

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 7, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – M. Osur
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-M. Hughes
Riv. Co. Surveyor – B. Robinson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area No. 149 c/o EDA
3rd District Supervisor

3rd District Planning Commissioner
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Reg. Qlty. Control Brd. San Diego
Air Qlty. Mgt. South Coast

TENTATIVE PARCEL MAP NO. 36735 AND PLOT PLAN NO. 25677 - EA42726 - 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: Light Industrial (LI) 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: 46 acres - Zoning: Specific Plan (SP) – **REQUEST:** The Plot Plan proposes a BMW Driving Facility located within Planning Area A-6 of the existing Kohl Ranch Specific Plan. The proposed project will be landscaped and will consist of a driver instruction school, an approximate one mile driver training track for the purposes of teaching driving skills, a 49,087 square foot skid pad, a two- story, 8,550 square foot visitor conference building, a 2,800 square foot maintenance building, two (2) 40-foot by 60-foot shade structures (4,400 square feet each), an 800 square foot guard house and a 740 square foot sales trailer. The driving school would accommodate up to 42 participants per session and is assumed to have a maximum of 10 vehicles active in the area at one time. Facilities would not be open directly to the public. Vehicles utilized would be street legal with no performance modifications. The Parcel Map 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). The APN location for the Plot Plan and Parcel Map: 759-180-004.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 22, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-8631 or email at mstraite@rctlma.org / MAILSTOP# 1070.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

**LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: February 26, 2015

TO:

Riv. Co. Transportation Dept. - Desert
Riv. Co. Environmental Health Dept. - Desert
Riv. Co. Fire Department - Desert
Riv. Co. Building & Safety - Grading
Riv. Co. Building & Safety - Plan Check
P.D. Geology Section-D. Jones

Riv. Co. Surveyor - B. Robinson
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area No. 125 c/o EDA
EDA County Airports
5th District Supervisor

5th District Planning Commissioner
Coachella Valley Unified School Dist.
Coachella Valley Water Dist.
Imperial Irrigation District
Southern California Gas Co.

TENTATIVE TRACT MAP NO. 36851 - EA42726- 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) 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:** The **Tract Map** proposes to subdivide nineteen (19) lots for the placement of thirty-eight (38) condominium. Each condominium unit will be processed as a separate phase. The APN locations for each lot are as follows: 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.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 19, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Contract Planner, at **(951) 955-8631** or email at mstraite@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

FILE COPY

DATE: April 3, 2015

TO:

Riv. Co. Transportation Dept. - Desert
Riv. Co. Environmental Health - Desert
Riv. Co. Flood Control
Riv. Co. Public Health - Heidi Barrios
Riv. Co. Fire Department

Riv. Co. Building & Safety - Grading
Riv. Co. Building & Safety - Plan Check
Riv. Co. Environmental Programs Dept.
Riv. Co. Survey - D. Odenbaugh
P.D. Geology Section-D. Jones

Riv.Co. Landscaping Section-M.Hughes
Riv.Co. Park Department
P.D. Archaeology Section- H. Thomson

PARCEL MAP NO. 36844 – EA42782 – FTA2011-11– Applicant: Thermal Operating Company, LLC – Representative/Engineer: Albert A. Webb Associates – Owners: JTM Land company, LLC – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Commercial Office (CD:CO), Community Development: Commercial Retail (CD:CR), Community Development: Heavy Industrial (CD:HI), Community Development: Light Industrial (CD:LI), Community Development : Medium High Density Residential (CD:MHDR), Community Development: Very High Density Residential (CD:VHDR), Open Space: Conservation (OS:C) – Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street – 46 Gross Acres – Zoning: Specific Plan (S-P) - **REQUEST:** The applicant is requesting to subdivide approximately 15 acres in 16 lots. APN: 759-180-004, 759-180-005, 759-180-008, 759-180-009, 759-180-012.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on April 30, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Matt Straite, Project Planner, at (951) 955-8631 or email at mstraite@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



ENVIRONMENTAL PROTECTION & OVERSIGHT DIVISION

TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE: 4/13/2015 PARCELS / LOTS: See notes section below for details
TRACT / PARCEL MAP NO.: PM36844 ZONING: A-8, E-3, E-4
APN: 759-180-004 thru 005, 759-180-008 thru 009, 759-180-012 MAP SCHEDULE: See notes section below for details

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

- THE COACHELLA VALLEY WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED See details in notes.
- ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(SCHEDULE C, D, E, F, G)
- INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO COACHELLA VALLEY WATER DISTRICT SEWER SYSTEM AS PER LETTER DATED See details in notes.
- ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, _____ DATED _____ HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. **PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED. ADDITIONAL SOILS TESTING REQUIRED AT TIME OF BUILDING.**

ADDITIONAL REQUIREMENTS/ NOTES

Parcel 1 of PM36315; and Lot "A" and Parcels 216, 217, and 225 of PM36293-1; and Parcel 10 of PM36735
This SAN-53 was issued using officially recorded "Special Domestic Water System, Sanitation System, Non-potable water and Stormwater System Installation Agreement (Doc#2013-0280351).

ENVIRONMENTAL HEALTH SPECIALIST

Received by: E-mailed to Matt Straite
MSTRAITE@rctlma.org



Established in 1918 as a public agency
Coachella Valley Water District

Airport Land Use Commission
Received

JAN 12 2015

Directors:

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

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Best Best & Krieger LLP, Attorneys

January 7, 2015

File: 0163.1
0421.1
0721.1
Geo. 060833-3
PZ 14-6022

Russell Brady
Riverside County Airport Land Use Commission
ALUC Planner
4080 Lemon Street, 14th Floor
Riverside, CA 92501

Dear Mr. Brady:

Subject: Case No. ZAP 1024TH14, Thermal Operating Company, TTM 36851

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

The proposed Amendment No. 3, Specific Plan No. 303 does not conflict with previously CVWD-approved stormwater facilities.

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

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



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

Since the stormwater issues of this development are local drainage, CVWD does not need to review drainage design further.

The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

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

Non-potable water or Colorado River water is available for irrigation. CVWD may require that the project use non-potable water for such uses. CVWD may need additional facilities for the orderly expansion of its non-potable water distribution system in order to serve the subject land. These facilities may include additional piping, reservoirs, booster pumping stations, etc. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements to be deeded to CVWD for such purpose. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time.

January 7, 2015

This development is subject to the County's Landscape Ordinance which was adopted in accordance with the State's Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1374. The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review prior to installation. This review is intended to promote efficient water management. However, by reviewing the plans, CVWD does not represent or warrant any amount of water or financial savings.

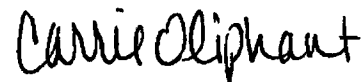
The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

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

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

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

Sincerely,



Carrie Oliphant
Engineering Manager

January 7, 2015

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

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

Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Thermal Operating Company, LLC
1983 West 190th Street, Suite 100
Torrance, CA 90504

SL: kf\Eng\Dev Svcs\2015\Jan\Thermal Operating Co.



RIVERSIDE COUNTY COMMUNITY HEALTH AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH

ENVIRONMENTAL PROTECTION & OVERSIGHT DIVISION

TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE: November 03, 2014 PARCELS / LOTS: Parc 1-227 & Lots A-H
TRACT / PARCEL MAP NO.: 36851/36293 ZONING: A-2-10 & SP CZ 7742
APN: See Attached MAP SCHEDULE: A

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

- THE Coachella Valley WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED December 31, 2013
- ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(SCHEDULE C, D, E, F, G)
- INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO Coachella Valley Water District SEWER SYSTEM AS PER LETTER DATED December 31, 2013
- ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO. _____ DATED _____ HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.

ADDITIONAL COMMENTS: _____

BY: John Riddell
ENVIRONMENTAL HEALTH SPECIALIST

March 5, 2015

Matt Straite, Contract Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: Tentative Tract Map No. 36851
Proposal: Subdivide 19.78 acres into nineteen lots for the placement of thirty-eight condominiums.
APNs: 759-180-006, 759-200-005, 759-210-002, 759-220-025 et al.

Dear Mr. Straite:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located east of Tyler Street, north of Avenue 62, south of Avenue 60, and west of Polk Street, in the Eastern Coachella Valley Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of building permit for EACH PHASE, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.**
2. **Prior to issuance of an occupancy permit for EACH PHASE, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.**
3. **Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport,**

Matt Straite, Contract Planner
TR No. 36851
March 5, 2015
Page 2

and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.


Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Jose L. Merlan
Urban/Regional Planner II

PD# 170802



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

March 20, 2015

Matt Straite, Contract Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: Tentative Tract Map No. 36851
Proposal: Subdivide 19.78 acres into nineteen (19) lots for placement of thirty-eight (38) condominiums.
APNs: 759-180-006, 759-200-005, 759-210-002, 759-220-025 et al.

Dear Mr. Straite:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located east of Tyler Street, north of Avenue 62, south of Avenue 60, and west of Polk Street, in the Eastern Coachella Valley Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

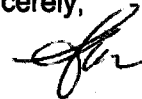
1. **Prior to issuance of a building permit for EACH PHASE**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection for EACH PHASE**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. If trash enclosures are not a part of the proposed project, then the conditions identified in #1 and #2 above are not applicable, and shall be replaced by the following:

Prior to issuance of a building permit for EACH PHASE, the applicant shall provide to the Riverside County Waste Management Department a signed letter from the franchise waste hauler acknowledging that no trash enclosures will be constructed, and approving the site plan's ingress and egress, as well as access/location of individual residential waste containers.

4. **Prior to issuance of a building permit for EACH PHASE**, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
5. **Prior to issuance of an occupancy permit for EACH PHASE**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
6. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Jose Merlan
Urban/Regional Planner II



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CC 006591

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP MINOR CHANGE VESTING MAP
 REVISED MAP REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 PARCEL MAP AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: JR 36851 DATE SUBMITTED: _____

APPLICATION INFORMATION

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

Mailing Address: Attn: Tim Rogers, 1983 W. 190th Street, Suite 100

	<u>Street</u>	
<u>Torrance</u>	<u>CA</u>	<u>90504</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (310) 486-4774 Fax No: () _____

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

Mailing Address: Attn: Manny Gonzales, 3788 McCray Street

	<u>Street</u>	
<u>Riverside</u>	<u>CA</u>	<u>92506</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (951) 686-1070 Fax No: () _____

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

Mailing Address: Attn: Tim Rogers, 1983 W. 190th Street, Suite 100

	<u>Street</u>	
<u>Torrance</u>	<u>CA</u>	<u>90504</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (310) 486-4774 Fax No: () _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Iwana Rojas
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Iwana Rojas
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION: 759-210-020, 759-210-021, 759-220-003, 759-220-029, 759-220-030, 759-220-025, 759-230-003, 759-230-007

Assessor's Parcel Number(s): 759-180-006, 759-200-005, 759-200-010, 759-200-015, 759-210-002, 759-210-008, 759-210-012, 759-210-018,

Section: 33 Township: 6S Range: 8E

Approximate Gross Acreage: 19.78

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Thomas Brothers map, edition year, page number, and coordinates: Pg 5590, E-2, N2166199, E6590159

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Proposal to subdivide 19 single lots into 38 condominium units. We are proposing Tentative Tract Map for condominium purposes.

Related cases filed in conjunction with this request:

SP00303A3, CZ07852, NE02, EA42726

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). See attachment (Parcel Map, Zone Change, etc.)

EA No. (if known) _____ EIR No. (if applicable): EIR00396

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: See attachment

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) 200 ft

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) 200 ft

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither X

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 861,591 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tima.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet

Owner/Representative (1) *[Signature]* Date 10/21/14
Owner/Representative (2) _____ Date _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM36735 DATE SUBMITTED: _____

APPLICATION INFORMATION

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

Mailing Address: Attn: Tim Rogers, 1983 W. 190th Street, Suite 100

Torrance	Street CA	90504
City	State	ZIP

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

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

Mailing Address: Attn: Melissa Perez, 3788 McCray Street

Riverside	Street CA	92506
City	State	ZIP

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

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

Mailing Address: Attn: Tim Rogers, 1983 W. 190th Street, Suite 100

Torrance	Street CA	90504
City	State	ZIP

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

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

J.T. ROGEY
J.T. Rogey
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

J.T. ROGEY
J.T. Rogey
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 759-180-004

Section: 33 Township: 6S Range: 8E

Approximate Gross Acreage: 46

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Thomas Brothers map, edition year, page number, and coordinates: Pg 5590, E-2, N2166199, E6590159

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Proposal to subdivide approximately 42 acres into 15 parcels

Related cases filed in conjunction with this request:

Plot Plan

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). See attachment (Parcel Map, Zone Change, etc.)

EA No. (if known) _____ EIR No. (if applicable): EIR00396

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: See attachment

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) 200 ft

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) 200 ft

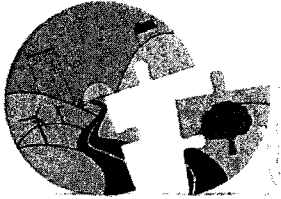
Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM36844

DATE SUBMITTED: 3/16/15

APPLICATION INFORMATION

Applicant's Name: Thermal Operating Company, LLC

E-Mail: timr@towerenergy.com

Mailing Address: Attn: Tim Rogers, 1983 W. 190th Street, Suite 100

	<u>Street</u>	
<u>Torrance</u>	<u>CA</u>	<u>90504</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

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

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

Mailing Address: Attn: L. Melissa Perez, 3788 McCray Street

	<u>Street</u>	
<u>Riverside</u>	<u>CA</u>	<u>92506</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

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

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

Mailing Address: Attn: Tim Rogers, 1983 W. 190th Street, Suite 100

	<u>Street</u>	
<u>Torrance</u>	<u>CA</u>	<u>90504</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

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P.O. Box 1409, Riverside, California 92502-1409
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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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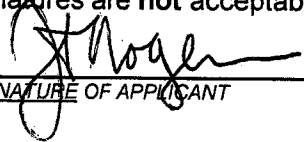
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JOHN TIMOTHY ROGERS
PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

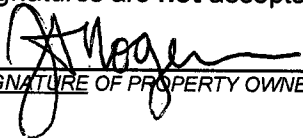
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JOHN TIMOTHY ROGERS
PRINTED NAME OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 759-180-004, -005, -008, -009, -012

Section: 33 Township: 6S Range: 8E

Approximate Gross Acreage: 46

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Thomas Brothers map, edition year, page number, and coordinates: Pg 5590, E-2, N2166199, E6590159

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Proposal to subdivide approximately 15 acres into 16 lots

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). PP24690 (Parcel Map, Zone Change, etc.)

EA No. (if known) _____ EIR No. (if applicable): EIR00396

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

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

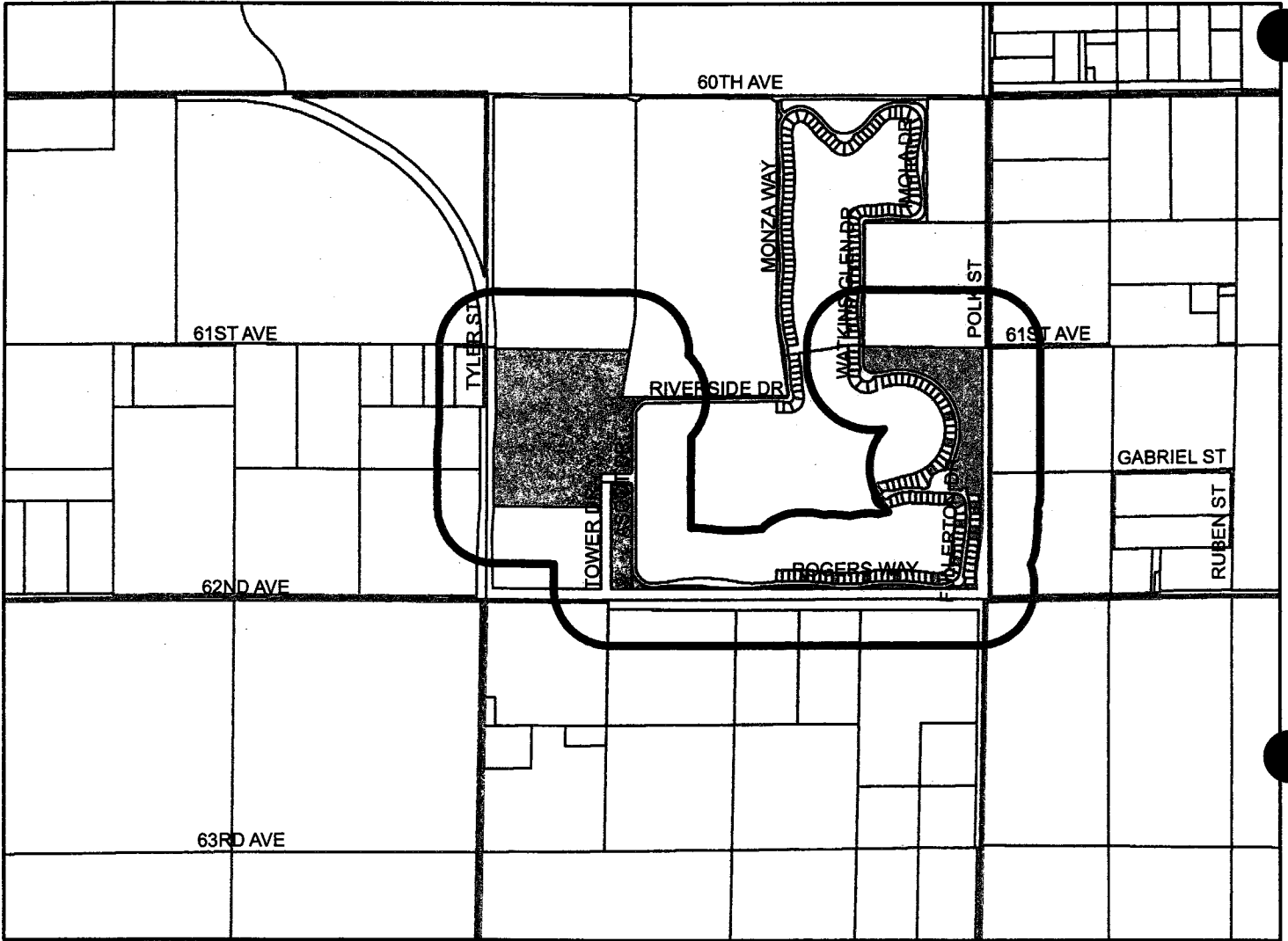
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Expires 12/17/15


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



1,400 700 0 1,400 Feet

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.

CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 726
Bernardino, CA 92401-1400

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

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

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

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

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

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

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

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

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

French Valley Airport
37552 Winchester Rd.
Murrieta, CA 92563

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

Transportation Department,
Riverside County
Mail Stop 1080

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

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

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

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

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

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

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

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

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

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

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



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

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

SPEAKER'S NAME: Ms Miller

Address: _____
(only if follow-up mail response requested)

City: LAKE ELSTON **Zip:** _____

Phone #: _____

Date: July 21, 2015 **Agenda #** 16-3

PLEASE STATE YOUR POSITION BELOW:

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

Support **Oppose** **Neutral**

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

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

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 mstrait@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.

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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

16-3 ef 07/21/15

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BEHRENS FAMILY TRUST
801 HWY AVE
MANHATTAN BEACH CA 90266

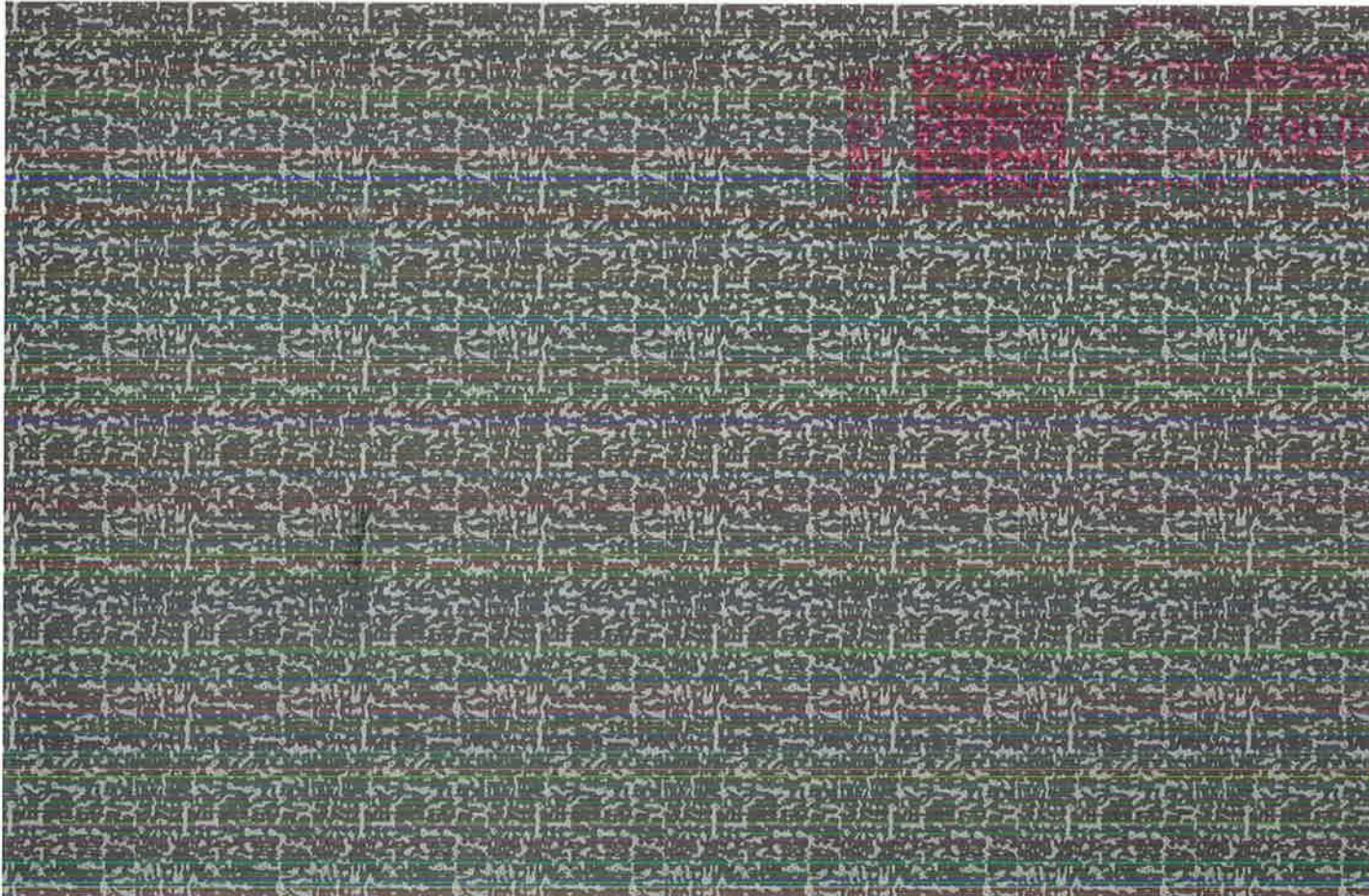
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County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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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

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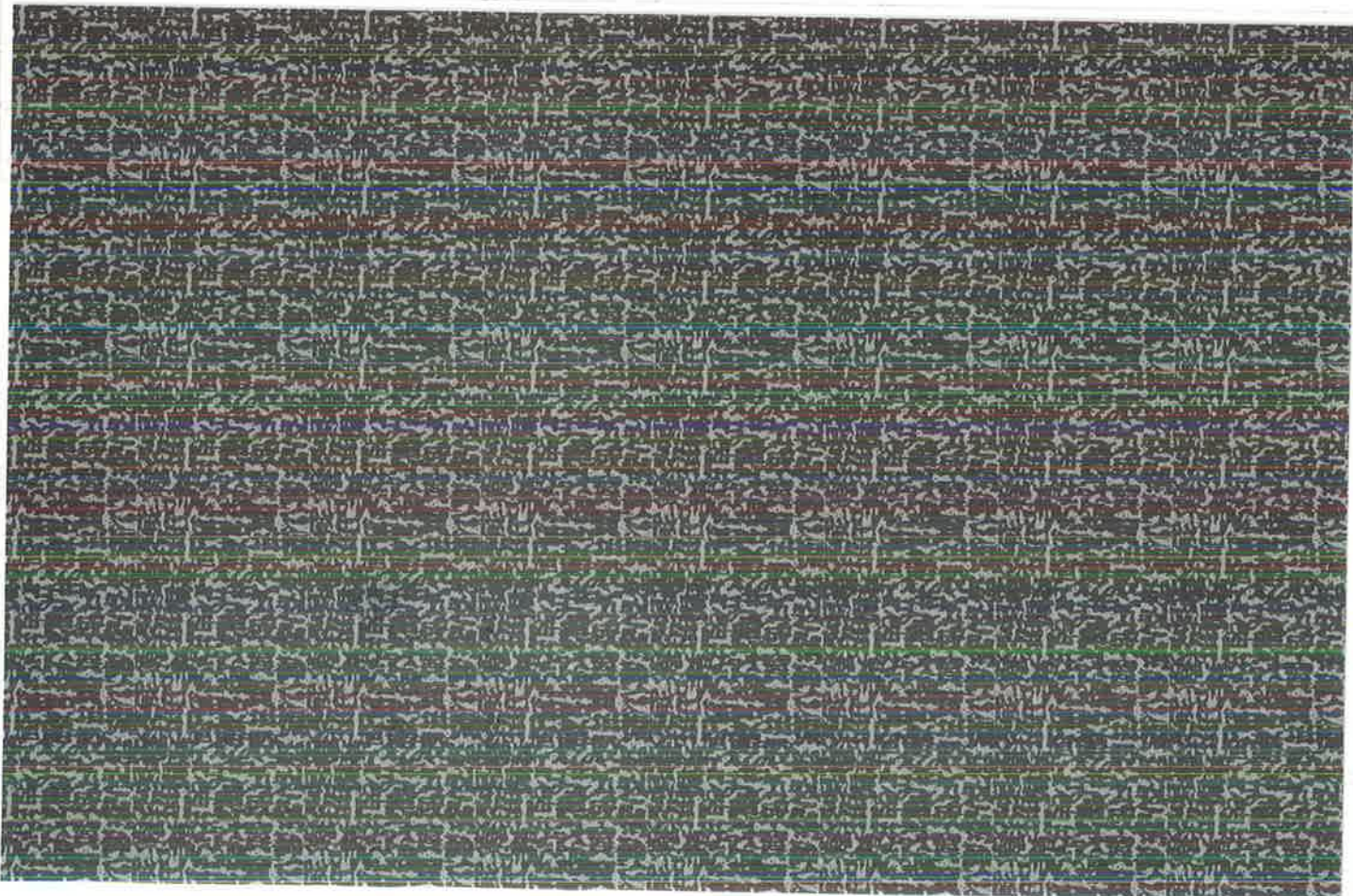
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Dated: July 8, 2015

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

16-3 ef 07/21/15



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Murrieta, CA 92563

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Riverside, CA 92502-1147



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Customer No.	Invoice No.
RIV069	0005342194
For the Period	Thru
06/29/15	08/02/15
Due Date	Amount Due
08/17/15	7,574.40
AMOUNT PAID	

PLEASE RETURN THIS TOP SECTION WITH PAYMENT IN THE ENCLOSED ENVELOPE AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE.

Date	EDT	Class	Description	Times Run	Col	Depth	Total Size	Rate	Amount
0629			BALANCE FORWARD						15,411.66
0721			CREDIT CARD CHARGE						8,960.46-
0705	CLS	0001	CECILIA NO 0991 NOTICE O	2	2	83.00	332.00		205.20
0708	CLS	0001	CECILIA GIL NO 0994 NOTICE O	2	2	72.00	288.00		178.80
0711	CLS	0001	CECILIA NO 1019 NOTICE O	2	2	94.00	376.00		231.60
0716	CLS	0001	CECILIA NO 1038 NOTICE O	2	2	80.00	320.00		198.00
0729	CLS	0001	ORD 860.12 NO 1095 BOARD OF	2	2	69.00	276.00		171.60
0729	CLS	0001	ORD 859.3 NO 1096 BOARD OF	2	2	55.00	220.00		138.00

<u>0991</u> - ACO 3-18 of 06/16/15 \$205.20	<u>0994</u> - CAP 3-43 of 06/30/15 \$178.80	<u>1019</u> - Planning 16-3 of 07/21/15 \$231.60
<u>1038</u> - TLMA 3-51 of 07/21/15 \$198.00	<u>1095</u> - ACO 9-1 of 07/21/15 \$171.60	<u>1096</u> - TLMA 3-15 of 07/21/15 \$138.00

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CLERK/BOARD OF SUPERVISORS
2015 AUG -7
AM 11:35

Current	Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	Total Due	
1,045.26	6,451.20	77.94	.00	.00	7,574.40	
Contract Type	Contract Qnty.	Expiration Date	Current Usage	Total Used	Quantity Remaining	Salesperson
						HORTIZ moeller

The Advertiser shall make payment within 15 days of the billing date indicated on Company's statement, and, in the event that it fails to make payment within such time, Company may reject advertising copy and / or immediately cancel this contract and Advertiser agrees to indemnify Company for all expenses incurred in connection with the collection of amounts payable under this contract, including but not limited to collection fees, attorney's fees and court costs. If this agreement is cancelled due to Advertiser's failure to make timely payment, Company may rebill the Advertiser for the outstanding balance due at the open or earned contract rate, whichever is applicable.

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Customer Number	Name	Invoice Number	Amount Paid
RIV069	RIVERSIDE COUNTY-BOARD OF SUP.	0005342194	

The Desert Sun
750 N Gene Autry Trail
Palm Springs, CA 92262
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County of Riverside

Advertiser:

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST
RIVERSIDE CA 925013

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I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: .The Desert Sun

7/11/2015

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 11th day of July, 2015 in Palm Springs, California.



Declarant's Signature

2015 JUL 16 PM 1:18
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CLERK / BOARD OF SUPERVISORS

No 1019
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

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Dated: July 8, 2015
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant
Published: 7/11/15

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Dated: July 8, 2015

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

16-3 of 07/21/15

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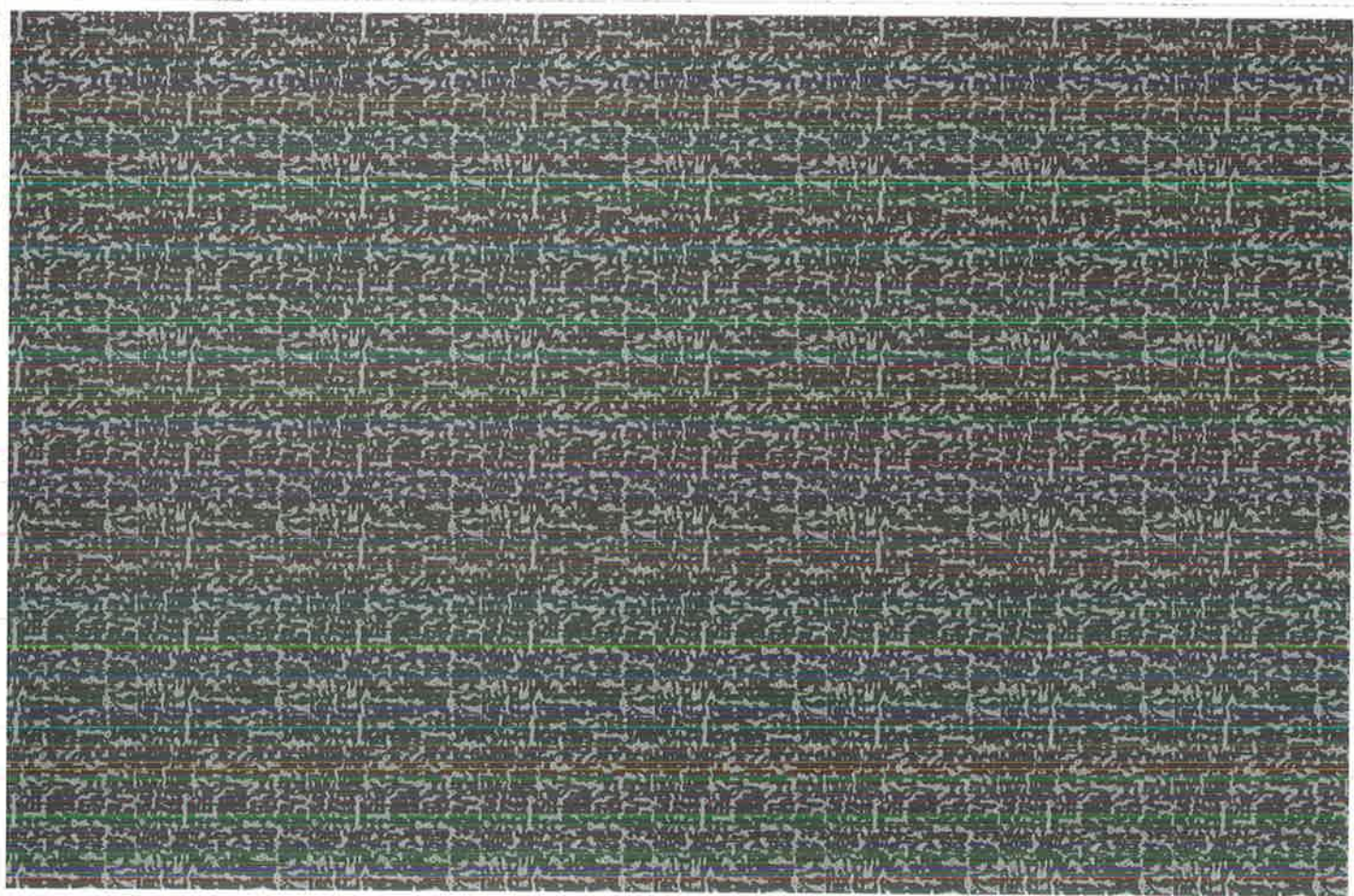
2611

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

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