

PARCEL MAP Parcel Map #: PM36293M1

Parcel: 759-210-028

10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - GEO02230 UPDATE (cont.)

RECOMMND

The potential for surface fault rupture or fissure is minimal.

2.The photo lineament observed on several aerial photographs of the site is related to agricultural activities (roads, furrow patterns) that are superimposed on the southeast drainage pattern of the area.

3.The anticipated maximum liquefaction-induced settlement is 0.85 inches and maximum localized differential settlement due to liquefaction may be assumed to equal to approximately 0.43 inches. The site is not subject to liquefaction-induced lateral spreading.

4.The risk associated with permanent slope in-stability and landsliding is minimal.

5.The rockfall hazard is minimal.

6.Differential settlement due to site subsidence is expected to be minimal.

GEO02230 recommended:

1. The upper portion of the lake deposits will need to be excavated and replace as compacted fill to provide uniform support for the proposed structures and racetrack.

2.Field confirmation of agricultural-related photo lineament during site grading.

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

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

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10. GENERAL CONDITIONS

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

INEFFECT

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 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.

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

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

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

10.PLANNING. 13 SP - CULTURAL RESOURCES REPORT 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 construction staff held during the pre-grade meetings. The County Archaeologist shall review the reports to determine adequate mitigation compliance documentation. Provided the reports are adequate, the County Archaeologist shall clear this condition for each phase of each implementing project under this specific plan.

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 facilities), and private recreation (buildings owned by an HOA) - shall add renewable energy generating technology to the site or structure to reduce non-renewable electricity by thirty three percent (33%) versus the "Business as Usual" scenario, which is defined as the regulations in effect pursuant to the CARB Scoping Plan.

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10.PLANNING. 15 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 aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.

TRANS DEPARTMENT

10.TRANS. 1 MAP - PREVIOUS CONDITIONS

RECOMMND

All previously approved Transportation Department Conditions of Approval for Parcel Map 36293 continue to apply.

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10. GENERAL CONDITIONS

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

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10. GENERAL CONDITIONS

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

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

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

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

10.TRANS. 2 SP - SP303A2/IMPROVEMENTS INEFFECT

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

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

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

INEFFECT

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

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

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

INEFFECT

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a County-certified archaeologist for each implementing project. This agreement shall include the mitigation and

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30. PRIOR TO ANY PROJECT APPROVAL

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

INEFFECT

monitoring procedures to be implemented during the process of grading, procedures for tribal consultation coordination, final reporting of archaeological finds, and other related mitigation tasks as governed by current industry standards for conducting archaeological work at the mitigation level, as found in the EIR and in consideration of any new archeological information from subsequent archaeological investigations within the specific plan. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR, and any subsequent archaeological investigation providing new information are substantially complied with.

"

30.PLANNING. 35 SP - PALEO PRIMP & MONITOR

INEFFECT

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

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35

SP - PALEO PRIMP & MONITOR (cont.)

INEFFECT

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

30.PLANNING. 36 SP - PALEO MONITORING REPORT INEFFECT

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

"PRIOR TO BUILDING FINAL INSPECTION:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 37

SP - GELOGIC STUDY

INEFFECT

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

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

A geologic/geotechnical investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential. For completeness and direct correlation to the proposed project, the consultant shall be provided the most recent copy of the project case exhibit (tract map, parcel map, plot plan, CUP, etc.) for incorporation into the consultant's report. Furthermore, the consultant shall plot all appropriate geologic and geotechnical data on this case exhibit and include it as an appendix/figure/plate in their report. The geologic/geotechnical investigation report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP - M/M PROGRAM (GENERAL)

INEFFECT

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

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

30.PLANNING. 39 SP - NON-IMPLEMENTING MAPS

INEFFECT

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

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

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

30.PLANNING. 41 SP - SUBMIT FINAL DOCUMENTS

INEFFECT

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

"Eight (8) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department

1 copy

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - SUBMIT FINAL DOCUMENTS (cont.) INEFFECT

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

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

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 42 SP - PROJECT LOCATION EXHIBIT INEFFECT

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

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

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

30.PLANNING. 43 SP - ACOUSTICAL STUDY REQD INEFFECT

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

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

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43 SP - ACOUSTICAL STUDY REQD (cont.)

INEFFECT

Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

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

30.PLANNING. 47 SP - ADDENDUM EIR

MET

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

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

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

30.PLANNING. 48 SP - EA REQUIRED

INEFFECT

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

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 48 SP - EA REQUIRED (cont.)

INEFFECT

assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

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

30.PLANNING. 49 SP - SUPPLEMENT TO EIR

INEFFECT

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

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

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

30.PLANNING. 50 SP - SUBSEQUENT EIR

INEFFECT

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its

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30. PRIOR TO ANY PROJECT APPROVAL

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

INEFFECT

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

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

30.PLANNING. 51 SP - COMPLETE CASE APPROVALS

INEFFECT

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

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

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

30.PLANNING. 52 SP - AMENDMENT REQUIRED

INEFFECT

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

INEFFECT

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

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

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

30.PLANNING. 54 SP - AG/DAIRY NOTIFICATION

INEFFECT

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

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

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

INEFFECT

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

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

INEFFECT

tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

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

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

30.PLANNING. 56 SP - COMMON AREA MAINTENANCE

INEFFECT

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 56 SP - COMMON AREA MAINTENANCE (cont.) INEFFECT

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

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

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

30.PLANNING. 57 SP - CC&R RES PUB COMMON AREA INEFFECT

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

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

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

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

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

4. A deposit equaling three (3) hours of the current

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 57

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

INEFFECT

hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

creating the assessment lien.

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

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

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

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

INEFFECT

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

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

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

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

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 58 SP - CC&R RES PRI COMMON AREA (cont.)

INEFFECT

that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 58 SP - CC&R RES PRI COMMON AREA (cont.) (cont.) INEFFECT

this Declaration.

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

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 60 SP - PALEO M/M PROGRAM (cont.) INEFFECT

as described in the EIR are substantially complied with."

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

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

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

30.PLANNING. 65 SP - ENTRY MONUMENTATION INEFFECT

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

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

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

30.PLANNING. 66 SP - POST GRADING REPORT INEFFECT

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 66 SP - POST GRADING REPORT (cont.) INEFFECT

[archaeologist/paleontologist/other] were complied with."

30.PLANNING. 67 SP - SCHOOL MITIGATION INEFFECT

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

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

30.PLANNING. 68 SP - GEO STUDY REQUIRED INEFFECT

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

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

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

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

30.PLANNING. 69 SP - ARCHAEOLOGIST RETAINED INEFFECT

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

Prior to the issuance of grading permits, a qualified

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 69

SP - ARCHAEOLOGIST RETAINED (cont.)

INEFFECT

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

30.PLANNING. 70

SP - IF HUMAN REMAINS FOUND

INEFFECT

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 70 SP - IF HUMAN REMAINS FOUND (cont.) INEFFECT

appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

30.PLANNING. 73 SP - OTHER STUDIES REQUIRED INEFFECT

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

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

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

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

30.PLANNING. 74 SP - PARK SCHEDULE INEFFECT

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 74 SP - PARK SCHEDULE (cont.) INEFFECT

condition may not be DEFERRED.

30.PLANNING. 75 SP - ALUC Clearance INEFFECT

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

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

Portions of this condition are applicable to different milestones of development. Therefore, this condition may be DEFERRED until map recordation and building permits.

30.PLANNING. 76 SP - ALUC CLEARANCE INEFFECT

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

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

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

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:
a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 77

SP - LC LNDSACP COMMON AREA MA (cont.)

INEFFECT

private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

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

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

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

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

30.PLANNING. 78

SP - LC ENTRY MONUMENTATION

INEFFECT

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 78 SP - LC ENTRY MONUMENTATION (cont.) INEFFECT
and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 79 SP - CVWD COMPLIANCE INEFFECT

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

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

TRANS DEPARTMENT

30.TRANS. 1 SP - SP303A2/TS REQUIRED INEFFECT

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

30.TRANS. 2 SP - SP303A2/TS INSTALLATION INEFFECT

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

INEFFECT

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

or as approved by the Transportation Department.

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

30.TRANS. 3 SP - S VALLEY PARKWAY

INEFFECT

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

INEFFECT

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

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

30.TRANS. 4 SP - SP303A2/CREDIT

INEFFECT

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

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

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

30.TRANS. 5 SP - SP303A2/GEOMETRICS

INEFFECT

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

INEFFECT

Eastbound: one left-turn lane, one through lane, one right-turn lane

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

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

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

Southbound: N/A

Eastbound: two through lanes

Westbound: one left-turn lane, two through lanes

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

Northbound: one left-turn lane, one through lane

Southbound: one left-turn lane, one through lane

Eastbound: one through lane

Westbound: one through lane

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

Northbound: one left-turn lane, two through lanes

Southbound: two through lanes

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

Westbound: N/A

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

Northbound: one left-turn lane, one through lane, one right-turn lane

Southbound: one left-turn lane, one through lane

Eastbound: one left-turn lane, one through lane

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

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

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, one through lane

Westbound: two through lanes

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5

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

INEFFECT

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

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

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

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

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

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

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

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

Westbound: one left-turn lane, one through lane
or as approved by the Transportation Department.

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

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 2 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. 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' 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.

50.FIRE. 3 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 7,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the S-P zone, and with the Riverside County General Plan.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space area[s] shall be shown as a numbered lots on the FINAL MAP.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 5 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 6 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 7 MAP - ECS AFFECTED LOTS RECOMMND

The following note shall be placed on the FINAL MAP:
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ____, Page ____."

50.PLANNING. 12 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"Parcels shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 12 MAP - ECS NOTE RIGHT-TO-FARM (cont.)

RECOMMND

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 13 MAP - CC&R C/I MO COM. EASE

RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office; and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13

MAP - CC&R C/I MO COM. EASE (cont.)

RECOMMND

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

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

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

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restriction to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 14

MAP - CC&R C/I MO COM. LOT

RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a maintenance operator, d) provide for the ownership of the common area by the owners of each individual parcel as tenants in common, and e) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 14 MAP - CC&R C/I MO COM. LOT (cont.)

RECOMMND

the contrary, the following provisions shall apply:

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

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 15 MAP - ALUC CLEARANCE

RECOMMND

A clearance letter from the Airport Land Use Commission shall be provided to the Riverside County Planning Department verifying compliance with the conditions of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 15 MAP - ALUC CLEARANCE (cont.) RECOMMND

their letter dated October 16, 2013, a copy of which is on file with the Riverside County Planning Department.

50.PLANNING. 16 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 17 MAP - ECS NOTE AIRPORT RECOMMND

The following environmental constraints note shall be placed on the ECS:

"This land division is within 2 miles of the Jacqueline Cochran Regional Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the Jacqueline Cochran Regional Airport maintained operations to the north of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to or from the Jacqueline Cochran Airport."

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NO PRECISE GRDG RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

60.BS GRADE. 2 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP - NPDES/SWPPP (cont.)

RECOMMND

of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

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

60.BS GRADE. 3 MAP - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 4 MAP - IMPORT/EXPORT

RECOMMND

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP - GEOTECH/SOILS RPTS RECOMMND

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

60.BS GRADE. 7 MAP - DRNAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 8 MAP - OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 9 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 10 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 MAP - APPROVED WQMP (cont.) RECOMMND

Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

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

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

60.BS GRADE. 13 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 MAP- PM10 PLAN REQUIRED RECOMMND

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

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

2.NOTE: All PM 10 measures must be in place prior to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 MAP- PM10 PLAN REQUIRED (cont.) RECOMMND
commencing any grading activity on site.

60.BS GRADE. 17 MAP- PM 10 CLASS REQUIRED RECOMMND
Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

EPD DEPARTMENT

60.EPD. 1 - NESTING BIRD SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

FLOOD RI DEPARTMENT

60.FLOOD RI. 4 MAP SUBMIT PLANS RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 6 MAP OFFSITE EASE OR REDESIGN

RECOMMND

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

60.FLOOD RI. 10 MAP SUBMIT FINAL WQMP

INEFFECT

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

PARKS DEPARTMENT

60.PARKS. 1 MAP - PRIOR TO GRADING PRMT IS

RECOMMND

The applicant shall submit a trails plan conforming to SP 303 A2 Figure IV-10 to the Regional Park and Open-Space District for approval. This plan shall show trails(s) in a graded condition and ready for construction. Trails shall be built when adjacent road improvements are constructed.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

- 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
- 2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

PARCEL MAP Parcel Map #: PM36293M1

Parcel: 759-210-028

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 MAP - ROUGH GRADE APPROVAL RECOMMND

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for

PARCEL MAP Parcel Map #: PM36293M1

Parcel: 759-210-028

70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 1 MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

his/her certification of the project.

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

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

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

5.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

"PRIOR TO GRADING FINAL:

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

70.PLANNING. 2 USE - ARCHAEO MONITOR REPORT

RECOMMND

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to

03/26/14
18:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 73

PARCEL MAP Parcel Map #: PM36293M1

Parcel: 759-210-028

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 USE - ARCHAEO MONITOR REPORT (cont.)

RECOMMND

submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO BP'S W/O L.U. PRMT

RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S) .

PARCEL MAP Parcel Map #: PM36293M1

Parcel: 759-210-028

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

80.FIRE. 2 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

80.FIRE. 3 MAP - SECONDARY/ALTER ACCESS RECOMMND

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

FLOOD RI DEPARTMENT

80.FLOOD RI. 4 MAP SUBMIT PLANS RECOMMND

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

PARCEL MAP Parcel Map #: PM36293M1

Parcel: 759-210-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 6 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 3 MAP - COORDINATE W/PP24690R1 RECOMMND

Building permits, and all other construction permits, within this land division shall coordinate with Plot Plan No. 24690R1. The extent of coordination shall be determined by the Planning Department should the referenced permit expire, lapse or otherwise become null and void or applicable conditions of approval of the referenced permit be deemed MET or NOT APPLY.

80.PLANNING. 4 MAP - WALLS/FENCING PLANS RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

PARCEL MAP Parcel Map #: PM36293M1

Parcel: 759-210-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5

MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 6

MAP - FINAL SITE OF DEVELOPMNT

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

A. The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, fencing,

PARCEL MAP Parcel Map #: PM36293M1

Parcel: 759-210-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6

MAP - FINAL SITE OF DEVELOPMNT (cont.)

RECOMMND

entry monuments (location and elevation), mechanical equipment, and the house floor plan and elevation assignments on individual lots.

2. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers where possible (trade names also acceptable).

3. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations.

4. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible.

B. Model complex plot plans shall not be approved without Final Site Plan approval. The submittal and approval of plot plans may be phased provided:

1. A subdivision phasing plan has been approved.

2. A separate plot plan shall be submitted to the Planning Department for each approved tract phase along with the current fee.

3. Each individual plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

C. Subdivision development shall conform to the approved plot plan and shall conform to the design guidelines and requirements found in the approved Design Manual, Exhibit M.

PARCEL MAP Parcel Map #: PM36293M1

Parcel: 759-210-028

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - NO PRECISE GRD APRVL

RECOMMND

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

FIRE DEPARTMENT

90.FIRE. 2 MAP-#45-FIRE LANES

RECOMMND

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

90.FIRE. 3 MAP - VERIFICATION INSPECTION

RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777
Indio office (760)863-8886

FLOOD RI DEPARTMENT

90.FLOOD RI. 5 MAP BMP - EDUCATION

RECOMMND

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

The developer must provide to the District's PLAN CHECK

ARCEL MAP Parcel Map #: PM36293M1

Parcel: 759-210-028

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 5 MAP BMP - EDUCATION (cont.)

RECOMMND

Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 6 MAP IMPLEMENT WQMP

RECOMMND

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

PARKS DEPARTMENT

90.PARKS. 1 MAP - PRIOR TO BLDG FINAL INSP

RECOMMND

Prior to acceptance of perimeter streets, the applicant shall submit a letter to the Regional Park and Open Space District stating that the trails and bikeways have been constructed in accordance to the approved plans.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - COUNT RES BUILD PERMITS

INEFFECT

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

December 30, 2013

Jay Olivas, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

DEC 31 2013
RIVERSIDE COUNTY
PLANNING DEPARTMENT

RE: Plot Plan (PP) No. 24690R1

Proposal: The PP proposes to remove all water quality swales for water to be retained on-site, remove sidewalks for the interior streets, modify the off-site open channel and modify the track grading.

APN: 759-180-004

Dear Mr. Olivas:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Avenue 62, south of Avenue 60, east of Tyler Street and west of Polk Street, in the Eastern Coachella Valley Community Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

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

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

December 31, 2013

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1
0721.1
1150.011
Geo. 060833-1
060833-3
060833-4
PZ 13-5117

Jay Olivas
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Olivas:

Subject: Tentative Parcel Map No. 36293M1, Amended No. 1;
Fast Track Plot Plan No. 24690R1, Amended No. 1 (FTA-2011-11)

This letter supersedes the Coachella Valley Water District's (CVWD) letter dated June 7, 2013, copy enclosed.

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

The proposed addition of Lots "A" and "B" and realignment of other parcels does not conflict with CVWD stormwater facilities.

Approval of the proposed addition of Lots "A" and "B" does not constitute approval or modification to perform grading within the off-site stormwater channel located further west of the proposed Lots "A" and "B".

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

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

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

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

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

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service.

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

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

Non-potable water (recycled wastewater and/or Colorado River water) is available for irrigation. The project may be required to use non-potable water for such uses. CVWD may need additional facilities for the orderly expansion of its non-potable water distribution system in order to serve the subject land. These facilities may include additional piping, reservoirs, booster pumping stations, etc. The developer may be required to install these facilities and provide land and/or easements to be deeded to CVWD for such purpose.

This development is subject to the County's Landscape Ordinance which was adopted in accordance with the States Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1374. The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review. This review is for ensuring efficient water management.

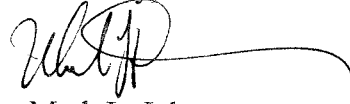
The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to ensure CVWD staff regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Mark L. Johnson
Director of Engineering

Enclosures\1\as

cc: Majeed Farshad
Riverside County Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

cc's continued:

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

Michael Mistica, MBA
County of Riverside, Department of Environmental Health
Land Use and Water Resources Program
3880 North Lemon St., Suite 200
Riverside, CA 92501

Developer/applicant
Thermal Operating Company, LLC
1983 W. 190th St, Suite 100
Torrance, CA 90504

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Established in 1918 as a public agency

Coachella Valley Water District

Directors:

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Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Iivesay - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

June 7, 2013

File: 0163.1
0421.1
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0721.1
0721.2
1150.011
Geo. 060833-1
060833-3
060833-4
PZ 13-4585

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

Dear Mr. Olivas:

Subject: Tentative Parcel Map No. 36293
Minor Change No. 1; Plot Plan No. 24690. Revised Permit No. 1

The Coachella Valley Water District (CVWD) has reviewed the plans/exhibits for the proposed Tentative Parcel Map No. 36293, Minor Change No. 1; Plot Plan No. 24690. Revised Permit No. 1, and has no additional comments on the minor change. CVWD letters dated April 26, 2012 and May 3, 2012, are still applicable, copies enclosed.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, ext. 3535.

Sincerely,

Mark L. Johnson
Director of Engineering

Enclosures/2/as

cc: See list

me

cc: ALL WITHOUT ENCLOSURES

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

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

Mike Mistica
County of Riverside
Department of Environmental Health
3880 Lemon Street, Suite 200
Riverside, CA 92501-3374

JC:ch/eng/sw/13/Junc/TPM 36293

June 18, 2013

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

RECEIVED
JUN 19 2013
ADMINISTRATIVE
RIVERSIDE COUNTY
DEPARTMENT OF PUBLIC WORKS

RE: Tentative Parcel Map No. 36293, Minor Change No. 1, Plot Plan No. 24690 –
Thermal Private Race Track

Dear Mr. Olivas:

This letter responds to your request for comments regarding the proposed private race track located north of Avenue 62, south of Avenue 60, east of Tyler Street and west of Polk Street in Thermal. SunLine Transit Agency (SunLine) staff has reviewed the Thousand Palms Day Care Plot plan and offers the following comments.

SunLine currently does not provide direct transit service to the project site. The closest service to the area is provided along Airport Boulevard on Line 91. We are not requesting inclusion of any transit amenities at this time. However, SunLine recommends that the developer construct sidewalks in all areas fronting the project to ensure that future patrons are able to readily access existing or future transit service in the area.

We appreciate this chance to review developments within the Thermal Community of unincorporated Riverside County. Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 190.

Sincerely,



Anita M. Petke
Transit Planning Assistant

cc: Roger Snoble, Interim General Manager
Joseph Forgiarini, Director of Transit Planning



Department of **Public Health**
Riverside County Community Health Agency

Date: December 2, 2010

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

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

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

Reference Number: 96781

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

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

Review Stage: First Review

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



Noise Standards:

I. For Stationary Noise Sources:

A. Standards:

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

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

B. Requirement for Determination of Community Noise Impact:

- a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.
- b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
- c) Required Modeling Parameters for Stationary Sources:
 - i. Stationary sources are to be modeled as "point" sources.
 - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, whichever yields the worst-case results.
 - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
 - iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent

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

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

II. For Traffic Noise Sources to Residential Structures:

Noise Standards:

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

Highway Prediction Model:

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

Acoustical Parameters for County Highways:

1. Primary Road Modeling Parameters

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

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

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

For Secondary highways

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

For Urban Arterial, Major highways and Expressways

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

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

Findings:

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

Recommendations:

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

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

adjacent land uses.

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

Baez, Ken

From: Olivas, Jay
Sent: Monday, March 24, 2014 11:39 AM
To: Baez, Ken
Subject: FW: PP 24690-R1 Noise

Please include this email with Board Package. Thanks.

From: Hinde, Steve [<mailto:SHinde@rivcocha.org>]
Sent: Monday, March 24, 2014 9:28 AM
To: Olivas, Jay
Cc: Mistica, Michael
Subject: PP 24690-R1

Hi Jay,

We have given approval to these products before and do not need any future noise report/ study for these units. See recommendations listed below.

Provide sufficient noise barrier on the west side for the existing race tract. A 12 ft. barrier will be required along Tyler Street when the go cart tract is place.

Oct. 25th 2012

Noise Clearance for Parcel Map No.36293-1,The Thermal Club (Racetrack)

Clearance is provided for building permits BNR 120043 & BNR 120044 for Parcel Map 36293-1, of condition 80. Planning.6 - Acoustical Study).

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

1. The windows of the occupied buildings shall use soundproofing rating 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 windows and doors assemblies used throughout the project should be free of cut outs and openings and shall well fitted and well-weather-stripped.

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.

Please contact me if you have any questions.

Steven Hinde, REHS, CIH, CAC
Senior Industrial Hygienist
Riverside County Environmental Health Department
Office of Industrial Hygiene
3880 Lemon Street, Ste. 200
Riverside, CA 92501
Office (951) 955-8980
Fax (951) 955-8988
sdhinde@rivcocha.org

From: Olivas, Jay [<mailto:JOLIVAS@rctlma.org>]
Sent: Monday, March 24, 2014 8:24 AM
To: Hinde, Steve; Ryan Lynch (rylnch@rceconsult.com)
Subject: FW: TMP Noise Letter

Steve,

As we discussed, we need your conditions in PP24690R1 as soon as possible.

Ryan from RCE can also assist with any questions about current noise walls, future construction, etc. at 949-340-4811.

Thanks again,

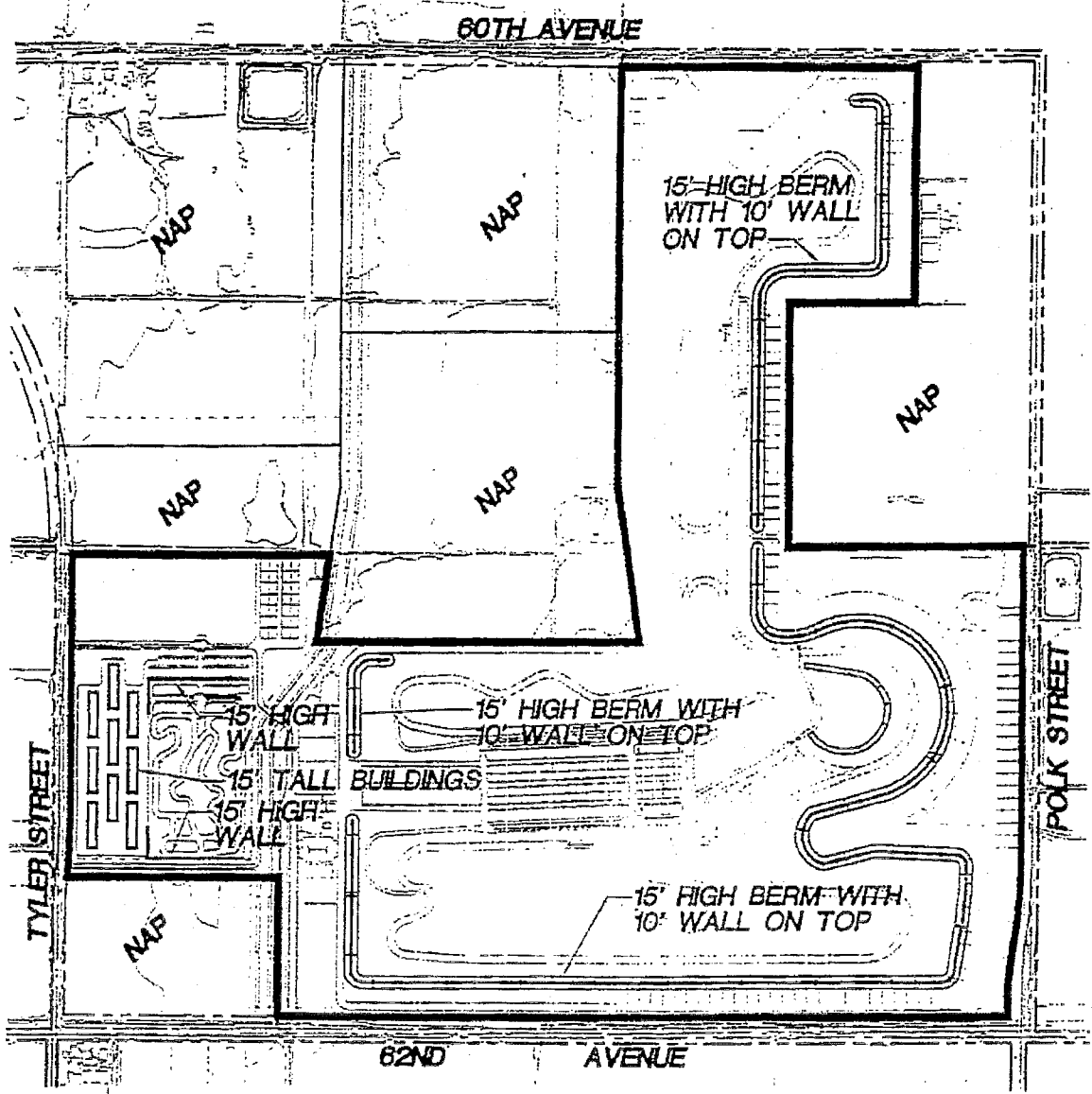
Jay Olivas, Urban Regional Planner IV
County of Riverside Planning Dept.
Ph: (760) 863-7050

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EXHIBIT A
NOISE MITIGATION
MEASURES
THERMAL MOTORSPORTS PARK

EXHIBIT 3
SITE PLAN



SCALE: 1"=800'

PREPARED BY:

LAND PLANNERS
AND
ENGINEERS
CONSULTANTS
 CIVIL ENGINEERS
 1320 BROOKHOLLOW DRIVE, SUITE 30
 SANTA ANA, CA 92705
 (714) 267-7700 (714) 267-7700 FAX

PREPARED FOR:
 MR. PHIL CLAYTON
 TRM 122, LLC
 50-266 WASHINGTON STREET, #0134
 LA CUINTA, CA 91031
 (910) 482-4774

EXHIBIT A
 NOISE MITIGATION
 MEASURES
 THERMAL MOTORSPORTS PARK
 DATE: JULY 12, 2010

Table 6
On-site Mitigated Exterior Noise Levels

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

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

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

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



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

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

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

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

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

1. Current Planned Design:

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

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

2. Construction Site:

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

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

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

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

(Accounting Use Only)

Check Number: _____ Date: _____

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



October 16, 2013

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Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

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Russell Brady
Barbara Santos

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

www.rcaluc.org

Jay Olivas, Urban Regional Planner IV
Riverside County Planning Department
4080 Lemon Street, Twelfth Floor
Riverside CA 92501

HAND DELIVERY

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1020TH13

Related File No.: PP24690R1 (Plot Plan No. 24690, Revised Permit No. 1) and
PM36293M1 (Parcel Map No. 36293, Minor Change No. 1)

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

Dear Mr. Olivas:

On September 12, 2013, the Riverside County Airport Land Use Commission (ALUC) found Plot Plan No. 24690, Revised Permit No. 1 (PP24690R1) and Parcel Map No. 36293, Minor Change No. 1 (PM36293M1) **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (amended 2006), subject to the following amended conditions:

CONDITIONS:

1. Prior to the issuance of building permits, the landowner shall convey an avigation easement to Jacqueline Cochran Regional Airport, which shall be recorded, or shall provide evidence that such an easement covering the property has already been recorded. Copies of the avigation easement, upon recordation, shall be forwarded to the Riverside County Planning Department and to the Riverside County Airport Land Use Commission. [This condition shall be considered as "MET."]
2. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655, as applicable. Outdoor lighting plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.)
3. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations, **or any type of strobe light**, toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope

indicator. **(Amended 2013)**

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, highly noise-sensitive outdoor nonresidential uses, and aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.
4. The attached notice shall be provided to all potential purchasers and tenants and the contents of such notice language shall also be contained in a legally recordable instrument to be recorded at time of map recordation or building permit issuance.
 5. Any detention or retention basin shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 6. Noise attenuation measures shall be incorporated into the design of office areas of structures, as necessary to ensure interior noise levels from aircraft operations are at or below 45 CNEL.
 7. No portion of any roadway or track shall be located within the Runway Protection Zone.
 8. No use of the automobile racetrack for the purpose of spectator sports, in which guests pay for admission to an event or series of events, or to which the general public is invited, is included in this determination of consistency.
 9. Development of the area addressed through Plot Plan No. 24690 **Revised Permit No. 1** shall comply with all nonresidential intensity criteria and open area requirements of the applicable airport compatibility zones. **(Amended 2013)**
 10. All structures shall maintain a minimum perpendicular distance of 750 feet from any point along the centerline of Runway 17-35 of Jacqueline Cochran Regional Airport, as the runway is depicted on the Airport's Master Plan (including any point on the centerline of the runway as extended to the southerly boundary of Airport Compatibility Zone A).
 11. Occupancy of the 3rd floor of the Control Tower shall be limited to track control officials only or their designees.
 12. Prior to building permit issuance on any of the Founders' Lots with a net area of 7,540

- square feet or less, **County Plan Check officials shall verify that either: (1) the proposed building does not exceed the "Standard Garage" plan or (2) the larger building has been submitted to the Riverside County Airport Land Use Commission staff and determined to be consistent.** The "Standard Garage" shall be defined as having a total square footage not exceeding 7,150 square feet, with office, **entertainment**, and kitchen areas, as applicable not exceeding 4,320 square feet, and the remainder of the building devoted to storage, garage, and warehousing uses, **and a height not exceeding two stories or 42 feet, whichever is less.** Any building on such lots proposing either (1) a total square footage exceeding 7,150 square feet or (2) more than 4,320 square feet of uses other than **storage, garage, and warehousing** uses, or with a height exceeding two stories or 42 feet, **whichever is less**, shall be submitted to the Riverside County Airport Land Use Commission for review. **(Amended 2013)**
13. Development on Founders' Lots shall comply with the following standards: (1) floor area ratio shall not exceed 0.95; (2) lot coverage shall not exceed 0.5; (3) the proportion of the building allocated to uses other than **storage, garage, and warehousing** uses shall not exceed 0.6; (4) no uses more intense than office uses and no assembly uses are permitted; (5) no residential uses or overnight occupancy is permitted; (6) the building does not exceed 42 feet in height; (7) no parking spaces are provided outside of the garage; and (8) garages contain a minimum space for two automobiles. If any of **those** criteria are not met, the building shall be submitted to the Riverside County Airport Land Use Commission for review. **(Amended 2013)**
14. The following special occupancy load restrictions shall be posted:
- a) ~~The maximum number of persons permitted in the registration/administration building at any given time shall not exceed one hundred fifty (150) persons.~~
 - b) The maximum number of persons permitted in the tower building at any given time shall not exceed one hundred fifty (150) persons.
 - c) The maximum number of persons permitted in **the members' storage garage in the village area** at any given time shall not exceed seventy-five (75) persons.
 - d) The maximum number of persons permitted in the tuning shop building at any given time shall not exceed one hundred fifty (150) persons.
(Amended 2013)
15. A notice to potential purchasers, indicating that no residential uses or overnight occupancy shall be permitted, shall be provided in the form of a legally recordable instrument to ALUC staff for review and approval regarding content of the notice. Said instrument shall be recorded at the time of map recordation for Parcel Map No. 36293. Prior to sale of any individual lot, this notice shall be provided to potential purchasers. This restriction shall also be included within CC&Rs.
16. No **trees, light poles, utility poles**, or any other object greater than four feet in height and thicker than four inches shall be allowed **within designated open areas.**
(Amended 2013)
17. **Racing on the track and go-kart track shall be limited to the hours of 7:00 A.M. to 7:00 P.M. (Amended 2013)**
18. No pole affixed lighting shall be allowed on interior private streets.

19. The control tower shall be limited to a maximum 3 above ground habitable floors.
20. Development on Founders' Lots shall be reviewed for determination of whether FAA review is required for Obstruction Evaluation. The Exhibit titled Buildings Summary Table and dated March 27, 2012 shall be used as a guide for determining whether a building is required to be reviewed based on the pad elevation, building height, distance to the ultimate end of the runway, elevation of the ultimate end of the runway, and a relevant slope ratio of 1:100. ALUC staff shall be consulted if there is any issue with this determination at time of building permit application. If FAA review is deemed to be required, the development shall comply with any subsequent determination and conditions from the FAA.
21. Any future revisions to the Plot Plan or any specific proposal for grading or pad elevations for Phase II as identified on the Substantial Conformance Exhibit for Plot Plan No. 24690 dated 3/20/12 shall be transmitted to ALUC staff for review to determine whether submittal to ALUC is required. This review is intended to confirm any changes in intensities proposed and to determine whether FAA review for Obstruction Evaluation may be required.
22. ~~Prior to issuance of a building permit for the proposed structure, the permittee shall provide evidence that the Federal Aviation Administration has issued a "Determination of No Hazard to Air Navigation" for the proposed control tower building, filed as ASNs 2012-AWP-2704-OE through 2012-2707-OE. Once such a determination has been issued, the latitude, longitude, coordinates, and height of such structure shall not be changed, and the site elevation of the structure at top point shall not be increased without further notice to, and review by, the Federal Aviation Administration through the Form 7460-1 process. [This condition shall be considered as "MET."]~~
23. The Federal Aviation Administration has conducted an aeronautical study of the control tower building (Aeronautical Study Nos. 2012-AWP-2704-OE through 2012-AWP-2707-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
24. The maximum height of the structure, including all roof-mounted appurtenances (if any), shall not exceed 61 feet above ground level, and the maximum elevation at the top of the structure shall not exceed 82 feet below mean sea level.
25. The specific coordinates, height, and top point elevation of the control tower structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in building height or elevation shall not require further review by the Airport Land Use Commission.
26. Temporary construction equipment used during actual construction of the structural improvements shall not exceed the height of the building (61 feet above ground level), unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
27. Within five (5) days after construction of the control tower reaches its greatest height, FAA Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and submitted to the Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Group, 2601 Meacham Blvd., Fort Worth TX 76137. This requirement is also applicable in the event the project

is abandoned.

The following conditions were added for the Revised Permit (and Minor Change, as applicable) on September 12, 2013.

28. The irrigation reservoir shall be completely covered at all times from top, sides, and bottom so as to prevent access by birds and other wildlife. The cover shall consist of 1" x 1" UV-protected polypropylene mesh secured at ground level around the edges and suspended four feet above the edge elevation, on steel cables spaced not greater than 30 feet apart, as depicted on the attached exhibits. The suspension design is intended to allow for the sagging of the netting material without touching the surface of the waters, so that the material stays dry. The cables and netting material shall be maintained in operable condition (no gaps or tears) throughout the life of the permit, as long as the reservoir holds water or other liquid.
29. *{Proposed Condition No. 29 was deleted by the Airport Land Use Commission.}*
30. In the event that wildlife activity is observed as a result of the presence of the irrigation reservoir on-site, upon notification to the airport operator (currently the Riverside County Economic Development Agency), the airport operator shall notify Thermal Operating Company, LLC (or its successor(s)-in-interest) (hereafter referred to as "Owner") in writing. Within 15 days of written notice, the Owner shall be required to promptly take all measures necessary to eliminate such wildlife activity, including, if necessary, but not limited to, the emptying of the reservoir and repair or replacement of the netting material. The Owner shall work with the airport operator to prevent recurrence of the wildlife activity. Suggested measures may include providing for scheduled joint inspections of the reservoir by representatives of the Owner and the airport operator to assure that the cables and netting material continue to prevent access to the water. For each such incidence made known to the Owner, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.
31. The covenants, conditions, and restrictions established for this project shall specify that any splash pools or other water features associated with individual member garage units shall be equipped with covers. The water shall not be allowed to stagnate and shall be completely covered at all times when the individual member garage unit is not in immediate use.
32. This finding of consistency is conditional on the applicant submitting a new exhibit accurately reflecting the current zoning. *[This condition shall be considered as "MET." See attached exhibit – page 1 of revised plot plan.]*
33. Prior to issuance of certificates of occupancy or final inspection approval for garage units on Lots 156 through 201, a block wall shall be constructed in conjunction with the progressive development phasing along the property line separating the easterly boundary of the airport property and the private street providing access to these properties.

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

October 16, 2013

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

Attachments: Notice of Airport in Vicinity

cc: Nick Johnson, Johnson Aviation
Tom Collopy, Discovery Land Company LLC
Tim Rogers, Thermal Operating Company
Rich Clark, RCE Consultants, Inc.
JTM Land Company, c/o Tower Energy Group (owner)
Chad Wilshire, Riverside County EDA – Aviation Division
ALUC Staff

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NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76137

Aeronautical Study No.
 2012-AWP-2704-OE

Issued Date: 04/13/2012

Tim Rogers
 Thermal Operating Company, LLC
 c/o Tower Energy Group
 1983 West 190th Street
 Torrance, CA 90504

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Revised CT-1
Location:	Thermal, CA
Latitude:	33-36-10.86N NAD 83
Longitude:	116-09-04.71W
Heights:	-143 feet site elevation (SE)
	61 feet above ground level (AGL)
	-82 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K. Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 10/13/2013 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-2704-OE.

Signature Control No: 161510318-162653372

Karen McDonald
Specialist

(DNE)

Attachment(s)
Case Description
Map(s)

AIRPORT

AVENUE

60

POLK

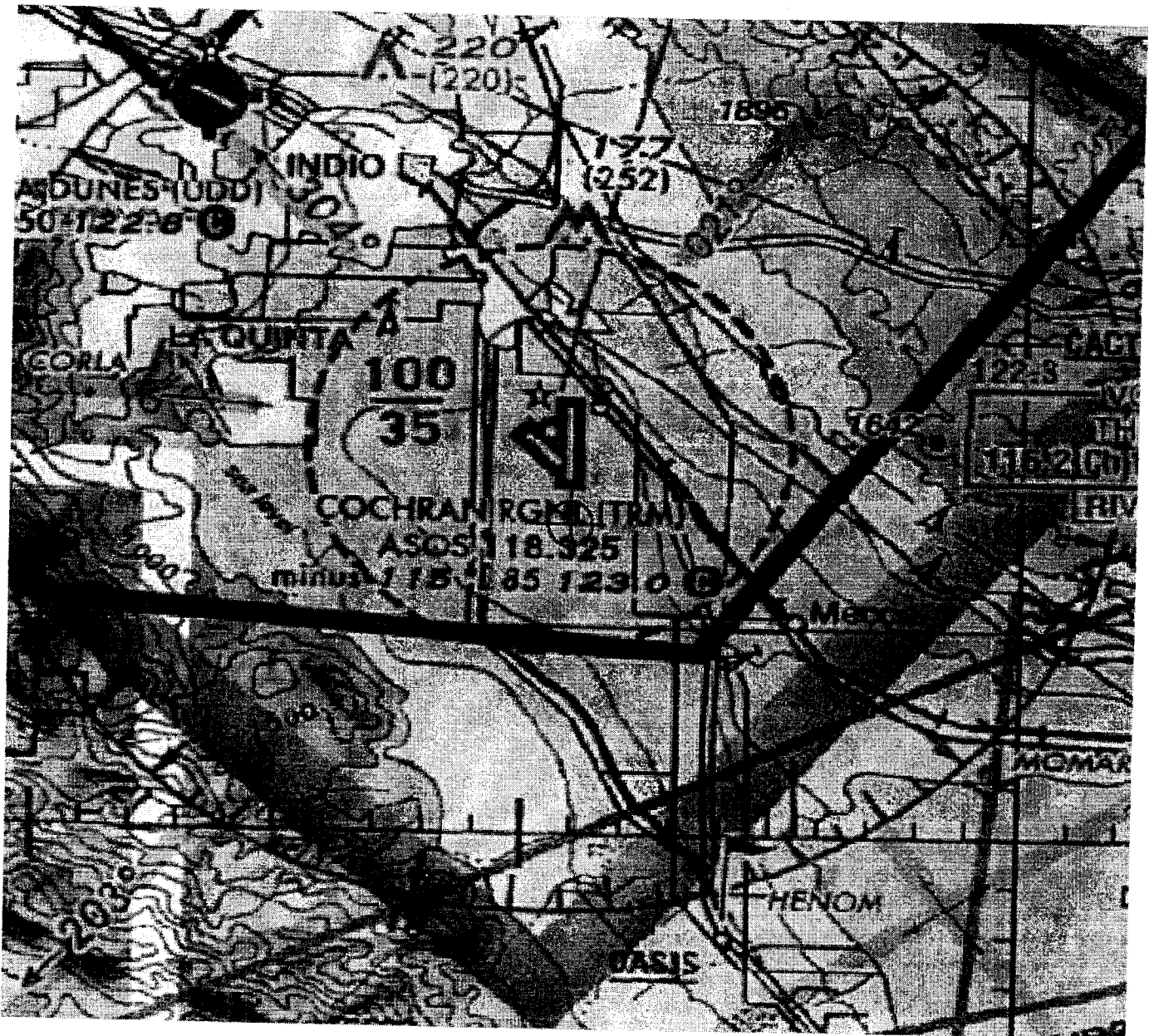
33

Reservoir

-155

AVENUE

Sectional Map for ASN 2012-AWP-2704-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76137

Aeronautical Study No.
 2012-AWP-2705-OE

Issued Date: 04/13/2012

Tim Rogers
 Thermal Operating Company, LLC
 c/o Tower Energy Group
 1983 West 190th Street
 Torrance, CA 90504

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Revised CT-2
 Location: Thermal, CA
 Latitude: 33-36-10.02N NAD 83
 Longitude: 116-09-04.08W
 Heights: -143 feet site elevation (SE)
 61 feet above ground level (AGL)
 -82 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 10/13/2013 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-2705-OE.

Signature Control No: 161510319-162653374

Karen McDonald
Specialist

(DNE)

Attachment(s)
Case Description
Map(s)

AIRPORT

AVENUE

60

POLK

33

Reservoir



-155

AVENUE

Sectional Map for ASN 2012-AWP-2705-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76137

Aeronautical Study No.
 2012-AWP-2706-OE

Issued Date: 04/13/2012

Tim Rogers
 Thermal Operating Company, LLC
 c/o Tower Energy Group
 1983 West 190th Street
 Torrance, CA 90504

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Revised CT-3
 Location: Thermal, CA
 Latitude: 33-36-09.53N NAD 83
 Longitude: 116-09-05.01W
 Heights: -143 feet site elevation (SE)
 61 feet above ground level (AGL)
 -82 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 10/13/2013 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-2706-OE.

Signature Control No: 161510320-162653371

Karen McDonald
Specialist

(DNE)

Attachment(s)
Case Description
Map(s)

AIRPORT

AVENUE

60

POLK

33

Reservoir

-155

AVENUE

Sectional Map for ASN 2012-AWP-2706-OE

