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Riverside County LMS  
CONDITIONS OF APPROVAL

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SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

SPA - Amendment Description

RECOMMND

Specific Plan No. 303 Amendment No. 3 proposes to alter the land use within the northeastern section of the project area in order to incorporate an outdoor film studio, racing related residential uses, live/work units as allowable under the new Mixed-Use land use designation, revision of zoning ordinance, revision of existing standards for Mixed-Use designation, and a more detailed specific plan implementation and administrative processing discussion. In addition, the project proposal will divide the existing planning area E-2 into 5 new planning areas which will consist of E-2, E-5, E-6, E-7, and E-8. The existing planning area A-6 will be consolidated into existing planning area E-4. Planning areas A-6, E-2, E-4, E-5, E-6, E-7, and E-8, will have a land use designation of Mixed-Use and will be used to define and describe land use restrictions and conditions relative to ALUC Safety zones, and identify the special development needs related to a motorsports racing park. Targeted densities within planning areas F-2, G-5, G-10, G-11, H-2, and H-4 will also be adjusted to allow for horizontal and vertical mixed-use units in planning areas E-4, E-5, E-6, E-7, and E-8, so as not to exceed the maximum unit count of 7,171 units.

10. EVERY. 2

SPA - Replace all previous

RECOMMND

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions as stipulated under this Specific Plan No. 303, Amendment No. 3

10. EVERY. 3

SP - SP Document

RECOMMND

Specific Plan No. 303, Amendment No. 3 shall include the following:

a. Specific Plan Document, which shall include:

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10. GENERAL CONDITIONS

10. EVERY. 3                      SP - SP Document (cont.)                      RECOMMND

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

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

1. Addendum to Environmental Impact Report
2. Supplemental studies such as Greenhouse Gas Analysis, Acoustic studies, Air Quality Impact Analysis,
3. A list of persons, organizations and public agencies consulted, and or list of people requesting to be notified.
4. Technical Appendices

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

10. EVERY. 4                      SP - Definitions                      RECOMMND

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

SPECIFIC PLAN = Specific Plan No. 303 , Amendment No. 3

CHANGE OF ZONE = Change of Zone No. 7852.

Addendum to EIR = Environmental Impact Report No. 396,  
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10. GENERAL CONDITIONS

10. EVERY. 5                      SP - Ordinance Requirements                      RECOMMND

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

10. EVERY. 6                      SP - Limits of SP DOCUMENT                      RECOMMND

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

10. EVERY. 7                      SP - HOLD HARMLESS                      RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are

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10. GENERAL CONDITIONS

10. EVERY. 7                      SP - HOLD HARMLESS (cont.)                      RECOMMND

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

BS GRADE DEPARTMENT

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

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

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

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

10.BS GRADE. 3                      SP-ALL CLEARNC'S REQ'D B-4 PMT                      RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1                      SP - HEALTH NOTES                      RECOMMND

Please see E. Health comments in SP00303A2, as follows:  
The Department of Environmental Health (DEH) has reviewed Amendment No. 2 to SP 303 and has the following comments:

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

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## 10. GENERAL CONDITIONS

### 10.E HEALTH. 1

### SP - HEALTH NOTES (cont.)

RECOMMND

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

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

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

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

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

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

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

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

## FIRE DEPARTMENT

### 10.FIRE. 1

### SP-#71-ADVERSE IMPACTS

RECOMMND

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

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10. GENERAL CONDITIONS

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

increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

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

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

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

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

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

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

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

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to \_ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the

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10. GENERAL CONDITIONS

10.FIRE. 5                      SP\* - #100-FIRE STATION (cont.)                      RECOMMND

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

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

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

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

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

NOTICE:

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

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

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

PLANNING DEPARTMENT

10.PLANNING. 1                      SP - MAINTAIN AREAS & PHASES                      RECOMMND

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

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

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

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

Any unit within Planning Areas E-5 through E-8 shall not be used as a primary residence.

10.PLANNING. 4                    SP -OVERNIGHT PA E-5 THRU E-8                    RECOMMND

If the project is within Planning Areas E-5 through E-8, Overnight stays shall be limited to 45 consecutive nights by any owner, renter, visitor or any occupant including but not limited to any vehicle maintenance staff, housekeeping staff, or any form of grounds keeper. The HOA shall be responsible for enforcement of this provision.

10.PLANNING. 5                    SP - IF HUMAN REMAINS FOUND                    RECOMMND

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

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

10.PLANNING. 6                    SP - INADVERTANT ARCHAEO FINDS                    RECOMMND

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

If during ground disturbance activities, cultural resources



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10. GENERAL CONDITIONS

10.PLANNING. 6 SP - INADVERTANT ARCHAEO FINDS (cont.) RECOMMND

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

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 7 SP - ALTERNATIVE ENERGY GEN RECOMMND

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

10.PLANNING. 8 SP - MULTIFAMILY ENERGY GEN RECOMMND

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

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TRANS DEPARTMENT

10.TRANS. 1

SP - SP303A3 TS/CONDITION

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP303A3 TS/CONDITION (cont.)

RECOMMND

62nd Avenue (EW)  
Polk Street (NS) at:  
"D" Street (EW)  
Tyler Street (NS) at:  
64th Avenue (EW)  
"C" Street (NS) at:  
64th Avenue (EW)  
"E" Street (NS) at:  
64th Avenue (EW)  
Polk Street (NS) at:  
64th Avenue (EW)  
Tyler Street (NS) at:  
"F" Street (EW)  
Tyler Street/Middleton Street (NS) at:  
66th Avenue (EW)  
"E" Street (NS) at:  
66th Avenue (EW)  
Polk Street (NS) at:  
66th Avenue (EW)  
Fillmore Street (NS) at:  
66th Avenue (EW)

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

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

10.TRANS. 2 SP - SP303A3/IMPROVEMENTS

RECOMMND

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

10.TRANS. 3 SP - SP303A3/WRCOG TUMF

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 4

SP - SOUTH VALLEY PARKWAY

RECOMMND

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

The South Valley Parkway RBBD 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 RBBD. These additional studies will provide the basis for establishing the RBBD fee structure.

Prior to the issuance of building permits for any implementing project for SP00303A3, whether a development plan, or recordation of an implementing subdivision map, each individual project within any phase of SP00303A3 shall be asked to pay the RBBD fee once it has been established and adopted. In the event the RBBD 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 RBBD fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

10.TRANS. 5

SP - SP LANDSCAPING PLANS

RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859.2 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859.2 shall prevail.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

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

20.PLANNING. 2 SP - FINAL DOCUMENTS

RECOMMND

Within 60 days of the approval of the SPECIFIC PLAN amendment the following shall be submitted and approved by the Palnning department:

Fifteen (15) cd and three (3) hard copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP-Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Departmnet: 1 copy Transportation Department: 1 copy County Planning Department in Riverside: 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. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - CULTURAL RESOURCE PROF.

RECOMMND

Prior to approval/action 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 developer/permit holder shall retain and enter into a

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - CULTURAL RESOURCE PROF. (cont.)

RECOMMND

monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

30.PLANNING. 2 SP - PHASE IV MONITOR REPORT

RECOMMND

Prior to the scheduling for a public hearing/approval/action 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 Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2                    SP - PHASE IV MONITOR REPORT (cont.)                    RECOMMND

of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

30.PLANNING. 3                    SP - M/M PROGRAM (GENERAL)                    RECOMMND

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

"The EIR and Addendum 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. 4                    SP - NON-IMPLEMENTING MAPS                    RECOMMND

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

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning. Should this project be an application for phasing or project with a prefix of "SP" will be considered as NOT financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 7                    SP - PROJECT LOCATION EXHIBIT                    RECOMMND

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

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7                    SP - PROJECT LOCATION EXHIBIT (cont.)                    RECOMMND

have already been approved.

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. 8                    SP - ACOUSTICAL STUDY REQD                    RECOMMND

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

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

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

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

30.PLANNING. 12                    SP - ADDENDUM EIR                    RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed 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 informaiton (i.e. traffic studies, updated biological studies, etc.) have been required by the



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP - ADDENDUM EIR (cont.)

RECOMMND

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. 13 SP - EA REQUIRED

RECOMMND

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

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

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

30.PLANNING. 14 SP - SUPPLEMENT TO EIR

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - SUPPLEMENT TO EIR (cont.)

RECOMMND

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. 15 SP - SUBSEQUENT EIR

RECOMMND

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

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

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

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS

RECOMMND

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

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS (cont.)

RECOMMND

been approved, adopted, and certified by the Board of Supervisors, respectively.

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

30.PLANNING. 17 SP - AMENDMENT REQUIRED

RECOMMND

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

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

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

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which 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. 18 SP - PARK AGENCY REQUIRED

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - PARK AGENCY REQUIRED (cont.)

RECOMMND

placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Desert Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if the Desert Recreation and Parks District is unwilling or unable to annex the property in question."

30.PLANNING. 19 SP - AG/DAIRY NOTIFICATION

RECOMMND

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

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

30.PLANNING. 20 SP \*- PA PROCEDURES

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20

SP \*- PA PROCEDURES (cont.)

RECOMMND

"The planning area[s] 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 this [these] planning area[s]:

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. 21

SP - COMMON AREA MAINTENANCE

RECOMMND

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - COMMON AREA MAINTENANCE (cont.)

RECOMMND

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."

30.PLANNING. 22 SP - CC&R RES PUB COMMON AREA

RECOMMND

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

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

RECOMMND

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 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)RECOMMND

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. 23 SP - CC&R RES PRI COMMON AREA RECOMMND

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

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

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

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

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

4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

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

RECOMMND

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 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)RECOMMND

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. 24 SP - ARCHAEO M/M PROGRAM RECOMMND

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

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

30.PLANNING. 25 SP - PALEO M/M PROGRAM RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - GENERIC M/M PROGRAM

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for SPECIFIC PLAN 303 AMENDMENT NO. 3 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. 30 SP \*- ENTRY MONUMENTATION

RECOMMND

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

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

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

30.PLANNING. 31 SP - POST GRADING REPORT

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32

SP - SCHOOL MITIGATION

RECOMMND

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

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

30.PLANNING. 33

SP - GEO STUDY REQUIRED

RECOMMND

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

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

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

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

30.PLANNING. 34

SP - ARCHAEOLOGIST RETAINED

RECOMMND

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

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34

SP - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

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. 35

SP - IF HUMAN REMAINS FOUND

RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35                    SP - IF HUMAN REMAINS FOUND (cont.)                    RECOMMND

determine the appropriate mitigation measures and  
corrective actions to be implemented.

30.PLANNING. 36                    SP - HYDRO STUDY                    RECOMMND

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

"PRIOR TO PROJECT APPROVAL, a HYDROLOGY 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. 37                    SP - PARK SCHEDULE                    RECOMMND

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38

ALUC CLEARANCE LETTER 1-28-15

RECOMMND

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

"The project applicant shall comply with the terms and conditions based on the findings and conclusions stated in County of Riverside Airport Landuse Commission (ALUC) letter dated January 28, 2015."

Portions of this condition may be applicable to multiple milestones of development and therefore may be applied according the appropriate milestones as specified in the ALUC letter dated January 28, 2015, or as deemed appropriate by the Planning Director.

30.PLANNING. 39

SP - DISCLOSURE STATEMENTS

RECOMMND

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

"If the project is within Planning Areas E-5 through E-8, PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the applicant shall submit to the Planning Director for review and approval a completed occupancy disclosure form for the project.

The approved disclosure form, along with its attachments, shall be included as part of the lease/sales agreements and as part of the sales literature for the project. The disclosure statement shall include information, current as of the date of submittal. The following shall be included at a minimum:

a.Information on Noise resulting from aircraft and/or helicopter operations from Jacqueline Cochran airport.

b.Information on Noise resulting from the race track operations.

c.Overnight stays shall be limited to 45 consecutive nights."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 40

SP - CVWD COMPLIANCE

RECOMMND

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

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

TRANS DEPARTMENT

30.TRANS. 1

SP - SP303A3/TS REQUIRED

RECOMMND

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 303A3 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 SP00303A3.

30.TRANS. 2

SP - SP303A3/TS INSTALLATION

RECOMMND

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

Jackson Street (NS) at Avenue 60 (EW)  
Jackson Street (NS) at Avenue 62 (EW)  
Harrison Street (NS) at Airport Boulevard (EW)  
Harrison Street (NS) at Avenue 60 (EW)  
Harrison Street (NS) at Avenue 62 (EW)



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30.TRANS. 2

SP - SP303A3/TS INSTALLATION (cont.)

RECOMMND

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 - SOUTH VALLEY PARKWAY

RECOMMND

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

The South Valley Parkway RBBD 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 RBBD. These additional studies will

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3

SP - SOUTH VALLEY PARKWAY (cont.)

RECOMMND

provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits for any implementing project for SP303A3, whether a development plan, or recordation of an implementing subdivision map, each individual project within any phase of SP303A3 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 - SP303A3/CREDIT

RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link:

<http://rctlma.org/trans/Contractors-Corner>

30.TRANS. 5

SP - SP303A3/GEOMETRICS

RECOMMND

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

Northbound: one left-turn lane, one through lane

Southbound: one left-turn lane, one through lane

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5

SP - SP303A3/GEOMETRICS (cont.)

RECOMMND

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

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

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30.TRANS. 5

SP - SP303A3/GEOMETRICS (cont.) (cont.)

RECOMMND

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  
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

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30.TRANS. 5                      SP - SP303A3/GEOMETRICS (cont.) (cont.) (contRECOMMND

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 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

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30. TRANS. 5                      SP - SP303A3/GEOMETRICS (cont.) (cont.) (contRECOMMND

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  
Westbound: one left-turn lane, one through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5                      SP - SP303A3/GEOMETRICS (cont.) (cont.) (contRECOMMND

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.

30.TRANS. 6                      SP - LC LANDSCAPE CONCEPT PLAN                      RECOMMND

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

Provide two (2) sets of plans on 24" x 36" sheet at 20 scale that includes a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The conceptual landscape plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6

SP - LC LANDSCAPE CONCEPT PLAN (cont.)

RECOMMND

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

The conceptual landscape plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

30.TRANS. 7

SP - LC LNDSCP CMN AREA MNTNN

RECOMMND

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

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

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



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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7

SP - LC LNDSCP CMN AREA MNTNN (cont.)

RECOMMND

- 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) \_\_\_\_\_.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1

SP - COUNT RES BUILD PERMITS

RECOMMND

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

**LAND DEVELOPMENT COMMITTEE**  
**1<sup>st</sup> CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: November 12, 2014

TO

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Dept.

Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones

P.D. Archaeology Section-Heather Thomson

**SPECIFIC PLAN NO. 303 AMENDMENT NO. 3 AND CHANGE OF ZONE NO. 07852 - EA42726-** Applicant: Thermal Operating Company – Engineer/Representative: Albert A. Webb and Associates- Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Location: Easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street – Gross Acreage: 2,177 acres - Zoning: Specific Plan (SP) – **REQUEST:** Specific Plan No. 303 Amendment No. 3 proposes to alter the land use within the northeastern section of the project area in order to incorporate an outdoor film studio, racing related residential uses, live/work units as allowable under the new Mixed-Use land use designation, revision of zoning ordinance, revision of existing standards for Mixed-Use designation, and a more detailed specific plan implementation and administrative processing discussion. In addition, the project proposal will divide the existing planning area E-2 into 5 new planning areas which will consist of E-2, E-5, E-6, E-7, and E-8. The existing planning area A-6 will be consolidated into existing planning area E-4. Planning areas A-6, E-2, E-4, E-5, E-6, E-7, and E-8, will have a land use designation of Mixed-Use and will be used to define and describe land use restrictions and conditions relative to ALUC Safety zones, and identify the special development needs related to a motorsports racing park. Targeted densities within planning areas F-2, G-5, G-10, G-11, H-2, and H-4 will also be adjusted to allow for horizontal and vertical mixed-use units in planning areas E-4, E-5, E-6, E-7, and E-8, so as not to exceed the maximum unit count of 7,171 units. The **Change of Zone** proposes to amend the Specific Plan zoning text and map to reflect the land use changes related to the Thermal Club Race Track development north of Avenue 63 and east of Tyler Street. More specifically, the change of zone will amend the zoning designation of a portion of Planning Area 6 (A-6) of the Kohl Ranch Specific Plan from a Heavy Industrial (HI) to Mixed-Use (MU). APN: 759-250-028, 759-240-016, 759-240-013, 759-240-010, 759-240-003, 759-240-003, 759-240-002, 759-240-001, 759-220-023, 759-220-017, 759-220-015, 749-220-014, and 759-220-012

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC meeting on December 4, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

{Department X, Department X, Department X}

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

## CHAIR

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

[www.rcaluc.org](http://www.rcaluc.org)

January 28, 2015

Mr. Matt Straite, Contract Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

[VIA HAND DELIVERY]

### RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1024TH14

Related File No.: SPA00303A3 (Specific Plan Amendment), CZ07852 (Change of Zone), TR36851 (Tentative Tract Map)

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

Dear Mr. Straite:

On January 8, 2015, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced projects **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (as amended in 2006), pursuant to Policy 3.3.6 of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, based on special Findings 1 through 3, allowing for up to 39 units with overnight occupancy within Compatibility Zone C and 120 within Compatibility Zone D, and prohibiting overnight occupancy within Planning Area E-4, subject to the following conditions as amended at the hearing:

### FINDINGS FOR A DETERMINATION OF CONSISTENCY PURSUANT TO POLICY 3.3.6 OF THE COUNTYWIDE POLICIES OF THE 2004 RIVERSIDE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN:

1. The inherent ambient noise from the racetrack already exposes the proposed units within Compatibility Zone D for overnight stays to considerable noise, so the impact from aircraft noise to these units is negligible.
2. The project provides approximately 233.6 acres of open area, which is 64.97 acres greater than the 168.63 minimum acres required, thus limiting any potential safety impacts on the proposed residential area.
3. These findings are dependent on the continued operation of the racetrack which generates the noise impacts and provides the open area as noted.

**THIS DETERMINATION OF CONSISTENCY RELATES SPECIFICALLY TO THE PORTION OF THE SPECIFIC PLAN LOCATED NORTHERLY OF 62<sup>ND</sup> AVENUE.**

### CONDITIONS:

**NOTE: The following conditions pertain to the portion of the Specific Plan known as the Thermal Club and the proximate open areas, specifically Planning Areas A-3, A-6, A-7, D-1, E-1, E-2, E-3, E-4, E-5, E-6, E-7, and E-8, or portions thereof. Conditions for other areas of**

**the Specific Plan remain as specified in the ALUC letters addressing Specific Plan No. 303, Amended No. 2 and Specific Plan No. 303, Amended No. 1.**

1. Prior to the issuance of building permits, the landowner shall convey an aviation 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 aviation 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.
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 3<sup>rd</sup> 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 not allowing overnight stays within Planning Area E-2 and with a net area of 7,540 square feet or less, County Plan Check officials shall verify that either: (1) the proposed buildings 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. 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, shall be submitted to the Riverside County Airport Land Use Commission for review.

(Amended by ZAP1020TH13 and ZAP1024TH14)

13. Development on Founders' Lots not allowing overnight stays within Planning Area E-2 shall comply with the following standards: (1) the floor area ratio shall not exceed 0.95; (2) lot coverage shall not exceed 0.5; (3) the proportion of the building allocated to 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 (occupancy between the hours of 10:00 P.M. and 6:00 A.M. – between 2200 hours and 600 hours military time) is permitted; (6) the building does not exceed 42 feet in height; (7) no parking spaces are provided outside of the garage; and (8) garages contain a minimum space for two automobiles. If any of these criteria are not met, the building shall be submitted to the Riverside County Airport Land Use Commission for review.

(Amended by ZAP1020TH13 and ZAP1024TH14)

14. The following special occupancy load restrictions shall be posted:
- a) The maximum number of persons permitted in the tower building at any given time shall not exceed one hundred fifty (150) persons.
  - b) 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.
  - c) The maximum number of persons permitted in the tuning shop building at any given time shall not exceed one hundred fifty (150) persons.

(Amended by ZAP1020TH13)

15. A notice to potential purchasers of lots not allowing overnight stays within Planning Area E-2, indicating that no residential uses or overnight occupancy (between 10:00 P.M. and 6:00 A.M. – between 2200 and 600 hours military time) 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 each unit of 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. This restriction does not apply to the nonresidential use of the tuning shop and members' storage garage in the village area for purposes of vehicle repair and maintenance during those hours, under the supervision of Club officials.

(Amended ZAP1020TH13 and ZAP1024TH14)

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 by ZAP1020TH13)

17. Per the applicant's comment, racing on the track shall be limited to the hours of 7:00 A.M. to 7:00 P.M.

(Amended by ZAP1020TH13 and ZAP1024TH14)

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. 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.
23. 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.
24. 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.
25. 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.
26. 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 Boulevard, Fort Worth TX 76137. This requirement is also applicable in the event the project is abandoned.
27. 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.

(Added by ZAP1020TH13)

28. Prior to issuance of a letter of consistency for this project, the applicant team shall submit to the Riverside County Airport Land Use Commission a letter from a qualified airport wildlife biologist (as specified in FAA Advisory Circular 150/5200-36) stating that he/she has reviewed the proposed reservoir design and finds that the proposed measures will be effective in mitigating wildlife attraction to the facility.

(Added by ZAP1020TH13)

29. In the event that any incidence of wildlife hazard affecting the safety of air navigation occurs 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) of an incidence, 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 hazard, including, if necessary, the emptying of the reservoir and replacement of the netting material. An "incidence" includes any situation that results in an accident, incident, "near-miss," or specific safety complaint regarding an in-flight experience to the airport operator or to federal, state, or county authorities responsible for the safety of air navigation. The owner shall work with the airport operator to prevent recurrence of the incidence. Suggested measures may include providing for scheduled joint inspections of the reservoir by representatives of the owner and the airport to assure that the cables and netting material continue to prevent access to the waters. 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 owner's satisfaction.

(Added by ZAP1020TH13)

30. 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 electronic 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.

(Added by ZAP1020TH13)

31. This finding of consistency does not pertain to the following notes listed on the PP24690R1 exhibit plotted on July 22, 2013:

- (a) Note that Occupancy Type for the Members' Private Garages is R/S2.
- (b) Note that overnight stays are permitted in the D zone.

The project is located within an area designated for industrial use within Specific Plan No. 303. Prior to issuance of a letter of consistency for this project, the applicant team shall submit an amended exhibit that excises these references.

(Added by ZAP1020TH13)

**[NOTE: Condition No. 31 is retained for historical reference purposes only, as these references were subsequently excised.]**

32. Prior to issuance of building permits for garage units on Lots 156 through 201, a block wall shall be constructed along the property line separating the easterly boundary of the airport property and the private street providing access to these properties.

(Added by ZAP1020TH13)

33. Prior to building permit issuance on any of the Founders' Lots allowing overnight stays within Planning Areas E-5, E-6, E-7, E-8 and 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 Unit" 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 Unit" shall be defined as having a total square footage not exceeding 7,150 square feet and a height not exceeding two stories or 42 feet. Any building on such lots proposing either (1) a total square footage exceeding 7,150 square feet or (2) more than a height exceeding two stories or 42 feet, shall be submitted to the Riverside County Airport Land Use Commission for review.

**(Added by ZAP1024TH14)**

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

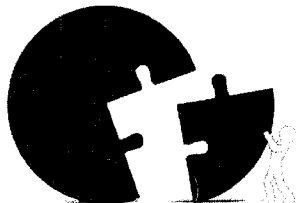
Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

  
Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity

cc: Thermal Operating Company, LLC – Attn.: Tim Rogers  
Albert A. Webb Associates – Attn.: Melissa Perez  
Nick Johnson, Johnson Aviation  
Daryl Shippy, Riverside County Economic Development Agency – Aviation Division

Y:\AIRPORT CASE FILES\JCRA\ZAP1024TH14\ZAP1024TH14.LTR.doc



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR EXCEPTIONS TO ORDINANCE NO. 847 AN ORDINANCE OF THE COUNTY OF RIVERSIDE REGULATING NOISE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION:

Applicant's Name: Thermal Operating Company, LLC E-Mail: timr@towerenergy.com

Mailing Address: Attn: Tim Rogers, 1983 W. 190th Street, Suite 100  
\_\_\_\_\_  
Torrance Street 90504  
City State ZIP

Daytime Phone No: ( 310 ) 486-4774 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: melissa.perez@webbassociates.com

Mailing Address: Attn: Melissa Perez, 3788 McCray Street  
\_\_\_\_\_  
Riverside Street 92506  
City State ZIP

Daytime Phone No: ( 951 ) 686-1070 Fax No: ( ) \_\_\_\_\_

Property Owner's Name: JTM Land Company, LLC E-Mail: timr@towerenergy.com

Mailing Address: Attn: Tim Rogers, 1983 W. 190th Street, Suite 100  
\_\_\_\_\_  
Torrance Street 90504  
City State ZIP

Daytime Phone No: ( 310 ) 486-4774 Fax No: ( ) \_\_\_\_\_

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

### PROPERTY INFORMATION:

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**Assessor's Parcel Number(s):** See attached

Section: 33 Township: 6s Range: 8e

General location (nearby or cross streets): North of Avenue 62, South of Avenue 60, East of Tyler Street, West of Polk Street.

**All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.**

Page 2 of 4

## **APPLICATION FOR EXCEPTIONS TO THE NOISE ORDINANCE**

Outdoor motor vehicle racing would operate between the hours of 7am and 7pm with up to 20 vehicles racing on the track at any given time.

Attach additional sheets as necessary

Describe the sound sources for which the exceptions are being sought, including, but not necessarily limited to the following: audio equipment; motor vehicle sound systems; sound amplifying equipment and live music.

Sound sources include motor vehicle racing and related facilities.

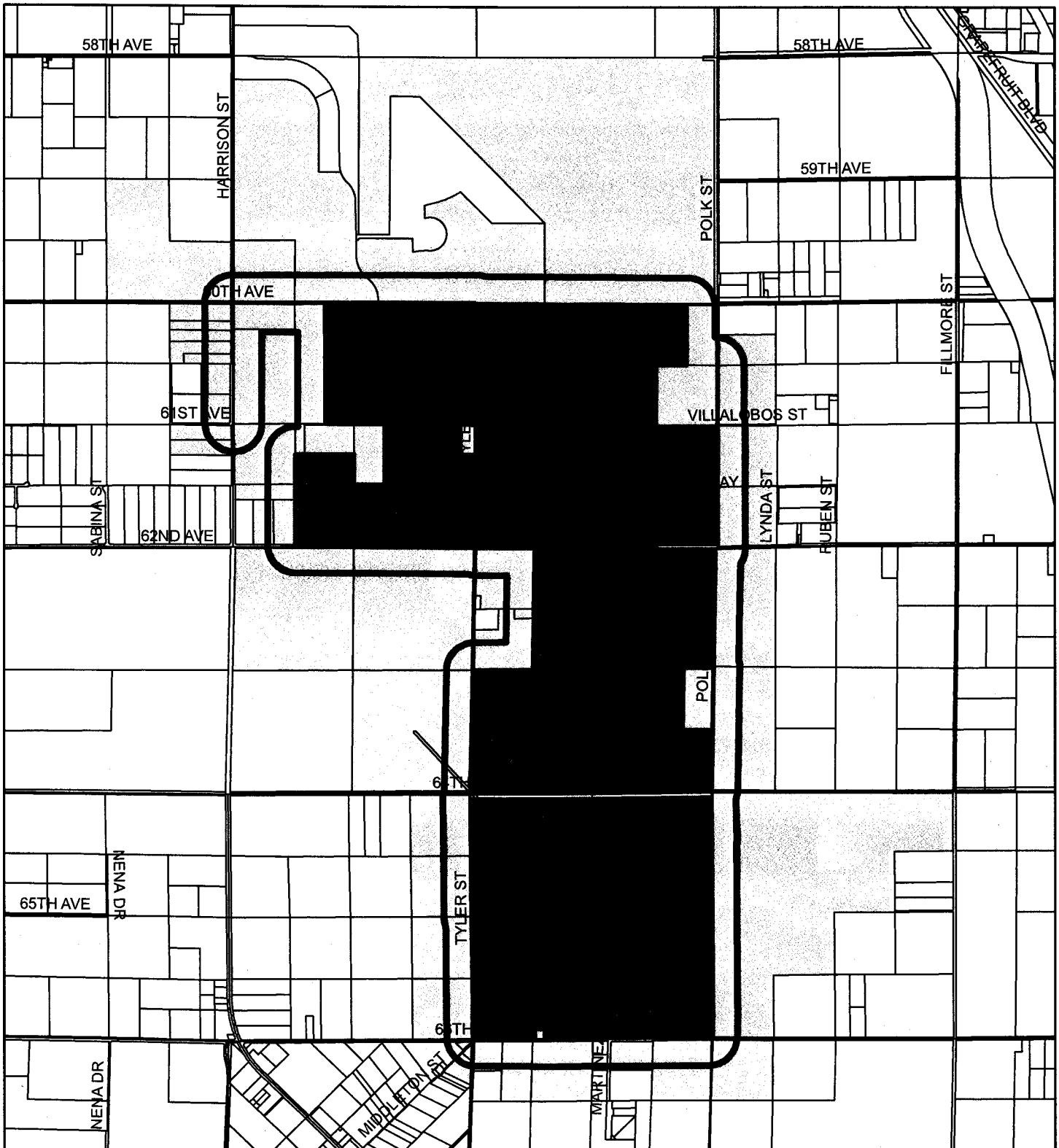
Attach additional sheets as necessary





Describe any noise sensitive land uses/sensitive receptors in the vicinity of the site, including, but not necessarily limited to the following: schools, hospitals, rest homes, long term care facilities, mental health care facilities, residential uses, libraries, passive recreational uses and places of worship.

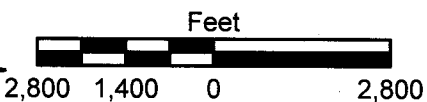
The nearest sensitive receptors include a residence located east of the site on Polk Street located approximately 975 feet from project noise sources; a residence located south of site along Tyler approximately 1,050 feet from project noise sources; and residential uses located west of site along Tyler Street approximately 200 feet from project noise sources.

Attach additional sheets as necessary

# SP00303 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstrait on 2/18/2015

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

GUADALUPE MALDONADO ACOSTA  
C/O SAM ACOSTA  
P O BOX 463  
THERMAL, CA. 92274

DOUGLASS G ADAIR  
60499 HARRISON ST  
THERMAL, CA. 92274

AGRI EMPIRE  
P O BOX 490  
SAN JACINTO, CA. 92581

AIDA S AGUIRRE  
P O BOX 727  
INDIO, CA. 92202

ARUSS  
1407 BOYD ST  
LOS ANGELES, CA. 90033

ALFREDO BAZUA  
PO BOX 818  
MECCA, CA. 92254

RODOLFO BAZUA  
P O BOX 545  
MECCA, CA. 92254

SALVADOR R BECERRA  
85885 MIDDLETON ST  
THERMAL, CA. 92274

BEHRENS FAMILY TRUST  
801 HWY AVE  
MANHATTAN BEACH, CA. 90266

FIDEL A BOTELLO  
52120 CALLE CAMACHO  
COACHELLA, CA. 92236

GUY DAVID CARTWRIGHT  
22410 MISSION HILLS LN  
YORBA LINDA, CA. 92887

GINA CHAPA  
44526 CASSIA DR  
INDIO, CA. 92201

RAHUL CHOPRA  
6926 OROZCO DR  
RIVERSIDE, CA. 92506

PAUL CLAYTON  
4745 E CHARLES DR  
PARADISE VALLEY, AZ. 85253

COACHELLA VALLEY UNIFIED SCHOOL DIST  
82224 CHURCH ST  
THERMAL, CA. 92274

COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE, CA. 92502

CRYSTAL ORGANIC FARMS  
C/O JEFFREY A GREEN  
P O BOX 81498  
BAKERSFIELD, CA. 93380

CVCWD  
P O BOX 1058  
COACHELLA, CA. 92236

CVWD  
P O BOX 1058  
COACHELLA, CA. 92236

DESERT HERB FARMS INC  
P O BOX 845  
THERMAL, CA. 92274

SUSAN ELEANOR DISINGER  
11567 N SETTLERS DR  
PARKER, CO. 80134

H JAMES FLORES  
2892 S SANTA FE STE 116  
SAN MARCOS, CA. 92069

CONCEPCION M GARCIA  
80261 HARRISON ST  
THERMAL, CA. 92274

GOLDEN ACRE FARMS  
P O BOX 371  
THERMAL, CA. 92274

SALVADOR GONZALEZ  
85501 AVENUE 61  
THERMAL, CA. 92274

ALBERT L GOOD  
ROUTE 2 BOX 299  
DELANO, CA. 93215

GUY DREIER RACING INC  
C/O GUY DREIER  
74105 MOCKINGBIRD TER  
INDIAN WELLS, CA. 92210

HOUSING AUTHORITY COUNTY OF RIVERSIDE  
C/O REAL PROPERTY DIVISION  
P O BOX 1180  
RIVERSIDE, CA. 92502

RAMON IBARRA  
12350 ELLIOTT AVE  
EL MONTE, CA. 91732

DAVID A JENKINS  
49385 RCH SAN FRANCISQUITO  
LA QUINTA, CA. 92253

JERNIGAN SPORTING GOODS  
C/O BRUCE JERNIGAN  
82740 MILES AVE  
INDIO, CA. 92201

JERNIGAN SPORTING GOODS  
C/O BRUCE L JERNIGAN  
82740 MILES AVE  
INDIO, CA. 92201

JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE, CA. 90504

JTM LAND CO  
800 SAN LORENZO ST  
SANTA MONICA, CA. 90402

K & J RANCH  
C/O JOE KITAGAWA  
P O BOX 371  
THERMAL, CA. 92274

K & S RANCH  
C/O JOE KITAGAWA  
P O BOX 371  
THERMAL, CA. 92274

DANA KEMPER  
11817 NW 7TH AVE  
VANCOUVER, WA. 98685

KIRKJAN INV PROP  
86740 INDUSTRIAL WAY  
COACHELLA, CA. 92236

KOHL RANCH CO  
C/O STEPHANIE COHEN  
11990 SAN VICENTE BLV 200  
LOS ANGELES, CA. 90049

KOHL RANCH II  
C/O STEPHANIE COHEN  
11990 SAN VICENTE BLV 200  
LOS ANGELES, CA. 90049

J B LEARY  
86027 AVENUE 62  
THERMAL, CA. 92274

JUAN LOPEZ  
7255 BAYMEADOWS WAY  
JACKSONVILLE, FL. 32256



LOT 48 RACING  
100 BAYVIEW CIR NO 4500  
NEWPORT BEACH, CA. 92660

MANGO THERMAL CLUB  
C/O STEVE KNUDSON  
1200 17TH ST STE 660  
DENVER, CO. 80202

ALEJANDRINA MARTINEZ  
81329 PALMYRA AVE  
INDIO, CA. 92201

MB35  
86030 62ND AVE  
THERMAL, CA. 92274

JON R MCDANIEL  
41410 MAROON TOWN  
INDIO, CA. 92201

JON RICHARD MCDANIEL  
41410 MAROON TOWN  
BERMUDA DUNES, CA. 92201

MICHAEL MENTE  
2415 CARMAN CREST DR  
LOS ANGELES, CA. 90068

PEDRO MONREAL  
440 S EL CIELO RD STE 20  
PALM SPRINGS, CA. 92262

ISMAEL ESCOBEDO MORIN  
82687 SMOKETREE AVE  
INDIO, CA. 92201

NLN PROP  
607 N NASH ST  
EL SEGUNDO, CA. 90245

GABRIEL ORTIZ  
85981 AVENUE 61  
THERMAL, CA. 92274

PETE ORTIZ  
C/O JEFFREY BECKER  
40 S OAK ST  
VENTURA, CA. 93001

LUCIA ZAMOREZ PALAFOX  
85255 AVENUE 61  
THERMAL, CA. 92274

FRANCISCO PANIAGUA  
60275 HIGHWAY 86  
THERMAL, CA. 92274

PAVEL V PETRIK MEDICAL CORP PENSION PLAN  
41651 MISHA LN  
PALMDALE, CA. 93551

RALPH PESCADOR  
P O BOX 759  
THERMAL, CA. 92274

PAUL PORTEOUS  
600 E HUENEME RD  
OXNARD, CA. 93033

KEITH PROKOP  
800 SAN LORENZO ST  
SANTA MONICA, CA. 90402

REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE, CA. 92502

ANTHONY RENAUD  
47690 WINDSPIRIT DR  
LA QUINTA, CA. 92253

SAGE MOTORSPORTS  
C/O MICHAEL SAGE  
3550 CAHUENGA BLV  
WEST LOS ANGELES, CA. 90068

KENNETH E STRICKLAND  
85495 AVENUE 61  
THERMAL, CA. 92274

MICHAEL DENNIS SULLIVAN  
14900 HINDY AVE  
HAWTHORNE, CA. 90250

SYNDIC HOLDINGS INC  
C/O LEO POULOUS  
59980 HIGHWAY 86  
THERMAL, CA. 92274

DAVID R TENHULZEN  
3001 SW SCHAEFFER RD  
WEST LINN, OR. 97068

THERMAL 5  
8188 LINCOLN AVE STE 100  
RIVERSIDE, CA. 92504

THERMAL CLUB GARAGE  
C/O STEVE KNUDSON  
1200 17TH ST STE 660  
DENVER, CO. 80202

THERMAL GARAGE  
C/O BLAKE MIRAGLIA  
50855 WASHINGTON NO C234  
LA QUINTA, CA. 92253

THERMAL LOT NO 84  
C/O BLAKE MIRAGLIA  
50855 WASHINGTON NO C234  
LA QUINTA, CA. 92253

THERMAL MOTORSPORTS  
21700 OXNARD ST STE 850  
WOODLAND HILLS, CA. 91367

THERMAL MOTORSPORTS  
8833 W OLYMPIC BLV  
BEVERLY HILLS, CA. 90211

THERMAL OPERATING CO  
1983 W 190TH ST NO 100  
TORRANCE, CA. 90504

TR RACING  
930 S ANDREASEN DR NO H  
ESCONDIDO, CA. 92029

USA 749  
BUREAU OF INDIAN AFFAIRS  
P O BOX 2245  
PALM SPRINGS, CA. 92262

USA 749  
BUREAU OF INDIAN AFFAIRS  
P O BOX 2245  
PALM SPRINGS, CA. 92263

USA 751  
0  
, 0

USA 751  
US DEPT OF INTERIOR  
WASHINGTON DC, MD. 21401

USA 751  
BUREAU OF INDIAN AFFAIRS  
P O BOX 2245  
PALM SPRINGS, CA. 92262

USA 751  
NONE  
0  
. . 0

ARTHUR VALENZUELA  
62800 TYLER ST  
THERMAL, CA. 92274

LUCIANO VELASQUEZ  
49745 ALTHEA CT  
LA QUINTA, CA. 92253

ANTONIO C VILLALOBOS  
60171 HIGHWAY 86  
THERMAL, CA. 92274

MANUEL C VILLALOBOS  
60171 HIGHWAY 86  
THERMAL, CA. 92274

DAVID A WHEELER  
6 SEAGREENS  
NEWPORT COAST, CA. 92657

WOODSPUR FARMING  
C/O COLE FRATES  
113 S LA BREA AVE 3RD FL  
LOS ANGELES, CA. 90036

CALTRANS District #8  
484 W. 4th St., 6th Floor  
Mail Stop 728  
San Bernardino, CA 92401-1400

Desert Recreation District  
45-305 Oasis St.  
Indio, CA 92201-4337

Coachella Valley Water District  
85995 Avenue 52  
Coachella, CA 92236

Applicant/Owner:  
Kohl Ranch II, LLC  
11990 San Vincente Blvd, Ste. 200  
Los Angeles, CA 90049

Eng-Rep:  
Land Development Consultants  
1520 Brookhollow Drive, Ste. 33  
Santa Ana, CA 92705

Eng-Rep:  
Albert A. Webb & Associates  
37888 McCray Street  
Riverside, CA 92506

Applicant:  
TRM 122, LLC  
50-855 Washington Street, #C234  
La Quinta, CA 92253

City of Indio Planning Dept.  
100 Civic Center Mall  
Indio, CA 92201

City of Coachella Planning Dept.  
1515 6<sup>th</sup> Street  
Coachella, CA 92236

City of La Quinta Planning Dept.  
78495 Calle Tampico  
La Quinta, CA 92253

4<sup>th</sup> District Supervisors Office  
73-710 Fred Waring Drive  
Palm Desert, CA 92260

Jacqueline Cochran Airport  
56850 Higgins Drive  
Thermal, CA 92274

Agua Caliente Planning Dept.  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

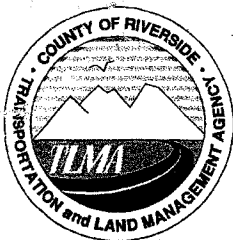
Torres Martinez Planning Dept.  
66725 Martinez Street  
Thermal, CA 92274

Airport Land Use Commission  
4080 Lemon Street, 14<sup>th</sup> Floor  
Riverside, CA 92505

Department of Public Health  
Office of Industrial Hygiene  
P.O. Box 7600  
Riverside, CA 92513-7600

Thermal Community Council  
P.O. Box 284  
Thermal, CA 92274

EXTRA LABELS



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

**FILED**  
RIVERSIDE COUNTY

FEB 06 2003

**NOTICE OF DETERMINATION**

GARY L. ORSO

By *Jan Hylton* J. Hylton  
Deputy

**TO:**

☒ Office of Planning and Research (OPR)  
1400 Tenth Street, Room 121  
Sacramento, CA 95814  
☒ County Clerk  
County of Riverside

**FROM:**

Riverside County Planning Department  
☒ 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409  
☐ 82-675 Highway 111, 2<sup>nd</sup> Floor  
Indio, CA 92201

Riverside County Transportation Department  
☐ 4080 Lemon Street, 8th Floor  
P. O. Box 1090  
Riverside, CA 92502-1090

**SUBJECT:** Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

**E.A. Number:** 38298 **Specific Plan No.** 303, **Amendment No.** 1, **Change of Zone NO.** 6605

**Project Title:** Case Numbers

**COUNTY CLERK**

Neg. Declaration/Ntc Determination  
Filed per P.R.C. 21152

**State Clearinghouse Number**

**Contact Person**

**Area Code/No./Ext.**

**POSTED**

**Regent Properties, Inc. Attn: Jeff Dinkin Applicant's Address:** 450 N. Roxbury Drive, #600, Beverly Hills, CA 90210

**Project Applicant/Property Owner and Address**

FEB 06 2003

MAR 10 2003

**Located east of Polk Street, west of Tyler Street, and north of Avenue 66.**

**Project Location**

Removed:

By: *C. J. [Signature]* Dept.  
County of Riverside, State of California

**Specific Plan No. 303, Amendment No. 1 is an application to amend The Kohl Ranch Specific Plan (SP 303) Scenario 1 Land Use Plan. Change of Zone No. 6605 proposes to amend SP Zoning text and map to reflect the above-described changes in the SP 303 land use plan and text.**  
**Project Description**

**Board of Supervisors**

This is to advise that the Riverside County                      has approved the above-referenced project on                     , and has made the following determinations regarding that project:

1. The project ☐ will, ☐ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$914 fee)  
☐ An Addendum to a Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act (\$64 fee + evidence of prior EIR fee)  
☐ A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,314 fee)  
☒ The project was undertaken pursuant to and in conformity with Specific Plan No. ?? (??) for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects or the project were adequately analyzed in the earlier EIR or Negative Declaration and were avoided or mitigated pursuant to that earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. (\$64 fee)
3. Mitigation Measures ☒ were, ☐ were not made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations ☐ , was, ☒ was not adopted for this project.
6. A de minimis finding ☐ was, ☒ was not made for this project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, with comments, responses and record of project approval is available to the general public at:

- ☒ Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- ☐ Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
- ☐ Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

*[Signature]*  
Signature Maria J. Villarreal  
Y:\TM21-TRH\SP303A1\NOD.wpd

Clerk of the Board of Supervisors

Title Deputy

Date

3.43

144 3 2003

**TO BE COMPLETED BY OPR**  
Date Received for Filing and  
Posting at OPR:

**FOR COUNTY CLERK'S USE ONLY**

Please charge deposit fee case #: EA 38298

ORIGINAL

JAN 28 2003 3.43

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** BRUCE DAVIS

**Address:** 3788 McCray Street  
(only if follow-up mail response requested)

**City:** RIVERSIDE **Zip:** 92506

**Phone #:** 951 686-1070

**Date:** 3/24/15 **Agenda #** 16-2

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

☐ **Support** ☐ **Oppose** ☐ **Neutral**

**\* APPLICANT'S REPRESENTATIVE**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

☐ **Support** ☐ **Oppose** ☐ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.