECT

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The building permit number is required on all correspondence from general contractor, superintendent,

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10. GENERAL CONDITIONS

10.FIRE. 1 PC-#01B-INDIO RESPONSIBILITY (cont.) INEFFECT

owner, subcontractors, etc.

Any questions contact the Riverside County Fire Department, Planning Section at 77933 Las Montanas Rd., Ste.201, Palm Desert, CA (760) 863-8886 Fax (760) 863-7072.

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

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

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

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

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

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

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

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V

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10. GENERAL CONDITIONS

10.FIRE. 3 USE* -#23-MIN REQ FIRE FLOW (cont.) INEFFECT

construction per the 2010 CBC and Building(s) having a fire sprinkler system.

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

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

10.FIRE. 4 USE-#04-HIGH PILE/RACK STORAGE INEFFECT

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 2010 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, 2010 Edition and NFPA 13, 2010 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

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

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

10.FIRE. 5 USE-#19-ON/OFF LOOPED HYD INEFFECT

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.

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10. GENERAL CONDITIONS

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

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

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

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

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

10.FIRE. 7 USE-#84-TANK PERMITS INEFFECT

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. 7 SP-#47 SECONDARY ACCESS INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

10.FIRE. 8 USE-#25-GATE ENTRANCES INEFFECT

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to

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10. GENERAL CONDITIONS

10.FIRE. 8 USE-#25-GATE ENTRANCES (cont.) INEFFECT

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. 9 USE-#88A-AUTO/MAN GATES INEFFECT

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 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. 10 USE-#20-SUPER FIRE HYDRANT INEFFECT

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan No. 24690, Revision Number 1, is a proposal to develop a members only private race track 5.2 miles in length with multiple configurations for simultaneous use with associated race track buildings including member's garage, member's private garage, tuning shop, fueling area, temporary gatehouse, reservoir and pump station, control tower, club facility, and CVWD well site. The 330 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. 36293M1 and 36315.

Revision number 1 proposes 7 phases, to remove water quality swales from the original design and replaced with BMP basins. A WQMP Report dated April, 2013 was reviewed which includes BMP basins for the portion of the project

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

east of Tower Drive. Areas west of Tower Drive would include water quality swales, consistent with the originally approved WQMP, dated May 17, 2012. Each BMP/Basin shall be designed to retain its tributary flows. Each phase shall mitigate tributary water quality, independent of any other phase.

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, 22 retention basins are proposed.

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP >PRELIM

RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 5

USE SUBMIT FINAL WQMP >PRELIM (cont.)

RECOMMND

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions 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. 6

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.

PLANNING DEPARTMENT

10.PLANNING. 1

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.

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

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. 2 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. 3 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. 4 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 5 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.

10.PLANNING. 6 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 track and go-kart track shall be limited to the hours of 7:00 a.m. to 7:00 p.m.

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10. GENERAL CONDITIONS

10.PLANNING. 7 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. 7 GEN - IF HUMAN REMAINS FOUND

INEFFECT

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

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

10.PLANNING. 8 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action.

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - NOISE MONITORING REPORTS (cont.)

RECOMMND

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. 8 GEN - INADVERTANT ARCHAEO FIND

INEFFECT

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

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

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10. GENERAL CONDITIONS

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

area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 9 USE - PDA04003 RECOMMND

County Archaeological Report (PDA) No. 4003 submitted for this project (SP00303S2) was prepared by SWCA and is entitled: "A Cultural Resources Reconnaissance for the Kohl Ranch Project, Riverside County, California dated February 22, 2005. In addition, SWCA prepared "Cultural Resources Reconnaissance of a 440-acre parcel for the Kohl Ranch Project, Riverside County, California dated August 12, 2005. These reports are herein incorporated as a part of PDA04003. PP24690R1 and PM36293M1 are located on the same property as SP00303S2.

PDA04003 concluded;

1)An isolated granite metate was previously recorded within the planned development area. No diagnostic artifactual resources were observed during the current survey (February).

2)No prehistoric resources were observed during the current survey (August).

3)A small trash deposit dating from the 1950's was observed and recorded.

PDA04003 recommended that a qualified archaeological monitor observe future ground disturbing activities.

This report, County Archaeological Report (PDA) No. 4003 was accepted and the document is herein incorporated as a part of the record for this project.

10.PLANNING. 9 SP - MAINTAIN AREAS & PHASES INEFFECT

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

10.PLANNING. 10 USE - UNANTICIPATED RESOURCES RECOMMND

UNANTICIPATED RESOURCES:

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

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10. GENERAL CONDITIONS

10. PLANNING. 10

USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

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

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

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10. GENERAL CONDITIONS

10.PLANNING. 10 SP - NO P.A. DENSITY TRANSPER INEFFECT

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

10.PLANNING. 11 USE - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, 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 by the Coroner within the period specified by law (24 hours) . 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 property owner and the County Archaeologist 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 Archaeologist.

10.PLANNING. 11 SP - LC LANDSCAPING PLANS INEFFECT

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

10.PLANNING. 12 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

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - PERMIT SIGNS SEPARATELY (cont.)

RECOMMND

and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 12 SP - TRIBAL MONITORING

INEFFECT

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

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

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

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

NOTES:

1)The Project Archeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources and reporting implementation compliance to the County. The Project Archaeologist shall

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10. GENERAL CONDITIONS

10.PLANNING. 12 SP - TRIBAL MONITORING (cont.)

INEFFECT

consult with the County, developer/permit holder and tribal monitor throughout the process.

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

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

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

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

10.PLANNING. 13 USE - PHASES ALLOWED

RECOMMND

Construction of this project may be done in seven (7) 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 SP - CULTURAL RESOURCES REPORT

INEFFECT

Prior to final inspection of the first building permit of every phase for every implementing project under this specific plan, the Project Archaeologist shall submit, according to current County requirements, a Phase IV Archaeological Monitoring Report of the result of archaeological monitoring and mitigation implementation compliance. The reports shall include evidence of the required cultural/historical sensitivity training for the

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10. GENERAL CONDITIONS

10.PLANNING. 13 SP - CULTURAL RESOURCES REPORT (cont.) INEFFECT

construction staff held during the pre-grade meetings. The County Archaeologist shall review the reprotos to determine adequate mitigation compliance documentation. Provided the reports are adequate, the County Archaeologist shall clear this condition for each phase of each implementing project under this specific plan.

10.PLANNING. 14 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. 14 SP - ALTERNATIVE ENERGY GEN INEFFECT

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

10.PLANNING. 15 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.

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - SITE MAINTENANCE RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

10.PLANNING. 17 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the California Alcoholic Beverage Control Board, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 19 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to Plot Plan No. 24690 shall become null and void upon final approval of Plot Plan No. 24690, Revised Permit No. 1 by the County of Riverside.

10.PLANNING. 20 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. 21 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. 22 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

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - CLOSURE CLEAN UP (cont.) RECOMMND

the Department of Building and Safety.

10.PLANNING. 23 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. 24 USE - NO AUTO WRECKING YARD RECOMMND

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

10.PLANNING. 25 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. 26 USE - CONSTRUCTION STORAGE RECOMMND

Temporary consutrction 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. 27 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. 28 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.

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10. GENERAL CONDITIONS

10.PLANNING. 29 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.

10.PLANNING. 31 USE - GEO02230 UPDATE

RECOMMND

At the request of the County Chief Engineering Geologist, the applicant retained Sladden Engineering (consultant of record) to provide an update to the previously approved GEO02230 for this project. Sladden Engineering submitted "Plan Review - Plot Plan 24690R1" dated January 30, 2014 as their update to GEO02230.

Sladden Engineering concluded the recommendations provided in the previous previous geotechnical reports and the related Riverside County Conditions of Approval remain applicable for the revised plans and drainage concepts.

Sladden Engineering's January 30, 2014 submittal satisfies the requirement for an update to GEO02230 and is hereby accepted for this revised project. The previous condition of approval for GEO02230 is restated below for convenience and completeness:

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.

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10. GENERAL CONDITIONS

10. PLANNING. 31 USE - GEO02230 UPDATE (cont.)

RECOMMND

These documents are herein incorporated as a part of GEO02230.

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 replaced 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. 32 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 registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 33 USE - ALUC LETTER

RECOMMND

Per the Airport Land Use Commission letter dated October 16, 2013, the following uses are prohibited:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations, or any type of strobe light, toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. (Amended 2013)

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, highly noise-sensitive outdoor nonresidential uses, and

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - ALUC LETTER (cont.) RECOMMND

aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.

10.PLANNING. 34 USE - NOISE STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of the approved acoustical study, as reviewed and, as the case may be, modified by the Environmental Health Department, Office of Industrial Hygiene. The permit holder shall include on the building plans notes that show compliance with the recommendations of the approved acoustical study.

TRANS DEPARTMENT

10.TRANS. 1 USE - PREVIOUS CONDITIONS RECOMMND

All previously approved Transportation Department Conditions of Approval for Plot Plan No. 24690 continue to apply.

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

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

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

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

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

PARCEL MAP Parcel Map #: PM36293M1

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - GEO02230 UPDATE

RECOMMND

At the request of the County Chief Engineering Geologist the applicant retained Sladden Engineering (consultant of record) to provide an update to the previously approved GEO02230 for this project. Sladden Engineering submitted "Plan Review - Plot Plan 24690R1" dated January 30, 2014 as their update to GEO02230.

Sladden Engineering concluded the recommendations provided in the previous geotechnical reports and the related Riverside County Conditions of Approval remain applicable for the revised plans and drainage concepts.

Sladden Engineering's January 30, 2014 submittal satisfies the requirement for an update to GEO02230 and is hereby accepted for this revised project. The previous condition of approval for GEO02230 is restated below for convenience and completeness:

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.

GEO02230 concluded:

- 1.No active faults are mapped in the vicinity of the site.

PARCEL MAP Parcel Map #: PM36293M1

Parcel: 759-210-028

10. GENERAL CONDITIONS

10.PLANNING. 9 USE - PDA04003 (cont.) RECOMMND

resources were observed during the current survey (February).

2) No prehistoric resources were observed during the current survey (August).

3) A small trash deposit dating from the 1950's was observed and recorded.

PDA04003 recommended that a qualified archaeological monitor observe future ground disturbing activities.

This report, County Archaeological Report (PDA) No. 4003 was accepted and the document is herein incorporated as a part of the record for this project.

10.PLANNING. 9 SP - MAINTAIN AREAS & PHASES INEFFECT

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

10.PLANNING. 10 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

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

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

10.PLANNING. 11 SP - LC LANDSCAPING PLANS INEFFECT

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