

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

607B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
May 7, 2015

**SUBJECT: PARCEL MAP NO. 36844, PARCEL MAP NO. 36735, TENTATIVE TRACT MAP NO. 36851 (FAST TRACK NO. 2012-11)** – No Further CEQA Required – Applicant: Thermal Operating Company – Engineer/Representative: Albert A. Webb and Associates – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Land Use: Heavy Industrial (HI), Commercial Office (CO), Commercial Retail (CR), Light Industrial (LI), Medium High Density Residential (MHDR), Open Space: Conservation (OS-C), and Very High Density Residential (VHDR) as reflected on the Specific Plan (SP303A2) Land Use Plan – Location: Easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street – Gross Acreage: 19.78 acres – Zoning: Specific Plan (SP) – **REQUEST: Parcel Map No.36844** proposes a Schedule “E” subdivision of approximately 15 acres in 15 commercial lots. **Parcel Map No. 36735** proposes a Schedule “E” subdivision of 41.64 acres into 9 individual commercial lots (minimum lot size of 15,951 square feet). **Tract Map No.36851** proposes a schedule “A” subdivision of 20 lots on 19.78 acres for the placement of 40 condominium units. Each condominium unit will be processed as a separate phase.

Departmental Concurrence

  
\_\_\_\_\_  
Steve Weiss, AICP  
Planning Director

(Continued on next page)

  
\_\_\_\_\_  
Juan C. Perez  
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

**SOURCE OF FUNDS:** Deposit based funds

**Budget Adjustment:**

**For Fiscal Year:**

**C.E.O. RECOMMENDATION:**

APPROVE

BY 

County Executive Office Signature Tina Grande

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
 Nays: None  
 Absent: None  
 Date: July 21, 2015  
 xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem  
 Clerk of the Board  
 By   
 Deputy

**16-3**

Prev. Agn. Ref.: \_\_\_\_\_ District: 4 Agenda Number: \_\_\_\_\_

- A-30
- Positions Added
- Change Order
- 4/5 Vote

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: PARCEL MAP NO. 36844, PARCEL MAP NO. 36735,  
TENTATIVE TRACT MAP NO. 36851**

**DATE:** May 7, 2015

**PAGE:** Page 2 of 3

**RECOMMENDED MOTION: That the Board of Supervisors:**

**CONSIDER** a finding of **Nothing Further Required**, based on the findings incorporated in the initial study and Environmental Impact Report No. 396 Addendum No. 5 and 6, concluding that the Kohl Ranch Specific Plan (SP00303A3) and Plot Plan No. 25677 will not trigger any aspect of CEQA Guidelines Section 15162 and thus will not have a significant effect on the environment beyond those effects previously identified in the EIR; and,

**APPROVE** **TENTATIVE PARCEL MAP NO. 36735**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE** **TENTATIVE PARCEL MAP NO. 36844**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE** **TENTATIVE TRACT MAP NO. 36851**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

The Kohl Ranch Specific Plan was first adopted by the Riverside County Board of Supervisors and the related Environmental Impact Report No. 396 (EIR No. 396) was certified on November 16, 1999 (Resolution No. 99-378). Specific Plan No. 303, Amendment No. 1 amended the Kohl Ranch Specific Plan in January 2003. It included the addition of an 88 acre portion for the Coachella Valley Unified School District. Specific Plan Amendment No. 2 along with Plot Plan No. 24690 was approved in 2011 entitling a private members only race track, the Thermal Club Motorsports Park (TTC). Unlike many other tracks, TTC would not allow purchase of a pass for the privilege of driving laps around the track. Property owners would pay a property owner's association ("POA") fee for expenses associated with common areas, such as maintenance of interior streets and landscaped areas, property taxes and insurance. The third Amendment to the Specific Plan was adopted earlier this year and permitted the ability to have residential-type uses within the Thermal Motorsports project. One of the three maps proposed as part of this project is Tentative Tract Map No. 36851. This map would allow the development of two unit condominiums on select single lots throughout the map area. There is no one location where the duplexes would be permitted, they are scattered throughout the subdivision that was already permitted surrounding the track area. In essence, this map will convert 20 of the existing lots to permit duplexes, similar to condominium units. It should be noted, these duplexes are still very large in nature and each with very large garages, permitting about 8 passenger vehicles/ RV's in each individual garage on the bottom floor and residential type uses on the second floor, each with an individual patio overlooking the race track.

Parcel Map No. 36844 proposes to subdivide the area of the newly approved BMW project within the TTC, Plot Plan No 25677 (planning area A-6), and some additional individual lots to the south of Jasper Lane for future commercial uses (garages). Each of the lots south of Jasper Lane will require separate individual plot plans to be submitted in the future. Parcel Map No.36844 proposes a Schedule "E" subdivision of approximately 15 acres in 15 commercial lots.

The last map proposed in this Form 11 is Parcel Map No. 36735 which proposes a Schedule "E" subdivision of 46 acres into 9 individual commercial lots (minimum lot size of 15,951 square feet). This map will create additional individual commercial lots intended for future commercial garages. Each of the lots will require separate individual plot plans to be submitted in the future.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: PARCEL MAP NO. 36844, PARCEL MAP NO. 36735,  
TENTATIVE TRACT MAP NO. 36851**

**DATE:** May 7, 2015

**PAGE:** Page 3 of 3

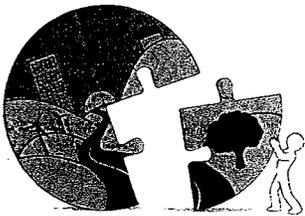
There have been no projects constructed within the Specific Plan except the track, some member garages and other track related structures and a High School located to the south of the project site, at the southern edge of the Specific Plan.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review of the TTC and the previous changes to the Specific Plan and public hearing process by planning staff.

**ATTACHMENTS:**

**A. STAFF REPORT**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP  
Planning Director

Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on.

7/31/15  
Date

KO  
Initial

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

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

PM36844, PM36735, TR36851  
Project Title/Case Numbers

Matt Straite  
County Contact Person

(951) 955-8631  
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Thermal Operating Co. LLC  
Project Applicant

1983 W. 190<sup>th</sup> Street, Ste. 10, Torrance, Ca 90504  
Address

Northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street  
Project Location

Parcel Map No. 36844 proposes to subdivide approximately 15 acres in 16 lots. Parcel Map No. 36735 proposes a Schedule "E" subdivision of 41.64 acres into 8 individual lots (minimum lot size of 15,951 square feet), three letter lots: Lot A: private street, Lot B: retention basin, and Lot C: right-a-way lot (abutting east side of Tyler Street). Tract Map No. 36851 proposes to subdivide 19.78 acres into nineteen (19) lots for the placement of thirty-eight (38) condominium units. Each condominium unit will be processed as a separate phase.  
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 7/21/15, and made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

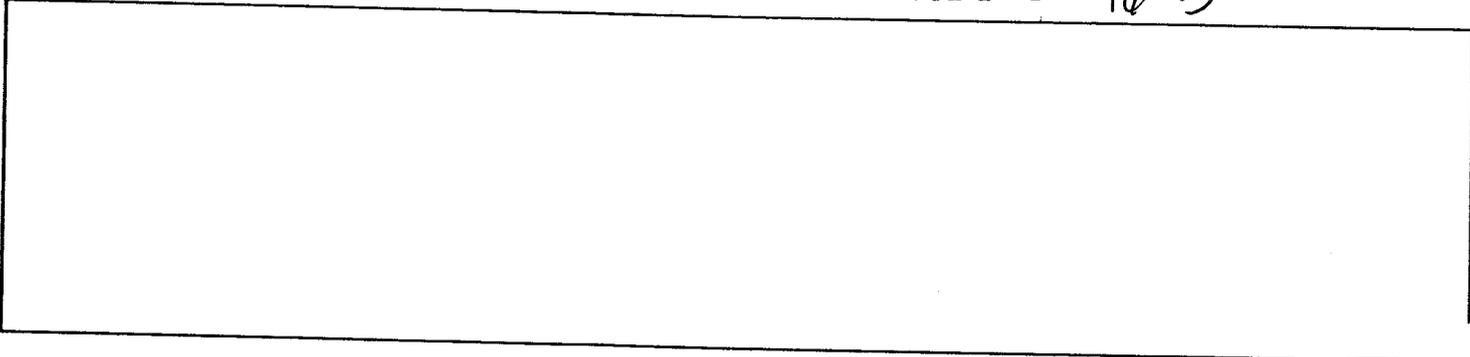
[Signature]  
Signature

Project Planner Board Assistant  
Title

7/21/15  
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

JUL 21 2015 16-3



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1502819

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: THERMAL OPERATING CO LLC \$50.00  
paid by: CK 68011  
CFG for PM36844  
paid towards: CFG06166 CALIF FISH & GAME: DOC FEE  
at parcel: 86030 62ND AVE THER  
appl type: CFG3

By MGARDNER Mar 16, 2015 17:03  
posting date Mar 16, 2015

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1409647

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

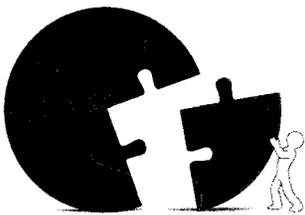
Received from: THERMAL OPERATING COMPANY LLC \$50.00  
paid by: CK 66128  
CFG for PM36735 and TR36851  
paid towards: CFG06114 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By MGARDNER Sep 03, 2014 11:43  
posting date Sep 03, 2014

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!



*Steve Weiss AICP  
Planning Director*

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

## Memorandum

Date: June 18, 2015

To: Board of Supervisors/File

From: Matt Straite, Planning

**RE: CONDITION OF APPROVAL CHANGES TO AGENDA ITEM 16-3 PM36844, PM36735, and TR36851**

Some small edits to the project description condition and survey checklist condition are proposed for PM36735 and Trans added sidewalk standards to all three maps which was inconsistent with the exhibits. All sidewalk references in the conditions have been removed. More specifically:

For PM36735, 10.EVERY.09 (PROJECT DESCRIPTION) and 50.PLANNING.016 (MAP- SURVEYOR CHECK) and 60.PLANNING.003 (MAP- COMMUNITY TRAIL ESMT) have been revised to correct errors.

To address sidewalks Condition 50.TRANS.15 for PM36844, 50.TRANS.22 for PM36735 and 50.TRANS.19 for TR36851 have revised.

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

07-21-15  
16-3



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

July 8, 2015

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: PM 36844; PM 36735; and TTM 36851

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, July 11, 2015.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

07-21-2015  
16-3

## Gil, Cecilia

---

**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Wednesday, July 08, 2015 11:23 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: PM 36844 PM 36735 TTM 36851

Received for publication on July 11. Proof with cost to follow

Thank you.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

**Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. \*\*Additional days required for larger ad sizes\*\***

**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

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**From:** Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)>  
**Sent:** Wednesday, July 8, 2015 10:54 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: PM 36844 PM 36735 TTM 36851

One more...Notice of Public Hearing, for publication on Saturday, July 11, 2015. Please confirm. THANK YOU!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

July 8, 2015

THE DESERT SUN  
ATTN: LEGALS  
P.O. BOX 2734  
PALM SPRINGS, CA 92263

E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)  
FAX: (760) 778-4731

RE: NOTICE OF PUBLIC HEARING: PM 36844; PM 36735; and TTM 36851

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, July 11, 2015.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

## Gil, Cecilia

---

**From:** Email, TDS-Legals <legals@thedesertsun.com>  
**Sent:** Wednesday, July 08, 2015 12:15 PM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: PM 36844 PM 36735 TTM 36851

Hi Cecilia,

Ad received and will publish on date(s) requested.

**Charlene Moeller** | Customer Care Representative / Legals

The Desert Sun Media Group  
750 N. Gene Autry Trail, Palm Springs, CA 92262  
t 760.778.4578 | f 760.778.4528  
[legals@thedesertsun.com](mailto:legals@thedesertsun.com) / [dpwlegals@thedesertsun.com](mailto:dpwlegals@thedesertsun.com)

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**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Wednesday, July 08, 2015 10:55 AM  
**To:** Email, TDS-Legals  
**Subject:** FOR PUBLICATION: PM 36844 PM 36735 TTM 36851

One more...Notice of Public Hearing, for publication on Saturday, July 11, 2015. Please confirm. THANK YOU!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

## **CERTIFICATE OF POSTING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on July 8, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

PM 36844; PM 36735; and TTM 36851

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** July 21, 2015 @ 10:30 A.M.

SIGNATURE: Cecilia Gil      DATE: July 8, 2015  
Cecilia Gil

## Gil, Cecilia

---

**From:** Meyer, Mary Ann <MaMeyer@srclkrec.com>  
**Sent:** Wednesday, July 08, 2015 11:17 AM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: PM 36844 PM 36735 TTM 36851

received

---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Wednesday, July 08, 2015 10:56 AM  
**To:** Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: PM 36844 PM 36735 TTM 36851

Last one ☺

For posting. Please confirm. THANK YOU!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON TWO PARCEL MAPS AND A TENTATIVE TRACT MAP FAST TRACK IN THE LOWER COACHELLA VALLEY – EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 21, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Thermal Operating Company - Albert A. Webb and Associates, on **Parcel Map No. 36844, Schedule E**, which proposes to subdivide approximately 15 acres in 16 lots; **Parcel Map No. 36735, Schedule E**, which proposes to subdivide 41.64 acres into 8 individual lots (minimum lot size of 15,951 square feet), three letter lots: Lot A: private street, Lot B: retention basin, and Lot C: right-a-way (abutting east side of Tyler Street); and, **Tentative Tract Map No. 36851, Schedule A**, Fast Track No. 2011-11, which proposes to subdivide nineteen (19) lots on 19.78 acres for the placement of thirty-eight (38) condominium units, in which each condominium unit will be processed as a separate phase ("the project"). The project is located easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street in the Lower Coachella Valley – Eastern Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Department approved the project, found that the environmental effects have been addressed and recommended the certification of **Environmental Impact Report No. 396**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE PROJECT PLANNER, AT (951) 955-8631 OR EMAIL [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: July 8, 2015

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

## **CERTIFICATE OF MAILING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the  
(NAME and TITLE)  
County of Riverside, do hereby certify that I am not a party to the within action or  
proceeding; that on July 8, 2015, I mailed a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

PM 36844; PM 36735; and TTM 36851

to the parties listed in the attached labels, by depositing said copy with postage thereon  
fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California,  
92501.

**Board Agenda Date:** July 21, 2015 @ 10:30 AM

SIGNATURE: Cecilia Gil      DATE: July 8, 2015  
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/17/2015.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TR36851/Pm 36735/Pm 36844 For

Company or Individual's Name Planning Department,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

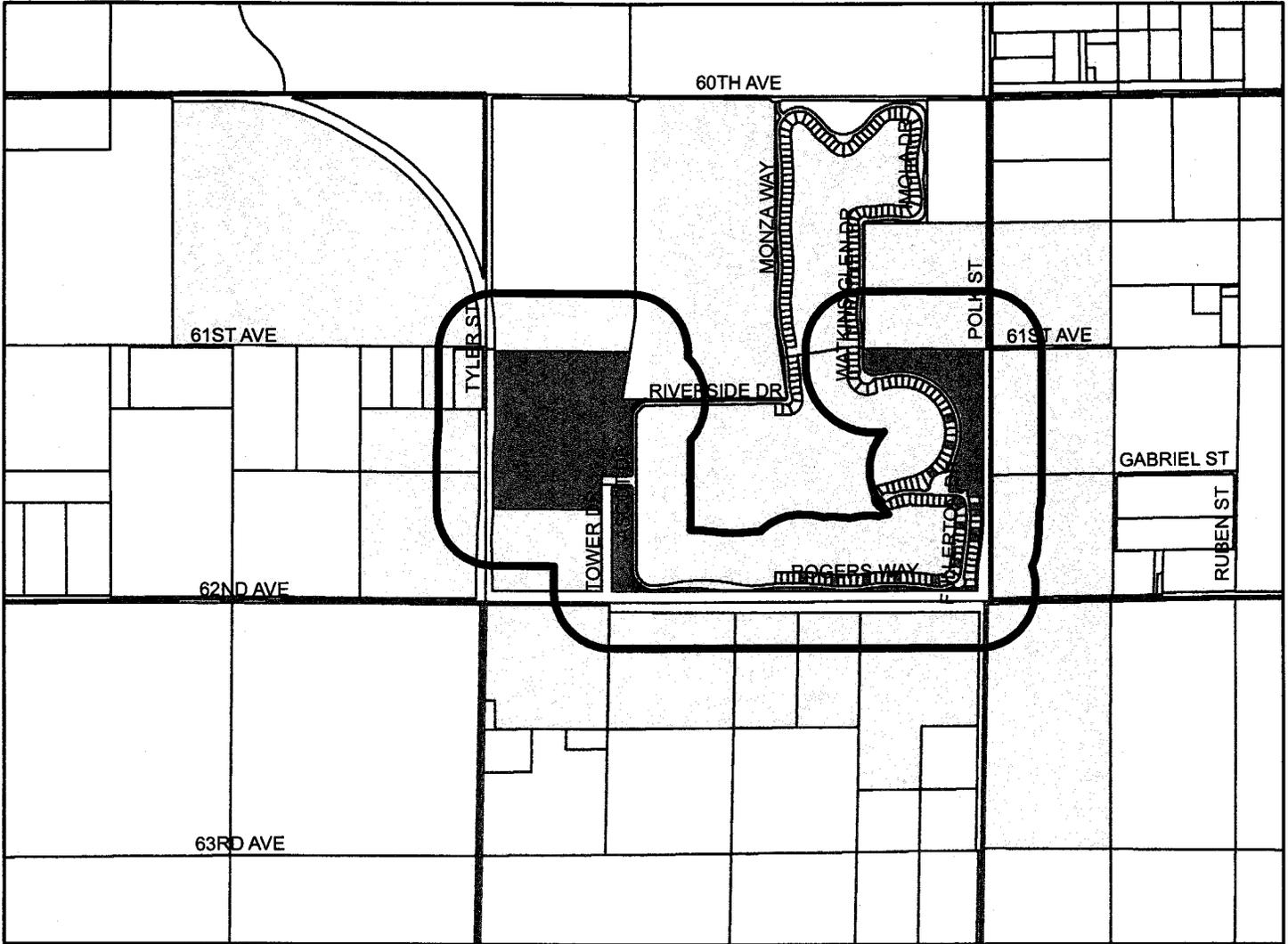
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

Expires 12/17/15  
*[Signature]*

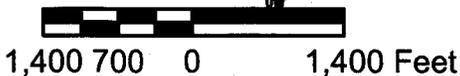
**TR36851/PM36735/PM36844 (600 feet buffer)**



**Selected Parcels**

- |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 759-190-002 | 759-220-017 | 759-220-028 | 759-240-001 | 759-220-003 | 759-220-027 | 759-200-006 | 759-230-012 | 759-210-010 | 759-220-018 |
| 759-140-010 | 759-220-023 | 759-210-028 | 759-200-011 | 751-030-001 | 759-230-007 | 759-230-008 | 759-140-009 | 759-180-004 | 759-180-005 |
| 759-180-006 | 759-180-008 | 759-180-009 | 759-180-010 | 759-180-011 | 759-180-012 | 759-180-013 | 759-180-014 | 759-190-013 | 759-190-014 |
| 759-200-001 | 759-200-002 | 759-200-003 | 759-200-009 | 759-200-010 | 759-200-013 | 759-200-014 | 759-200-015 | 759-200-017 | 759-200-018 |
| 759-210-002 | 759-210-004 | 759-210-006 | 759-210-007 | 759-210-008 | 759-210-009 | 759-210-011 | 759-210-012 | 759-210-013 | 759-210-014 |
| 759-210-015 | 759-210-016 | 759-210-017 | 759-210-018 | 759-210-019 | 759-210-020 | 759-210-021 | 759-210-022 | 759-210-023 | 759-210-024 |
| 759-210-025 | 759-210-026 | 759-210-027 | 759-220-001 | 759-220-004 | 759-220-005 | 759-220-006 | 759-220-008 | 759-220-009 | 759-220-010 |
| 759-220-013 | 759-220-016 | 759-220-019 | 759-220-020 | 759-220-021 | 759-220-022 | 759-220-024 | 759-220-025 | 759-220-026 | 759-220-029 |

First 120 parcels shown



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.

ASMT: 749310001, APN: 749310001  
S RANCH, ETAL  
C/O JOE KITAGAWA  
P O BOX 371  
THERMAL CA 92274

ASMT: 759190002, APN: 759190002  
AGRI EMPIRE  
P O BOX 490  
SAN JACINTO CA 92581

ASMT: 751030001, APN: 751030001  
CARLOS GALINDO, ETAL  
86027 AVENUE 62  
THERMAL, CA. 92274

ASMT: 759190008, APN: 759190008  
KOHL RANCH II  
C/O STEPHANIE COHEN  
11990 SAN VICENTE BLV 200  
LOS ANGELES CA 90049

ASMT: 757260018, APN: 757260018  
PEDRO MONREAL  
440 S EL CIELO RD STE 20  
PALM SPRINGS CA 92262

ASMT: 759200004, APN: 759200004  
MANJU CHOPRA, ETAL  
6926 OROZCO DR  
RIVERSIDE CA 92506

ASMT: 757270001, APN: 757270001  
PATRICIA ORTIZ, ETAL  
C/O JEFFREY BECKER  
40 S OAK ST  
VENTURA CA 93001

ASMT: 759200005, APN: 759200005  
THERMAL 5  
8188 LINCOLN AVE STE 100  
RIVERSIDE CA 92504

ASMT: 757270003, APN: 757270003  
KIRKJAN INV PROP  
86740 INDUSTRIAL WAY  
COACHELLA CA 92236

ASMT: 759200006, APN: 759200006  
JENNIFER JENKINS, ETAL  
49385 RCH SAN FRANCISQUITO  
LA QUINTA CA 92253

ASMT: 759140009, APN: 759140009  
PEGI MCDANIEL, ETAL  
41410 MAROON TOWN  
BERMUDA DUNES CA 92201

ASMT: 759200007, APN: 759200007  
THERMAL GARAGE  
C/O BLAKE MIRAGLIA  
50855 WASHINGTON NO C234  
LA QUINTA CA 92253

ASMT: 759140010, APN: 759140010  
JOSE ORTIZ, ETAL  
85981 AVENUE 61  
THERMAL, CA. 92274

ASMT: 759200008, APN: 759200008  
TR RACING  
930 S ANDREASEN DR NO H  
ESCONDIDO CA 92029

PM 36844 PM 96735 (66)

ASMT: 759200011, APN: 759200011  
ANNA DANES, ETAL  
2892 S SANTA FE STE 116  
SAN MARCOS CA 92069

ASMT: 759210028, APN: 759210028  
GUY DREIER RACING INC  
C/O GUY DREIER  
74105 MOCKINGBIRD TER  
INDIAN WELLS CA 92210

ASMT: 759200012, APN: 759200012  
MICHAEL MENTE  
2415 CARMAN CREST DR  
LOS ANGELES CA 90068

ASMT: 759220002, APN: 759220002  
LINDA PORTEOUS, ETAL  
600 E HUENEME RD  
OXNARD CA 93033

ASMT: 759200016, APN: 759200016  
THERMAL OPERATING CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

ASMT: 759220003, APN: 759220003  
CANTINA RACING LLC  
132 W PLANT ST NO 210  
WINDER GARDEN FL 34787

ASMT: 759210001, APN: 759210001  
SAGE MOTORSPORTS  
C/O MICHAEL SAGE  
3550 CAHUENGA BLV  
WEST LOS ANGELES CA 90068

ASMT: 759220007, APN: 759220007  
SARA PROKOP, ETAL  
800 SAN LORENZO ST  
SANTA MONICA CA 90402

ASMT: 759210003, APN: 759210003  
THERMAL MOTORSPORTS  
21700 OXNARD ST STE 850  
WOODLAND HILLS CA 91367

ASMT: 759220011, APN: 759220011  
MICHAEL SULLIVAN  
14900 HINDY AVE  
HAWTHORNE CA 90250

ASMT: 759210005, APN: 759210005  
THERMAL 51  
86030 62ND AVE  
THERMAL CA 92274

ASMT: 759220012, APN: 759220012  
LOT 48 RACING  
100 BAYVIEW CIR NO 4500  
NEWPORT BEACH CA 92660

ASMT: 759210010, APN: 759210010  
MABLE WHEELER, ETAL  
6 SEAGREENS  
NEWPORT COAST CA 92657

ASMT: 759220014, APN: 759220014  
MANGO THERMAL CLUB  
C/O STEVE KNUDSON  
1200 17TH ST STE 660  
DENVER CO 80202



ASMT: 759220017, APN: 759220017  
ANTHONY RENAUD  
47690 WINDSPIRIT DR  
LA QUINTA CA 92253

ASMT: 759230009, APN: 759230009  
MATTHEW POWERS  
6 CAMINO POR LOS ARBOLES  
ATHERTON CA 94027

ASMT: 759220018, APN: 759220018  
SUSAN KAVANAUGH, ETAL  
107 VIA FLORENCE NO 2  
NEWPORT BEACH CA 92663

ASMT: 759230012, APN: 759230012  
NANCY TENHULZEN, ETAL  
3001 SW SCHAEFFER RD  
WEST LINN OR 97068

ASMT: 759220023, APN: 759220023  
DARELLYN CARTWRIGHT, ETAL  
22410 MISSION HILLS LN  
YORBA LINDA CA 92887

ASMT: 759230015, APN: 759230015  
YELLOW HORSE  
P O BOX 2548  
SAN FRANCISCO CA 94126

ASMT: 759220027, APN: 759220027  
DELAIN KEMPER, ETAL  
11817 NW 7TH AVE  
VANCOUVER WA 98685

ASMT: 759230019, APN: 759230019  
MISTY PHILLIPS, ETAL  
8084 ENTRADA DE LUZ E  
SAN DIEGO CA 92127

ASMT: 759220028, APN: 759220028  
ARUSS  
1407 BOYD ST  
LOS ANGELES CA 90033

ASMT: 759240001, APN: 759240001  
BEHRENS FAMILY TRUST  
801 HWY AVE  
MANHATTAN BEACH CA 90266

ASMT: 759230007, APN: 759230007  
JAMES WEILAND  
30126 SAINT IVES  
WESTLAKE OH 44145

ASMT: 759240002, APN: 759240002  
THERMAL LOT NO 84  
C/O BLAKE MIRAGLIA  
P O BOX 6090  
LA QUINTA CA 92248

ASMT: 759230008, APN: 759230008  
EMILY PARK, ETAL  
1100 S FLOWER ST NO 3100  
LOS ANGELES CA 90015

ASMT: 759240003, APN: 759240003  
PAUL CLAYTON  
4745 E CHARLES DR  
PARADISE VALLEY AZ 85253



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San Bernardino, CA 92401-1400

Canyon Lake Property Owners' Assoc.  
29221 Longhorn Dr.  
Canyon Lake, CA 92587-7662

City of Indio  
100 Civic Center Mall  
Indio, CA 92201-4434

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

ATTN: Chuck Strey, Senior Public  
Health Engineer  
Environmental Health,  
Riverside County  
Mail Stop 2611

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

French Valley Airport  
37552 Winchester Rd.  
Murrieta, CA 92563

Los Angeles District,  
U.S. Army Corps of Engineers  
911 Wilshire Blvd.  
P.O. Box 532711  
Los Angeles, CA 90053-2325

Forest Service, Corona  
U.S. Department of Agriculture  
1147 E. Sixth St.  
Corona, CA 91719

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

ATTN: Larry Smith, Sheriff  
Sheriff's Department, Riverside County  
Mail Stop 1450

ATTN: Executive Officer  
Reg. Water Quality Control Board #8  
Santa Ana  
3737 Main St., Suite 500  
Riverside, CA 92501-3348

Transportation Department,  
Riverside County  
Mail Stop 1080

ATTN: Samuel W. Goepf, General  
Valley-Wide Recreation & Park District  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Board of Supervisors Riverside County  
"5th Supervisor District  
Marion Ashley, Supervisor"  
Mail Stop 1005

ATTN: Mickey Valdivia  
c/o Mary Stark, Planning Commission  
Secretary  
Planning Commission, Riverside  
County  
Mail Stop 1070

Coachella Valley  
Unified School District"  
87-225 Church St.  
P.O. Box 847 Thermal, CA 92274-  
8901

Coachella Valley Water District  
85995 Avenue 52  
Coachella, CA 92236

Imperial Irrigation District  
333 E. Barioni Blvd.  
P.O. Box 937  
Imperial, CA 92251-1773

Economic Development Agency  
P.O. Box 1180  
Riverside, CA 92502

County Service Area 125  
c/o EDA  
ATTN: Bill Brown  
Mail Stop 1040

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<b>Sales Contact Information</b>			<b>Advertiser Information</b>						
Maria Tinajero 951-368-9225	Billing Period 07/11/2015 - 07/11/2015	Billed Account Number 1100141323	Advertiser/Client Number 1100141323	Advertiser/Client Name BOARD OF SUPERVISORS					

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## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: PM 36844; PM 36735; and TTM 36851

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

07/11/2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Jul 11, 2015

At: Riverside, California



BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
P.O. BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0010069107-01

P.O. Number:

### Ad Copy:

#### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON TWO PARCEL MAPS AND A TENTATIVE TRACT MAP FAST TRACK IN THE LOWER COACHELLA VALLEY - EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 21, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Thermal Operating Company - Albert A. Webb and Associates, on **Parcel Map No. 36844, Schedule E**, which proposes to subdivide approximately 15 acres in 16 lots; **Parcel Map No. 36735, Schedule E**, which proposes to subdivide 41.64 acres into 8 individual lots (minimum lot size of 15,951 square feet), three letter lots: Lot A: private street, Lot B: retention basin, and Lot C: right-a-way (abutting east side of Tyler Street); and, **Tentative Tract Map No. 36851, Schedule A**, Fast Track No. 2011-11, which proposes to subdivide nineteen (19) lots on 19.78 acres for the placement of thirty-eight (38) condominium units, in which each condominium unit will be processed as a separate phase ("the project"). The project is located easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street in the Lower Coachella Valley - Eastern Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Department approved the project, found that the environmental effects have been addressed and recommended the certification of **Environmental Impact Report No. 396**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE PROJECT PLANNER, AT (951) 955-8631 OR EMAIL [mstraiter@rctima.org](mailto:mstraiter@rctima.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: July 8, 2015

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

7/11



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

**DATE:** May 7, 2015

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office

**SUBJECT:** PARCEL MAP NO. 36844, PARCEL MAP NO. 36735, TENTATIVE TRACT MAP NO. 36851

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)      |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise   |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> No New Environmental Documentation Required                          |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day          |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(4th Dist) Desert Sun and Press Enterprise

**PLEASE SCHEDULE FOR JULY 21<sup>ST</sup>**

5012 707 12 6W 5:30  
Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

**Agenda Item No.:**  
**Area Plan: Eastern Coachella Valley**  
**Zoning District: Lower Coachella Valley**  
**Supervisory District: Fourth**  
**Project Planner: Matt Straite**  
**Board of Supervisors: July 21, 2015**

**Parcel Map No. 36844**  
**Parcel Map No. 36735**  
**Tentative Tract Map No. 36851**  
**(Fast Track No. 2012-11)**  
**Applicant: Thermal Operating Company**  
**Engineer/Representative: Albert A. Webb and Associates**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

**Parcel Map No.36844** proposes a Schedule "E" subdivision of approximately 15 acres in 15 commercial lots and two letter lots: Lot A: open space, Lot B: private street.

**Parcel Map No. 36735** proposes a Schedule "E" subdivision of approximately 46 acres into 9 individual lots (minimum lot size of 15,951 square feet), four letter lots: Lot A: private street, Lot B: CVWD drainage easement Lot C: retention basin, and Lot D: right-of-way lot (abutting east side of Tyler Street).

**Tract Map No.36851** proposes to subdivide 19.24 acres into twenty (20) lots for the placement of forty (40) condominium units. Each condominium unit will be processed as a separate phase.

The project is located with the Kohl Ranch Specific Plan (SP303A3), more specifically it is northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street.

### **BACKGROUND:**

The Kohl Ranch Specific Plan was first adopted by the Riverside County Board of Supervisors and the related Environmental Impact Report No. 396 (EIR No. 396) was certified on November 16, 1999 (Resolution No. 99-378). Specific Plan No. 303, Amendment No. 1 amended the Kohl Ranch Specific Plan in January 2003. It included the addition of an 88 acre portion for the Coachella Valley Unified School District. Specific Plan Amendment No. 2 along with Plot Plan No. 24690 was approved in 2011 entitling a private members only race track, the Thermal Club Motorsports Park (TTC). Unlike many other tracks, TTC would not allow purchase of a pass for the privilege of driving laps around the track. Property owners would pay a property owner's association ("POA") fee for expenses associated with common areas, such as maintenance of interior streets and landscaped areas, property taxes and insurance. The third Amendment to the Specific Plan was adopted earlier this year and permitted the ability to have residential-type uses within the Thermal Motorsports project. One of the three maps proposed as part of this project is Tentative Tract Map No. 36851. This map would allow the development of two unit condominiums on select single lots throughout the map area. There is no one location where the duplexes would be permitted, they are scattered throughout the subdivision that was already permitted surrounding the track area. In essence, this map will convert 20 of the existing lots to permit duplexes, similar to condominium units. It should be noted, these duplexes are still very large in nature and each with very large garages, permitting about 8 passenger vehicles/ RV's in each individual garage on the bottom floor and residential type uses on the second floor, each with an individual patio overlooking the race track.

**Parcel Map No. 36844** proposes to subdivide the area of the newly approved BMW project within the TTC, Plot Plan No 25677 (planning area A-6), and some additional individual lots to the south of Jasper Lane for future commercial uses (garages). Each of the lots south of Jasper Lane will

require separate individual plot plans to be submitted in the future. Parcel Map No.36844 proposes a Schedule "E" subdivision of approximately 15 acres in 15 commercial lots.

The last map proposed in this Form 11 is Parcel Map No. 36735 which proposes a Schedule "E" subdivision of 46 acres into 9 individual commercial lots (minimum lot size of 15,951 square feet). This map will create additional individual commercial lots intended for future commercial garages. Each of the lots will require separate individual plot plans to be submitted in the future.

There have been no projects constructed within the Specific Plan except the track, some member garages and other track related structures and a High School located to the south of the project site, at the southern edge of the Specific Plan.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Mixed Use (MU) as reflected on the Specific Plan (SP303A3) Land Use Plan.
2. Surrounding General Plan Land Use (Ex. #5): Commercial Retail (CR) to the south, Light Industrial (LI), Medium High Density Residential (MHDR) to the south and the west, Open Space: Conservation (OS-C), and Very High Density Residential (VHDR) Agricultural (AG) to the east as reflected on the Specific Plan (SP303A3) Land Use Plan.
3. Existing Zoning (Ex. #2): Specific Plan (SP)
4. Surrounding Zoning (Ex. #2): Specific Plan (SP)
5. Existing Land Use (Ex. #1): Vacant graded lots.
6. Surrounding Land Use (Ex. #1): Existing date orchard to the north and south, graded lot to the east, and an existing date orchard and residences to the west.
7. Project Data: Total Acreage: 15 Gross Acres, 46 and 19.24 for PM36844, PM36735 and TR36851 respectively. Total Proposed Lots: 15, 9 and 20 for PM36844, PM36735 and TR36851 respectively. Schedule: E, E and A for PM36844, PM36735 and TR36851 respectively.
8. Environmental Concerns: No further CEQA review is required

**RECOMMENDATIONS:**

**THE PLANNING STAFF RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**CONSIDER** a finding of **Nothing Further Required**, based on the findings incorporated in the initial study and Environmental Impact Report No. 396 Addendum No. 4 and 5 concluding that the Kohl Ranch Specific Plan (SP00303A3) and Plot Plan No 25677 will not trigger any aspect

**TENTATIVE PARCEL MAP NO. 36844, TENTATIVE PARCEL MAP NO. 36735, TENTATIVE TRACT MAP NO. 36851**

**(Fast Track No. 2011-11)**

**Board of Supervisors Staff Report: July 21, 2015**

**Page 3 of 5**

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of CEQA Guidelines Section 15162 and thus will not have a significant effect on the environment beyond those effects previously identified in the EIR; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO.**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**APPROVAL** of **TENTATIVE PARCEL MAP NO.**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**APPROVAL** of **TENTATIVE TRACT MAP NO.**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings, and in the Environmental Impact Report No. 396 and all Addenda including Addendum No. 4 and 5 which is incorporated herein by reference.

1. The project site is designated Mixed Use in the Eastern Coachella Valley Area Plan as reflected in the Kohl Ranch Specific Plan No. 303A3.
2. The proposed use, residential and commercial parcels/lots are inconsistent with the Mixed Use (MU) designation as reflected in Specific Plan (SP 303A3).
3. The project site is surrounded by properties which are designated Commercial Retail (CR) to the south, Light Industrial (LI), Medium High Density Residential (MHDR) to the south and the west, Open Space: Conservation (OS-C), and Very High Density Residential (VHDR) Agricultural (AG) to the east as reflected on the Specific Plan (SP303A3) Land Use Plan.
4. The zoning for the subject site is Specific Plan (SP).
5. The proposed use, a subdivision of 15 acres in 15 lots, a Schedule "E" subdivision of 46 acres into 9 individual lots (minimum lot size of 15,951 square feet), and a schedule "A" subdivision of twenty (20) lots on 19.24 acres for the placement of forty (40) condominium units, is a permitted use, subject to approval of a plot plan in the Kohl Ranch Specific Plan zone.
6. The proposed use, a subdivision of 15 acres in 15 lots, a Schedule "E" subdivision of 46 acres into 9 individual lots (minimum lot size of 15,951 square feet), and a schedule "A" subdivision of twenty (20) lots on 19.24 acres for the placement of forty (40) condominium units, is consistent with the development standards set forth in the Specific Plan zone and Ordinance 460.
7. Based on the review of the project by staff and other County departments, the project is consistent with all the requirements of Ordinance No. 460.
8. The project site is surrounded by properties which are zoned Specific Plan on the north, south, and west, and Heavy Agriculture 10 acre Minimum (A-2-10) on the east.
9. Date orchards, a race track and residential uses have been constructed and are operating in the project vicinity.

10. The project is not located within the sphere of influence of any city.
11. The Project is within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), however, the project site is not required for a conservation area.
12. The three proposed subdivision maps are all consistent with the provisions of the State CEQA Guidelines, section 15162 because:
  - a. Addendum No. 5 to the EIR studied the potential impacts to Tentative Tract Map No. 36851 being proposed in this Form 11 for approval. The Map was intended to go for approval with the Specific Plan Amendment No. 3 and other related projects; however, the map was not ready at the time the Specific Plan Amendment went to the Board. The Board considered the Addendum, with a full, detailed analysis of the Tract map and approved the Specific Plan Amendment. Therefore, the Board has already incorporated the CEQA review for the map into the EIR.
  - b. Addenda's 3, 4 and 5 to Environmental Impact report No. 396 specifically all addressed the construction of the Thermal Club Motorsports Park (TTC). The lots and parcels created by the proposed subdivisions were included in the analysis and master plan of the racetrack complex.
  - c. All technical studies included in the aforementioned CEQA documents and technical studies included full analysis, including construction and operation, of the full buildout of the TTC. The proposed subdivisions are consistent with the previously approved master plan for the TTC, and thus consistent with the previous analysis.
  - d. There are no changes proposed in these subdivisions compared to the CEQA analysis done for the TTC.
  - e. There is no new information which was not available at the time of the previous CEQA analysis that could not have been known previously.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Mixed Use (MU) Land Use Designations as reflected on the Specific Plan (SP303A3) Land Use Plan, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A and E map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.

7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence;
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
  - d. High Fire Area
3. The project site is located within:
  - a. Liquefaction area; and,
  - b. CSA #125

The subject site is currently designated as Assessor's Parcel Numbers 759-180-004, 759-180-005, 759-180-008, 759-180-009, 759-180-012, 759-180-006, 759-200-005, 759-200-010, 759-200-015, 759-210-002, 759-210-008, 759-210-012, 759-210-018, 759-210-020, 759-210-021, 759-220-003, 759-220-029, 759-220-030, 759-220-025, 759-230-003, 759-230-007.

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Date Prepared: 01/01/01

Date Revised: 07/13/15



# Fast Track Authorization

Case No.: PP24690; PM36315; PM36293

FTA No. 2011-11

SUPERVISOR John Benoit

SUPERVISORIAL DISTRICT: 4

Company/Developer: TRM 122, LLC

Contact: Phil Clayton

Address: 50-855 Washington Street #C234, La Quinta, CA 92253

Phone: (310) 486-4774

Fax:

Email: phil.clayton@thermal122.com

Architectural Firm: N/A

Contact:

Address:

Phone:

Fax:

Email:

Engineering Firm: Land Development Consult

Contact: Hersel Zahab

Address: 1520 Brookhollow Drive #433, Santa Ana, CA 92705

Phone: (714) 329-0333

Fax: (714) 557-7707

Email:

Land Use Application(s):  General Plan Amendment  Conditional Use Permit  Change of Zone

Plot Plan  Parcel Map  Other

### Site Information:

Assessor's Parcel Number(s) 759-180-001; 759-190-004; 759-150-001; 759-160-001; 759-170-001

Cross Streets/Address NWC of 62nd Ave. and Polk St.

Site Acreage 330

Land Use Designation HI; OS-C; CO; VRDR; LI; CR; MHDR

Zoning SP

Redevelopment Project Area/Sub-Area: Thermal and Airport Sub-Area

Unincorporated Community Thermal

### Project Information (Estimate Amounts):

Eligibility Criteria  Full Time Jobs  Capital Investment  Annual Taxable Sales  Board of Supervisors  Child Care

Workforce Housing  Other

Permanent Full-Time Jobs 120

Wages per Hour \$10-25

Construction Jobs 40

Capital Investment \$80,000,000

Taxable Sales \$2,000,000

Bldg Size: 2,000,000

Project Type  Commercial  Industrial  Office  Residential  Other

Industrial Classification N/A

Other

Commercial Classification Other

Other

Race Track

### Project Description:

330 acre automobile race track with 254 founders lots and kart track.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. \*This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Lisa Brandl, Managing Director of EDA

Date

Robert Moran, EDA Development Manager

Date

**Agenda-Item No.:**  
**Area Plan: Eastern Coachella Valley**  
**Zoning District: Lower Coachella Valley**  
**Supervisorial District: Fourth**  
**Project Planner: Matt Straite**  
**Board of Supervisors: July 21, 2015**

**Parcel Map No. 36844**  
**Parcel Map No. 36735**  
**Tentative Tract Map No. 36851**  
**(Fast Track No. 2012-11)**  
**Applicant: Thermal Operating Company**  
**Engineer/Representative: Albert A. Webb and Associates**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

**Parcel Map No.36844** proposes a Schedule "E" subdivision of approximately 15 acres in 15 commercial lots.

**Parcel Map No. 36735** proposes a Schedule "E" subdivision of 41.64 acres into 8 individual lots (minimum lot size of 15,951 square feet), three letter lots: Lot A: private street, Lot B: retention basin, and Lot C: right-a-way lot (abutting east side of Tyler Street).

**Tract Map No.36851** proposes to subdivide 19.78 acres into twenty (20) lots for the placement of forty (40) condominium units. Each condominium unit will be processed as a separate phase.

The project is located with the Kohl Ranch Specific Plan (SP303A3), more specifically it is northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street.

### **BACKGROUND:**

The Kohl Ranch Specific Plan was first adopted by the Riverside County Board of Supervisors and the related Environmental Impact Report No. 396 (EIR No. 396) was certified on November 16, 1999 (Resolution No. 99-378). Specific Plan No. 303, Amendment No. 1 amended the Kohl Ranch Specific Plan in January 2003 which included the addition of an 88 acre portion for the Coachella Valley Unified School District. Specific Plan Amendment No. 2 along with Plot Plan No. 24690 was approved in 2011 entitling a private members only race track, the Thermal Club Motorsports Park (TTC). Unlike many other tracks, TTC would not allow purchase of a pass for the privilege of driving laps around the track. Property owners would pay a property owner's association ("POA") fee for expenses associated with common areas, such as maintenance of interior streets and landscaped areas, property taxes and insurance. The third Amendment to the Specific Plan was adopted earlier this year and permitted the ability to have residential-type uses within the Thermal Motorsports project. One of the three maps proposed in this Form 11 is Tentative Tract Map No. 36851. This map would allow the development of two unit condominiums on select single lots throughout the map area. There is no one location where the duplexes would be permitted, they are scattered throughout the subdivision that was already permitted surrounding the track area. In essence, this map will 'condo-ize' 20 of the existing lots to permit duplexes. It should be noted, these duplexes are still very large in nature and each with very large garages, permitting about 8 passenger vehicles/ RV's in each individual garage on the bottom floor and residential type uses on the second floor, each with an individual patio overlooking the race track.

**Parcel Map No. 36844** proposes to subdivide the area of the newly approved BMW project within the TTC, Plot Plan No 25677 (planning area A-6), and some additional individual lots to the south of Jasper Lane for future commercial uses (garages). Each of the lots south of Jasper Lane will

require separate individual plot plans to be submitted in the future. Parcel Map No.36844 proposes a Schedule "E" subdivision of approximately 15 acres in 15 commercial lots.

The last pam proposed in this Form 11 is Parcel Map No. 36735 which proposes a Schedule "E" subdivision of 41.64 acres into 9 individual commercial lots (minimum lot size of 15,951 square feet). This map will create additional individual commercial lots intended for future commercial garages. Each of the lots will require separate individual plot plans to be submitted in the future.

There have been no projects constructed within the Specific Plan except the track and a High School located to the south of the project site, at the southern edge of the Specific Plan.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Mixed Use (MU) as reflected on the Specific Plan (SP303A3) Land Use Plan.
2. Surrounding General Plan Land Use (Ex. #5): Commercial Retail (CR) to the south, Light Industrial (LI), Medium High Density Residential (MHDR) to the south and the west, Open Space: Conservation (OS-C), and Very High Density Residential (VHDR) Agricultural (AG) to the east as reflected on the Specific Plan (SP303A3) Land Use Plan.
3. Existing Zoning (Ex. #2): Specific Plan (SP)
4. Surrounding Zoning (Ex. #2): Specific Plan (SP)
5. Existing Land Use (Ex. #1): Vacant graded lots.
6. Surrounding Land Use (Ex. #1): Existing date orchard to the north and south, graded lot to the east, and an existing date orchard and residences to the west.
7. Project Data:  
Total Acreage: 15 Gross Acres, 41.64 and 19.78 for PM36844, PM36735 and TR36851 respectively.  
Total Proposed Lots: 15, 9 and 20 for PM36844, PM36735 and TR36851 respectively.  
Schedule: E, E and A for PM36844, PM36735 and TR36851 respectively.
8. Environmental Concerns: No further CEQA review is required

**RECOMMENDATIONS:**

**THE PLANNING STAFF RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**CONSIDER** a finding of **Nothing Further Required**, based on the findings incorporated in the initial study and Environmental Impact Report No. 396 Addendum No. 5 and 6 concluding that the Kohl Ranch Specific Plan (SP00303A3) and Plot Plan No 25677 will not trigger any aspect

of CEQA Guidelines Section 15162 and thus will not have a significant effect on the environment beyond those effects previously identified in the EIR; and,

**APPROVAL** of TENTAIVE PARCEL MAP NO., subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**APPROVAL** of TENTAIVE PARCEL MAP NO., subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**APPROVAL** of TENTAIVE TRACT MAP NO., subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings, and in the Environmental Impact Report No. 396 and all Addenda including Addendum No. 5 and 6 which is incorporated herein by reference.

1. The project site is designated Mixed Use in the Eastern Coachella Valley Area Plan as reflected in the Kohl Ranch Specific Plan No. 303A3.
2. The proposed use, residential and commercial parcels/lots are inconsistent with the Mixed Use (MU) designation as reflected in Specific Plan (SP 303A3).
3. The project site is surrounded by properties which are designated Commercial Retail (CR) to the south, Light Industrial (LI), Medium High Density Residential (MHDR) to the south and the west, Open Space: Conservation (OS-C), and Very High Density Residential (VHDR) Agricultural (AG) to the east as reflected on the Specific Plan (SP303A3) Land Use Plan.
4. The zoning for the subject site is Specific Plan (SP).
5. The proposed use, a subdivision of 15 acres in 15 lots, a Schedule "E" subdivision of 41.64 acres into 9 individual lots (minimum lot size of 15,951 square feet), and a schedule "A" subdivision of twenty (20) lots on 19.78 acres for the placement of forty (40) condominium units, is a permitted use, subject to approval of a plot plan in the Kohl Ranch Specific Plan zone.
6. The proposed use, a subdivision of 15 acres in 16 lots, a Schedule "E" subdivision of 41.64 acres into 8 individual lots (minimum lot size of 15,951 square feet), and a schedule "A" subdivision of nineteen (19) lots on 19.78 acres for the placement of thirty-eight (38) condominium units, is consistent with the development standards set forth in the Specific Plan zone and Ordinance 460.
7. Based on the review of the project by staff and other County departments, the project is consistent with all the requirements of Ordinance No. 460.
8. The project site is surrounded by properties which are zoned Specific Plan on the north, south, and west, and Heavy Agriculture 10 acre Minimum (A-2-10) on the east.
9. Date orchards, a race track and residential uses have been constructed and are operating in the project vicinity.

16. The project is not located within the sphere of influence of any city.
17. The Project is within the Coachella Valley Multi Species Habitat Conservation Plan (CVMSHCP), however, the project site is not required for a conservation area.
10. The three proposed subdivision maps are all consistent with the provisions of the State CEQA Guidelines, section 15162 because:
  - a. Addenda's 3, 4 and 5 to Environmental Impact report No. 396 specifically all addressed the construction of the Thermal Club Motorsports Park (TTC). The lots and parcels created by the proposed subdivisions were included in the analysis and master plan of the racetrack complex.
  - b. All technical studies included in the aforementioned CEQA documents and technical studies included full analysis, including construction and operation, of the full buildout of the TTC. The proposed subdivisions are consistent with the previously approved master plan for the TTC, and thus consistent with the previous analysis.
  - c. There are no changes proposed in these subdivisions compared to the CEQA analysis done for the TTC.
  - d. There is no new information which was not available at the time of the previous CEQA analysis that could not have been known previously.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Mixed Use (MU) Land Use Designations as reflected on the Specific Plan (SP303A3) Land Use Plan, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A and E map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
  - a. A city sphere of influence;
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
  - d. High Fire Area
  
3. The project site is located within:
  - a. Liquefaction area; and,
  - b. CSA #125

The subject site is currently designated as Assessor's Parcel Numbers 759-180-004, 759-180-005, 759-180-008, 759-180-009, 759-180-012, 759-180-006, 759-200-005, 759-200-010, 759-200-015, 759-210-002, 759-210-008, 759-210-012, 759-210-018, 759-210-020, 759-210-021, 759-220-003, 759-220-029, 759-220-030, 759-220-025, 759-230-003, 759-230-007.

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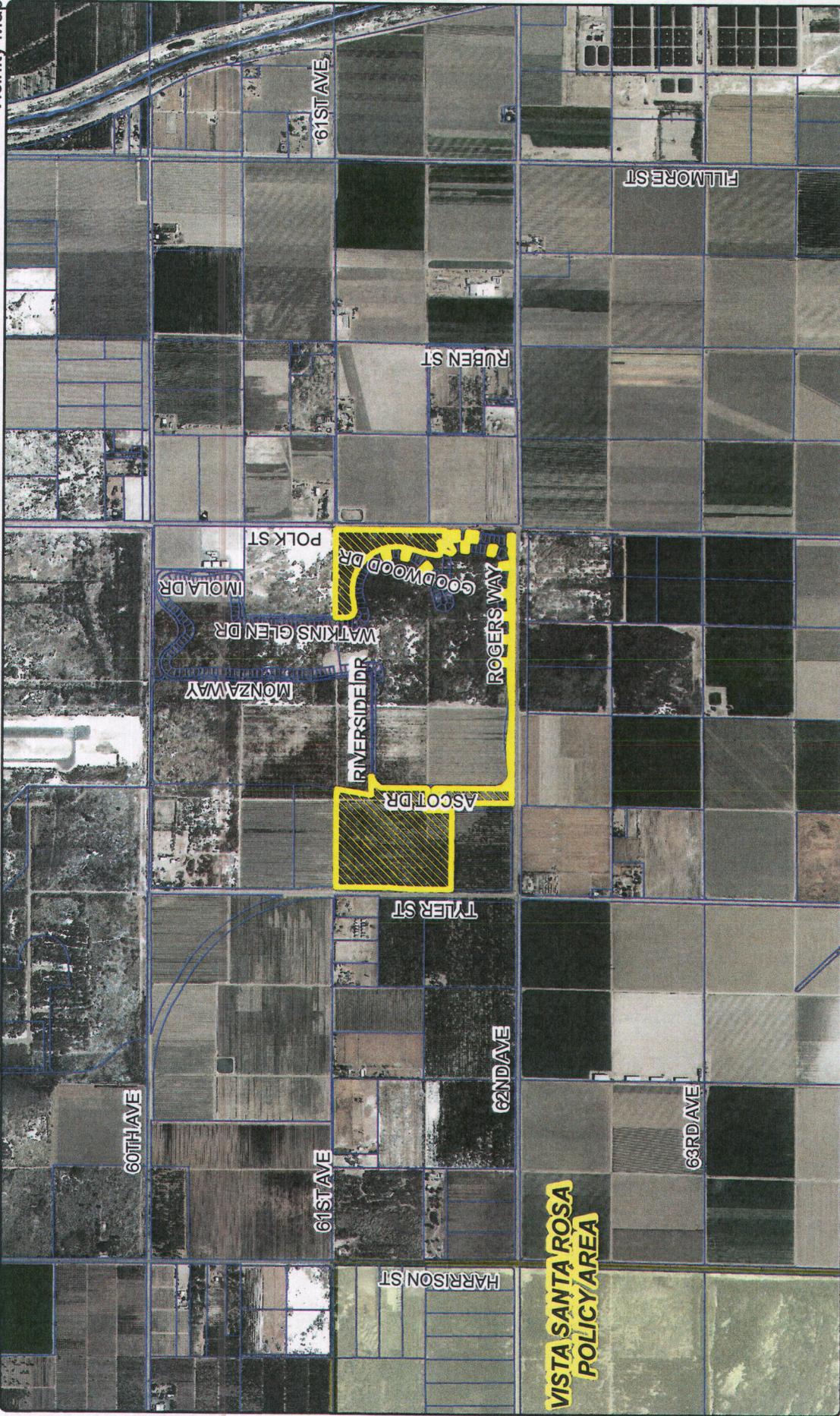
Date Prepared: 01/01/01

Date Revised: 07/13/15

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**TR36851 PM36844 PM36735**  
**VICINITY/POLICY AREAS**

Supervisor Benoit  
 District 4

Date Drawn: 05/08/2015  
 Vicinity Map



**VISTA SANTA ROSA  
 POLICY AREA**

Zoning District: Low Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided in the current General Plan. The County of Riverside Planning Department offices in Riverside at (951) 965-3200 (Western County) or in Palm Desert at (760) 963-4277 (Eastern County) or Website <http://Planning.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

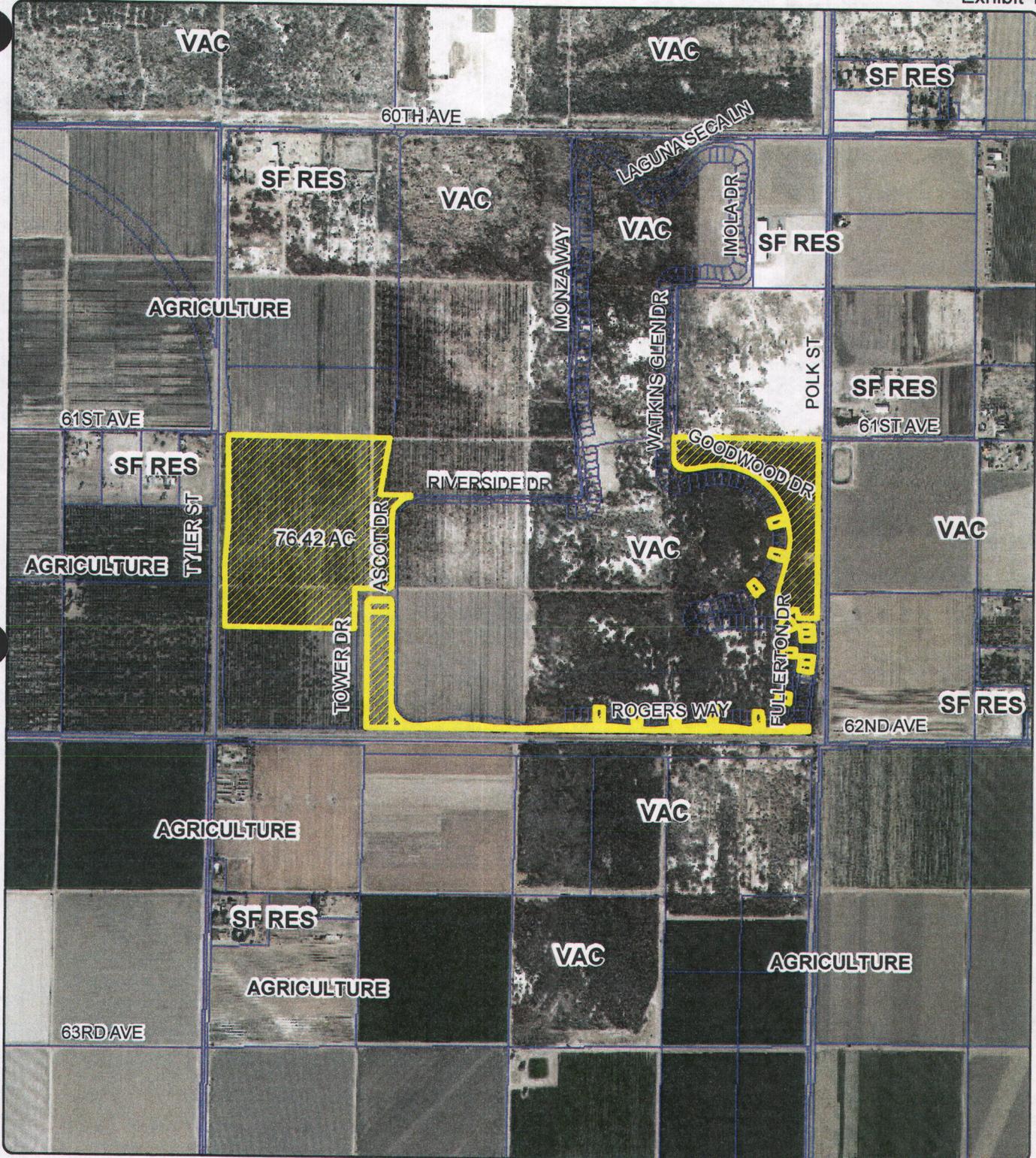
TR36851 PM36844 PM36735

Supervisor Benoit  
District 4

Date Drawn: 05/08/2015

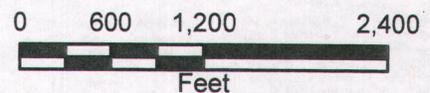
Exhibit 1

LAND USE



Zoning District: Low Coachella Valley

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

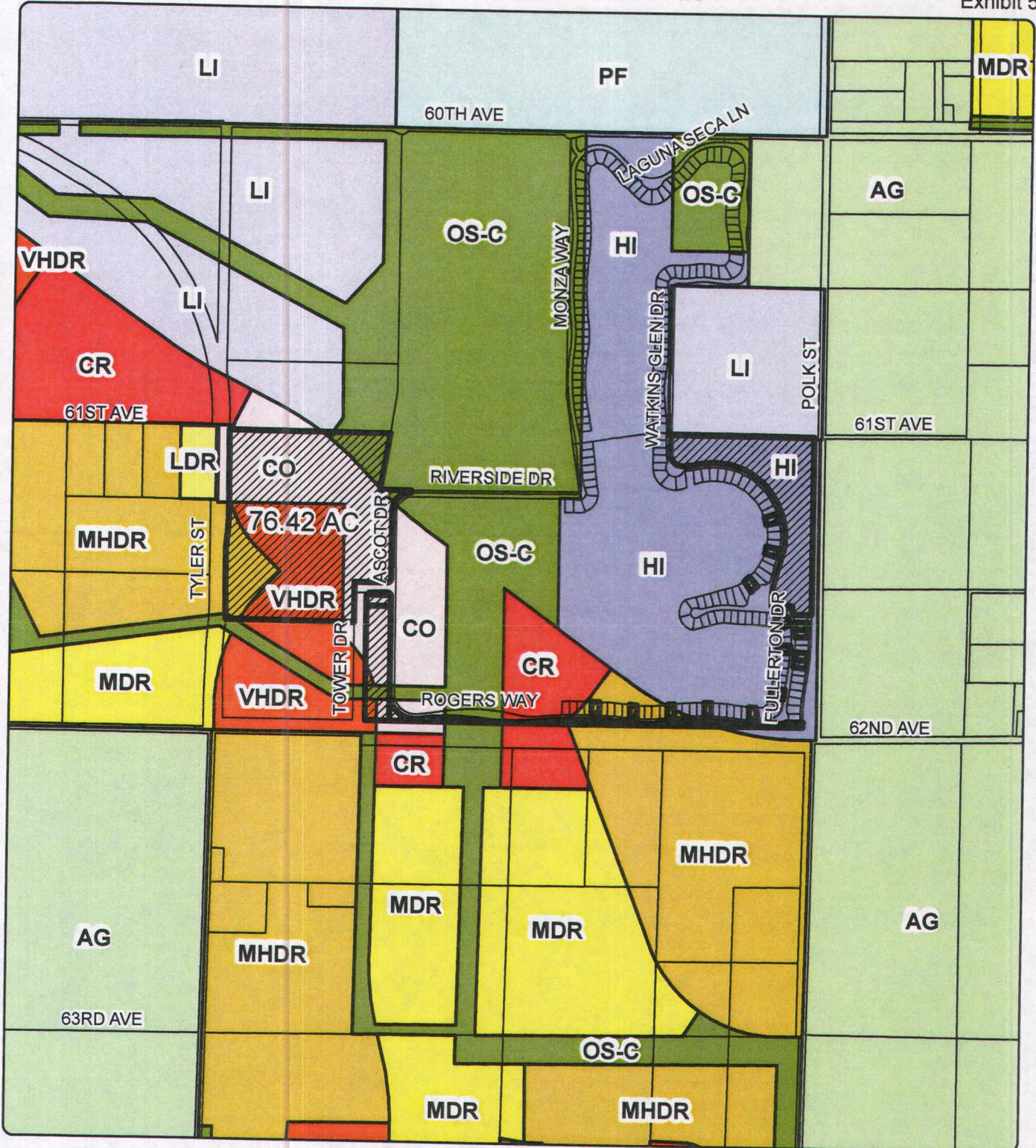
TR36851 PM36844 PM36735

EXISTING GENERAL PLAN

Supervisor Benoit  
District 4

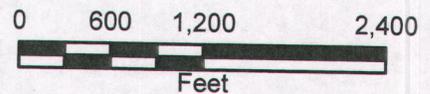
Date Drawn: 105/08/2015

Exhibit 5



Zoning District: Low Coachella Valley

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

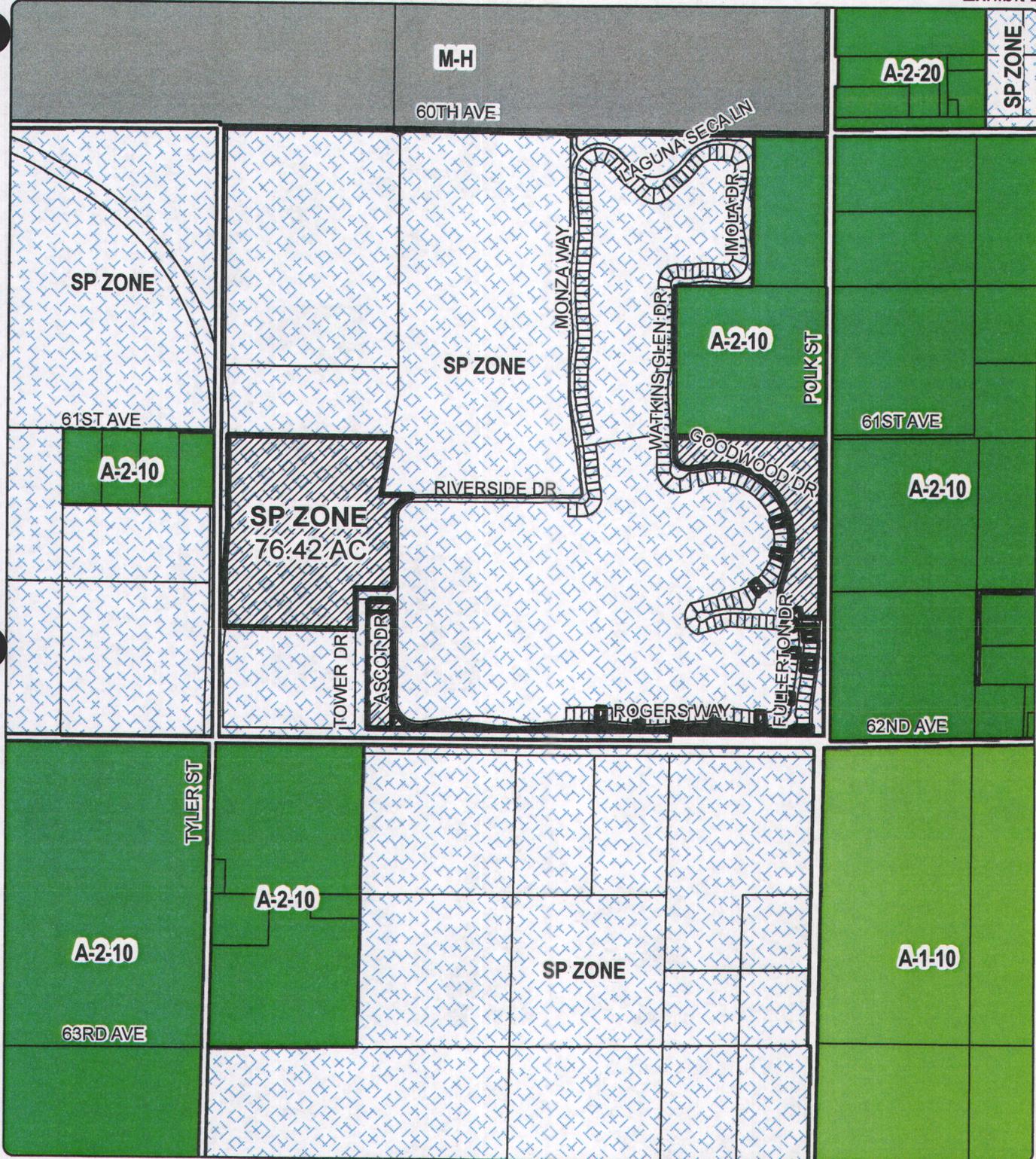
TR36851 PM36844 PM36735

EXISTING ZONING

Supervisor Benoit  
District 4

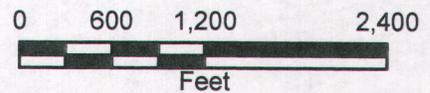
Date Drawn: 05/08/2015

Exhibit 2



Zoning District: Low Coachella Valley

Author: Vinnie Nguyen



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**T.K.D. ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTURE  
 10000 JASPER LANE, SUITE 100  
 THERMAL, CA 92580  
 TEL: 951.251.1000  
 FAX: 951.251.1001  
 WWW: TKDASSOCIATES.COM

**REMITTEE:**  
 THE THERMAL CLUB  
 CA

**IN THE UNINCORPORATED TERRITORY  
 OF THERMAL, COUNTY OF INYARD  
 STATE OF CALIFORNIA**



**MASTER PLANTING**



**DATE:** 10/15/2014  
**BY:** T-K

NO.	DATE	REVISIONS	TITLE	BY

**SHEET NO.:** 6-115  
**DATE:** 10/15/2014  
**EFFECTIVE DATE:** 10/15/2014  
**DESIGNED BY:** T-K  
**DRAWN BY:** T-K  
**CHECKED BY:** T-K  
**SCALE:** 1"=10'

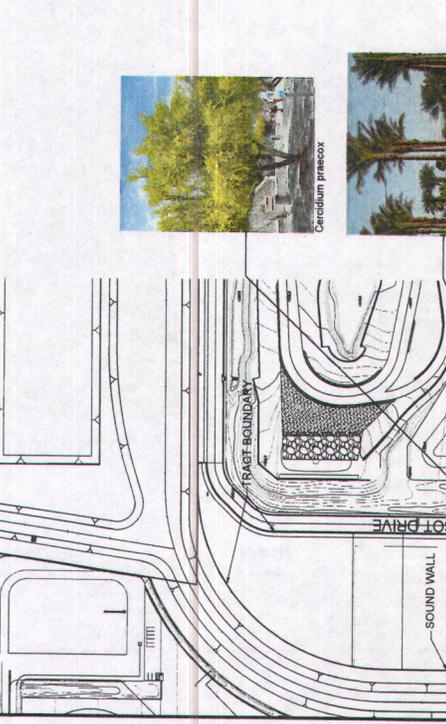
**SHEET NO.:** L-1.0  
 TOTAL SHEETS: 1

- NOTES:**
- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL PLANTING AND IRRIGATION DESIGN PLANS AND SPECIFICATIONS:
    - PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUB BEDS AND 3" LAYER OF SHREDED, STABILIZED MULCH FOR SLOPES AS SHOWN ON PLAN.
    - TREES SHALL BE STAKED WITH 2.5 STAKES AND 5 TREE TIES PER COUNTY AND DETAILS. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
    - ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6" (MIN.) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENCIRCLE THE TREE BUT SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE.
    - TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
    - PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET (MINIMUM - MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS) - ANTIDRAIN CHECK VALVES
    - PRESSURE REGULATOR (IF NEEDED)
    - HYDROZONES WILL BE PROPERLY DESIGNATED
    - IRRIGATION WITHIN 24" OF NONPERMEABLE SURFACES (NO RESTRICTIONS) SHALL BE 1/2" TO 1" IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY
    - SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH

**PLANT SCHEDULE**

QTY.	BOTANICAL NAME / COMMON NAME	CONT.
4	<i>Cercidium praecox</i> / Sonoran Palo Verde	24" box
5	<i>Rhus lancea</i> / African Simos Multi-Trunk	24" box multi tr.
QTY.	BOTANICAL NAME / COMMON NAME	CONT.
16	<i>Chaenactis humilis</i> / Mediterranean Fan Palm	24" box
5	<i>Phoenix canariensis</i> / Canary Island Palm	36" box
4	<i>Phoenix dactylifera</i> / Date Palm	16" BTH
114	<i>Washingtonia hybrid</i> / Hybrid Fan Palm	6-10" BTH
QTY.	BOTANICAL NAME / COMMON NAME	SIZE
100	<i>Bougainvillea</i> / Bougainvillea	5 gal
26	<i>Callistemon viminalis</i> / Little John / Dwarf Weeping Bottlebrush	5 gal
103	<i>Lantana</i> / New Gold / New Gold Lantana	5 gal
54	<i>Leucophyllum laurifolium</i> / Chihuahuan Sage	5 gal
64	<i>Russelia equisetiformis</i> / Freziera-like Plant	5 gal

3" Depth of Bark Mulch in all Planting Areas



**MASTER PLANTING PLAN**  
 SCALE: N.T.S.

**T.K.D. ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTS  
10000 W. CENTURY BOULEVARD, SUITE 100  
LOS ANGELES, CALIFORNIA 90045  
TEL: 310.440.1111 FAX: 310.440.1112

PERMITS: THERMAL CA

TRACT MAP NO. 3864  
THE THERMAL CLUB

IN THE UNINCORPORATED TERRITORY  
OF THERMAL COUNTY OF INVERSIDE  
STATE OF CALIFORNIA

PLANTING PLAN

DATE: 1-1-07

BY: TMA

NO.	DATE	BY	REVISIONS

SHEET NO. 65-15

ISSUED FOR: THERMAL CLUB

EFFECTIVE DATE: TBC

DESIGN BY: TBC

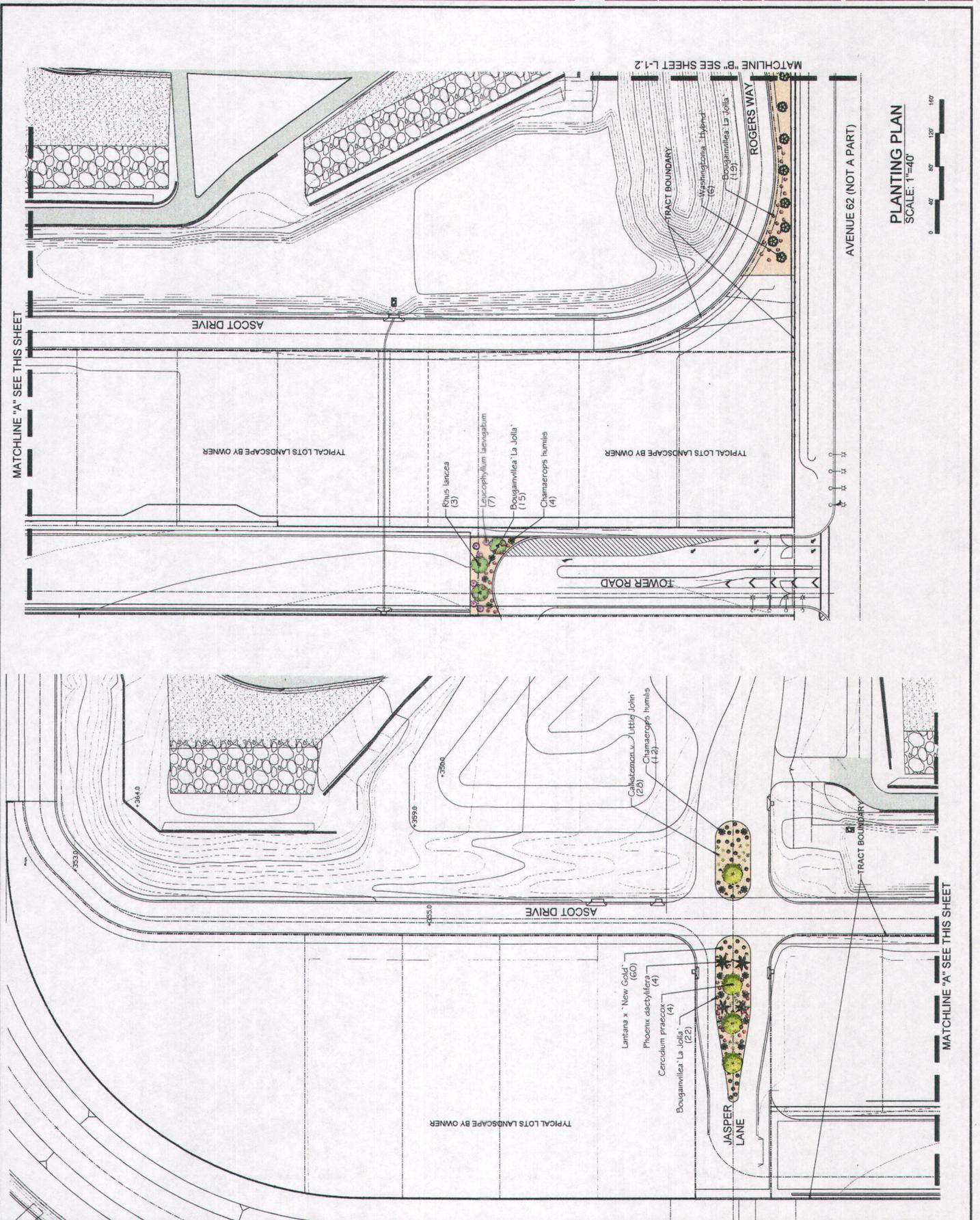
DRAWN BY: TBC

FILE NAME: TMA 3864 PERMITS

SHEET NO. 65-15

TOTAL SHEETS: 1

SCALE: 1"=40'









T.K.D. ASSOCIATES, INC.  
LAND PLANNING ARCHITECTURE ENGINEERING  
1000 WEST 10TH AVENUE, SUITE 100  
DENVER, COLORADO 80202  
TEL: 303.733.1100  
FAX: 303.733.1101  
WWW.TKDA.COM

TENTATIVE PARCEL MAP NO. 36844  
THE THERMAL CLUB  
THERMAL  
CA



IN THE UNINCORPORATED TERRITORY  
OF THERMAL COUNTY OF INYARD  
STATE OF CALIFORNIA

DATE: 6-24-15  
DESIGN BY: T.K.D.  
DRAWN BY: L.O.  
CHECKED BY: L.O.  
SCALE: 1/8" = 1'-0"

NO. DATE TITLE BY

NO. DATE TITLE BY

NO. DATE TITLE BY

NO. DATE TITLE BY

NO. DATE TITLE BY

NO. DATE TITLE BY

NO. DATE TITLE BY

NO. DATE TITLE BY

NO. DATE TITLE BY

**LEGEND**

PROPOSED SOUND WALL - 15' HT. MAX

PROPOSED SOUND WALL - 8' HT. MAX

TRANSITION WALL

EXISTING PERIMETER WALL - 7'

EXISTING PERIMETER WALL - 6'

TRANSITION 15' SOUND WALL  
TO EXISTING 6' PERIMETER WALL

EXISTING PERIMETER WALL - 6'

PROPOSED SOUND WALL - 15' HT. MAX

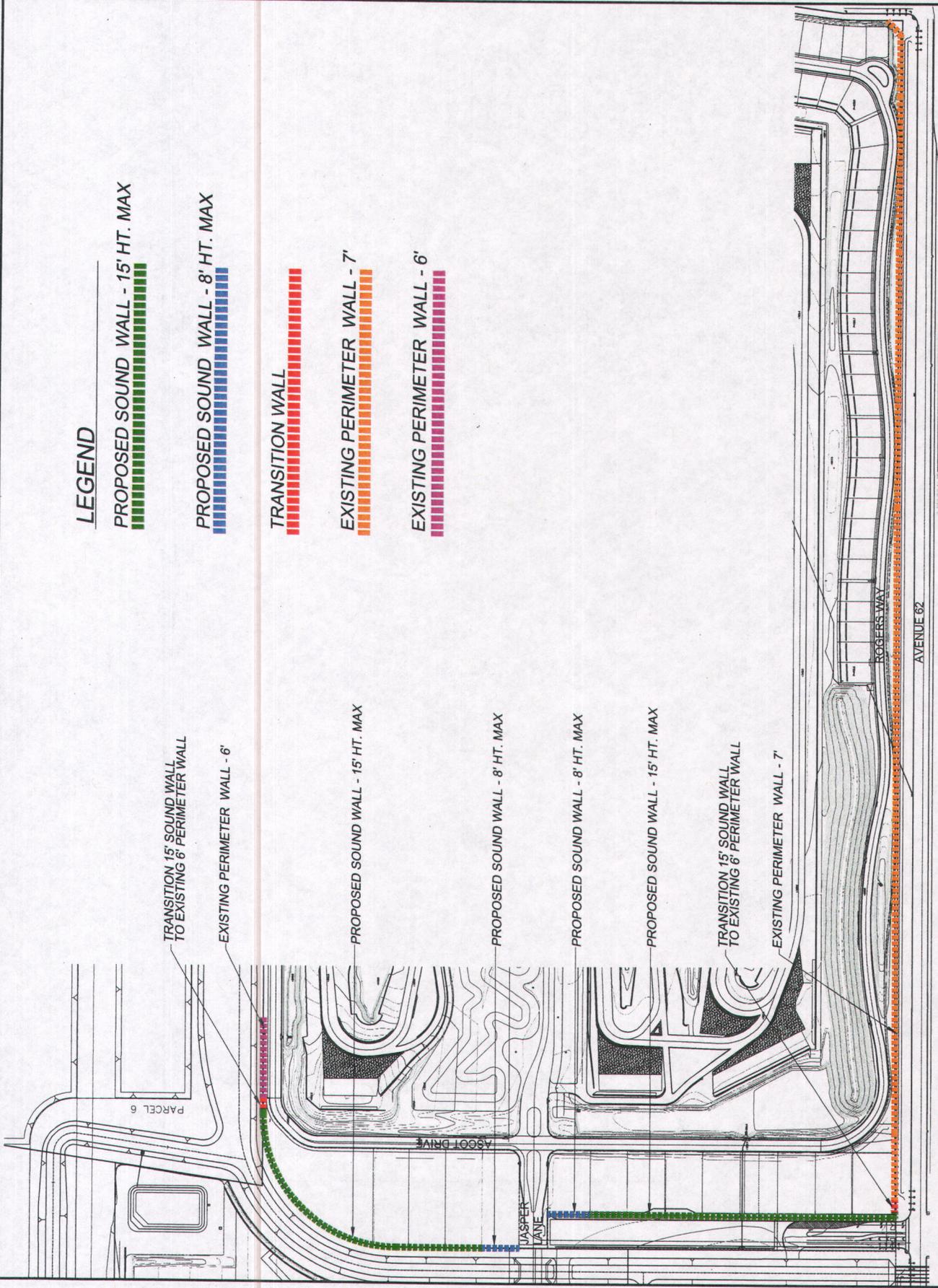
PROPOSED SOUND WALL - 8' HT. MAX

PROPOSED SOUND WALL - 8' HT. MAX

PROPOSED SOUND WALL - 15' HT. MAX

TRANSITION 15' SOUND WALL  
TO EXISTING 6' PERIMETER WALL

EXISTING PERIMETER WALL - 7'



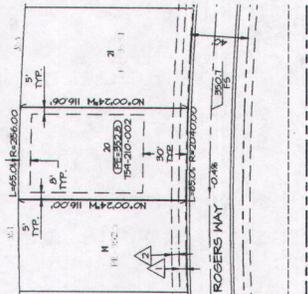
TENTATIVE PARCEL MAP NO. 36844 WALL PLAN  
SCALE: N.T.S.

TOTAL SHEETS  
1-20





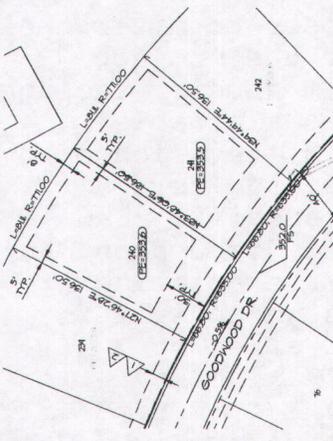
LOT 20



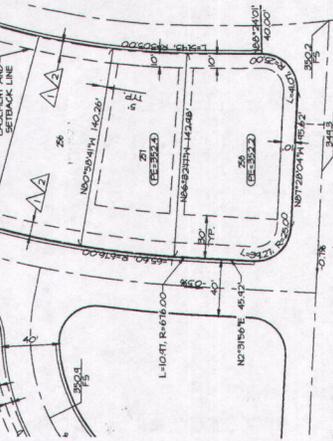
LOT 26



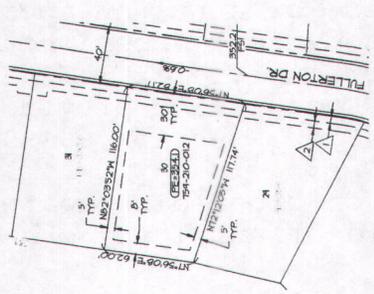
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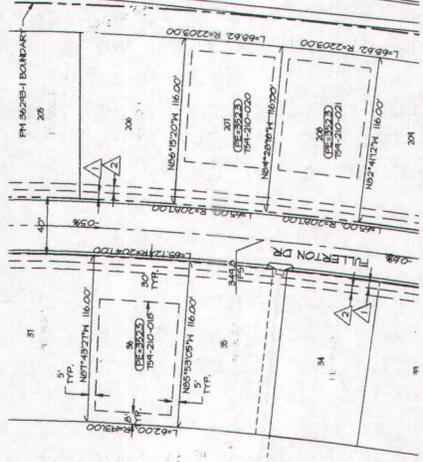
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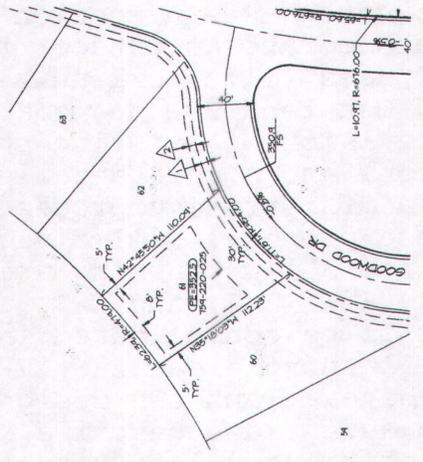
LOT 30



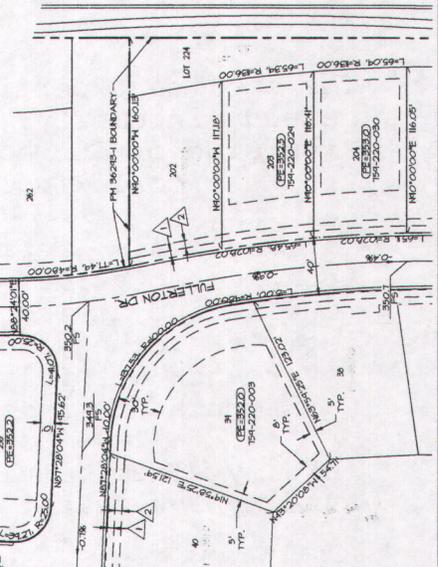
LOTS 36, 201, 202



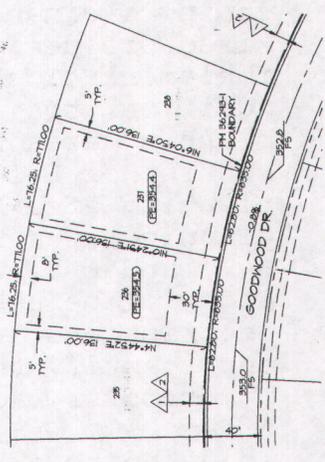
LOTS 61



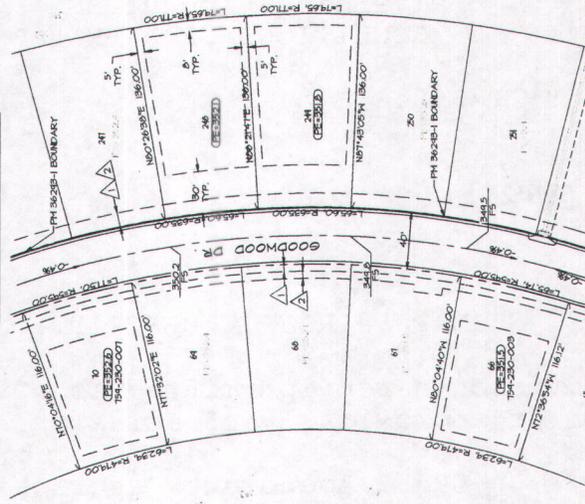
LOTS 31, 203, 204



LOTS 236, 231



LOTS 66 TO 248, 249



LEGEND

- ▲ INDICATES PUBLIC UTILITY EASEMENT (P.U.E.)
- ▲ INDICATES PRIVATE PEDESTRIAN EASEMENT (P.E.)
- ▲ INDICATES PRIVATE DRAINAGE EASEMENT
- SLOPE DIRECTION

IN THE UNINCORPORATED TERRITORY OF THERMAL,  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 TENTATIVE TRACT MAP NO. 36851  
 FOR CONDOMINIUM PURPOSES  
 SITE PLAN

SCALE:	1" = 40'	DRAWING NUMBER:	NO. 2044-0251
DATE:	10/20/2014	APPROVED BY:	SHIRLEY BERRY
CREATED:	10/20/2014	DATE OF ISSUE:	10/20/2014
PLAT/REF.		PLAT/REF.	
REV. NO.		REV. NO.	
DATE BY:		DATE BY:	

REVISIONS	

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      MAP - PROJECT DESCRIPTION                      RECOMMND

The land division hereby permitted is a Schedule E subdivision of approximatly 15 acres in 15 commercial lots.

10. EVERY. 1                      SPA - Amendment Description                      INEFFECT

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                      MAP - 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 TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by

CEL MAP Parcel Map #: PM36844

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10. GENERAL CONDITIONS

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

RECOMMND

the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

10. EVERY. 2 SPA - Replace all previous

INEFFECT

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

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Tract Map No. E shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Commercial Parcel Map No. 36844 dated 4/16/15.

07/10/15  
16:42

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS (cont.) RECOMMND

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 3 SP - SP Document INEFFECT

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

a. Specific Plan Document, which shall include:

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 MAP - 90 DAYS TO PROTEST RECOMMND

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

CEL MAP Parcel Map #: PM36844

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10. GENERAL CONDITIONS

10. EVERY. 4                      SP - Definitions                      INEFFECT

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

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

CHANGE OF ZONE = Change of Zone No. 7852.

Addendum to EIR = Environmental Impact Report No. 396,  
DATED FEBRUARY 2015

10. EVERY. 5                      SP - Ordinance Requirements                      INEFFECT

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

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

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

10. EVERY. 7                      SP - HOLD HARMLESS                      INEFFECT

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

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

PARCEL MAP Parcel Map #: PM36844

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10. GENERAL CONDITIONS

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

(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 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                      INEFFECT

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

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

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

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

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

CEL MAP Parcel Map #: PM36844

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10. GENERAL CONDITIONS

10.BS GRADE. 3            SP-ALL CLEARNC'S REQ'D B-4 PMT (cont.)            INEFFECT  
reports, and departmental clearances.

10.BS GRADE. 4            MAP - GENERAL INTRODUCTION            RECOMMND  
Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 6            MAP - OBEY ALL GDG REGS            RECOMMND  
All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 7            MAP - DISTURBS NEED G/PMT            RECOMMND  
Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 9            MAP - EROS CNTRL PROTECT            RECOMMND  
Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 10            MAP - DUST CONTROL            RECOMMND  
All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 11            MAP - 2:1 MAX SLOPE RATIO            RECOMMND  
Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

PARCEL MAP Parcel Map #: PM36844

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10. GENERAL CONDITIONS

10.BS GRADE. 12                    MAP - MINIMUM DRNAGE GRADE                    RECOMMND

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

10.BS GRADE. 14                    MAP - SLOPE SETBACKS                    RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1                    SP - HEALTH NOTES                    INEFFECT

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.

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.

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10. GENERAL CONDITIONS

10.E HEALTH. 1                    SP - HEALTH NOTES (cont.)                    INEFFECT

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                    USE-#20-SUPER FIRE HYDRANT                    RECOMMND

Super fire hydrants - 6"x4"x 2-2 1/2" shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. Fire hydrants shall be located 500 feet apart from one another.

Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.

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

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

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

PARCEL MAP Parcel Map #: PM36844

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10. GENERAL CONDITIONS

10.FIRE. 2 USE -FIRE ACCESS RECOMMND

Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at [www.rvcfire.org](http://www.rvcfire.org)). Access lanes will not have an up, or downgrade of more than 15%. Access lanes will be designed to withstand the weight of 80 thousand pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.

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

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

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

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 INEFFECT

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

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

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

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Parcel: 759-180-012

10. GENERAL CONDITIONS

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

- 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                      INEFFECT

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

PLANNING DEPARTMENT

10.PLANNING. 1                      MAP - MAP ACT COMPLIANCE                      RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule E, unless modified by the conditions listed herein.

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

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

10.PLANNING. 2                      MAP - FEES FOR REVIEW                      RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other

PARCEL MAP Parcel Map #: PM36844

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10. GENERAL CONDITIONS

10.PLANNING. 2                    MAP - FEES FOR REVIEW (cont.)                    RECOMMND

appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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

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.

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

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                    INEFFE

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                    INEFFECT

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in

CEL MAP Parcel Map #: PM36844

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10. GENERAL CONDITIONS

10.PLANNING. 5            SP - IF HUMAN REMAINS FOUND (cont.)            INEFFECT

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            INEFFECT

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

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

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10.PLANNING. 7                    MAP - ZONING STANDARDS                    RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the SP zone.

10.PLANNING. 7                    SP - ALTERNATIVE ENERGY GEN                    INEFFECT

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

10.PLANNING. 8                    MAP - PROCEDURE FOR PHASING                    DRAFT

Land division phasing, including any proposed common open space area improvement phasing, if applicable, shall be subject to Planning Department approval pursuant to Section 8.3 of Ordinance No. 460. All proposed phasing shall provide for adequate vehicular access to all lots and shall conform to the intent and purpose of the approval. No approval for any number of units or phases is given except as provided by Ordinance No. 460.

10.PLANNING. 8                    SP - MULTIFAMILY ENERGY GEN                    INEFFECT

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.

10.PLANNING. 12                    MAP - ORD NO. 659 (DIF)                    RECOMMND

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

CEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10.PLANNING. 12            MAP - ORD NO. 659 (DIF) (cont.)            RECOMMND

fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 14            STKP- OFF-HIGHWAY VEHICLE USE            RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 15            MAP - SUBMIT BUILDING PLANS            RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 17            MAP - IF HUMAN REMAINS FOUND            RECOMMND

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

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16:42

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - NON IMPLEMENTING MAPS

RECOMMND

"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."

10.PLANNING. 19 MAP - M/M PROGRAM (GENERAL)

RECOMMND

"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."

10.PLANNING. 20 MAP - ALUC CLEARANCE

RECOMMND

"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.

TRANS DEPARTMENT

10.TRANS. 1 SP - SP303A3 TS/CONDITION

INEFFECT

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

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

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10. GENERAL CONDITIONS

10.TRANS. 1

SP - SP303A3 TS/CONDITION (cont.)

INEFFECT

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

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

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10. GENERAL CONDITIONS

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

"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                    INEFFECT

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

10.TRANS. 3                    SP - SP303A3/WRCOG TUMF                    INEFFECT

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

10.TRANS. 4                    SP - SOUTH VALLEY PARKWAY                    INEFFECT

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

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

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10. GENERAL CONDITIONS

10.TRANS. 4                      SP - SOUTH VALLEY PARKWAY (cont.)                      INEFFECT

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

10.TRANS. 5                      SP - SP LANDSCAPING PLANS                      INEFFECT

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.

10.TRANS. 6                      MAP - DRAINAGE 1                      RECOMMND

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

10.TRANS. 7                      MAP - DRAINAGE 2                      RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of

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10. GENERAL CONDITIONS

10.TRANS. 7                      MAP - DRAINAGE 2 (cont.)                      RECOMMND

streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 8                      MAP - STD INTRO 3 (ORD 460/461)                      RECOMMND

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

10.TRANS. 9                      MAP - UTILITY INSTALL. 1                      RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 10                      MAP - OFF-SITE PHASE                      RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 11                      MAP - COUNTY WEB SITE                      RECOMMND

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

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5. DRT CORRECTIONS REQUIRED

E HEALTH DEPARTMENT

5.E HEALTH. 1 DRT - CORRECTIONS

REQUIRED

The following item(s) need to be addressed:

1) Provide will serve letters for TR36851 for water and sanitary sewer from Coachella Valley Water District (CVWD).

When this department has recieved this documentation, Department of Environmental Health will issue SAN53 for this project.

2) Provide additional information about structures located in the middle of tract map. The following may apply:

- At time of Building plan check, any food facility that is proposed will require review and approval from the Department of Environmental Health to ensure compliance with the California Retail Food Code. The grease interceptor sizing should be size according to the sewer purveyor's guidelines.

- At time of Building plan check, any food facility that is proposed will require review and approval from the Department of Environmental Health to ensure compliance with the California Retail Food Code. The grease interceptor sizing should be size according to the sewer purveyor's guidelines.

- Any hazardous materials that are to be used/stored on-site may require review and approval from Hazardous Materials Management Branch.

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPA - Amendment Description

INEFFECT

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

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10. GENERAL CONDITIONS

10. EVERY. 1 SPA - Amendment Description (cont.) INEFFECT

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 INEFFECT

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

10. EVERY. 3 SP - SP Document INEFFECT

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

a. Specific Plan Document, which shall include:

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

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10. GENERAL CONDITIONS

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

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                      INEFFECT

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

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

CHANGE OF ZONE = Change of Zone No. 7852.

Addendum to EIR = Environmental Impact Report No. 396,  
DATED FEBRUARY 2015

10. EVERY. 5                      SP - Ordinance Requirements                      INEFFECT

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 7

SP - HOLD HARMLESS

INEFFECT

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

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

MAP - GENERAL INTRODUCTION

RECOMMND

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS                    RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS (cont.)

RECOMMND

compliance with industry recognized erosion control measures.

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 7                    MAP - EROS CNTRL PROTECT                    RECOMMND

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

10.BS GRADE. 8                    MAP - DUST CONTROL                    RECOMMND

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

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

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

10.BS GRADE. 13                    MAP - SLOPE SETBACKS                    RECOMMND

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

10.BS GRADE. 23                    MAP - MANUFACTURED SLOPES                    RECOMMND

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

10.BS GRADE. 24                    MAP - FINISH GRADE                    RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1                    USE - WATER AND SEWER SERVICE                    RECOMMND

TR36851 is proposing potable water service from CVWD and sanitary sewer service from CVWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other

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10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE (cont.) RECOMMND

applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 1 SP - HEALTH NOTES INEFFECT

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.

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.

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10. GENERAL CONDITIONS

10.E HEALTH. 1                    SP - HEALTH NOTES (cont.)                    INEFFECT

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                    MAP\* - #14 - COM/RES HYD/SPACING                    RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 500 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

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

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

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

10.FIRE. 2                    MAP - #50 - BLUE DOT REFLECTORS                    RECOMMND

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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.

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10. GENERAL CONDITIONS

10.FIRE. 6                      SP-#101-DISCL/FLAG LOT (cont.)                      INEFFECT

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                      INEFFECT

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

PLANNING DEPARTMENT

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

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

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

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.

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

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                      INEFFECT

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.

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10. GENERAL CONDITIONS

10.PLANNING. 5

SP - IF HUMAN REMAINS FOUND

INEFFECT

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

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

10.PLANNING. 6

SP - INADVERTANT ARCHAEO FINDS

INEFFECT

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

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

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10. GENERAL CONDITIONS

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

to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and fter 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                    INEFFECT

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

10.PLANNING. 8                    SP - MULTIFAMILY ENERGY GEN                    INEFFECT

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.

10.PLANNING. 9                    MAP - IF HUMAN REMAINS FOUND                    RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 9                    MAP - IF HUMAN REMAINS FOUND (cont.)                    RECOMMND

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

10.PLANNING. 10                    MAP - ALUC CLEARANCE                    RECOMMND

"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.

TRANS DEPARTMENT

10.TRANS. 1                    MAP - DRAINAGE 1                    RECOMMND

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

10.TRANS. 1                    SP - SP303A3 TS/CONDITION                    INEFFECT

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

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

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10. GENERAL CONDITIONS

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

INEFFECT

and ramp intersections.

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

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

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10. GENERAL CONDITIONS

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

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                      MAP - DRAINAGE 2                      RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 2                      SP - SP303A3/IMPROVEMENTS                      INEFFECT

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

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and

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10. GENERAL CONDITIONS

10.TRANS. 3                    MAP - STD INTRO 3(ORD 460/461) (cont.)                    RECOMMND

drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 3                    SP - SP303A3/WRCOG TUMF                    INEFFECT

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

10.TRANS. 4                    MAP - UTILITY INSTALL. 1                    RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 4                    SP - SOUTH VALLEY PARKWAY                    INEFFECT

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

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

Prior to the issuance of building permits for any implementing project for SP00303A3, whether a development

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10. GENERAL CONDITIONS

10.TRANS. 4                      SP - SOUTH VALLEY PARKWAY (cont.)                      INEFFECT

plan, or recordation of an implementing subdivision map, each individual project within any phase of SP00303A3 shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

10.TRANS. 5                      MAP - ENCROACHMENT PERMIT                      RECOMMND

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

10.TRANS. 5                      SP - SP LANDSCAPING PLANS                      INEFFE

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.

10.TRANS. 6                      MAP - SOUTH VALLEY PARKWAY                      RECOMMND

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

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

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - SOUTH VALLEY PARKWAY (cont.) RECOMMND

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

10.TRANS. 7 MAP - PRIVATE STREETS RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST INEFFECT

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

20.PLANNING. 2 SP - FINAL DOCUMENTS INEFFECT

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:

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SP - FINAL DOCUMENTS (cont.)

INEFFECT

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.

MET

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 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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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                    MET

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 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)                    MET

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

"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                    NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4                    SP - NON-IMPLEMENTING MAPS (cont.)                    NOTAPPLY

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                    MET

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

"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 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                    MET

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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8                    SP - ACOUSTICAL STUDY REQD (cont.)                    MET

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                    NOTAPPLY

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

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

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

30.PLANNING. 13                    SP - EA REQUIRED                    NOTAPPLY

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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP - EA REQUIRED (cont.)

NOTAPPLY

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

NOTAPPLY

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

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

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

30.PLANNING. 15 SP - SUBSEQUENT EIR

NOTAPPLY

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. 15 SP - SUBSEQUENT EIR (cont.)

NOTAPPLY

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

MET

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

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

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

30.PLANNING. 17 SP - AMENDMENT REQUIRED

MET

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

"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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17            SP - AMENDMENT REQUIRED (cont.)            MET

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            MET

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 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            NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19            SP - AG/DAIRY NOTIFICATION (cont.)            NOTAPPLY

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            MET

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

"The planning 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            MET

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:

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

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

d. The common areas to be maintained by the master maintenance organization."

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

rior 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

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30. PRIOR TO ANY PROJECT APPROVAL

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

MET

County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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

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.

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

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

NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

NOTAPPLY

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 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.

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

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

30.PLANNING. 24 SP - ARCHAEO M/M PROGRAM

MET

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

"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. "

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading.

A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

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

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

"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            MET

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

"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 \_\_\_\_."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31            SP - POST GRADING REPORT            MET

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

"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."

30.PLANNING. 32            SP - SCHOOL MITIGATION            MET

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

"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            MET

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

"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."