

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



ITEM: 1.2
(ID # 30581)

MEETING DATE:
Tuesday, June 23, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Receive and File Notice of Decision for TENTATIVE TRACT MAP NO. 38997 (TTM38997) – Nothing Further is Required under the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) and Section 15182 (Projects Pursuant to a Specific Plan) – (EIR No. 396 – Addendum No. 8 of Specific Plan No. 303 – SCH No. 94112032) – Engineer/Representative: Bernie Mayer (Sitetech, Inc.) – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Community Development: Heavy Industrial: (CD: HI) – Location: The project site is generally located north of Avenue 62, south of Avenue 60, east of Tyler Street and West of Polk Street – 1.1 Net Acres – Specific Plan No. 303: The Kohl Ranch – Planning Area E-8 – REQUEST: TTM38997 is a Schedule “A” subdivision of 1.27 gross acres into five parcels for residential use, ranging in size from 0.18 acres to 0.25 acres. APNs: 759-240-004, 759-240-005, 759-240-006, 759-280-020 – District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors

1. Receive and File the Notice of Decision for the above referenced case acted on by the Planning Commission on May 6, 2026.

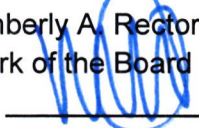
ACTION:Consent


John Hildebrand, Planning Director 6/4/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: June 23, 2026
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Funded 100%			Budget Adjustment:	No
			For Fiscal Year:	25/26

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

TENTATIVE TRACT MAP NO. 38997 is a Schedule "A" subdivision of 1.10 net acres into 5 residential lots (5,000 square foot minimum) to be used for single family homes. Parcel 1 will have a net acreage of 0.25 acres, Parcel 2 will have a net acreage of 0.24 acres, Parcel 3 will have a net acreage of 0.18 acres, Parcel 4 will have a net acreage of 0.18 acres, and Parcel 5 will have a net acreage of 0.25 acres.

The "project" was approved by the Planning Commission on May 6, 2026. The Project Planner sent a 20-day notice for the project. The Planning Department did not receive written communication from the public who indicated support/opposition to the proposed Project. As a result, the Planning Department proceeded with approval of the application.

Impact on Residents and Businesses:

The impacts on this project have been evaluated through the environmental review and public hearing process by the Planning Department.

Additional Fiscal Information:

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- Attachment A: PC Report of Actions
- Attachment B: Tentative Tract Map No. 38997
- Attachment C: Conditions of Approval
- Attachment D: GIS Exhibits
- Attachment E: Mailing Labels
- Attachment F: Radius Map
- Attachment G: ALUC Letter
- Attachment H: Planning Commission Staff Report


Crystal Carrillo, Senior Management Analyst 6/17/2026



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – MAY 06, 2026 CITY OF LA QUINTA CITY HALL 78-495 Calle Tampico, La Quinta, CA 92253

1 st District Ariel Savage	2 nd District Marissa Gruytch Chair	3 rd District Shellie Clack Vice-Chair	4 th District Bill Sanchez	5 th District Daryl Terrell
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CALL TO ORDER: 10:00 a.m.

OATH OF OFFICE

ROLL CALL: Members Present: Savage, Gruytch, Clack, Terrell, and Sanchez
Members Absent: None

1 CONSENT CALENDAR:
NONE

2 PUBLIC HEARINGS CONTINUED:

2.1 30072 CONDITIONAL USE PERMIT NO. 220009 (CUP220009) – Intent to Adopt a Mitigated Negative Declaration (MND) – CEQ220034 – Applicant: Skybridge Energy, LLC c/o Paul Carey – Engineer/Representative: Skybridge Energy, LLC c/o Paul & Jesse Carey – Fourth Supervisorial District – Chuckawalla Zoning Area – Desert Center Area Plan – Community Development: Open Space – Rural (OS: RUR) – Location: northwest of Kaiser Road and southeast of Power Line Road – 133.6 Acres – Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) – REQUEST: Conditional Use Permit No. 220009 (CUP220009) is a proposal to develop an approximately 50 megawatt (MW) photovoltaic (PV) solar farm that will feed electrolyzers for the production of green hydrogen, on 133 acres of land that will be delivered off site to transportation markets within the County of Riverside. The solar generated on-site will be 100% used for hydrogen production, and the hydrogen produced by this project will be 100% renewable fuel. The project would consist of two (2) buildings totaling 11,600 sq. ft. for the use/storage of electrolyzers, compressors, liquefaction equipment, water purification systems, nitrogen tanks, operations and maintenance offices with restrooms on septic. APNs: 807-130-033, 043, 045, and 807-660-023, 024 – Project Planner: Tim Wheeler at (951) 955-6060, or email at twheeler@rivco.org. District 4. CONTINUED FROM MARCH 4, 2026. STAFF RECOMMENDS CONTINUANCE OFF CALENDAR.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Gruytch

By a vote of 5-0, the Planning Commission took the following action:

CONTINUED item off calendar.

3. PUBLIC HEARINGS – NEW:

3.1 30135 TENTATIVE TRACT MAP NO. 38997 (TTM38997) – Nothing Further is Required under the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) and Section 15182 (Projects Pursuant to a Specific Plan) – (EIR No. 396 – Addendum No. 8 of Specific Plan No. 303 – SCH No. 94112032) – Engineer/Representative: Bernie Mayer (Sitotech, Inc.) – Fourth Supervisorial District – Lower Coachella

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Gruytch

By a vote of 5-0, the Planning Commission took the following actions:

PLANNING COMMISSION – REPORT OF ACTIONS – MAY 06, 2026

Valley Zoning District – Eastern Coachella Valley Area Plan – Community Development: Heavy Industrial: (CD: HI) – Location: The project site is generally located north of Avenue 62, south of Avenue 60, east of Tyler Street and West of Polk Street – 1.1 Net Acres – Specific Plan No. 303: The Kohl Ranch – Planning Area E-8 – REQUEST: TTM38997 is a Schedule “A” subdivision of 1.27 gross acres into five parcels for residential use, ranging in size from 0.18 acres to 0.25 acres. APNs: 759-240-004, 759-240-005, 759-240-006, 759-280-020 – Project Planner: Jake Roberts at (951) 955-3107, or email at jroberts@rivco.org. District 4.

FOUND that No New Environmental Document is Required; and,

APPROVED Tentative Tract Map No. 38997, subject to the Advisory Notification Document and Conditions of Approval.

3.2 30180 CONDITIONAL USE PERMIT NO. 250004 (CUP250004) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15304 (Minor Alterations to Land) – Applicant: Rich Malacoff – Engineer/Representative: Josh Breuner, Buena Vista Group – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Agriculture: Agriculture (A: AG) – Location: north of 61st Avenue, west of Jackson Street, southerly of 60th Avenue, and easterly of Monroe Street – Approximately 38.18 acres – Zoning: Light Agriculture 10 Acres (A-1-10) – REQUEST: CUP250004 is a proposal for a Rancho Community Event Facility for up to 500 attendees on the 38.18-acre property of which the event area will only take place within a 14.68 acre portion of the site. APN: 764-290-016 - Project Planner: Yesenia Becerril at (760) 863-7509, or email at ybecerril@rivco.org. District 4.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Savage

By a vote of 5-0, the Planning Commission took the following actions:

FOUND that the project is Exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Conditional Use Permit No. 250004, subject to the Advisory Notification Document and Conditions of Approval.

3.3 30290 CONDITIONAL USE PERMIT NO. 240004 (CUP240004) and TENTATIVE PARCEL MAP NO. 38936 (TPM38936) – Consider Addendum No. 1 to an Environmental Impact Report (EIR) – (EIR No. 489, SP No. 362, SCH No. 2006101056) – Applicant: Kevin Deis – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Commercial Office (CO), Commercial Retail (CR), Open Space-Recreation (OS-R), and Public Facilities (PF) – Location: south of 60th Avenue, north of 62nd Avenue, west of Buchanan Street, and east of State Highway 86, with the project site situated on the southeast corner of the lot at the intersection of 62nd Avenue and Buchanan Street – 85.95 Acres – Zoning: Panorama Specific Plan (No. 362) – Planning Area 1 – REQUEST: TPM38936 is a request to subdivide an existing 85.95 acre site into two parcels: Parcel 1 will be 6.0 acres and Parcel 2 will be 79.925 acres. CUP240004 is a request for a fueling station with a convenience store, including alcohol sales under a Type 21 license on Parcel 1. Public Convenience and Necessity (PCN) findings are not required, as the census tract does not exceed the allowable limit. APN: 757-342-004 – Project Planner: Yesenia Becerril at (760) 863-7509, or email at ybecerril@rivco.org. District 4.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Clack

By a vote of 5-0, the Planning Commission took the following actions:

CONSIDERED Addendum No. 1 to Environmental Impact Report No. 489; and,

APPROVED Tentative Parcel Map No. 38936; and,

APPROVED Conditional Use Permit No. 240004, subject to the Advisory Notification Document and Conditions of Approval as modified at hearing.

PLANNING COMMISSION – REPORT OF ACTIONS – MAY 06, 2026

3.4 30263 GENERAL PLAN AMENDMENT NO. 220005 (GPA220005) and CONDITIONAL USE PERMIT NO. 220017 (CUP220017) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Section 15061(b)(3) (Common Sense) – Applicant: Hayward Pardue – Fourth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan – Community Development: Medium Density Residential (CD: MDR) – Location: north of Dillon Road, east of Palm Drive, south of Camino Idilio, and west of Via Corto [16972 Palm Drive, Desert Hot Springs, Riverside County, CA] – 2.00 Gross Acres – Zoning: C-1/C-P (General Commercial) – REQUEST: GPA220005 is a proposal to amend the land use designation from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR). CUP220017 is a proposal to entitle an existing unpermitted RV dealership on 2.00 gross acres with an existing 860 sq. ft. office, 42,300 sq. ft. outdoor sales area for 64 RV display spaces and 28 paved customer & staff parking spaces. APNs: 657-122-004; 657-122-018 through -021 – Project Planner: Elizabeth Mora-Rodriguez at (951) 955-3024, or email at emorarodriguez@rivco.org. District 4.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Gruytch

By a vote of 5-0, the Planning Commission took the following actions:

ADOPTED Planning Commission Resolution No. 2026-002; and,

Recommended that the Board of Supervisors take the following actions:

FIND that the project is Exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY APPROVE General Plan Amendment No. 220005; and,

TENTATIVELY APPROVE Conditional Use Permit No. 220017, subject to the Advisory Notification Document and Conditions of Approval.

3.5 30417 CHANGE OF ZONE NO. 2200063 (CZ2200063) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – REQUEST: Change of Zone No. 2200063 is a proposed text amendment to Ordinance No. 348, the Riverside County Land Use Ordinance, that would allow Polanco Parks (up to 12 units) and agricultural employee housing (up to 36 units), consistent California Health and Safety Code Sections 17021.6 and 17021.8, as permitted uses subject to ministerial approval in zones that allow agricultural uses and within Agricultural (AG:AG) land use designation. The amendment streamlines the development of agricultural housing in compliance with State law and applicable health and safety requirements. These changes apply to all unincorporated areas of Riverside County. – Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-1964, or email at AdvancePlanning@rivco.org.

Planning Commission Action:

Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

By a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

FIND that the project is Exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY APPROVE Change of Zone No. 2200063.

4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:

NONE

5 COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE (CAPTAC):

NONE

6 SCOPING SESSION:

6.1 30192 SCOPING SESSION FOR AN ENVIRONMENTAL IMPACT REPORT FOR GENERAL PLAN AMENDMENT NO. 240007 (GPA240007), CHANGE OF ZONE NO. 2400007

Planning Commission Action:

Public Hearing: Closed

PLANNING COMMISSION – REPORT OF ACTIONS – MAY 06, 2026

(CZ2400007), TENTATIVE TRACT MAP NO. 38957 (TTM38957) and PLOT PLAN NO. 240006 (PPT240006) – Applicant: Rich Malacoff, The Altum Group – Engineer/Representative: James Bazua, The Altum Group – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG:AG) – Zoning: A-1-20 (Light Agriculture) – Location: Southwest corner of 54th Avenue and Jackson Street within the Vista Santa Rosa Community – REQUEST: GPA240007 is to amend the foundation and land use designation from Agriculture: Agriculture (AG:AG) to Community Development: High Density Residential (CD-HDR). CZ2400007 is to amend the existing zoning from Light Agriculture (A-1-20) to General Residential (R-3). TTM38957 is for a “Schedule A” airspace/condominium subdivision of 18.22 acres. PPT240006 is for a 158 residential town-home apartment development that will be provided along with a community recreation building, pool, spa, patio area, tot lot, park areas, infiltration basins, equestrian trail and 427 parking spaces. APNs: 780-320-001 – Project Planner: Dat Tran at (951) 955-1119, or email at dtran@rivco.org. District 4.

The item was presented and opened for public comments. Public comments were received.

- 7 **WORKSHOPS:**
 NONE

- 8 **PUBLIC COMMENTS:**
 NONE

- 9 **PLANNING DIRECTOR’S REPORT:**
 NONE

- 10 **PLANNING COMMISSIONER’S COMMENTS:**
 NONE

ADJOURNMENT: 12:50 P.M.

TENTATIVE TRACT MAP NO. 38977

UNINCORPORATED AREA OF THERMAL, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SITETECH, INC.

FEBRUARY 2022

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A OF LOT MERGER 21002, RECORDED AS DOCUMENT NO. 2021-0238036, OFFICIAL RECORD, ALSO BEING PARCELS 3 AND 4 OR PARCEL MAP NO. 36293-2, AS PER MAP ON FILE IN BOOK 239, PAGES 55 THROUGH 60, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY.

TOGETHER WITH PARCEL A OF LOT MERGER 21003, RECORDED AS DOCUMENT NO. 2021-0238035, OFFICIAL RECORDS, ALSO BEING PARCELS 85 THROUGH 87 OF PARCEL MAP NO. 36293-1, RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON OCTOBER 03, 2012, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 234, PAGES 24 THROUGH 50, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY.

COMPANIES AND AGENCIES SERVICING THIS PROJECT ARE AS FOLLOWS:

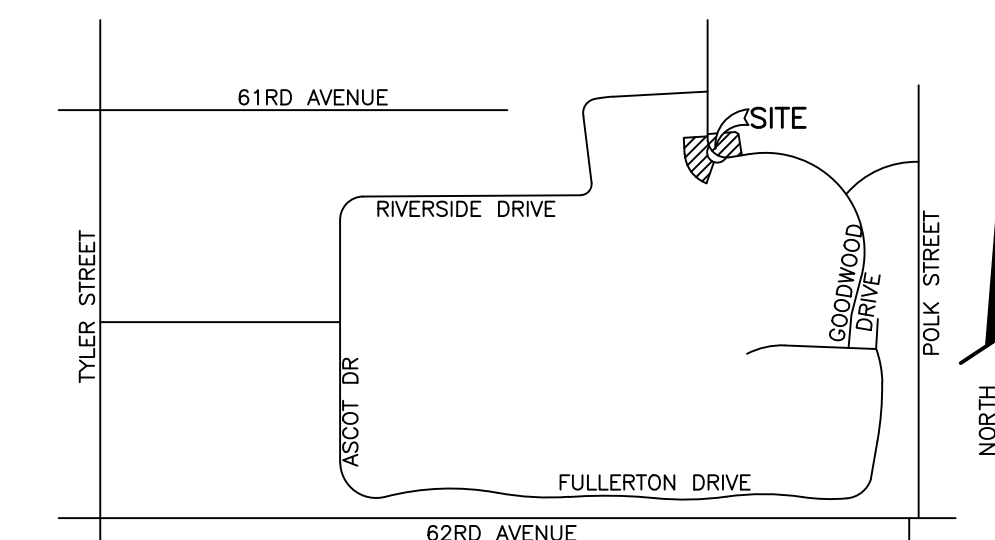
WATER/SEWER:
COACHELLA VALLEY WATER DIST.
51501 TYLER STREET
COACHELLA, CA 92236
PH: (760) 398-2651

TELEPHONE/TV:
SPECTRUM
79-785 CA-111 SUITE E103
LA QUINTA, CA 92253
PH: (714) 666-5415

POWER:
IMPERIAL IRRIGATION DISTRICT
P.O. BOX 937
IMPERIAL, CA 92251
PH: (760) 339-9379

SCHOOL DISTRICT:
COACHELLA VALLEY UNIFIED SCHOOL DIST.
87225 CHURCH STREET
THERMAL, CA 92274
PH: (760) 399-5137

GAS:
SOUTHERN CALIFORNIA GAS CO.
75095 MAYFAIR DRIVE
PALM DESERT CA 92211
PH: (800) 427-2200



VICINITY MAP

NO SCALE

OWNER/APPLICANT:

SUNBURST RACING STRIPES, LLC
1059 SUMMIT ROAD
MONTECITO, CA 23108

ENGINEER/MAP PREPARER:

SITETECH, INC.
8061 CHURCH STREET
P.O. BOX 592
HIGHLAND, CA 92346
CONTACT: STEVE POWELL
PH: (909) 864-3180
EMAIL: bmayer@sitetechinc.com

NOTES:

- SCHEDULE "A" PARCEL MAP FOR A RESIDENTIAL SUBDIVISION. THERE ARE 5 PARCELS PROPOSED FOR THIS PROJECT WHICH CONTAINS NET 1.10 ACRES FOR AN OVERALL LOT DENSITY OF 4.95 LOTS PER ACRE. THE MINIMUM LOT SIZE IS 0.18 ACRES.
- ASSESSOR'S PARCEL NUMBER: 759-280-020 AND 759-240-XXX
- THIS PROJECT SIZE IS 1.10 NET ACRES
- EXISTING AND PROPOSED ZONING: SP (SPECIFIC PLAN)
EXISTING AND PROPOSED LAND USE: KOHL RANCH SPECIFIC PLAN #303 (MIXED USE)
- LAND USE OF ALL SURROUNDING PROPERTY TO THIS PROJECT:
NORTH, EAST, SOUTH & WEST : KOHL RANCH SPECIFIC PLAN #303 (MIXED USE)
- THERE ARE NO NEW STREETS PROPOSED WITHIN THIS DEVELOPMENT.
- NO REGULATED TREES WILL BE REMOVED AS A PART OF THIS PROJECT.
- THE AVERAGE SLOPE OF BOTH FEASIBLE ACCESS ROUTE AND FEASIBLE BUILDING SITE DOES NOT EXCEED TEN PERCENT (10%).
- NO GRADING IS PROPOSED FOR THIS PROJECT.
- TYPE OF PROPOSED CONSTRUCTION: N/A
- FOR COMPLETE LEGAL DESCRIPTION, SEE TITLE REPORT.
- NO WATER COURSES CROSS THIS PROPERTY AND IT IS NOT WITHIN A FLOOD ZONE.
- ALL KNOW EASEMENTS ARE PLOTTED.
- TOPOGRAPHIC MAPPING WAS OBTAINED FROM A FIELD SURVEY PERFORMED BY SITETECH, INC. IN DECEMBER 2020.
- NO KNOWN WELLS EXIST WITHIN 200' FEET OF PROJECT BOUNDARY.
- THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.

EXISTING BLANKET EASEMENTS

- EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM THERMAL LOT #84 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTOR, TO SUNBURST RACING STRIPES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED SEPTEMBER 09, 2020 INSTRUMENT NO. 2020-0424759 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.
- EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM JTM LAND COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTOR, TO THERMAL OPERATING COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER 30, 2020 INSTRUMENT NO. 2020-0532343 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.
- EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM THERMAL OPERATING COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY D/B/A THE THERMAL CLUB, AS GRANTOR, TO SUNBURST RACING STRIPES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER 30, 2020 INSTRUMENT NO. 2020-0532344 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.

BENCHMARK:

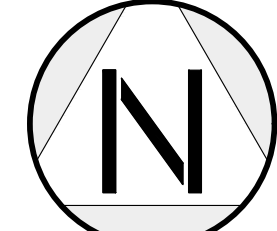
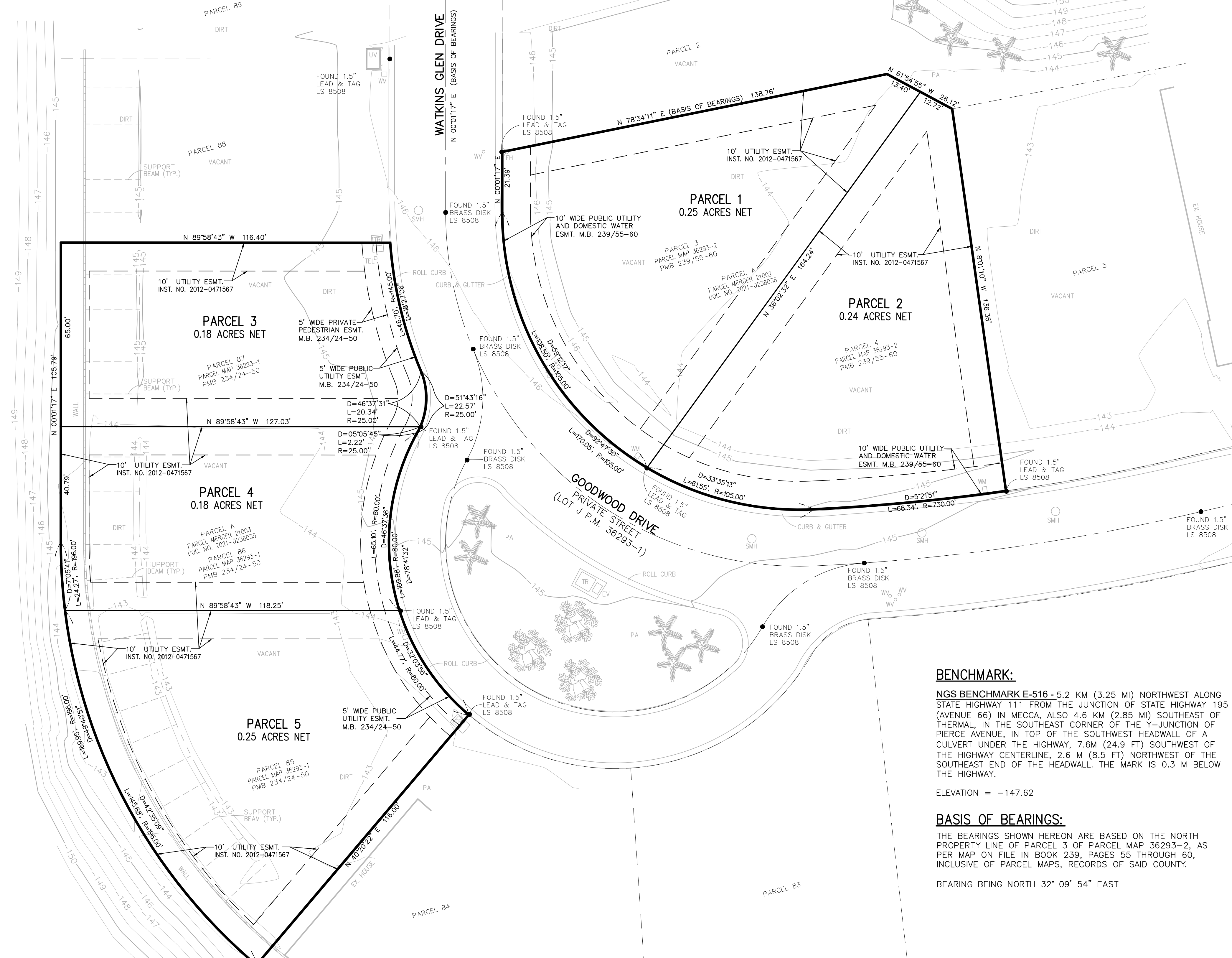
NGS BENCHMARK E-516 - 5.2 KM (3.25 MI) NORTHWEST ALONG STATE HIGHWAY 111 FROM THE JUNCTION OF STATE HIGHWAY 195 (AVENUE 66) IN MECCA, ALSO 4.6 KM (2.85 MI) SOUTHEAST OF THERMAL, IN THE SOUTHEAST CORNER OF THE Y-JUNCTION OF PIERCE AVENUE, IN TOP OF THE SOUTHWEST HEADWALL OF A CULVERT UNDER THE HIGHWAY, 7.6M (24.9 FT) SOUTHWEST OF THE HIGHWAY CENTERLINE, 2.6 M (8.5 FT) NORTHWEST OF THE SOUTHEAST END OF THE HEADWALL. THE MARK IS 0.3 M BELOW THE HIGHWAY.

ELEVATION = -147.62

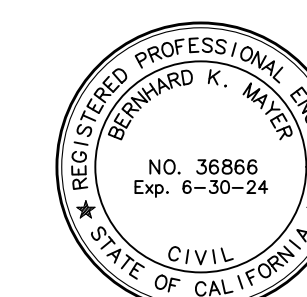
BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH PROPERTY LINE OF PARCEL 3 OF PARCEL MAP 36293-2, AS PER MAP ON FILE IN BOOK 239, PAGES 55 THROUGH 60, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY.

BEARING BEING NORTH 32° 09' 54" EAST



SCALE: 1"=20'



SITETECH INC.
8061 CHURCH ST. HIGHLAND CA 92346 PO BOX 592
PH: (909) 864-3180, FAX: (909) 864-0850

Bernhard K. Mayer
R.C.E. 36866
L.S. 7319

MAY 13, 2024
DATE

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 9

0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)

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.

BS-Grade. 10

0010-BS-Grade-MAP - OBEY ALL GDG REGS

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.

BS-Grade. 11

0010-BS-Grade-MAP - PVT RD GDG PMT

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

BS-Grade. 12

0010-BS-Grade-MAP - RETAINING WALLS

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 5 **0010-Fire-SP-#101-DISCL/FLAG LOT (cont.)**

Fire. 6 **0010-Fire-SP-#47 SECONDARY ACCESS**

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.

Fire. 7 **0010-Fire-SP-#71-ADVERSE IMPACTS**

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.

Fire. 8 **0010-Fire-SP-#85-FINAL FIRE REQUIRE**

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

Fire. 9 **0010-Fire-SP-#86-WATER MAINS**

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.

Fire. 10 **0010-Fire-SP-#87-OFF-SET FUNDING**

The fiscal analysis for this project should identify a

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2

0010-Flood-MAP SUBMIT FINAL WQMP>PRELIM (cont.)

available on-line at:
www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

Flood. 3

0010-Flood-MAP WQMP ESTABL MAINT ENTITY

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5

0010-Planning-MAP - GEO02230 UPDATE (cont.)

Thermal Motorsports Park, a Portion of the Kohl Ranch Specific Plan, Approximately 337-Acre Site Located Southwest of Avenue 60 and Polk Street, Thermal Area, Riverside County, California", dated March 14, 2011.

These documents are herein incorporated as a part of GEO02230.

GEO02230 concluded:

- 1.No active faults are mapped in the vicinity of the site. The potential for surface fault rupture or fissure is minimal.
- 2.The photo lineament observed on several aerial photographs of the site is related to agricultural activities (roads, furrow patterns) that are superimposed on the southeast drainage pattern of the area.
- 3.The anticipated maximum liquefaction-induced settlement is 0.85 inches and maximum localized differential settlement due to liquefaction may be assumed to equal to approximately 0.43 inches. The site is not subject to liquefaction-induced lateral spreading.
- 4.The risk associated with permanent slope in-stability and landsliding is minimal.
- 5.The rockfall hazard is minimal.
- 6.Differential settlement due to site subsidence is expected to be minimal.

GEO02230 recommended:

1. The upper portion of the lake deposits will need to be excavated and replace as compacted fill to provide uniform support for the proposed structures and racetrack.
- 2.Field confirmation of agricultural-related photo lineament during site grading.

GEO02230 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02230 is hereby accepted for Planning purposes. This approval is not intended, and

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14

0010-Planning-SP - CULTURAL RESOURCES REPORT (cont.)

specific plan, the Project Archaeologist shall submit, according to current County requirements, a Phase IV Archaeological Monitoring Report of the result of archaeological monitoring and mitigation implementation compliance. The reports shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meetings. The County Archaeologist shall review the reports to determine adequate mitigation compliance documentation. Provided the reports are adequate, the County Archaeologist shall clear this condition for each phase of each implementing project under this specific plan.

Planning. 15

0010-Planning-SP - TRIBAL MONITORING

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

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

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

The developer/permit holder shall submit a fully executed copy of the agreement with the Tribe to the County Archeologist to ensure compliance with this condition of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15

0010-Planning-SP - TRIBAL MONITORING (cont.)

approval for each implementing project. Upon verification of the agreement, the County Archaeologist shall clear this condition.

NOTES:

1)The Project Archeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources and reporting implementation compliance to the County. The Project Archaeologist shall consult with the County, developer/permit holder and tribal monitor throughout the process.

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

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

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

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

Planning. 16

0010-Planning-USE - ALUC LETTER

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16

0010-Planning-USE - ALUC LETTER (cont.)

slope indicator. (Amended 2013)

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

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

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

(e) Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, highly noise-sensitive outdoor nonresidential uses, and aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.

Planning. 17

0010-Planning-USE - IF HUMAN REMAINS FOUND

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours) . Subsequently, the Native American Heritage Commission shall identify the "Most

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19

0010-Planning-USE - UNADTICIPATED RESOURCES (cont.)

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

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

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

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

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

Planning. 20

0020-Planning-MAP - EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20

0020-Planning-MAP - EXPIRATION DATE (cont.)

originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

Planning. 21

0020-Planning-SP - 90 DAYS TO PROTEST

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.

Planning. 22

90 Days to Protest

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.

Planning. 23

ALUC Conditions

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing. 2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 5 of the Harvest Valley/Winchester Area Plan: (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. 3. The notice as attached in ALUC's September 25, 2015 letter shall

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 26

AND - Federal, State & Local Regulation Compliance (cont.)

Short Term Rentals) • Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries) 4. Mitigation Fee Ordinances • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF) • Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Planning. 27

AND - Hold Harmless

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 TTM38997 or its associated environmental documentation; 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 TTM38997, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1

0010-Planning-All-MAP - HOLD HARMLESS (cont.)

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 or FINAL 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 the COUNTY concerning the TENTATIVE MAP or FINAL 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.

Planning-All. 2

0010-Planning-All-MAP - MITIGATION MEASURES

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

Planning-All. 3

0010-Planning-All-MAP - PROJECT DESCRIPTION

The land division hereby permitted proposes a Schedule A subdivision of 1.27 acres into 5 parcels. The proposed lots range in size from 0.18 acres to 0.25 acres.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - PREVIOUS CONDITIONS (cont.)

All previously approved Transportation Department Conditions of Approval for Parcel Map 36293 and 36293M1 continue to apply.

Transportation. 2 0010-Transportation-SP - SP303A2/IMPROVEMENTS

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.

Transportation. 3 0010-Transportation-SP - SP303A2/TS/CONDITION

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3

0010-Transportation-SP - SP303A2/TS/CONDITION (cont.)

- "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)
- "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.

Transportation. 4

0010-Transportation-SP - SP303A2/WRCOG TUMF

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 **0010-Transportation-SP - SP303A2/WRCOG TUMF (cont.)**

a building permit, pursuant to Ordinance No. 673.

Plan: TTM38997

Parcel: 759280020

50. Prior To Map Recordation

Fire
050 - Fire. 1 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 2 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied

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

050 - Fire. 3 0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.(access will not be less than 20 feet in width per the 2013 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

050 - Fire. 4 0050-Fire-MAP-#88-ECS-AUTO/MAN GATES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

Flood
050 - Flood. 1 0050-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied

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

Plan: TTM38997

Parcel: 759280020

50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP OFFSITE EASE OR REDESIGN (cont.) Not Satisfied
 easement.

050 - Flood. 2 0050-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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

050 - Flood. 3 0050-Flood-MAP SUBMIT PLANS Not Satisfied

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

050 - Flood. 4 0050-Flood-XXM BMP MAINTENANCE & INSPECT Not Satisfied

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

Planning

050 - Planning. 1 0050-Planning-MAP - ALUC CLEARANCE Not Satisfied

A clearance letter from the Airport Land Use Commission shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated October 16, 2013, a copy of which is on file with the Riverside County Planning Department.

050 - Planning. 2 0050-Planning-MAP - CC&R C/I MO COM. EASE Not Satisfied

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

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and

Plan: TTM38997

Parcel: 759280020

50. Prior To Map Recordation

Planning

050 - Planning. 2 0050-Planning-MAP - CC&R C/I MO COM. EASE (cont.) Not Satisfied

identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

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

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

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

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

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

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

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

Plan: TTM38997

Parcel: 759280020

50. Prior To Map Recordation

Planning

050 - Planning. 2 0050-Planning-MAP - CC&R C/I MO COM. EASE (cont.) Not Satisfied

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

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

050 - Planning. 3 0050-Planning-MAP - CC&R C/I MO COM. LOT Not Satisfied

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

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

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

3. A sample document conveying title to the purchaser

Plan: TTM38997

Parcel: 759280020

50. Prior To Map Recordation

Planning

050 - Planning. 3 0050-Planning-MAP - CC&R C/I MO COM. LOT (cont.) Not Satisfied

of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

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

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

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

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

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

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

Plan: TTM38997

Parcel: 759280020

50. Prior To Map Recordation

Planning

050 - Planning. 3 0050-Planning-MAP - CC&R C/I MO COM. LOT (cont.) Not Satisfied

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

050 - Planning. 4 0050-Planning-MAP - ECS AFFECTED LOTS Not Satisfied

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

050 - Planning. 5 0050-Planning-MAP - ECS NOTE AIRPORT Not Satisfied

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

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

050 - Planning. 6 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

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

050 - Planning. 7 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM Not Satisfied

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

"Parcels shown on this map, are located partly or wholly

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50. Prior To Map Recordation

Planning

050 - Planning. 7 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM (cont.) Not Satisfied

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

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

050 - Planning. 8 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

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

050 - Planning. 9 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 10 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements,

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50. Prior To Map Recordation

Planning

050 - Planning. 10 0050-Planning-MAP - PREPARE A FINAL MAP (cont.) Not Satisfied
the conditionally approved TENTATIVE MAP, and in accordance
with Article IX of County Ordinance No. 460.

050 - Planning. 11 0050-Planning-MAP - SURVEYOR CHECK LIST Not Satisfied

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

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 7,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the S-P zone, and with the Riverside County General Plan.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space area[s] shall be shown as a numbered lots on the FINAL MAP.

050 - Planning. 12 ECS NOTE MT PALOMAR LIGHTING Not Satisfied

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

050 - Planning. 13 ECS SHALL BE PREPARED Not Satisfied

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

050 - Planning. 14 FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 15 QUIMBY FEES Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with Desert Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

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50. Prior To Map Recordation

Planning

050 - Planning. 16 REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until TTM38997 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

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

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

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

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

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

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT (cont.) Not Satisfied

shall have obtained approval for the import/export location from the Building and Safety Department.

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

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

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

060 - BS-Grade. 6 0060-BS-Grade-MAP - NO PRECISE GRDG Not Satisfied

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

060 - BS-Grade. 7 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

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

060 - BS-Grade. 8 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 8 0060-BS-Grade-MAP - NPDES/SWPPP (cont.) Not Satisfied

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

060 - BS-Grade. 9 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied

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

060 - BS-Grade. 10 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

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

060 - BS-Grade. 11 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

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

060 - BS-Grade. 12 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

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

060 - BS-Grade. 13 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

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

060 - BS-Grade. 14 0060-BS-Grade-MAP- PM 10 CLASS REQUIRED Not Satisfied

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 14 0060-BS-Grade-MAP- PM 10 CLASS REQUIRED (cont.) Not Satisfied
Currently, classes are scheduled monthly by SCAQMD.

060 - BS-Grade. 15 0060-BS-Grade-MAP- PM10 PLAN REQUIRED Not Satisfied

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

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

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

Flood

060 - Flood. 1 0060-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied

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

060 - Flood. 2 0060-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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

060 - Flood. 3 0060-Flood-MAP SUBMIT PLANS Not Satisfied

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

Planning

060 - Planning. 1 0060-Planning-MAP - PALEO PRIMP & MONITOR Not Satisfied

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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied
PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD- - NESTING BIRD SURVEY (cont.) Not Satisfied

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

Regional Parks and Open Space

060 - Regional Parks and 0060-Regional Parks and Open Space-MAP - PRIOR TO Not Satisfied

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

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 0070-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

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

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

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

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70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 0070-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

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

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

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

Planning

070 - Planning. 1 0070-Planning-MAP - PALEO MONITORING REPORT Not Satisfied

"PRIOR TO GRADING FINAL:

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

070 - Planning. 2 0070-Planning-USE - ARCHAEO MONITOR REPORT Not Satisfied

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional 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 report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 2 0070-Planning-USE - ARCHAEO MONITOR REPORT Not Satisfied

the required pre-grade meeting.

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

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO BP'S W/O L.U. PRMT Not Satisfied

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

Fire

080 - Fire. 1 0080-Fire-MAP - SECONDARY/ALTER ACCESS Not Satisfied

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

080 - Fire. 2 0080-Fire-MAP-#50B-HYDRANT SYSTEM Not Satisfied

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

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80. Prior To Building Permit Issuance

Fire		
080 - Fire. 2	0080-Fire-MAP-#50B-HYDRANT SYSTEM (cont.)	Not Satisfied

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

080 - Fire. 3	0080-Fire-MAP-#50C-TRACT WATER VERIFICA	Not Satisfied
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The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

080 - Fire. 4	Fire Department Building Construction Permit Review	Not Satisfied
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Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Contact our office for submittal instructions.

080 - Fire. 5	Fire Sprinkler Requirements	Not Satisfied
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Commercial use garages will require an NFPA 13 fire sprinkler system. Garages equipped with parking stackers for vehicles will be subject to additional fire sprinkler requirements.

080 - Fire. 6	Water and Access Verification	Not Satisfied
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The required water system, including all fire hydrant(s), shall be installed, and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary access. Approved water plans must be at the job site.

Flood

080 - Flood. 1	0080-Flood-MAP SUBMIT FINAL WQMP	Not Satisfied
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A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 2	0080-Flood-MAP SUBMIT PLANS	Not Satisfied
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A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by

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80. Prior To Building Permit Issuance

Flood

080 - Flood.	2	0080-Flood-MAP SUBMIT PLANS (cont.)	Not Satisfied
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the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning.	1	0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN	Not Satisfied
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The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

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

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

080 - Planning.	2	0080-Planning-MAP - FINAL SITE OF DEVELOPMNT	Not Satisfied
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A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 0080-Planning-MAP - FINAL SITE OF DEVELOPMNT Not Satisfied

A. The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, fencing, entry monuments (location and elevation), mechanical equipment, and the house floor plan and elevation assignments on individual lots.

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

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

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

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

1. A subdivision phasing plan has been approved.

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

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

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 0080-Planning-MAP - FINAL SITE OF DEVELOPMNT Not Satisfied
M.

080 - Planning. 3 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied
Impacts to the Coachella Valley Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 4 0080-Planning-MAP - WALLS/FENCING PLANS Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - NO PRECISE GRD APRVL Not Satisfied

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

Fire

090 - Fire. 1 0090-Fire-MAP - VERIFICATION INSPECTION Not Satisfied

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

Riverside office (951)955-4777

Plan: TTM38997

Parcel: 759280020

90. Prior to Building Final Inspection

- Fire
- | | | |
|---------------|---|---------------|
| 090 - Fire. 1 | 0090-Fire-MAP - VERIFICATION INSPECTION (cont.) | Not Satisfied |
| Indio office | (760)863-8886 | |
| 090 - Fire. 2 | 0090-Fire-MAP-#45-FIRE LANES | Not Satisfied |

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

- Flood
- | | | |
|----------------|--------------------------------|---------------|
| 090 - Flood. 1 | 0090-Flood-MAP BMP - EDUCATION | Not Satisfied |
|----------------|--------------------------------|---------------|

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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

- | | | |
|----------------|-------------------------------|---------------|
| 090 - Flood. 2 | 0090-Flood-MAP IMPLEMENT WQMP | Not Satisfied |
|----------------|-------------------------------|---------------|

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

Regional Parks and Open Space

- | | | |
|--------------------------|---|---------------|
| 090 - Regional Parks and | 0090-Regional Parks and Open Space-MAP - PRIOR TO | Not Satisfied |
|--------------------------|---|---------------|

Prior to acceptance of perimeter streets, the applicant shall submit a letter to the Regional Park and Open Space

Plan: TTM38997

Parcel: 759280020

90. Prior to Building Final Inspection

Regional Parks and Open Space

090 - Regional Parks and Open Space-0090-Regional Parks and Open Space-MAP - PRIOR TO District Not Satisfied
stating that the trails and bikeways have been
constructed in accordance to the approved plans.

RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38997

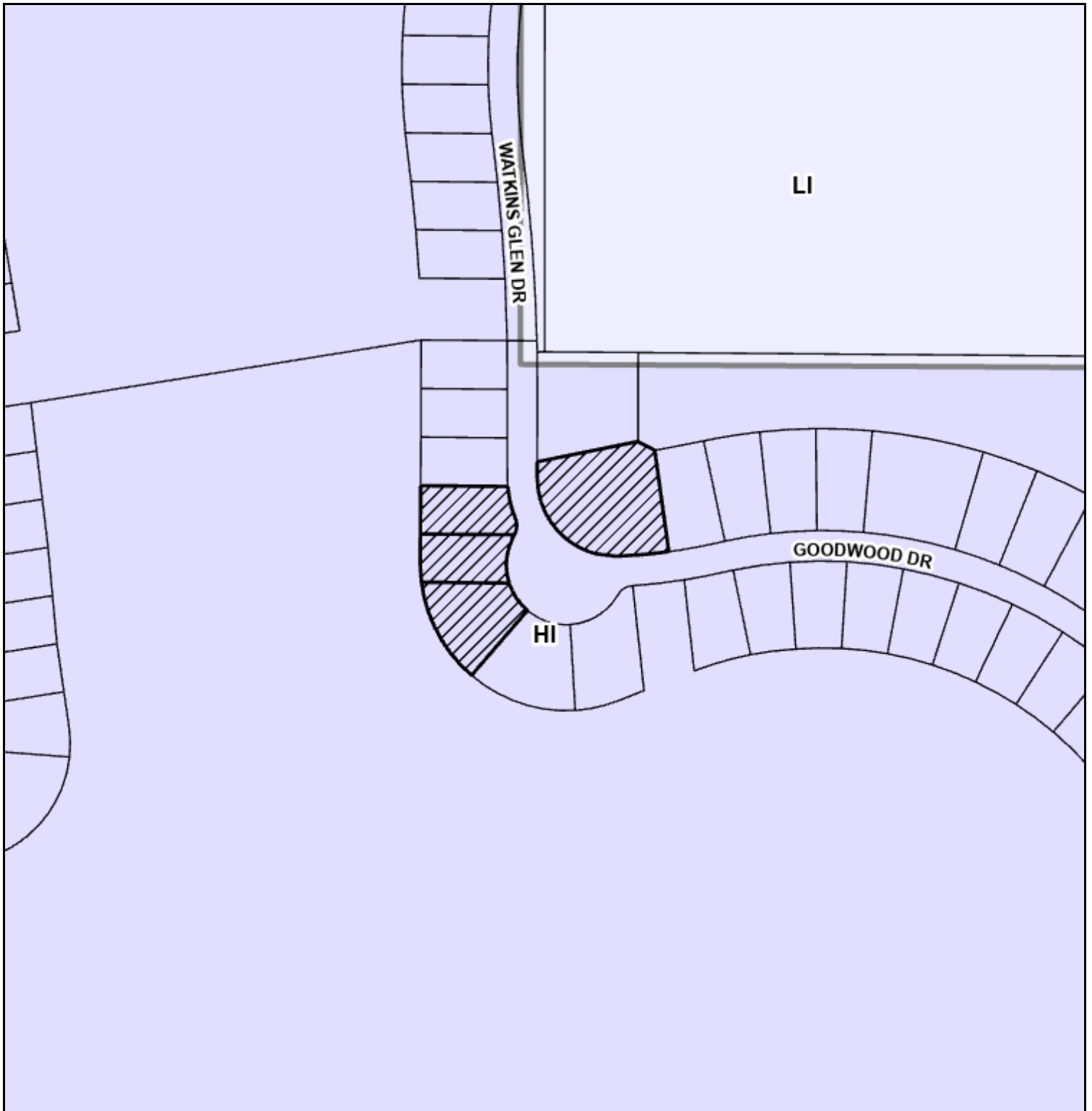
EXISTING GENERAL PLAN

Supervisor: V MANUEL PEREZ

District: 4

Date: 4-27-2026

Exhibit: 5



Zoning Area/District: LOWER COACHELLA VALLEY

Author:

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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38997

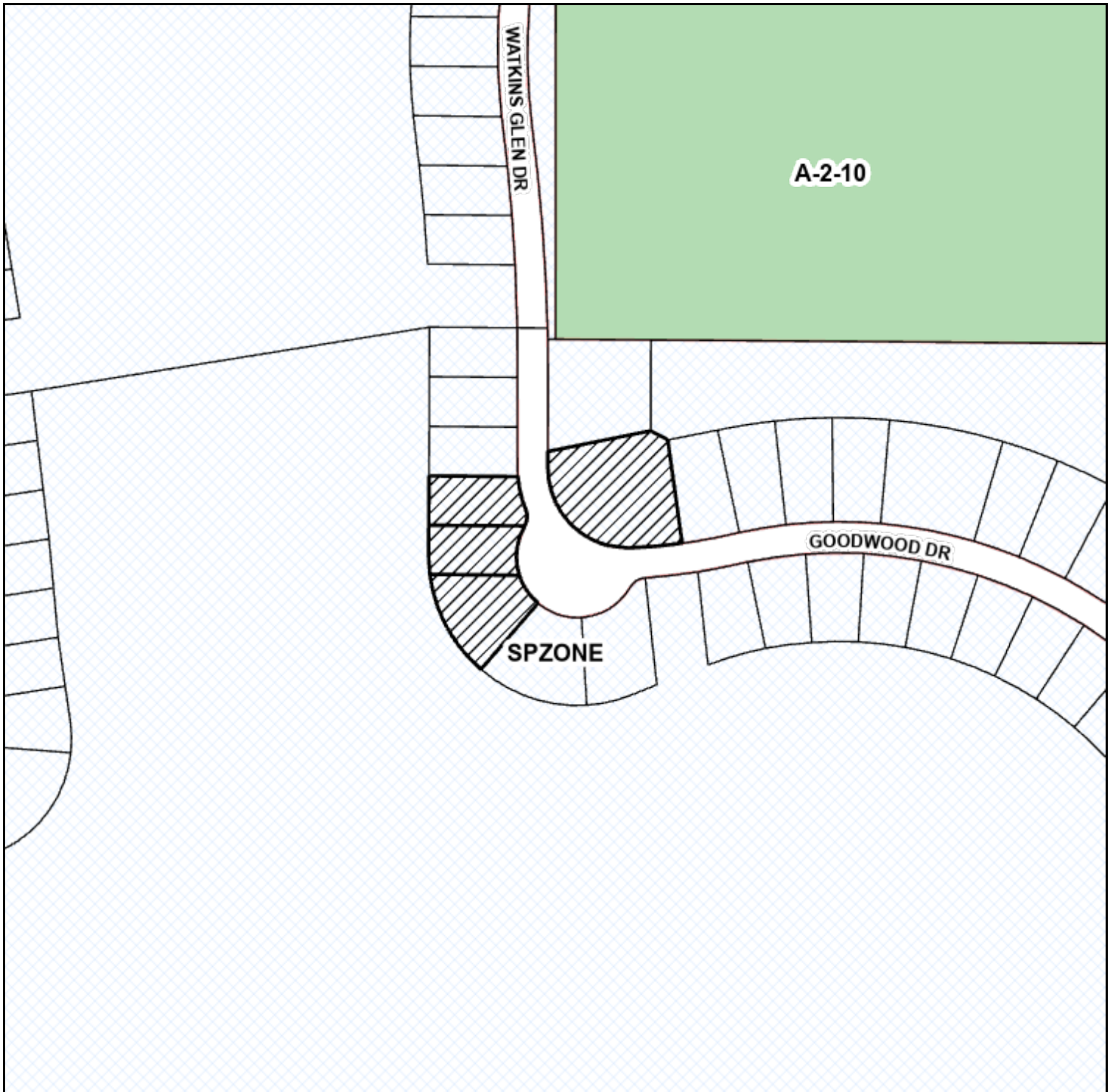
EXISTING ZONING

Supervisor: V MANUEL PEREZ

District: 4

Date: 4-27-2026

Exhibit: 2



Zoning Area/District: LOWER COACHELLA VALLEY

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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TTM38997

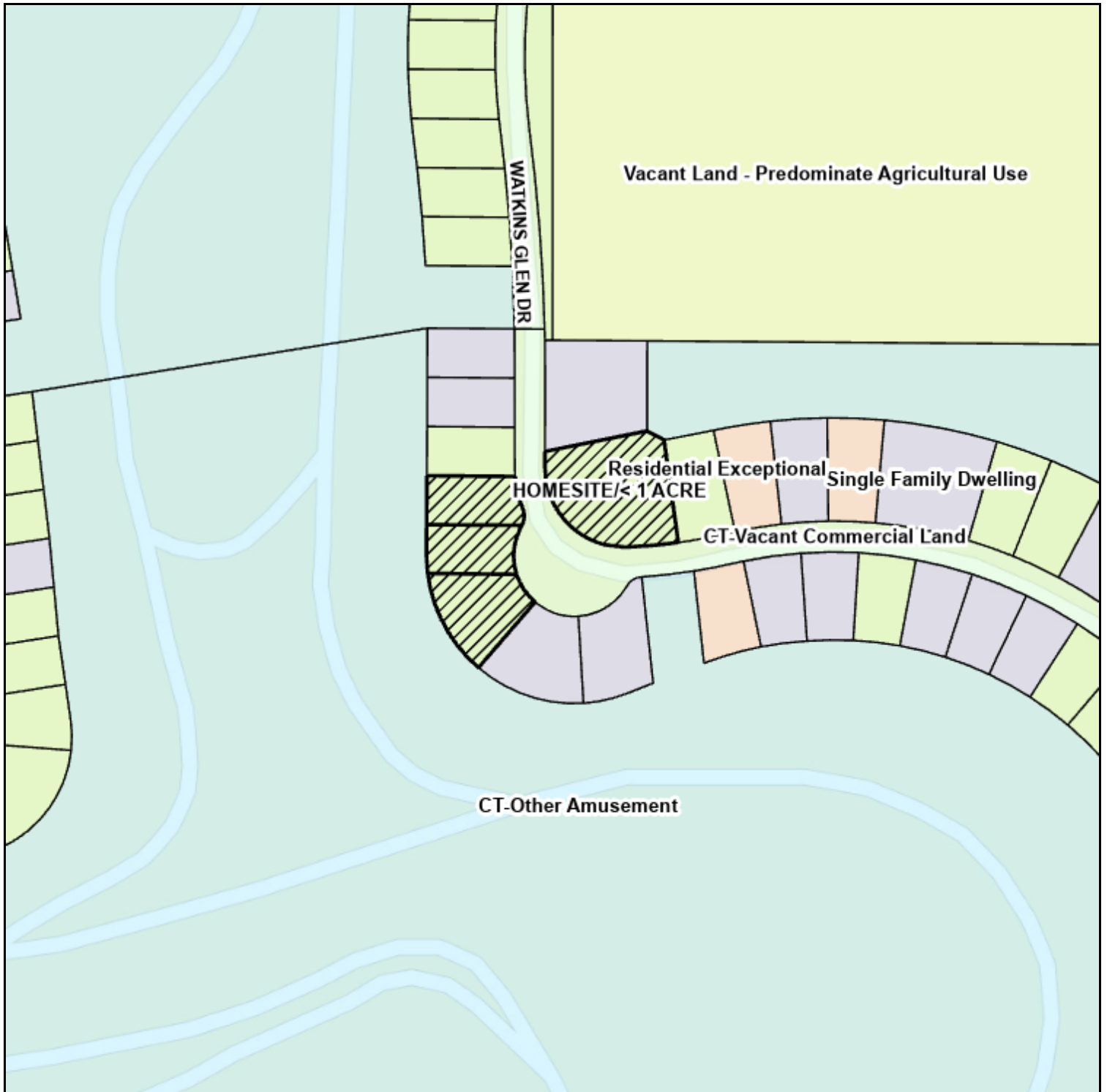
LAND USE

Supervisor: V MANUEL PEREZ

District: 4

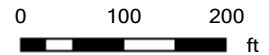
Date: 4-27-2026

Exhibit: 1



Zoning District: LOWER COACHELLA VALLEY

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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



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RIVERSIDE COUNTY PLANNING DEPARTMENT

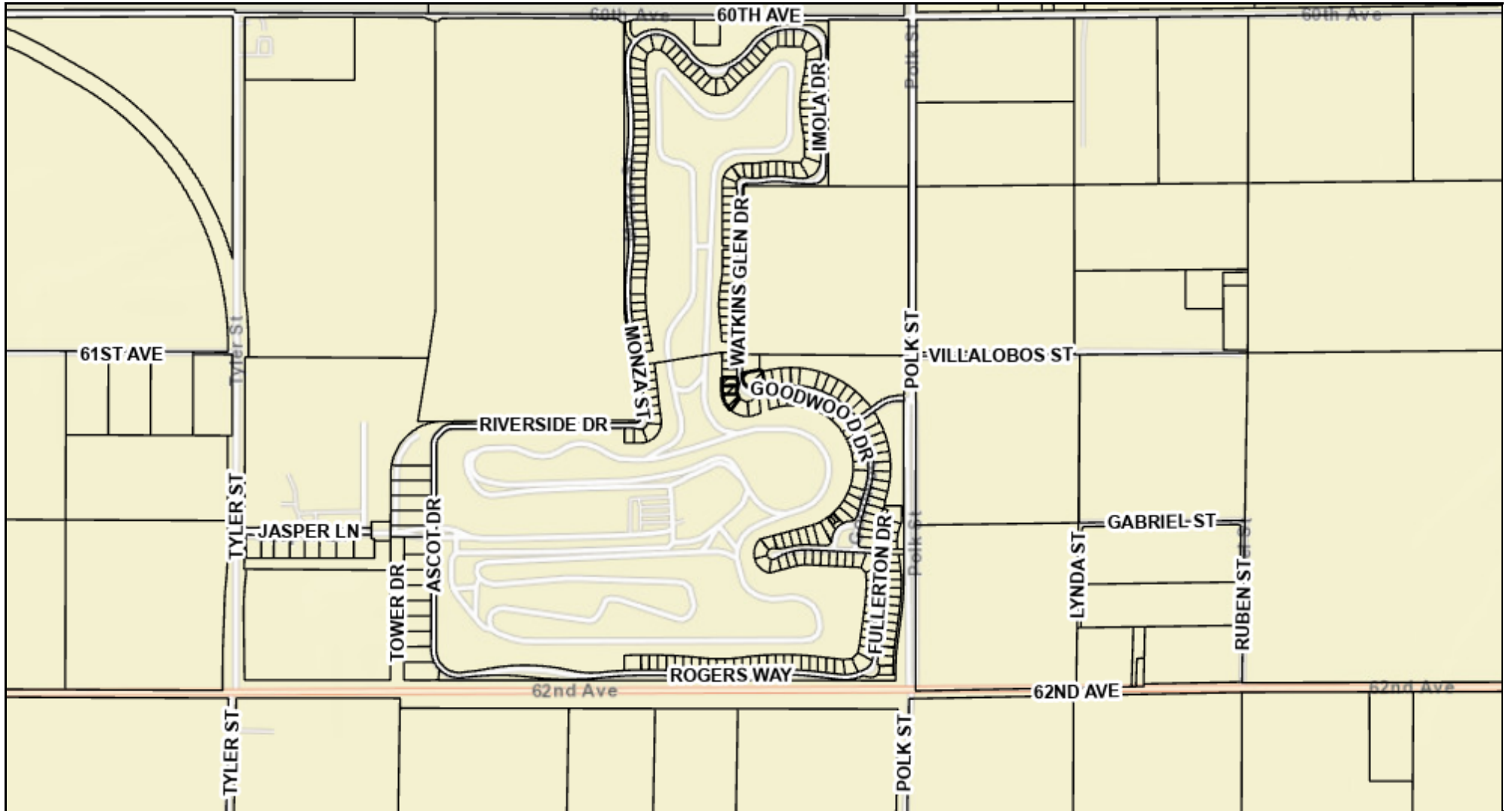
TTM38997

VICINITY/POLICY AREAS

Supervisor: V MANUEL PEREZ

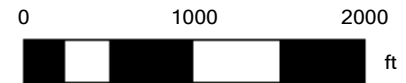
Date: 4-27-2026

District: 4



Zoning Area/District: LOWER COACHELLA VALLEY

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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



759180013
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759180014
JTM LAND CO
800 SAN LORENZO ST
SANTA MONICA CA 90402

759230012
BIGEH LIVING TRUST DATED 11/11/2024
PO BOX 18203
RENO NV 89511

759230013
ANDREI M KARKAR REVOCABLE TRUST III
323 MARINA BLVD
SAN FRANCISCO CA 94123

759230014
MARK B. WILGUS
204 FREMONT CT
COLLEYVILLE TX 76034

759230015
YELLOW HORSE
P O BOX 2548
SAN FRANCISCO CA 94126

759230016
KORNHAUSER REAL ESTATE
3707 W GARDEN GROVE AVE
ORANGE CA 92868

759230017
EDWARD J. TRESKA
2 VENEZIA
NEWPORT COAST CA 92657

759230018
81 RACE THERMAL
10 SEA GREENS
NEWPORT COAST CA 92657

759230019
GALS RACING & JUMPING HOUSE LLC
710 PICACHO LN
MOTECITO CA 93108

759230020
7374 LLC THERMAL
PO BOX 2548
SAN FRANCISCO CA 94126

759240001
BEHRENS FAMILY TRUST
801 HIGHVIEW AVE
MANHATTAN BCH CA 90266

759240002
SBJC REVOCABLE TRUST
7023 PERIMETER RD STE 200
SEATTLE WA 98108

759240003
SUNBURST RACING STRIPES
1059 SUMMIT RD
SANTA BARBARA CA 93108

759240008
PAVEL PETRIK
41651 MISHA LN
PALMDALE CA 93551

759240010
THERMAL OPERATING CO
1983 W 190TH ST NO 100
TORRANCE CA 90504

759240012
LYON WILLIAM HARWELL SEPARATE TRUST
EST 7/28/00
PO BOX 8858
NEWPORT BEACH CA 92658

759240013
THERMAL OPERATING CO
1983 WEST 190TH ST NO 100
TORRANCE CA 90504

759240016
OA3
9130 W SUNSET BLVD
LOS ANGELES CA 90069

759250038
SUNBURST RACING STRIPES
2692 SYCAMORE CANYON RD
SANTA BARBARA CA 93108

759280006
JOHN MELSOM
4 STRAWBERRY LN
SAN JUAN CAPISTRANO CA 92675

759280007
STC RACING
6040 N MAPLE RIDGE TR # 824
OAKLEY UT 84055

759280008
CURTIS DALE SMITH
9725 NE 28TH ST
CLYDE HILL WA 98004

759280011
THERMAL OPERATING CO
1983 W 190 ST
TORRANCE CA 90504

759280012
77 BROAD STREET
6833 E OAK LN
ORANGE CA 92869

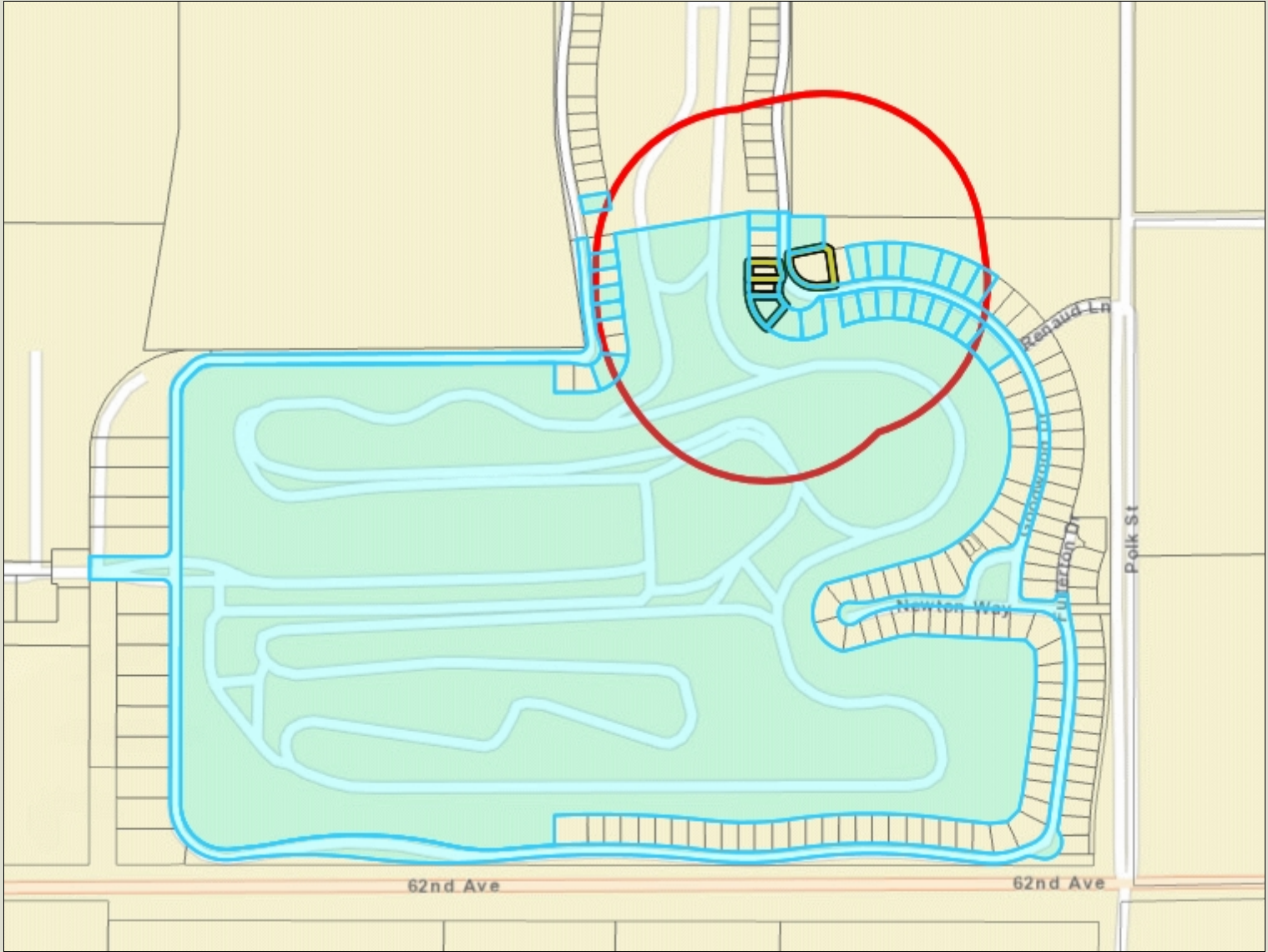
759280013
MAVERICK REAL ESTATE II
3561 FERTILE VALLEY RD
NEWPORT WA 99156

759280019
YELLOW HORSE
394 PACIFIC AVE FL 2ND
SAN FRANCISCO CA 94111

759280021
ROI OPTIONAL
1 BLACKFIELD DR STE 129
TIBURON CA 94920

Riverside County GIS Mailing Labels

TTM38997 Radius Map



- Legend**
- County Boundary
 - Cities
 - Parcels
 - World_Street_Map

Notes

650 Foot Buffer from Project Location. 28 Unique Mailing Addresses.



0 752 1,505 Feet

IMPORTANT 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.

REPORT PRINTED ON... 3/23/2026 8:04:45 AM

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AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR October 16, 2013

Simon Housman
Rancho Mirage

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

VICE CHAIRMAN
Rod Ballance
Riverside

HAND DELIVERY

COMMISSIONERS

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1020TH13

John Lyon
Riverside

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

Glen Holmes
Hemet

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

Greg Pettis
Cathedral City

Dear Mr. Olivas:

Richard Stewart
Moreno Valley

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

STAFF

Director
Ed Cooper

CONDITIONS:

John Guerin
Russell Brady
Barbara Santos

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

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

www.rcaluc.org

indicator. **(Amended 2013)**

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

square feet or less, **County Plan Check officials shall verify that either: (1) the proposed building does not exceed the "Standard Garage" plan or (2) the larger building has been submitted to the Riverside County Airport Land Use Commission staff and determined to be consistent.** The "Standard Garage" shall be defined as having a total square footage not exceeding 7,150 square feet, with office, **entertainment, and kitchen areas, as applicable not exceeding 4,320 square feet, and the remainder of the building devoted to storage, garage, and warehousing uses, and a height not exceeding two stories or 42 feet, whichever is less.** Any building on such lots proposing either (1) a total square footage exceeding 7,150 square feet or (2) more than 4,320 square feet of uses other than **storage, garage, and warehousing** uses, or with a height exceeding two stories or 42 feet, **whichever is less, shall be submitted to the Riverside County Airport Land Use Commission for review. (Amended 2013)**

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

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

is abandoned.

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

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

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

Attachments: Notice of Airport in Vicinity

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

Y:\AIRPORT CASE FILES\JCRAZAP1020TH13.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



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

Aeronautical Study No.
 2012-AWP-2704-OE

Issued Date: 04/13/2012

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

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

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

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

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

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

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

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

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

This determination expires on 10/13/2013 unless:

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

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

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

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

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

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

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

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

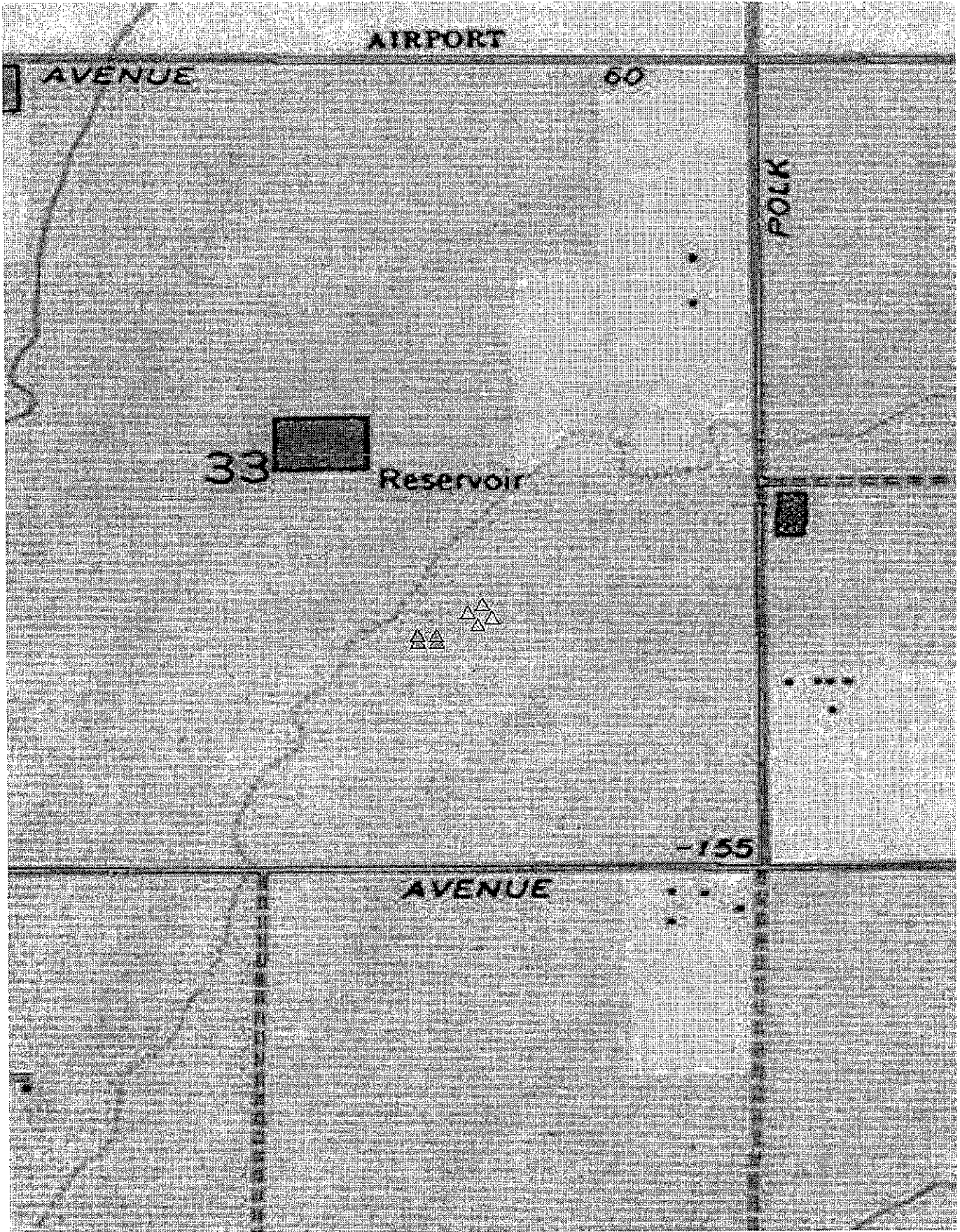
Signature Control No: 161510318-162653372
Karen McDonald
Specialist

(DNE)

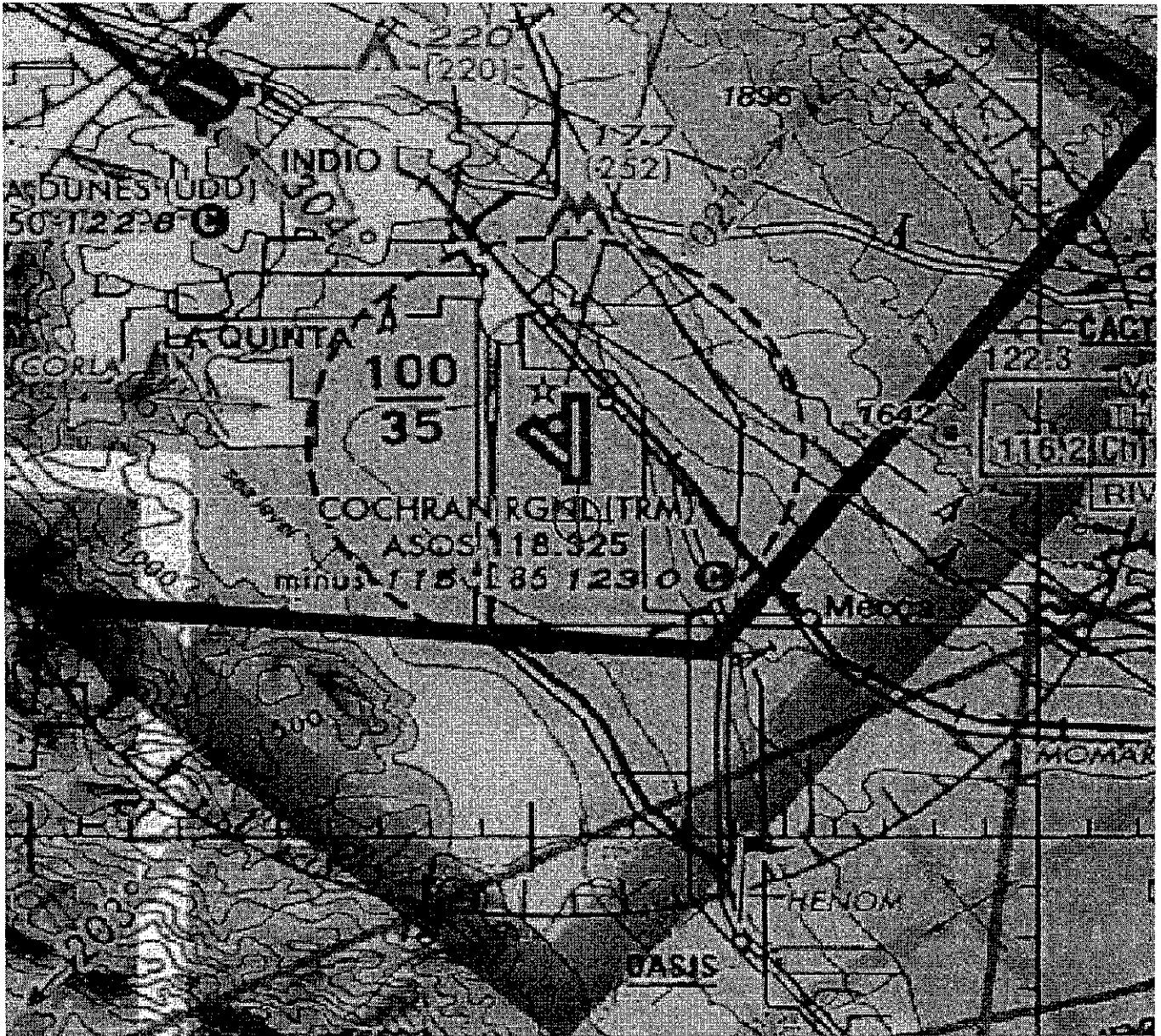
Attachment(s)
Case Description
Map(s)

Case Description for ASN 2012-AWP-2704-OE

Corner points of revised location for private race track control tower.



Sectional Map for ASN 2012-AWP-2704-OE





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

Aeronautical Study No.
 2012-AWP-2705-OE

Issued Date: 04/13/2012

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

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

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

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

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

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

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

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

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

This determination expires on 10/13/2013 unless:

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

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

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

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

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

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

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

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

Signature Control No: 161510319-162653374

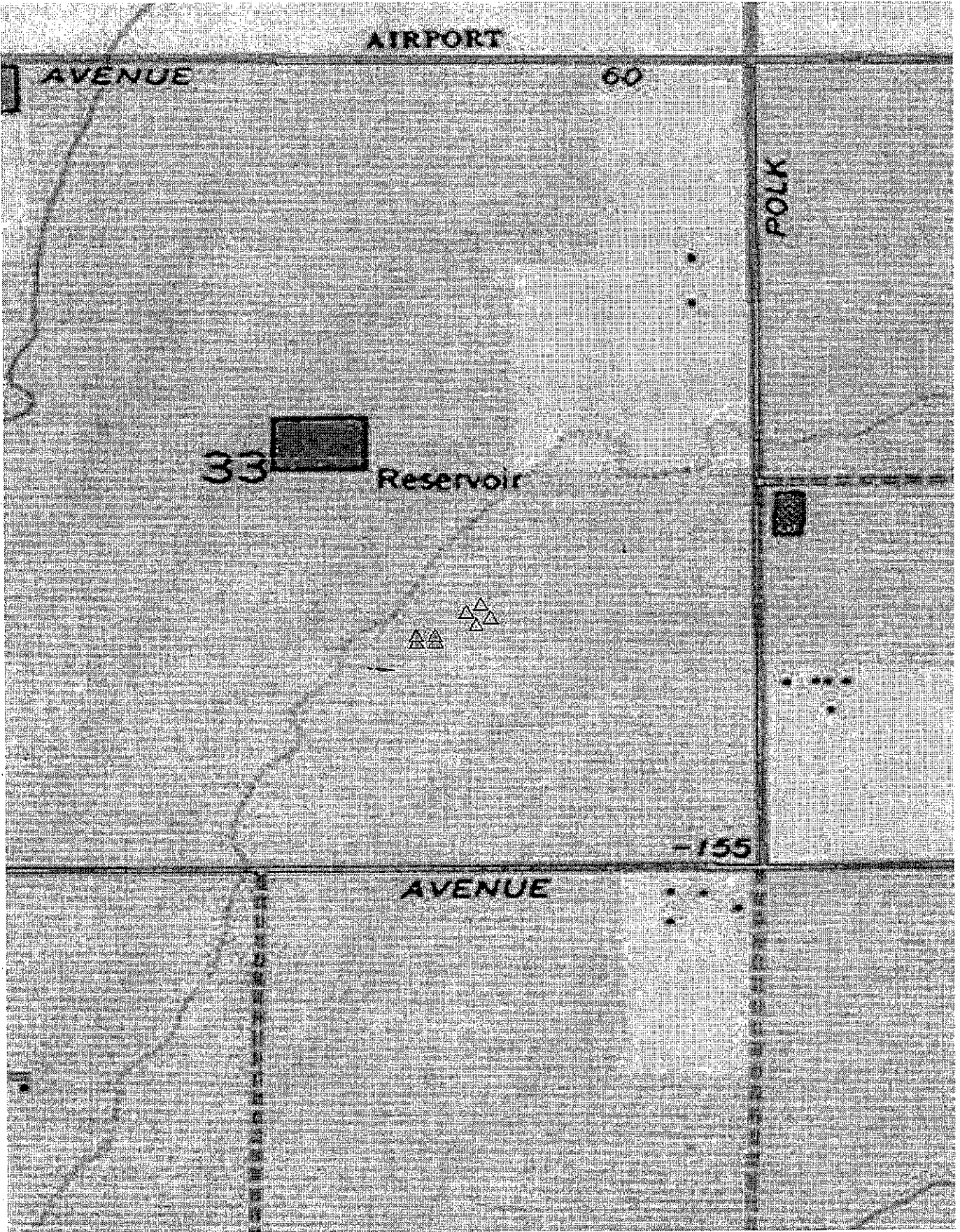
(DNE)

Karen McDonald
Specialist

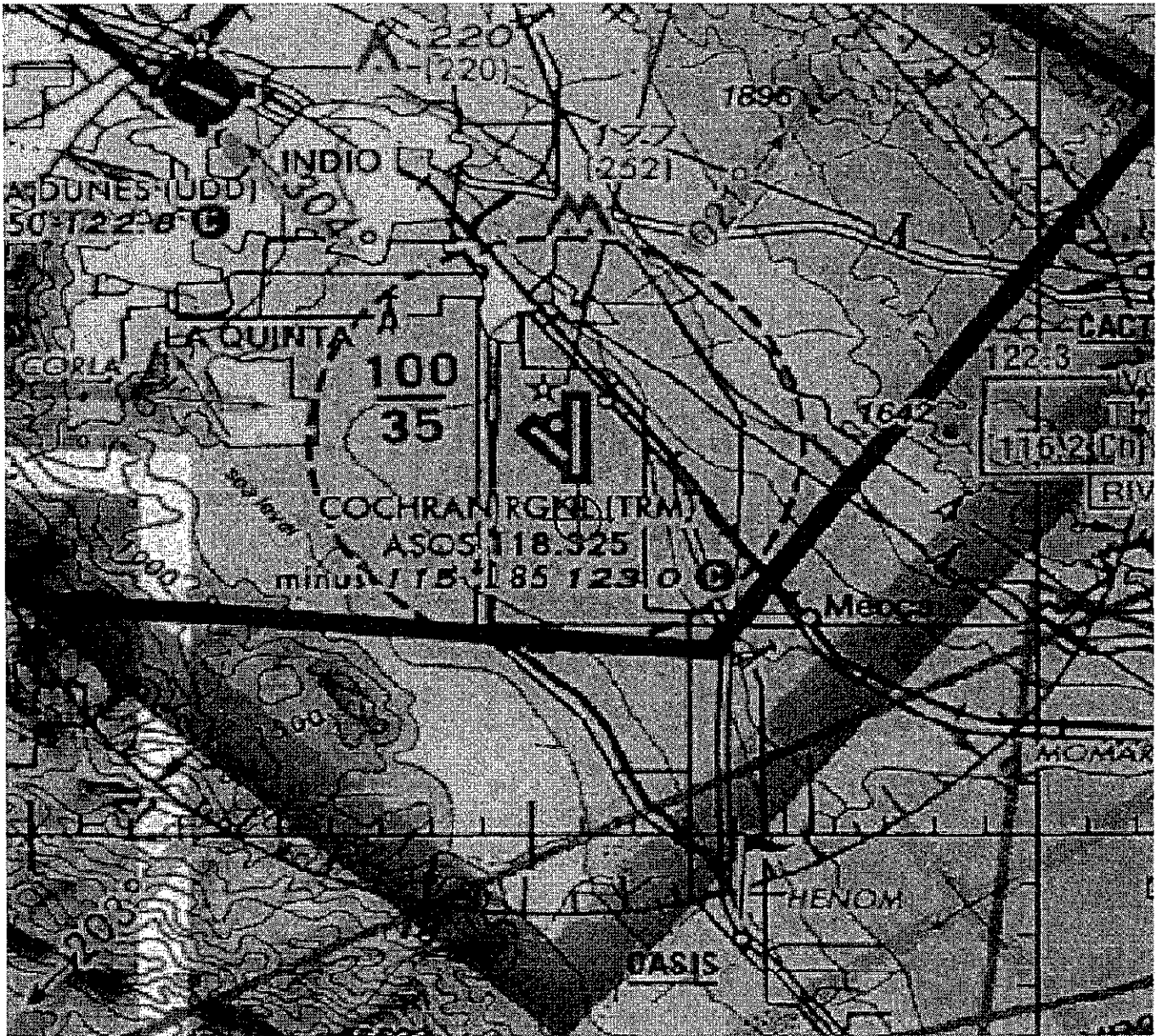
Attachment(s)
Case Description
Map(s)

Case Description for ASN 2012-AWP-2705-OE

Corner points of revised location for private race track control tower.



Sectional Map for ASN 2012-AWP-2705-OE





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

Aeronautical Study No.
 2012-AWP-2706-OE

Issued Date: 04/13/2012

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

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

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

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

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

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

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

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

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

This determination expires on 10/13/2013 unless:

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

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

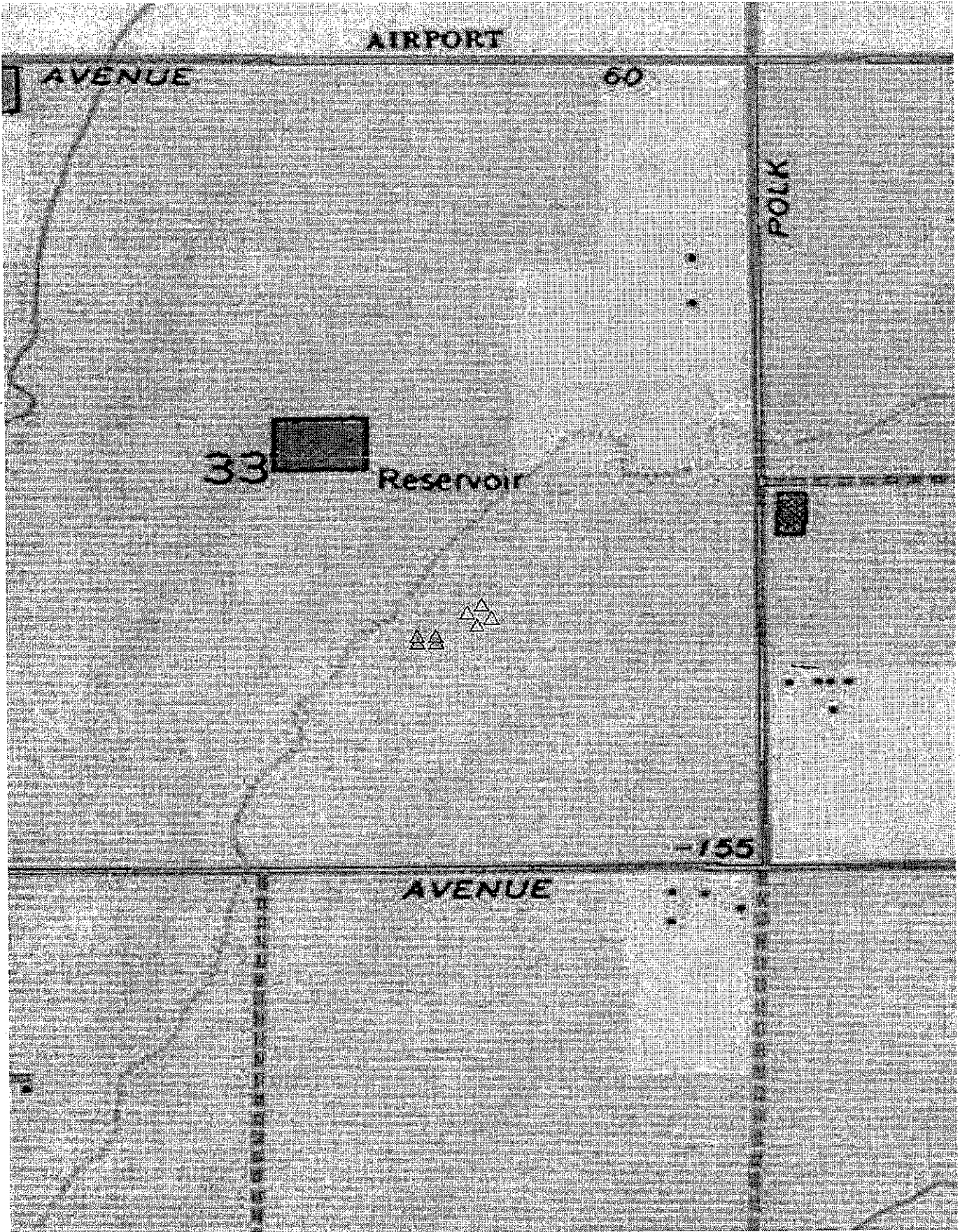
Signature Control No: 161510320-162653371
Karen McDonald
Specialist

(DNE)

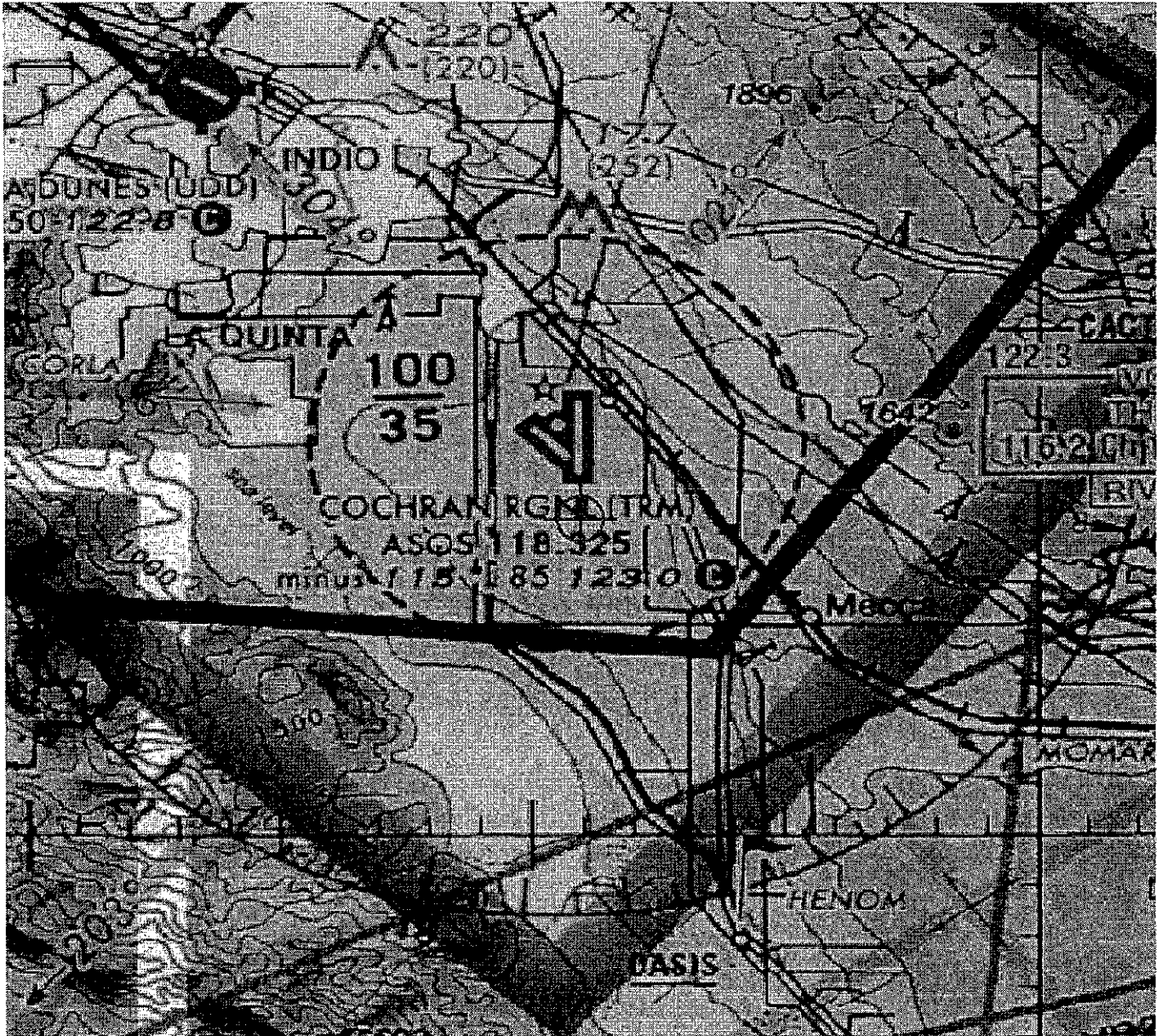
Attachment(s)
Case Description
Map(s)

Case Description for ASN 2012-AWP-2706-OE

Corner points of revised location for private race track control tower.



Sectional Map for ASN 2012-AWP-2706-OE





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

Aeronautical Study No.
2012-AWP-2707-OE

Issued Date: 04/13/2012

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

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

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

Structure:	Building Revised CT-4
Location:	Thermal, CA
Latitude:	33-36-10.36N NAD 83
Longitude:	116-09-05.64W
Heights:	-143 feet site elevation (SE) 61 feet above ground level (AGL) -82 feet above mean sea level (AMSL)

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

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

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

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

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

This determination expires on 10/13/2013 unless:

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If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-2707-OE.

Signature Control No: 161510321-162653373

(DNE)

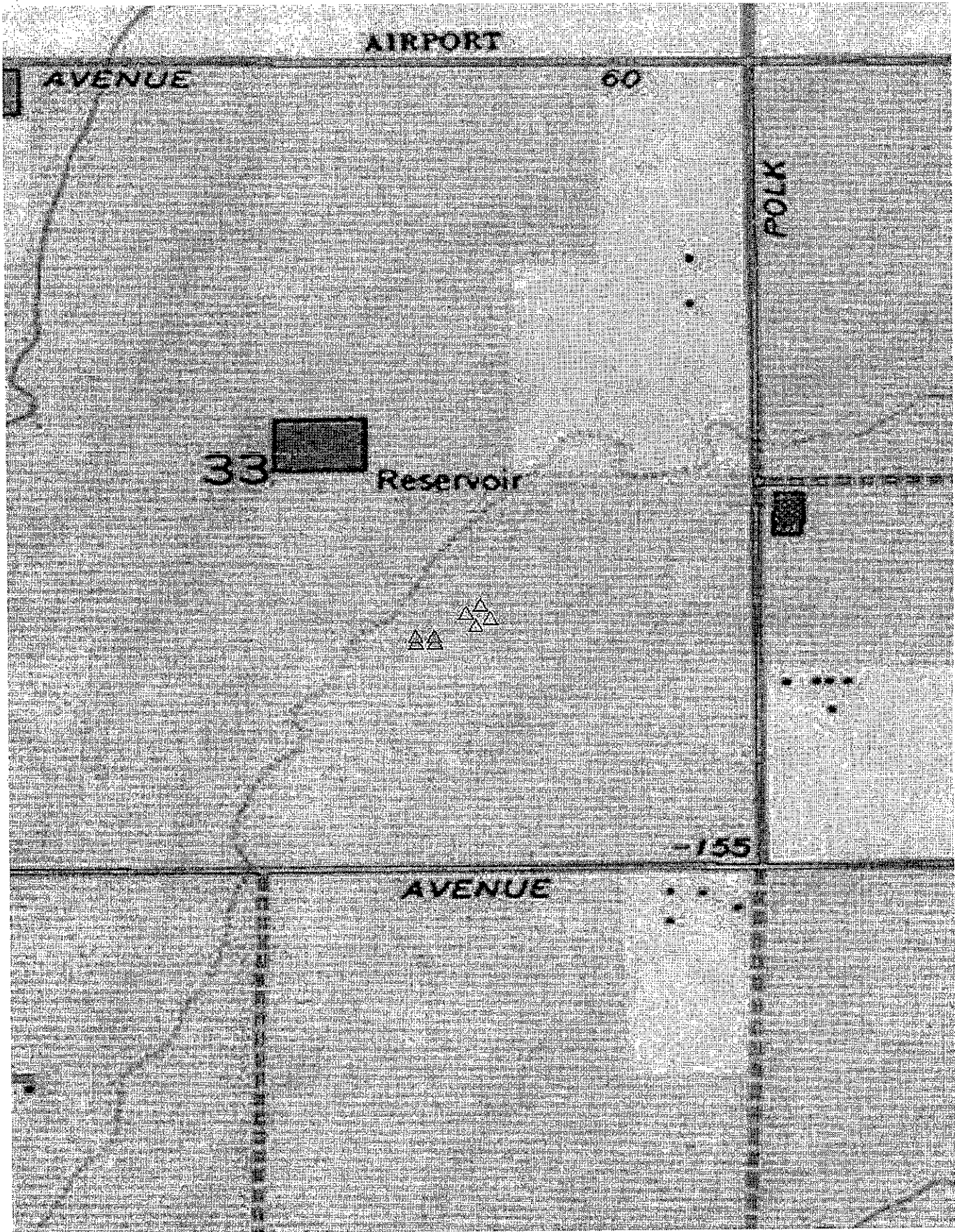
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

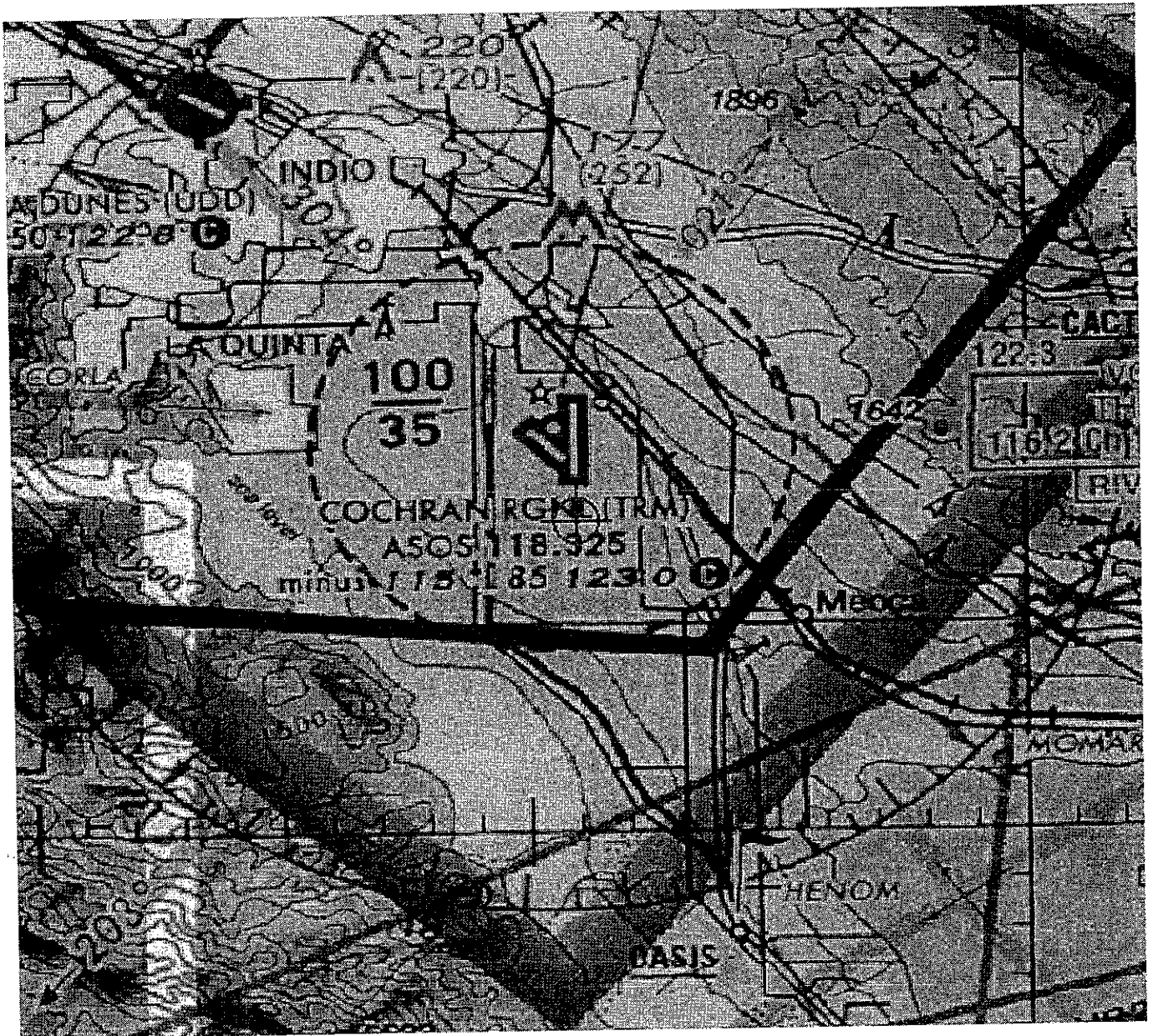
Case Description for ASN 2012-AWP-2707-OE

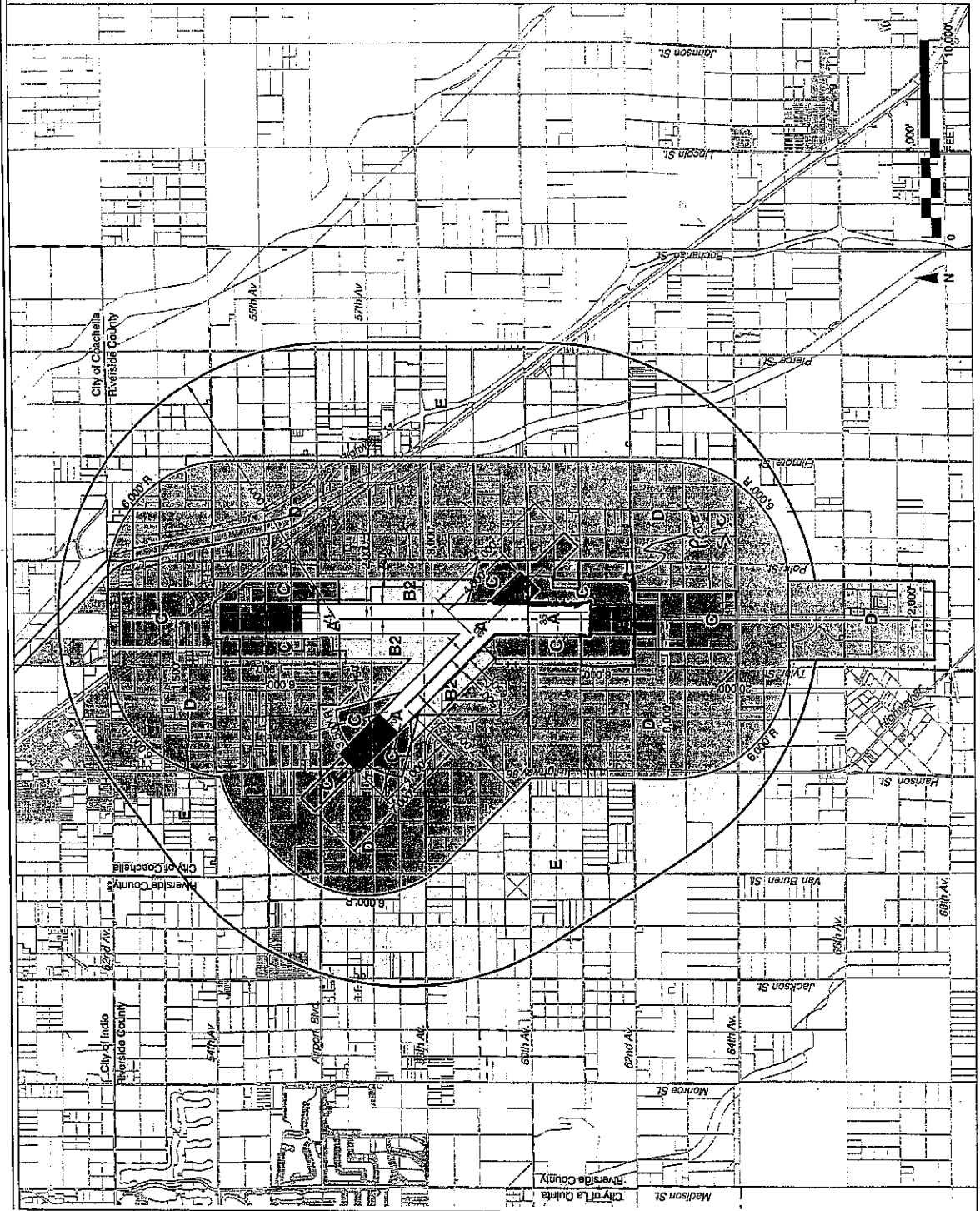
Corner points of revised location for private race track control tower.

Verified Map for ASN 2012-AWP-2707-OE



Sectional Map for ASN 2012-AWP-2707-OE





Legend

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E

Boundary Lines

- Airport Property Line - Existing
- Airport Property Line - Planned
- City Limits

Note

Except for southern extension, Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

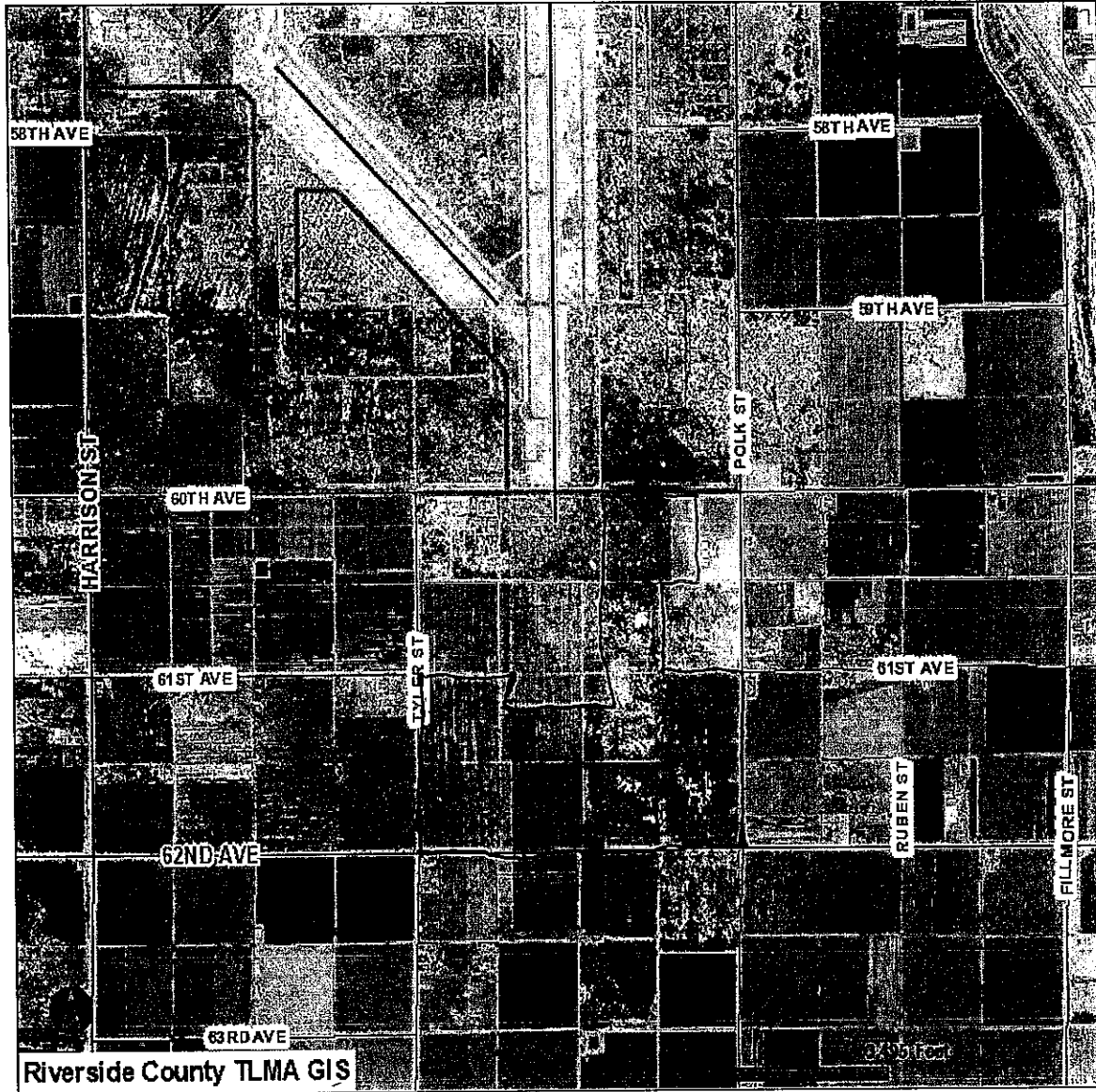
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adopted June 2005)

Map JC-1

Compatibility Map
 Jacqueline Cochran Regional Airport

RIVERSIDE COUNTY GIS



AIRPORTS

- INTERSTATES
- HIGHWAYS
- STREETS
- AIRPORT RUNWAYS
- AIRPORT INFLUENCE AREAS
- AIRPORT BOUNDARIES
- COMPATIBILITY ZONE A
- COMPATIBILITY ZONE B1
- COMPATIBILITY ZONE B2
- COMPATIBILITY ZONE C
- COMPATIBILITY ZONE D
- COMPATIBILITY ZONE E
- WATER BODIES

IMPORTANT
 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.











REPORT PRINTED ON...Wed Aug 28 16:02:07 2013

Version 130624

RIVERSIDE COUNTY GIS



AIRPORTS

-  INTERSTATES
-  HIGHWAYS
-  PARCELS
-  AIRPORT RUNWAYS
-  AIRPORT INFLUENCE AREAS
-  AIRPORT BOUNDARIES
-  COMPATIBILITY ZONE A
-  COMPATIBILITY ZONE B1
-  COMPATIBILITY ZONE C
-  COMPATIBILITY ZONE D

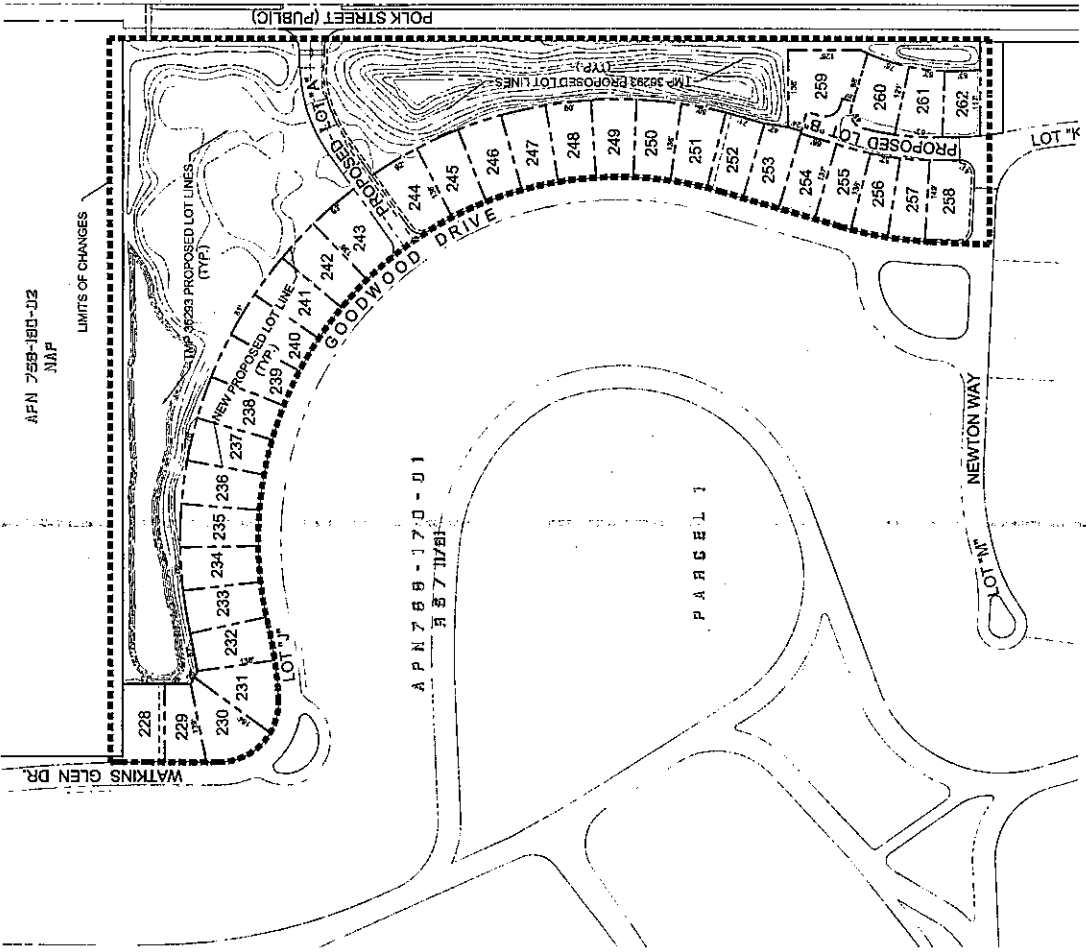
IMPORTANT

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REPORT PRINTED ON...Wed Aug 28 16:01:38 2013

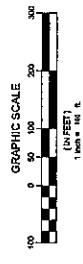
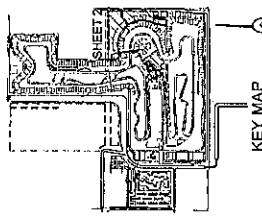
Version 130624

APN 758B-180-03
JMAP



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237	10,819	24.9	259	11,548	26.2
238	10,819	24.9	260	11,548	26.2
239	10,819	24.9	261	11,548	26.2
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PROPOSED CHANGES		
AREA	IN FEET	IN FEET
PROPOSED CHANGE	PROPOSED CHANGE	PROPOSED CHANGE

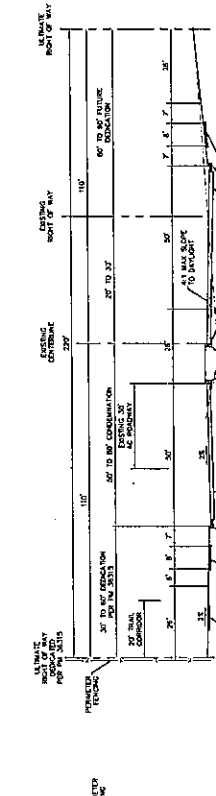


APN 7587-270-03

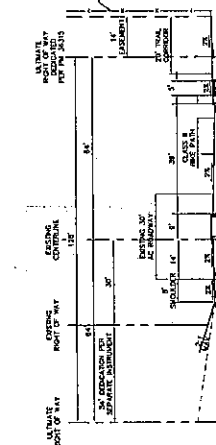
APN 758B-170-01

SIGNATURE _____ P.E. _____ EXP. _____		2333 Mt. Creek Dr. Laguna Hills, CA 92653 Phone: 949 433-0111 Fax: 949 433-0111		STAMP BASIS OF BEARINGS BENCHMARK APPROVED BY:	
CHECKED BY: _____ DATE: 7/9/2003		SCALE 1" = 100'		FILE NO. 0590-100	
REVISIONS		CONSULTANTS, Inc.		DRAWING NAME: EH MINOR CHANGE 02 DT PROJECT NO. 0590-100 SHEET 2 OF 8	
TENTATIVE PARCEL MAP No. 36293 THE THERMAL CLUB PM36293-2 BEING A PORTION OF SECTION 33 T6S R 6E S18M		COUNTY OF CALIFORNIA		COUNTY OF CALIFORNIA	

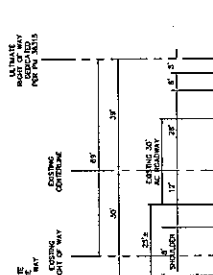
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4	351.8	44	351.8	84	351.8	124	351.8
5	351.8	45	351.8	85	351.8	125	351.8
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54	351.8	94	351.8	134	351.8	174	351.8
55	351.8	95	351.8	135	351.8	175	351.8
56	351.8	96	351.8	136	351.8	176	351.8
57	351.8	97	351.8	137	351.8	177	351.8
58	351.8	98	351.8	138	351.8	178	351.8
59	351.8	99	351.8	139	351.8	179	351.8
60	351.8	100	351.8	140	351.8	180	351.8
61	351.8	101	351.8	141	351.8	181	351.8
62	351.8	102	351.8	142	351.8	182	351.8
63	351.8	103	351.8	143	351.8	183	351.8
64	351.8	104	351.8	144	351.8	184	351.8
65	351.8	105	351.8	145	351.8	185	351.8
66	351.8	106	351.8	146	351.8	186	351.8
67	351.8	107	351.8	147	351.8	187	351.8
68	351.8	108	351.8	148	351.8	188	351.8
69	351.8	109	351.8	149	351.8	189	351.8
70	351.8	110	351.8	150	351.8	190	351.8
71	351.8	111	351.8	151	351.8	191	351.8
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73	351.8	113	351.8	153	351.8	193	351.8
74	351.8	114	351.8	154	351.8	194	351.8
75	351.8	115	351.8	155	351.8	195	351.8
76	351.8	116	351.8	156	351.8	196	351.8
77	351.8	117	351.8	157	351.8	197	351.8
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82	351.8	122	351.8	162	351.8	202	351.8
83	351.8	123	351.8	163	351.8	203	351.8
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85	351.8	125	351.8	165	351.8	205	351.8
86	351.8	126	351.8	166	351.8	206	351.8
87	351.8	127	351.8	167	351.8	207	351.8
88	351.8	128	351.8	168	351.8	208	351.8
89	351.8	129	351.8	169	351.8	209	351.8
90	351.8	130	351.8	170	351.8	210	351.8
91	351.8	131	351.8	171	351.8	211	351.8
92	351.8	132	351.8	172	351.8	212	351.8
93	351.8	133	351.8	173	351.8	213	351.8
94	351.8	134	351.8	174	351.8	214	351.8
95	351.8	135	351.8	175	351.8	215	351.8
96	351.8	136	351.8	176	351.8	216	351.8
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98	351.8	138	351.8	178	351.8	218	351.8
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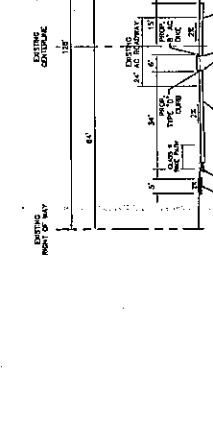
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FROM TILYER STREET TO POLK AVENUE
N.T.S.



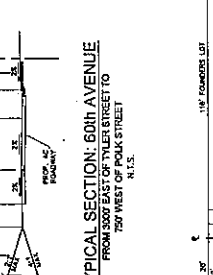
TYPICAL SECTION: POLK STREET
FROM SUBDIVISION TO TYLER AVENUE
N.T.S.



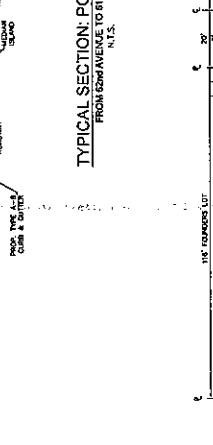
TYPICAL SECTION: 62ND AVENUE
FROM TYLER TO POLK STREET
N.T.S.



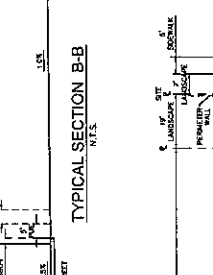
TYPICAL SECTION: 60TH AVENUE
FROM 3000 EAST OF TYLER STREET TO
750 WEST OF POLK STREET
N.T.S.



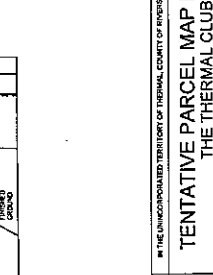
TYPICAL SECTION B-B
N.T.S.



TYPICAL SECTION A-A
N.T.S.



TYPICAL SECTION C-C
N.T.S.



TYPICAL FOUNDERS LOT
N.T.S.



TYPICAL FOUNDERS LOT
N.T.S.

DRAWING NAME:
EH MINOR CHANGE D3 DT
PROJECT No.
0590-100
SHEET 3 OF 8

APPROVED BY:
BENCH MARK
BASIS OF BEARINGS
STAMP
FILE NO.
C590-100

TENTATIVE PARCEL MAP No. 36293
THE THERMAL CLUB
PM36293-2
BEING A PORTION OF SECTION 33
T.6S. R.6E. S.8.B.M.

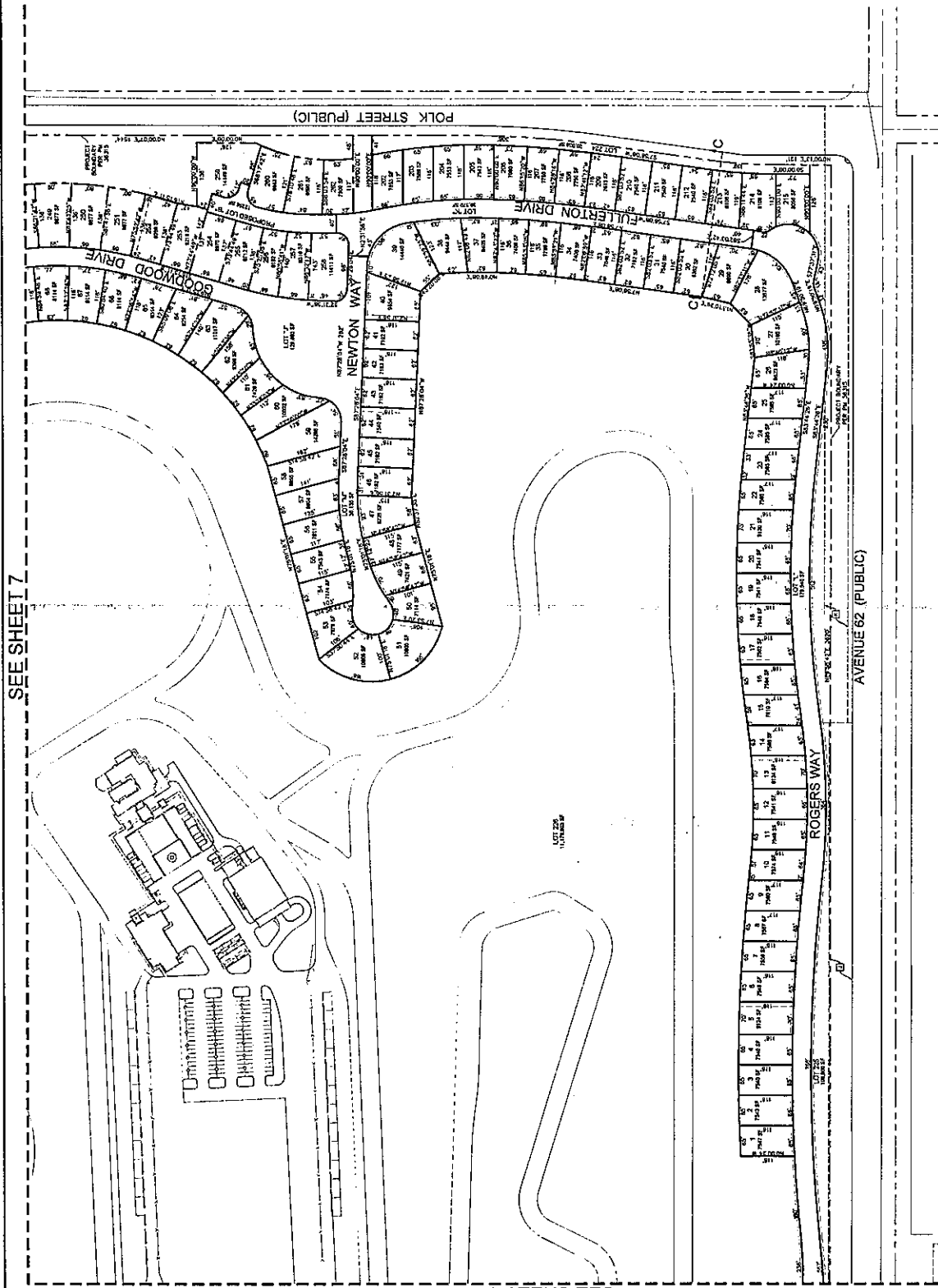
24335 Van Creek Dr.
Los Angeles, CA 90048
Phone 949.433.0111
Fax 949.433.0111

SCALE
1" = 100'

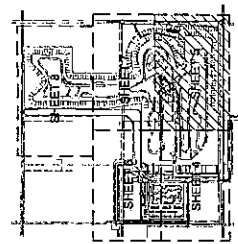
REVISIONS

DATE NO. DRAWN BY: TP

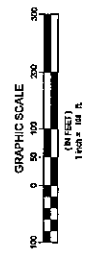
REVISIONS



LEGEND:
 - - - - - RIGHT-OF-WAY
 - - - - - EXISTING CONTIGUOUS
 - - - - - PROPOSED LOT LINES
 - - - - - EASEMENTS



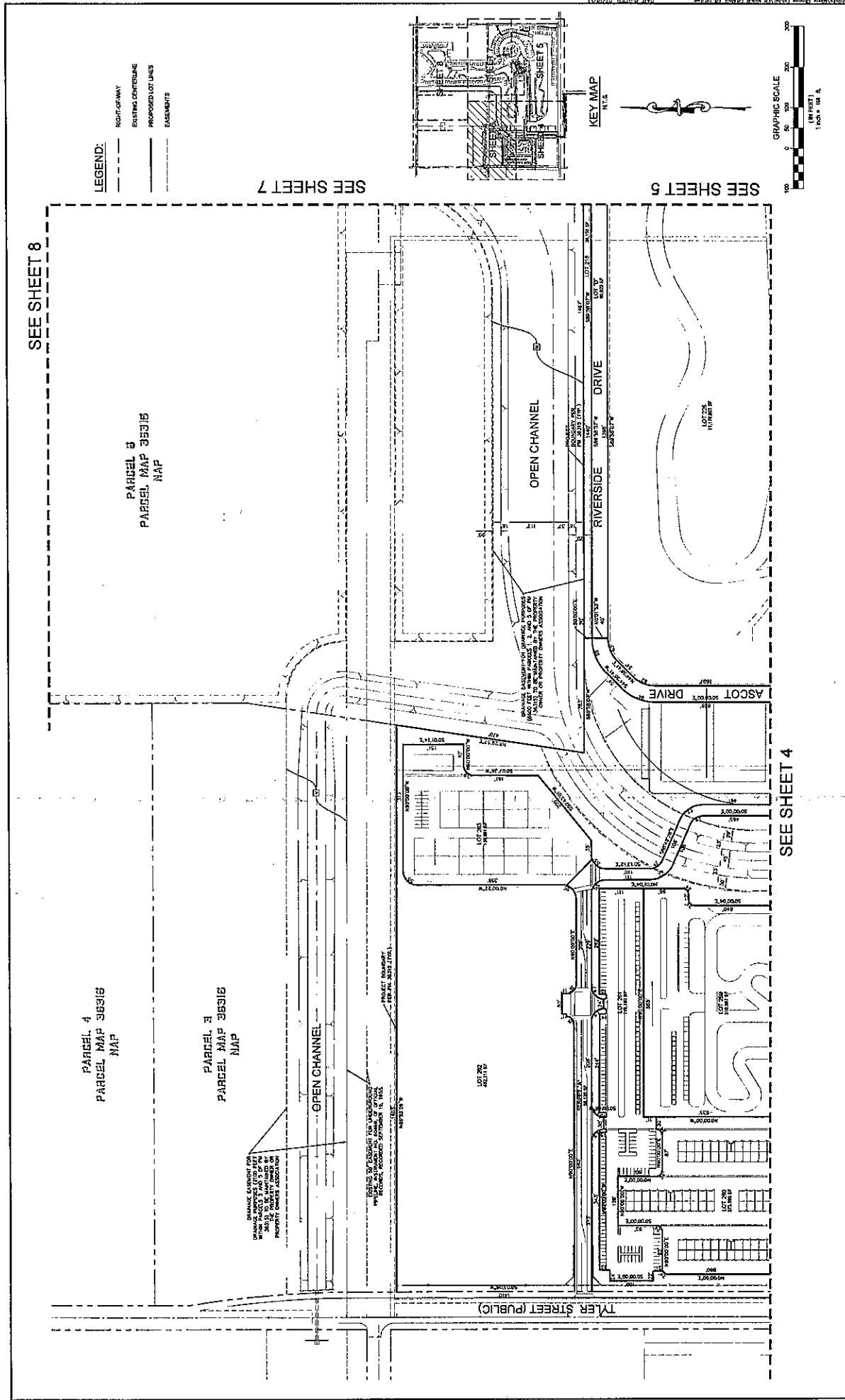
KEY MAP
N.E.K.



SEE SHEET 7

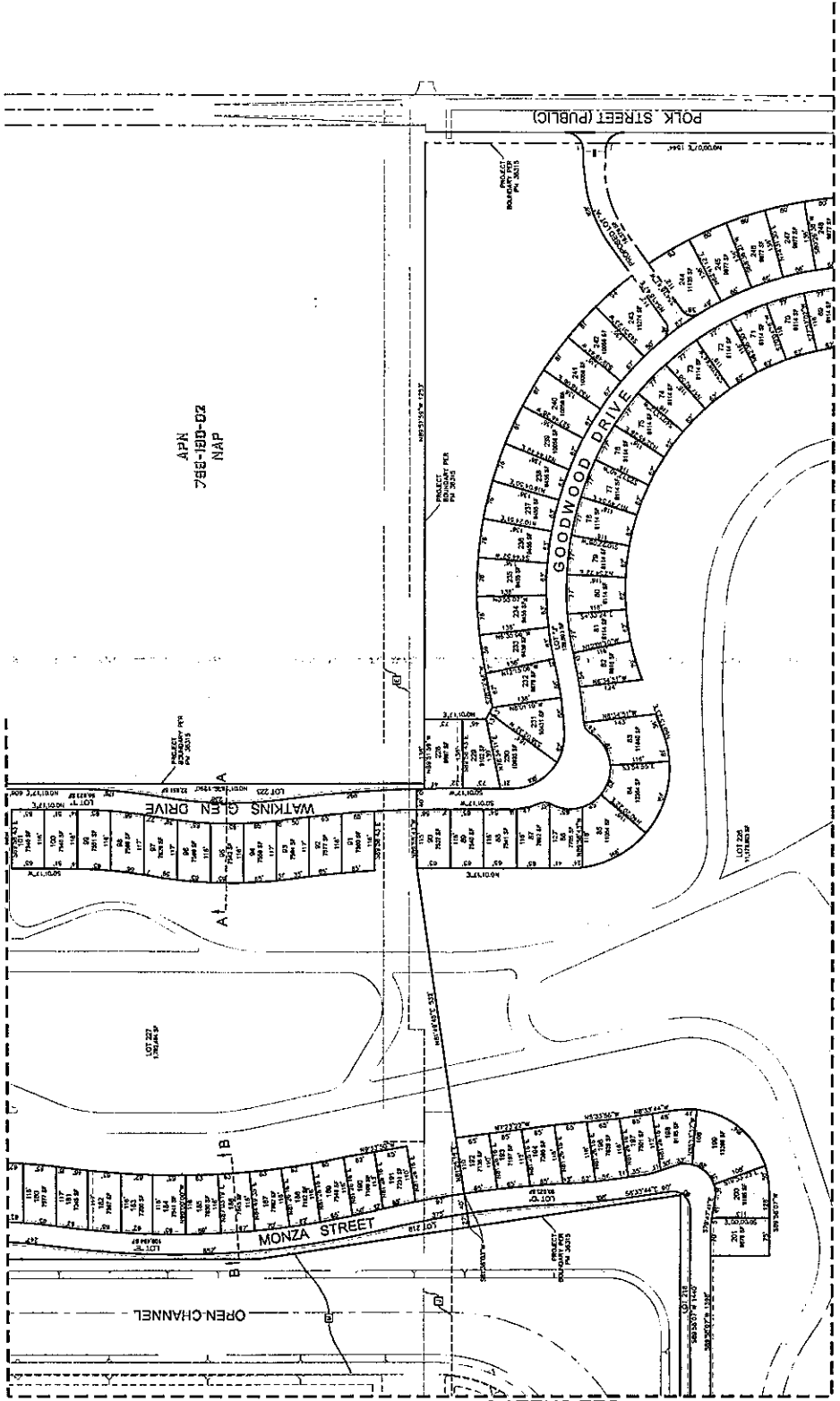
SEE SHEET 4

DRAWING NAME: TENTATIVE PARCEL MAP No. 36293 THE THERMAL CLUB BEING A PORTION OF SECTION 33 T.6S. R.6E. S.61.6M.		PROJECT NO. 0590-100		SHEET 5 OF 8	
APPROVED BY:		BENCH MARK BENCHMARK IS CORNER OF S.W. 1/4 SECTION 33, T.6S. R.6E. S.61.6M.		BASIS OF BEARINGS MARIANA AIR ROAD, INC. 1977. BEARINGS ARE TO CORNER OF S.W. 1/4 SECTION 33, T.6S. R.6E. S.61.6M.	
STAMP 23132 Hill Creek Dr. Suite 205 Laguna Hills, CA 92653 Telephone: 949-433-0111 Fax: 949-433-0411		SIGNATURE _____ EXP. _____ RC Consultants, Inc.		FILE NO. 0590-100	
DATE NO. DRAWN BY: TP		CHECKED BY: AL DATE: 7/17/2013		SCALE: 1" = 100'	
REVISIONS					



REVISIONS DATE NO DRAWN BY:		DATE 7/19/2003 DESIGNED BY: [Signature] CHECKED BY: [Signature]		SCALE: 1" = 100' FILE NO.: 0590-100		STAMP 2332 Hill Creek Dr. Laguna Hills, CA 92653 Phone: 949-455-0111 Fax: 949-455-0411		BASIS OF BEARINGS BEARINGS AND DISTANCES FOR THE BOUNDARIES OF THE TRACT DESCRIBED IN THIS MAP ARE BASED UPON THE BENCH MARK DESCRIBED IN THE BENCH MARK REPORT ATTACHED TO THIS MAP. THE BENCH MARK IS A 1.5" DIA. IRON ROD SET IN CONCRETE AND IS LOCATED AT THE CORNER OF PARCELS 4 AND 5.		BENCH MARK CALIFORNIA PL. NO. 100141, 2-1/2" DIA. IRON ROD SET IN CONCRETE AND IS LOCATED AT THE CORNER OF PARCELS 4 AND 5. THE BENCH MARK IS A 1.5" DIA. IRON ROD SET IN CONCRETE AND IS LOCATED AT THE CORNER OF PARCELS 4 AND 5.		APPROVED BY: [Signature]		IN THE UNINCORPORATED TERRITORY OF THE FEDERAL COUNTY OF RIVERSIDE, STATE OF CALIFORNIA: TENTATIVE PARCEL MAP NO. 36293 THE THERMAL CLUB PMS36293-2 BEING A PORTION OF THE SE 1/4 OF SECTION 33 T6S R3E S8BM.		DRAWING NAME: MINOR CHANGE 09 PP PROJECT NO.: 0590-100 SHEET 6 OF 8	
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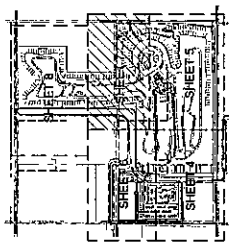
SEE SHEET 8



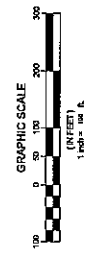
SEE SHEET 6

SEE SHEET 5


LEGEND:
 - - - RIGHT-OF-WAY
 - - - EXISTING CENTERLINE
 - - - PROPOSED LOT LINES
 - - - EASEMENTS



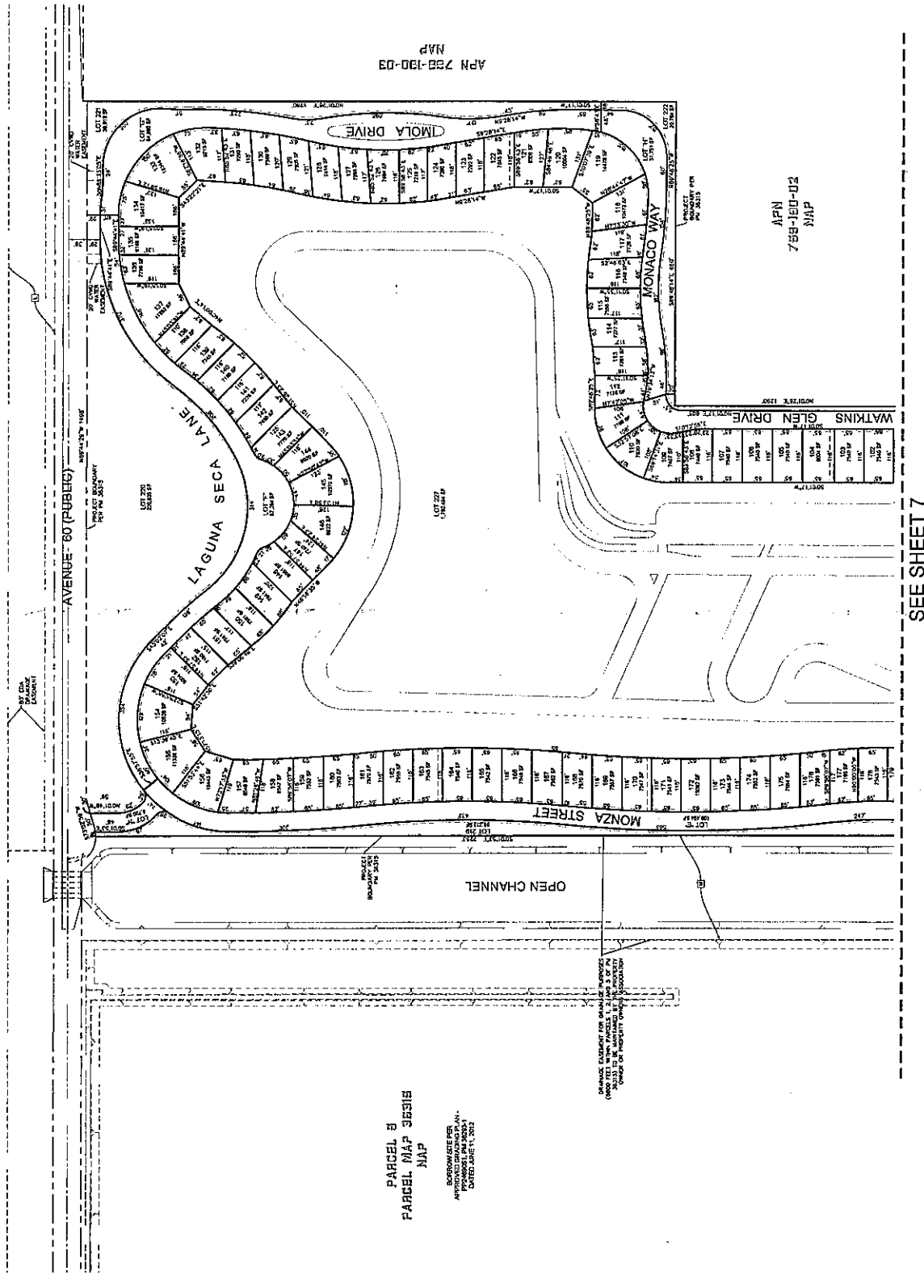
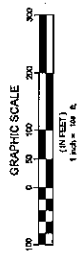
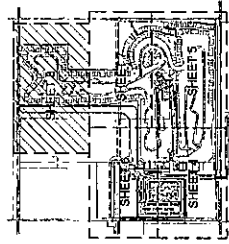
KEY MAP
N.T.S.



APN
7488-18D-03
NAP

		23357 MITCHELL BLVD SUITE 200 LIVERMORE, CA 94550 PHONE: 925-433-0303 FAX: 925-433-0411	DATE: 7/14/2013 DRAWN BY: TP CHECKED BY: JF SCALE: 1" = 100' FILE NO: 0990-100	APPROVED BY:	BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE PROVISIONAL SURVEY OF THE PROJECT, WHICH IS A TRUE AND CORRECT SURVEY OF THE PROJECT, AS SHOWN BY RECORD PLATS IN BOOKS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 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957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.	BENCH MARK: BENCH MARK IS LOCATED AT THE CORNER OF THE PROJECT, AS SHOWN ON THE PLAT, WITH AN ELEVATION OF 1157.00 FEET.	APPROVED BY:	IN THE UNINCORPORATED TERRITORY OF THE THERMAL, COUNTY OF INVERNILE, STATE OF CALIFORNIA TENTATIVE PARCEL MAP No. 36293 THE THERMAL CLUB PM36293-2 BEING A PORTION OF SECTION 33 T. 65S. R. 6E. S. 16. 61W.	DRAWING NAME: EH MINOR CHANGE 07 PP PROJECT No. 0990-100 SHEET 7 OF 8
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LEGEND:
 --- RIGHT-OF-WAY
 --- EXISTING CENTERLINE
 --- PROPOSED LOT LINES
 --- EXISTENTS



APN 758-190-03
MAP

APN 758-190-02
MAP

PARCEL 5
PARCEL MAP 35315
PARCEL MAP

APPROPRIATE PER
APPROVED BY THE
DATED JUNE 11, 2007

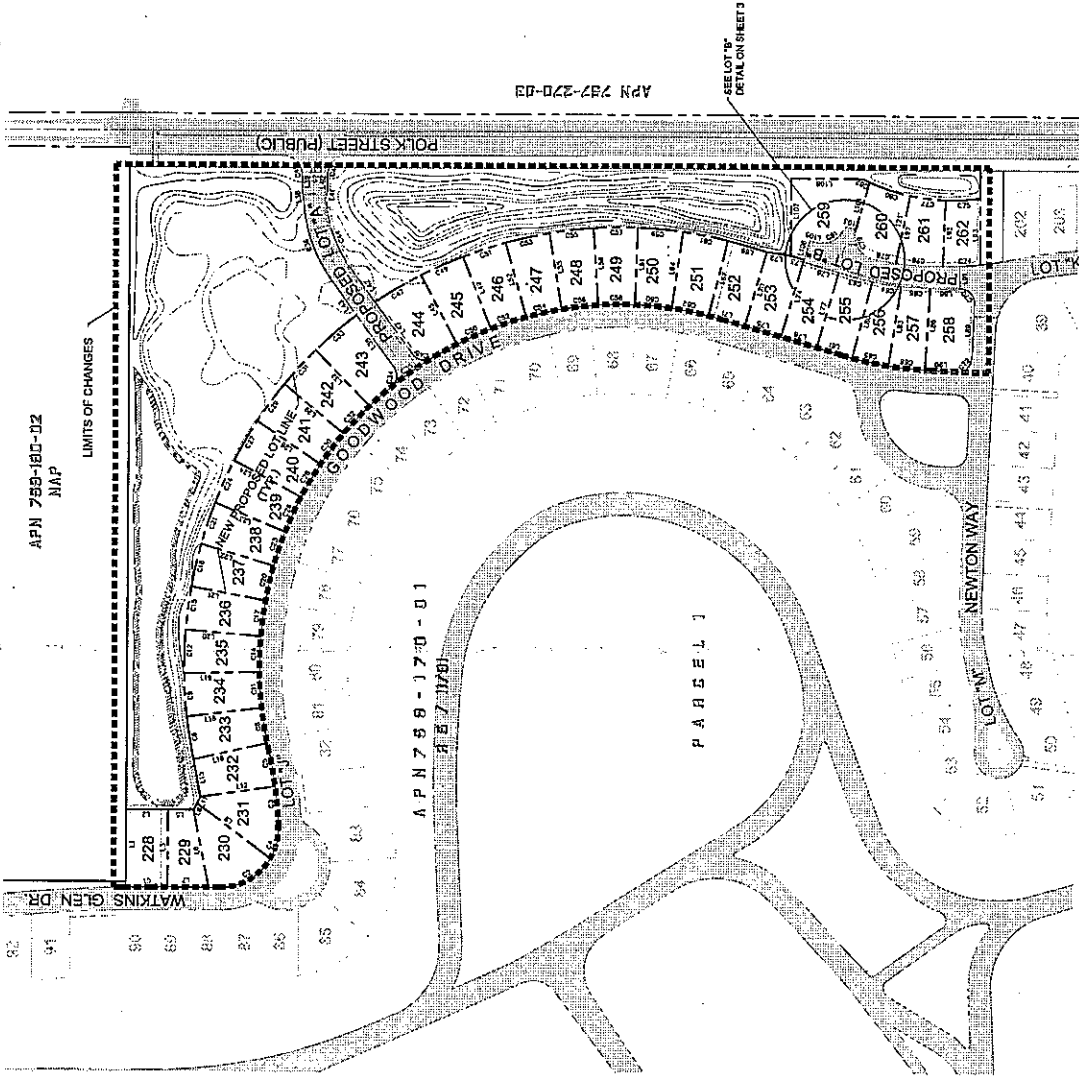
CONTRACT NUMBER: 06-11-2007-003
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
DATE: 06-11-2007

REVISIONS DATE NO. DRAWN BY: IP	DESIGNED BY: P CHECKED BY: R DATE: 7/18/2003	SCALE: 1" = 100' FILE NO.: 0590-100	STAMP 2332 Hill Drive, Dr. Suite 205 Laguna Hills, CA 92653 Phone: 949-433-0711 Fax: 949-433-0411	BASIS OF BEARINGS ALL BEARINGS ARE TO THE CENTERLINE OF THE MONACO WAY RIGHT-OF-WAY AND THE CENTERLINE OF MONAZA STREET. THE BEARINGS ARE TO THE CENTERLINE OF THE MONAZA STREET AND THE CENTERLINE OF MONAZA STREET, CALIFORNIA.	BENCH MARK CALIFORNIA B.M. 804-41-1-10' BENCH MARK SET BY THE STATE SURVEYOR IN 1954. THE BENCH MARK IS LOCATED AT THE CORNER OF MONAZA STREET AND MONAZA WAY 5' S.E. OF PG 1007490 UTM COORDINATES: 1200117.172 EASTING 4600000.000 NORTHING	APPROVED BY: TENTATIVE PARCEL MAP NO. 36293 THE THERMAL CLUB PM36293-2 BEING A PORTION OF SECTION 33 T.6S. R.8E. S.8E.M.	DRAWING NAME EIT MINOR CHANGE 08 PP PROJECT NO. 0590-100 SHEET 8 OF 8
	IN THE UNINCORPORATED TERRITORY OF THERMAL COUNTY OF REDRIVER, STATE OF CALIFORNIA						

SEE SHEET 7

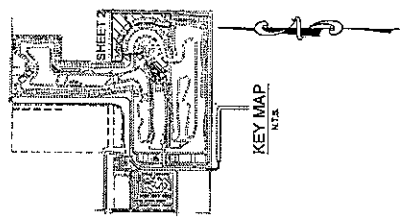
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NUMBER	BEARING	DISTANCE
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L2	N 89° 57' 41" E	134.00
L3	N 89° 57' 41" E	134.00
L4	N 89° 57' 41" E	134.00
L5	N 89° 57' 41" E	134.00
L6	N 89° 57' 41" E	134.00
L7	N 89° 57' 41" E	134.00
L8	N 89° 57' 41" E	134.00
L9	N 89° 57' 41" E	134.00
L10	N 89° 57' 41" E	134.00
L11	N 89° 57' 41" E	134.00
L12	N 89° 57' 41" E	134.00
L13	N 89° 57' 41" E	134.00
L14	N 89° 57' 41" E	134.00
L15	N 89° 57' 41" E	134.00
L16	N 89° 57' 41" E	134.00
L17	N 89° 57' 41" E	134.00
L18	N 89° 57' 41" E	134.00
L19	N 89° 57' 41" E	134.00
L20	N 89° 57' 41" E	134.00
L21	N 89° 57' 41" E	134.00
L22	N 89° 57' 41" E	134.00
L23	N 89° 57' 41" E	134.00
L24	N 89° 57' 41" E	134.00
L25	N 89° 57' 41" E	134.00
L26	N 89° 57' 41" E	134.00
L27	N 89° 57' 41" E	134.00
L28	N 89° 57' 41" E	134.00
L29	N 89° 57' 41" E	134.00
L30	N 89° 57' 41" E	134.00
L31	N 89° 57' 41" E	134.00
L32	N 89° 57' 41" E	134.00
L33	N 89° 57' 41" E	134.00
L34	N 89° 57' 41" E	134.00
L35	N 89° 57' 41" E	134.00
L36	N 89° 57' 41" E	134.00
L37	N 89° 57' 41" E	134.00
L38	N 89° 57' 41" E	134.00
L39	N 89° 57' 41" E	134.00
L40	N 89° 57' 41" E	134.00
L41	N 89° 57' 41" E	134.00
L42	N 89° 57' 41" E	134.00
L43	N 89° 57' 41" E	134.00
L44	N 89° 57' 41" E	134.00
L45	N 89° 57' 41" E	134.00
L46	N 89° 57' 41" E	134.00
L47	N 89° 57' 41" E	134.00
L48	N 89° 57' 41" E	134.00
L49	N 89° 57' 41" E	134.00
L50	N 89° 57' 41" E	134.00

CURVE DATA		
NUMBER	DELTA	LENGTH
C1	45.73	250.00
C2	45.73	250.00
C3	45.73	250.00
C4	45.73	250.00
C5	45.73	250.00
C6	45.73	250.00
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C8	45.73	250.00
C9	45.73	250.00
C10	45.73	250.00
C11	45.73	250.00
C12	45.73	250.00
C13	45.73	250.00
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C29	45.73	250.00
C30	45.73	250.00
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C46	45.73	250.00
C47	45.73	250.00
C48	45.73	250.00
C49	45.73	250.00
C50	45.73	250.00



LOT DATA		
LOT NO.	AREA (SQ FT)	PERCENT (%)
228	10,111	35.9
229	10,111	35.9
230	10,111	35.9
231	10,111	35.9
232	10,111	35.9
233	10,111	35.9
234	10,111	35.9
235	10,111	35.9
236	10,111	35.9
237	10,111	35.9
238	10,111	35.9
239	10,111	35.9
240	10,111	35.9
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242	10,111	35.9
243	10,111	35.9
244	10,111	35.9
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246	10,111	35.9
247	10,111	35.9
248	10,111	35.9
249	10,111	35.9
250	10,111	35.9
251	10,111	35.9
252	10,111	35.9
253	10,111	35.9
254	10,111	35.9
255	10,111	35.9
256	10,111	35.9
257	10,111	35.9
258	10,111	35.9

PROPOSED CHANGES		
APPROVED TO DATE	BY DATE	BY DATE



IN THE UNINCORPORATED TOWNSHIP OF FIDALGO COUNTY OF WASHINGTON STATE OF WASHINGTON
TENTATIVE PARCEL MAP No. 36293
PROJECT No. 0590-100
THE THERMAL CLUB
 PM35293-2
 BEING A PORTION OF SECTION 33
 1.66 R.R.E. S.B.M.

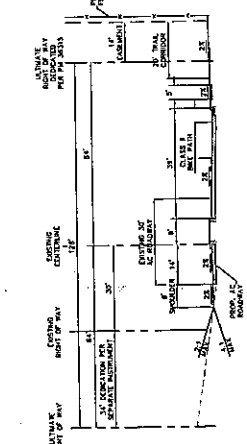
DRAWING NAME:
 E.H. MINOR CHANGE 02 DT
 PROJECT No.
 0590-100
 SHEET 2 OF 3

APPROVED BY: _____
 BENCH MARK: _____
 BASIS OF BEARINGS: _____
 STAMP: _____
 SIGNATURE: _____
 DATE: 7/16/2013
 SCALE: 1" = 100'
 FILE NO: 0590-100

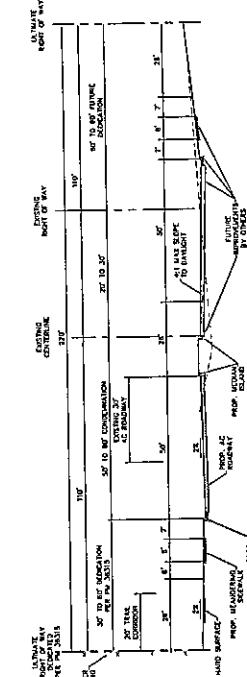
2332 MI. CHASE, SUITE 203
 LAKING HILLS, CA 92653
 PHONE: (714) 942-1111
 FAX: (714) 942-1111
RC Consultants, Inc.
 REGISTERED CIVIL ENGINEER
 DATE NO. DRAWN BY: _____
 REVISIONS: _____

LOT DATA	LOT DATA	LOT DATA	LOT DATA
NO.	ELEV.	NO.	ELEV.
1	355.3	10	355.3
2	355.7	11	355.7
3	355.9	12	355.9
4	356.0	13	356.0
5	356.1	14	356.1
6	356.2	15	356.2
7	356.3	16	356.3
8	356.4	17	356.4
9	356.5	18	356.5
10	356.6	19	356.6
11	356.7	20	356.7
12	356.8	21	356.8
13	356.9	22	356.9
14	357.0	23	357.0
15	357.1	24	357.1
16	357.2	25	357.2
17	357.3	26	357.3
18	357.4	27	357.4
19	357.5	28	357.5
20	357.6	29	357.6
21	357.7	30	357.7
22	357.8	31	357.8
23	357.9	32	357.9
24	358.0	33	358.0
25	358.1	34	358.1
26	358.2	35	358.2
27	358.3	36	358.3
28	358.4	37	358.4
29	358.5	38	358.5
30	358.6	39	358.6
31	358.7	40	358.7
32	358.8	41	358.8
33	358.9	42	358.9
34	359.0	43	359.0
35	359.1	44	359.1
36	359.2	45	359.2
37	359.3	46	359.3
38	359.4	47	359.4
39	359.5	48	359.5
40	359.6	49	359.6
41	359.7	50	359.7
42	359.8	51	359.8
43	359.9	52	359.9
44	360.0	53	360.0
45	360.1	54	360.1
46	360.2	55	360.2
47	360.3	56	360.3
48	360.4	57	360.4
49	360.5	58	360.5
50	360.6	59	360.6
51	360.7	60	360.7
52	360.8	61	360.8
53	360.9	62	360.9
54	361.0	63	361.0
55	361.1	64	361.1
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57	361.3	66	361.3
58	361.4	67	361.4
59	361.5	68	361.5
60	361.6	69	361.6
61	361.7	70	361.7
62	361.8	71	361.8
63	361.9	72	361.9
64	362.0	73	362.0
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66	362.2	75	362.2
67	362.3	76	362.3
68	362.4	77	362.4
69	362.5	78	362.5
70	362.6	79	362.6
71	362.7	80	362.7
72	362.8	81	362.8
73	362.9	82	362.9
74	363.0	83	363.0
75	363.1	84	363.1
76	363.2	85	363.2
77	363.3	86	363.3
78	363.4	87	363.4
79	363.5	88	363.5
80	363.6	89	363.6
81	363.7	90	363.7
82	363.8	91	363.8
83	363.9	92	363.9
84	364.0	93	364.0
85	364.1	94	364.1
86	364.2	95	364.2
87	364.3	96	364.3
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89	364.5	98	364.5
90	364.6	99	364.6
91	364.7	100	364.7

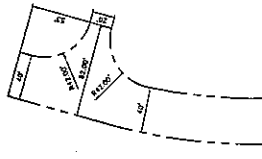
LOT DATA OBTAINED FROM SURVEYING COMPANIES
 * LOT DATA OBTAINED FROM SURVEYING COMPANIES



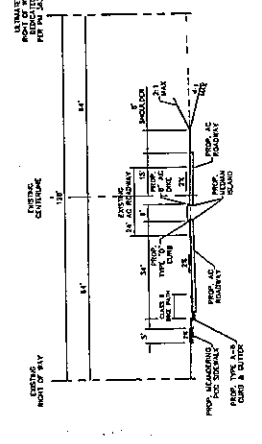
TYPICAL SECTION: TYLER STREET
 FROM BIRNBAUM BLVD. TO 6th AVENUE
 N.I.S.



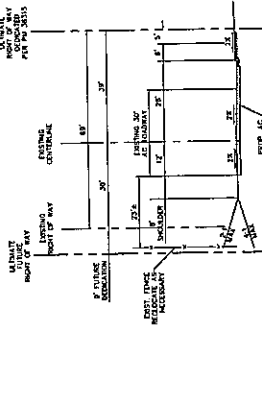
TYPICAL SECTION: 62nd AVENUE
 FROM TYLER TO POLK STREET
 N.I.S.



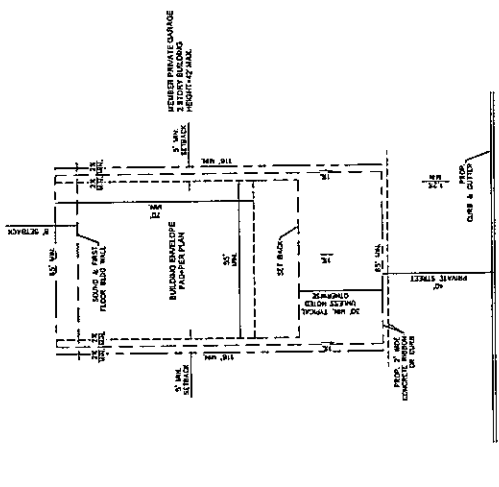
LOT "B" DETAIL
 N.I.S.



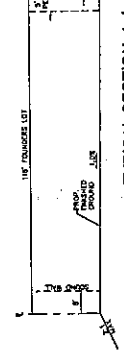
TYPICAL SECTION: POLK STREET
 FROM BIRNBAUM BLVD. TO 6th AVENUE
 N.I.S.



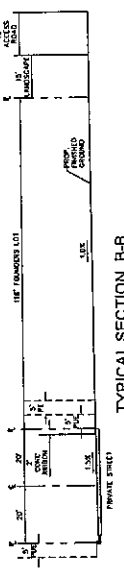
TYPICAL SECTION: 60th AVENUE
 FROM 300' EAST OF TYLER STREET TO
 120' WEST OF POLK STREET
 N.I.S.



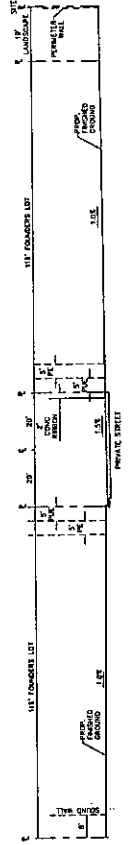
TYPICAL FOUNDERS LOT
 N.I.S.



TYPICAL SECTION A-A
 N.I.S.

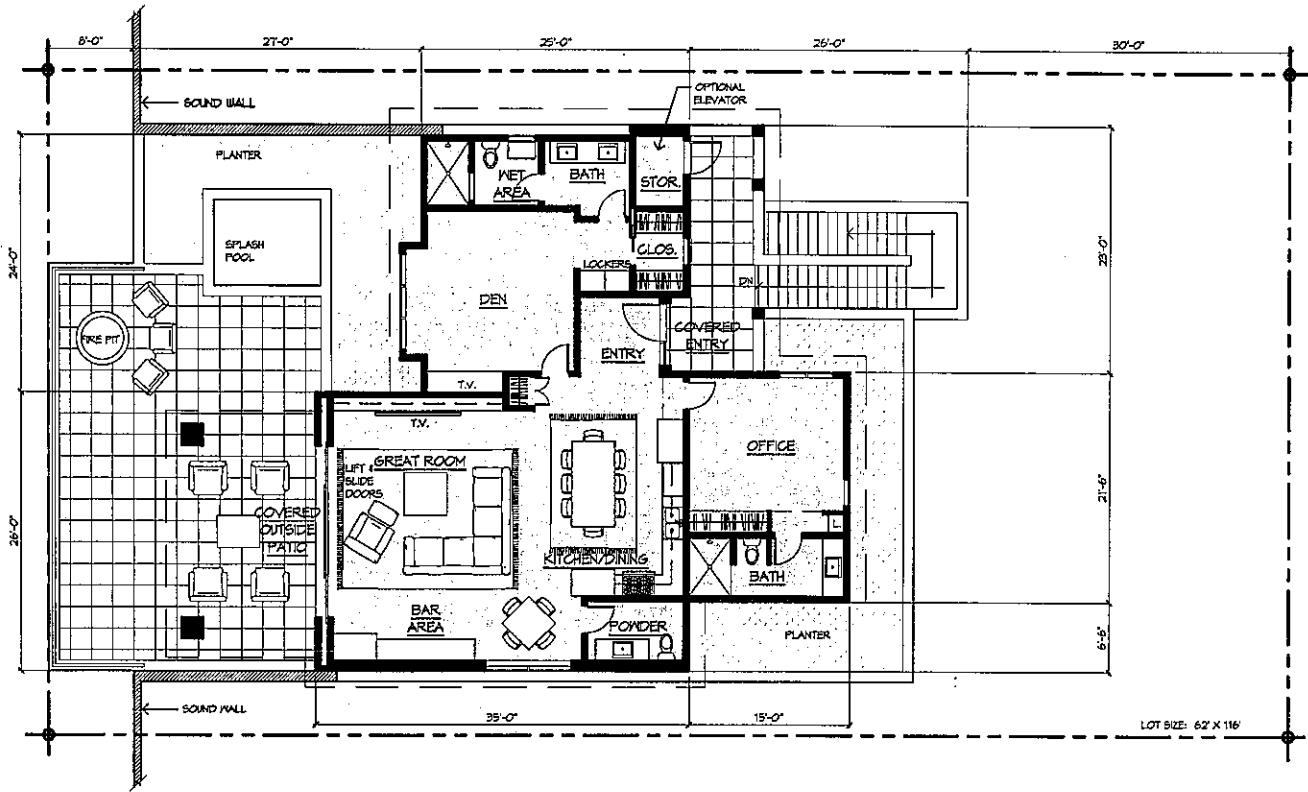


TYPICAL SECTION B-B
 N.I.S.

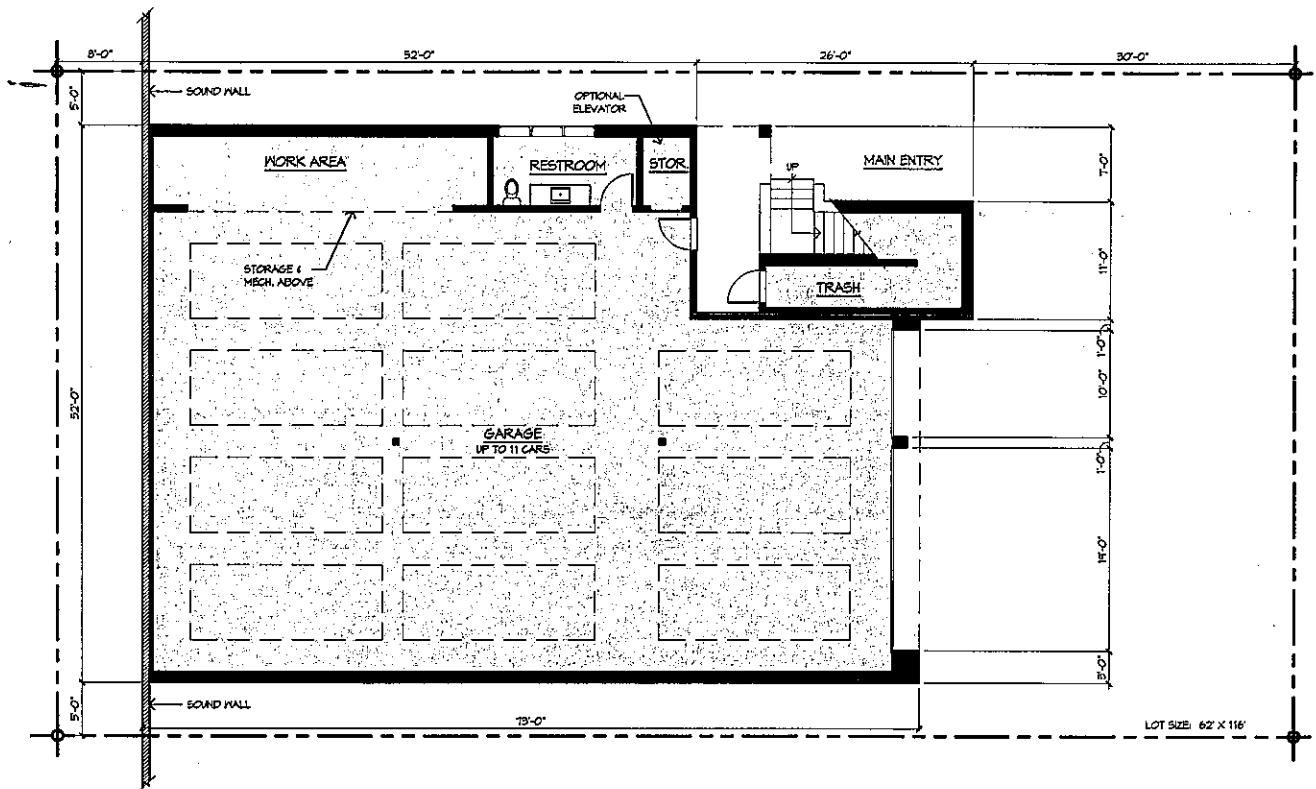


TYPICAL SECTION C-C
 N.I.S.

DATE NO. 7/15/2013	DATE 7/15/2013	SCALE: 1" = 100'	FILE NO. 0590-100
DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DATE: 7/15/2013	STAMP: [Stamp]
REVISIONS			
BENCH MARK: CAUTION: THIS BENCH MARK IS A 2" X 4" WOODEN POST SET IN THE GROUND. THIS BENCH MARK IS NOT TO BE USED FOR ANY SURVEYING PURPOSES. IT IS THE PROPERTY OF THE ENGINEER AND SHALL BE REMOVED AT THE END OF THE PROJECT. USGS BENCH MARK 1200' W/2 ADJUTANT 1,851, 1,852, 1,853, 1,854.		BASIS OF BEARINGS: THE BENCH MARK IS A 2" X 4" WOODEN POST SET IN THE GROUND. THIS BENCH MARK IS NOT TO BE USED FOR ANY SURVEYING PURPOSES. IT IS THE PROPERTY OF THE ENGINEER AND SHALL BE REMOVED AT THE END OF THE PROJECT. USGS BENCH MARK 1200' W/2 ADJUTANT 1,851, 1,852, 1,853, 1,854.	
APPROVED BY: [Signature]		STAMP: [Stamp]	
DRAWING NAME: TENTATIVE PARCEL MAP NO. 36293			
PROJECT NO. 0590-100			
THE THERMAL CLUB			
PM36293-2			
BEING A PORTION OF SECTION 33			
1,851, 1,852, 1,853, 1,854			
SHEET 3 OF 3			



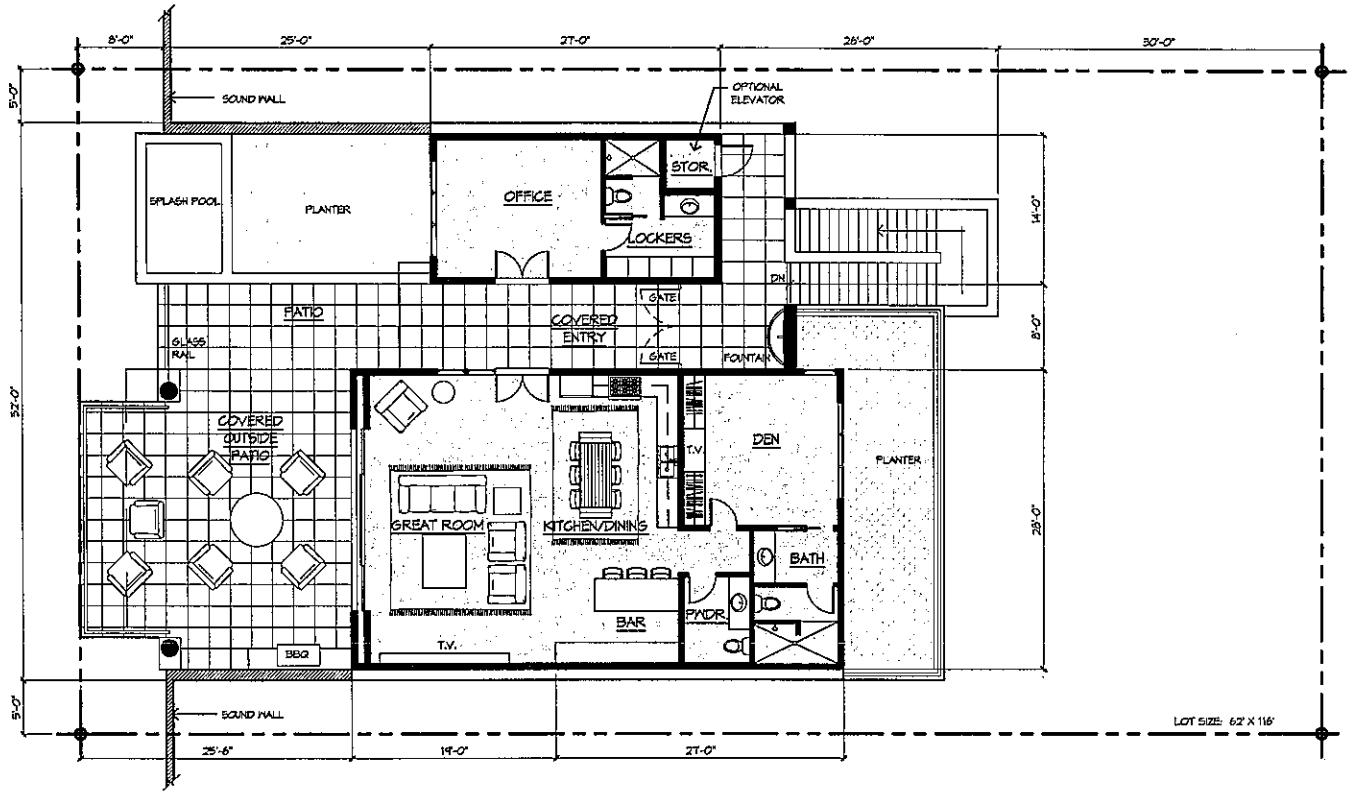
UPPER LEVEL FLOOR PLAN - 1825 SQ. FT.



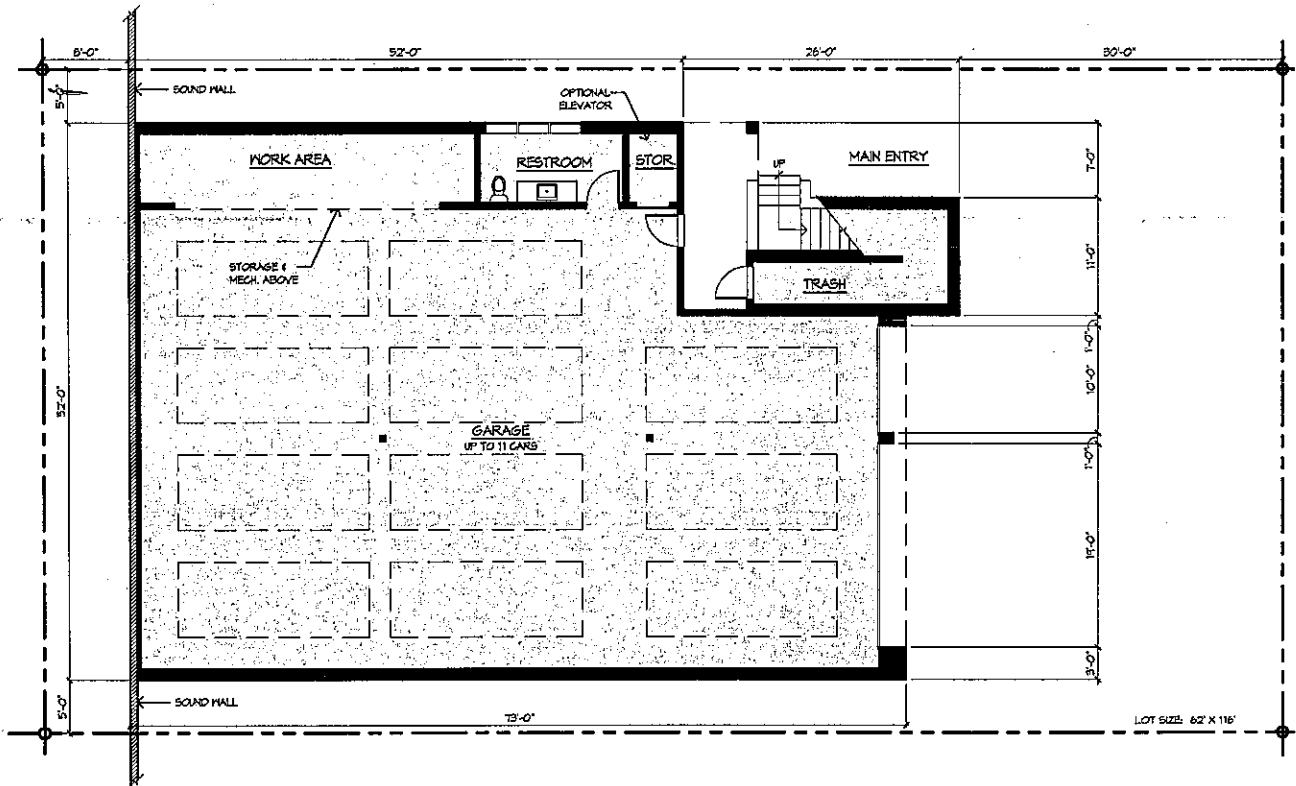
UNIT A1

LOWER LEVEL FLOOR PLAN - 3418 SQ. FT.





UPPER LEVEL FLOOR PLAN - 1666 SQ. FT.

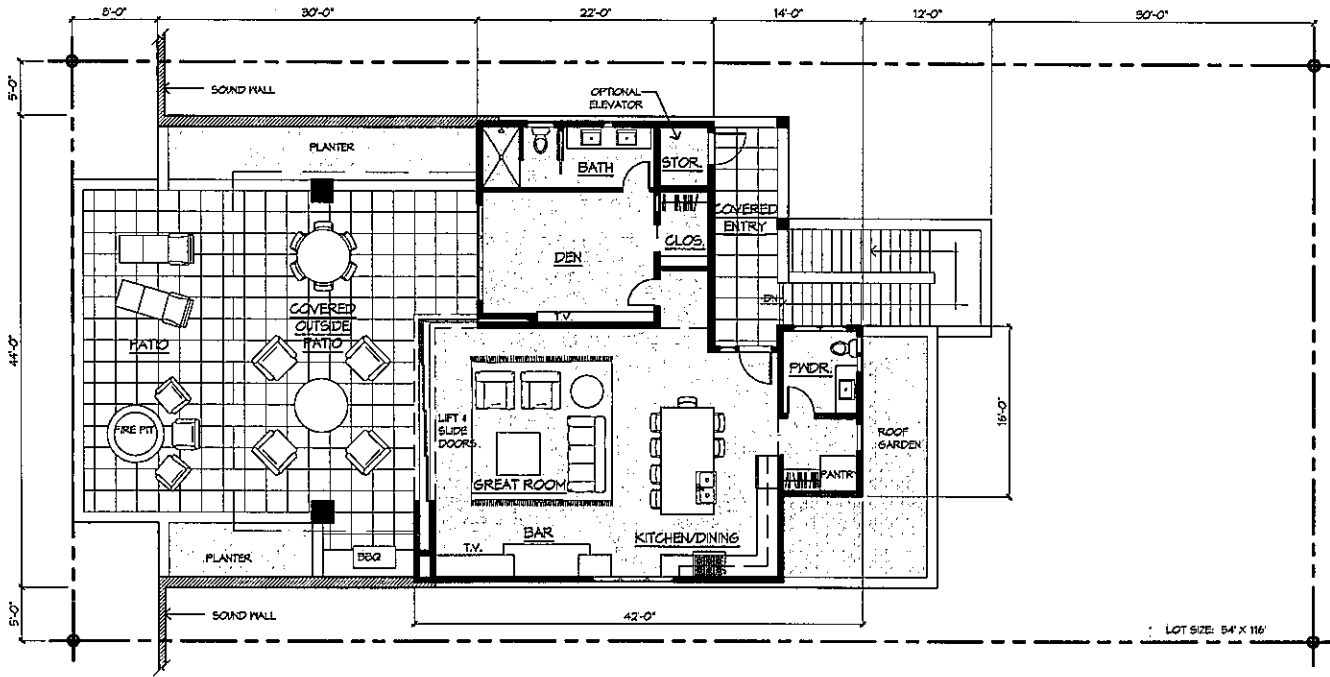


UNIT A2

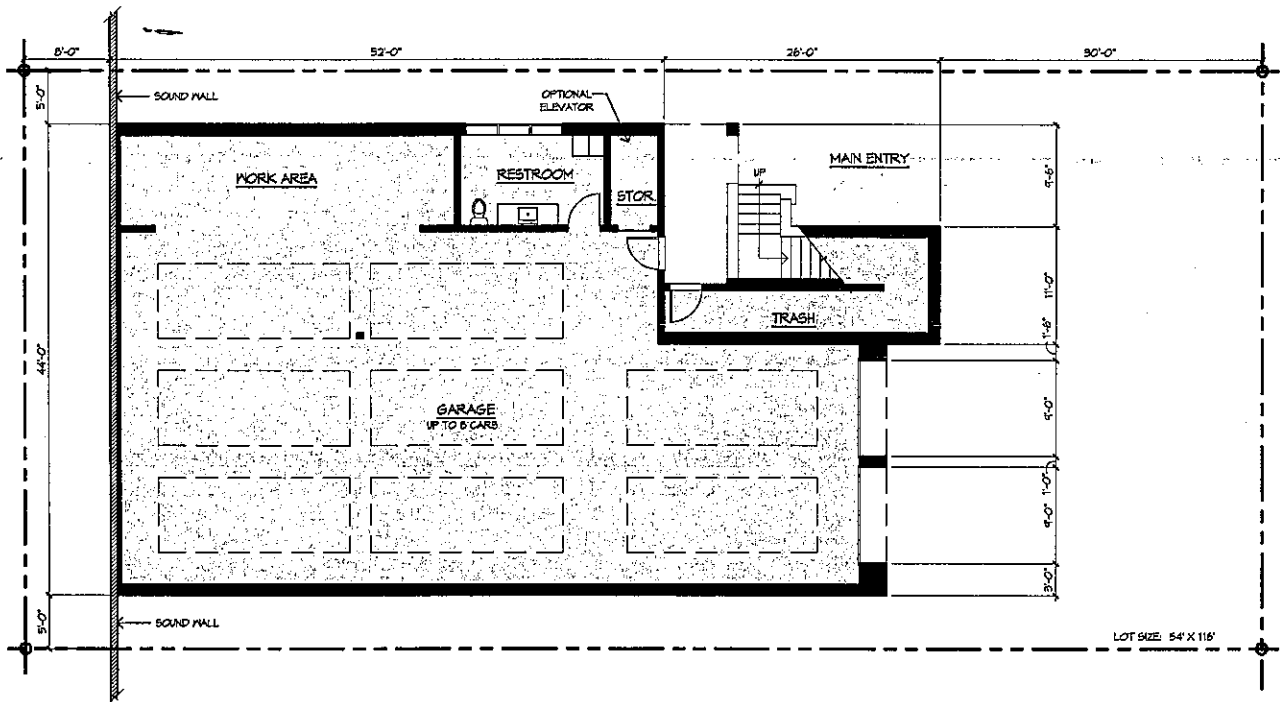
LOWER LEVEL FLOOR PLAN - 3818 SQ. FT.



THE
THERMAL
CLUB



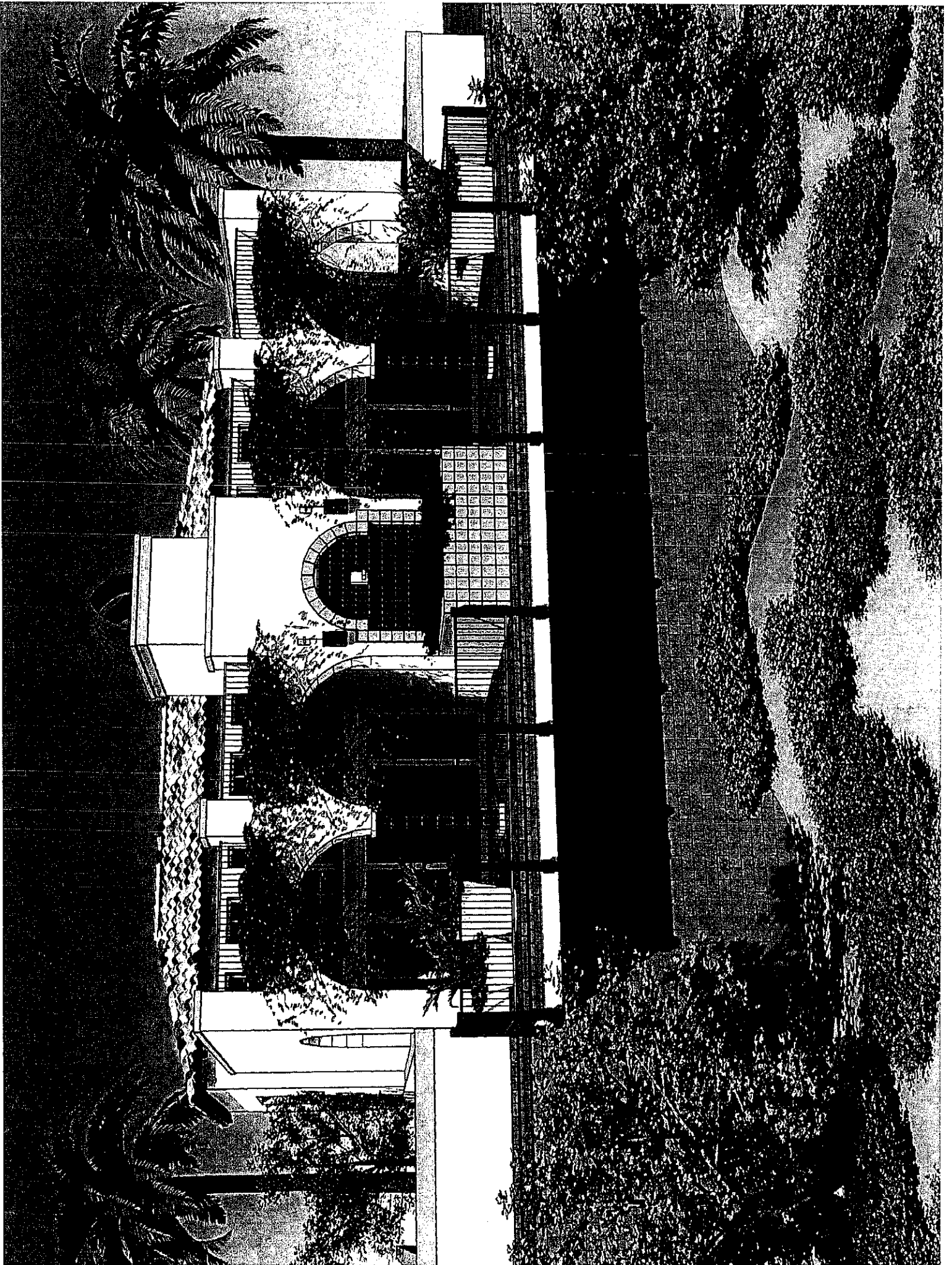
UPPER LEVEL FLOOR PLAN - 1386 SQ. FT.

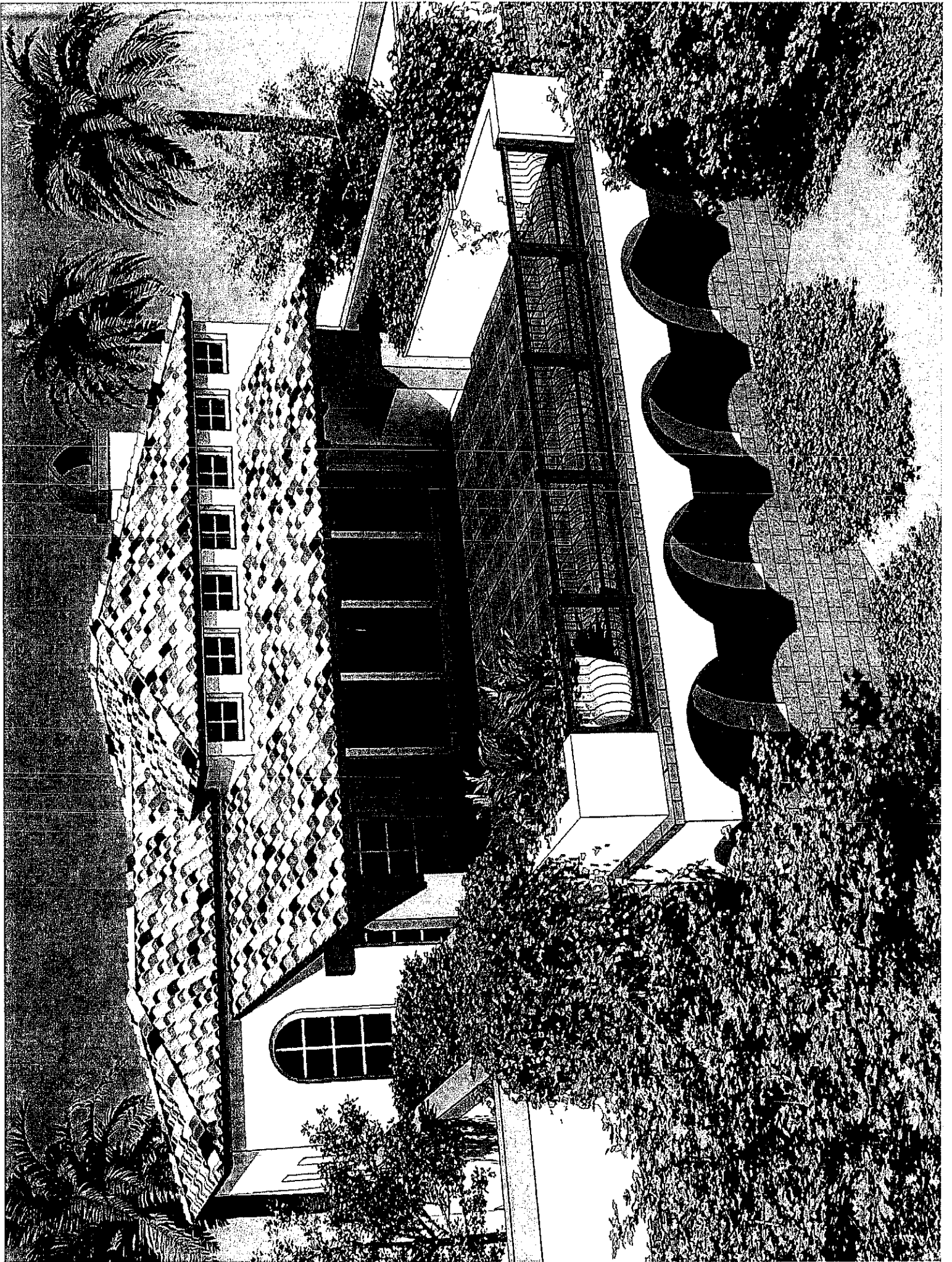


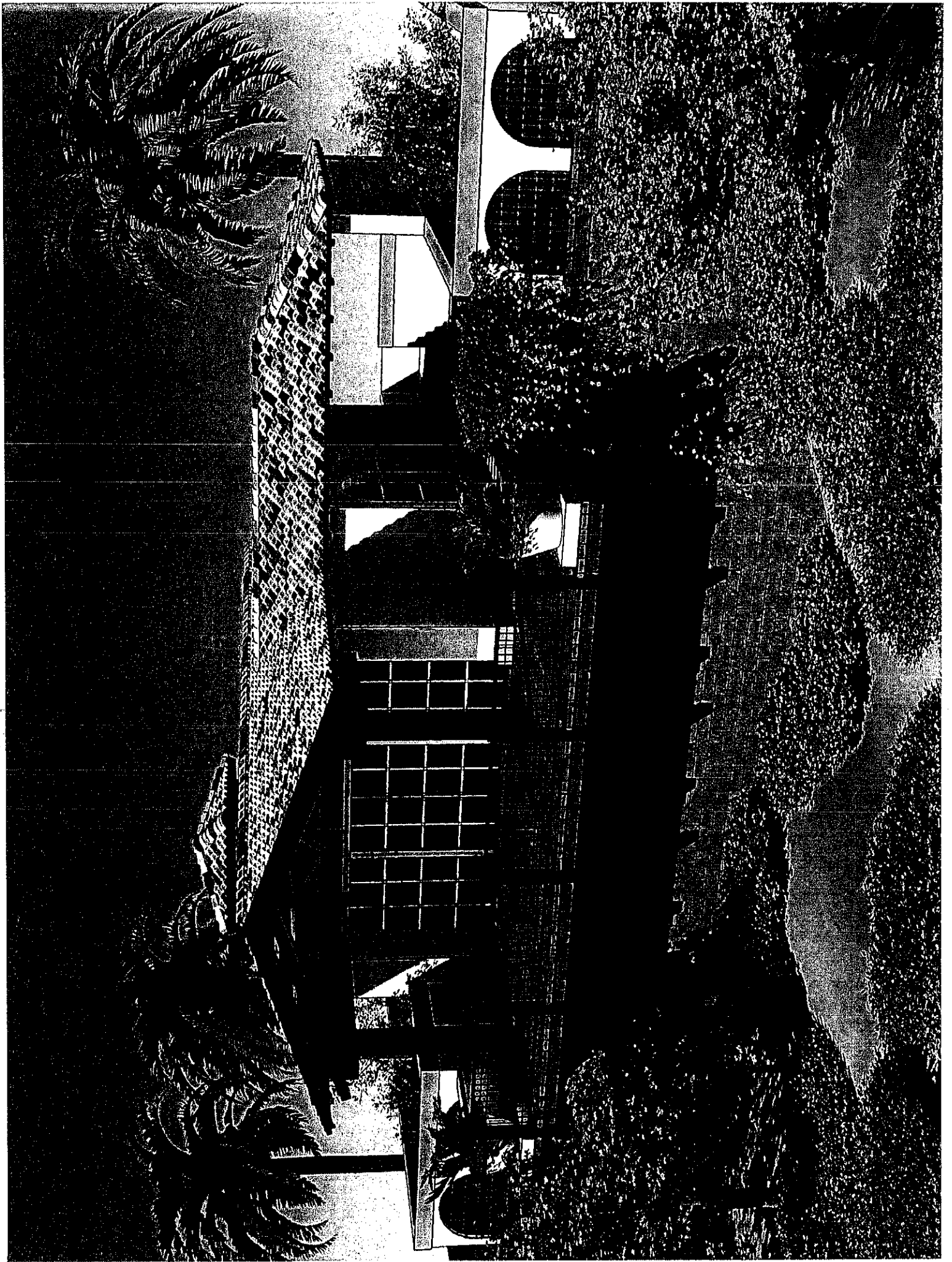
UNIT B1

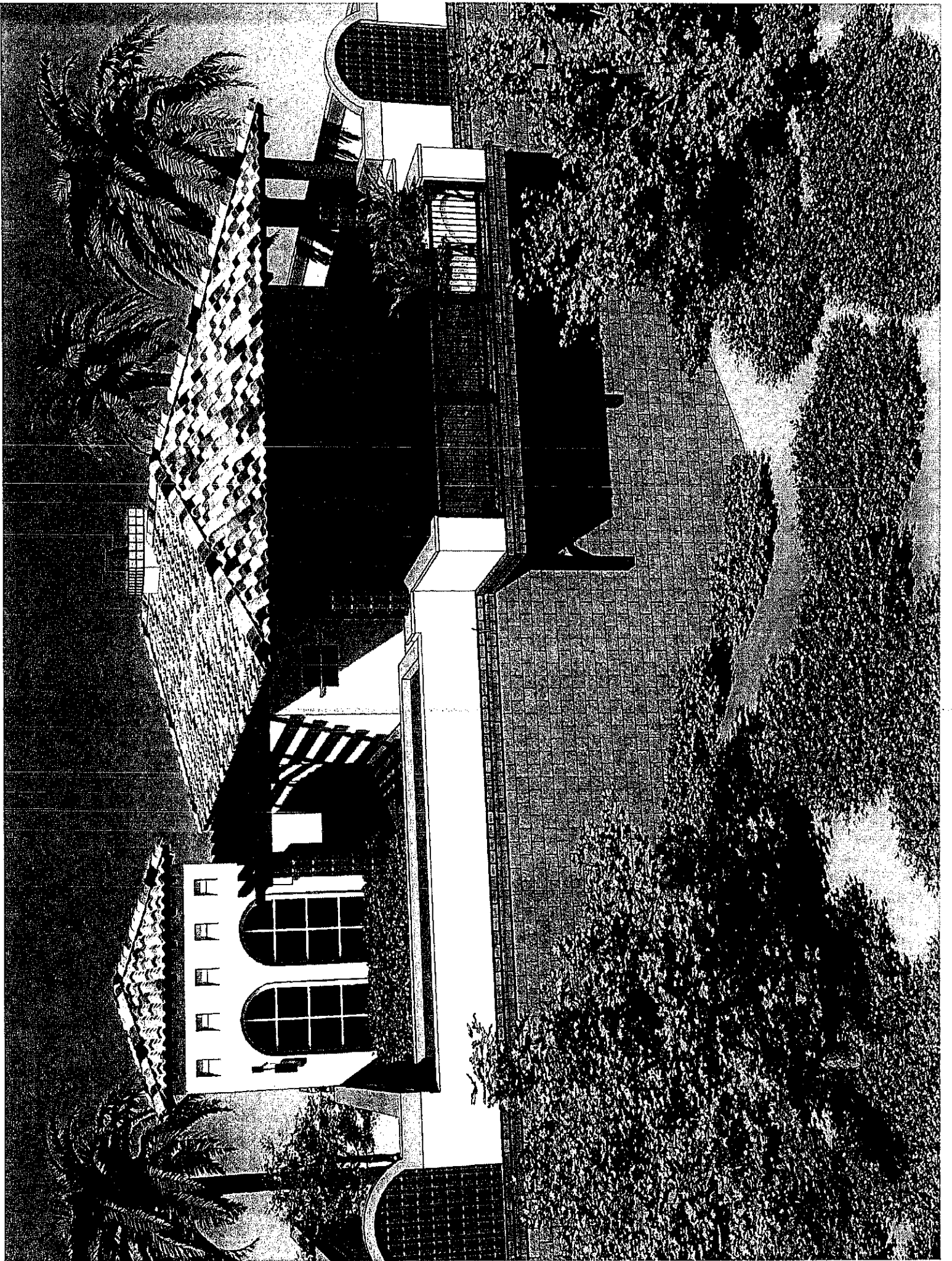
LOWER LEVEL FLOOR PLAN - 2816 SQ. FT.

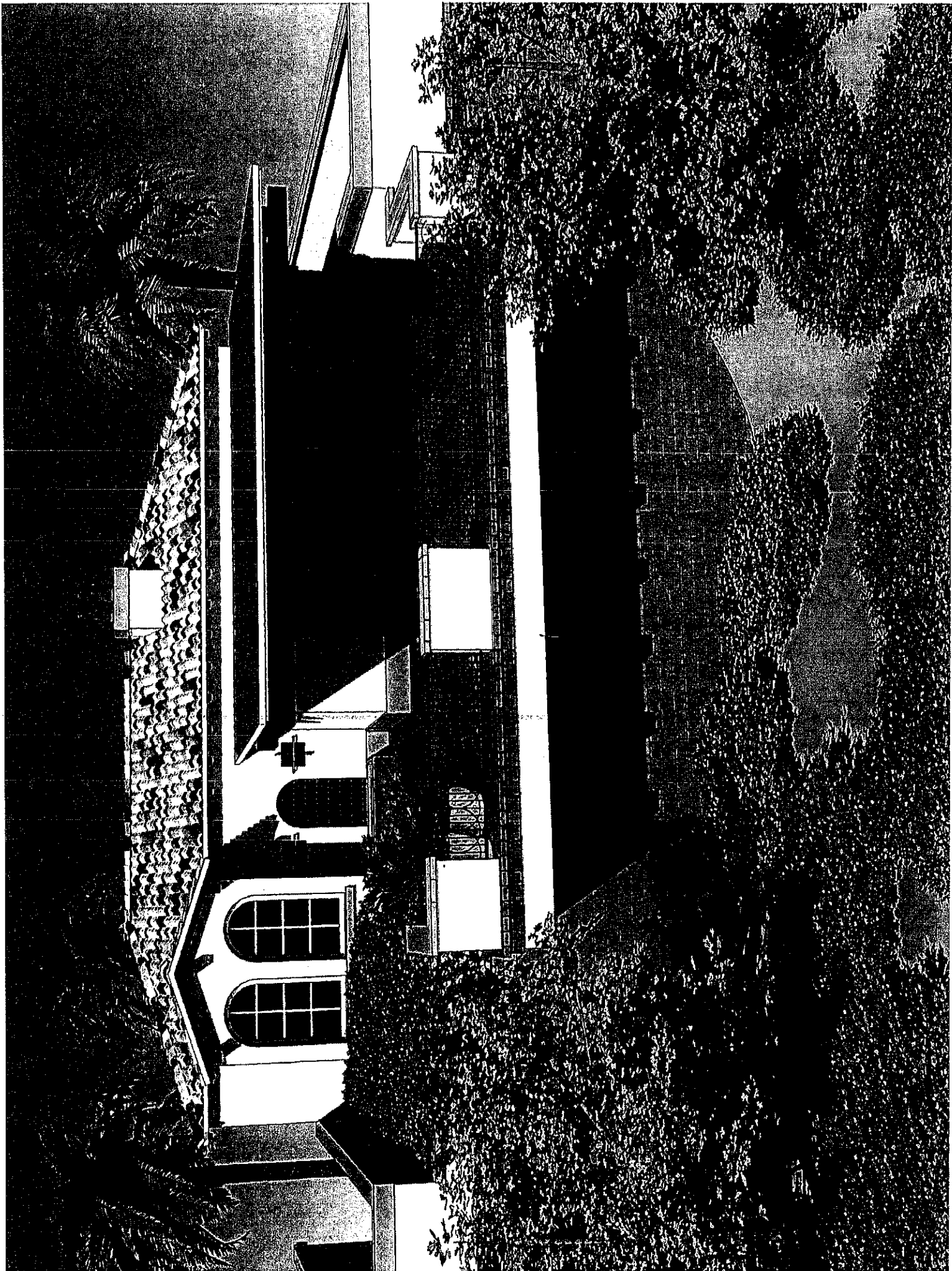


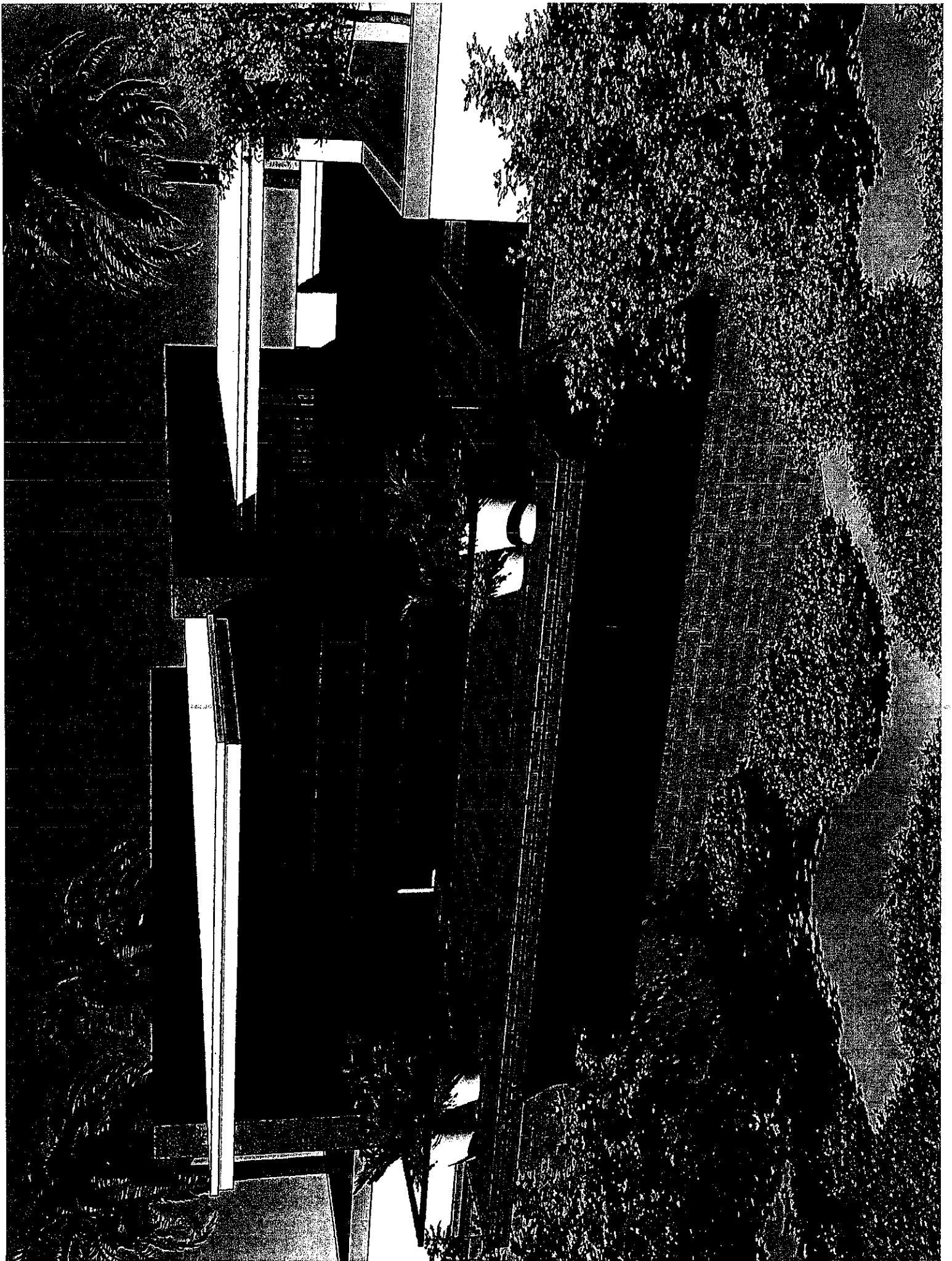


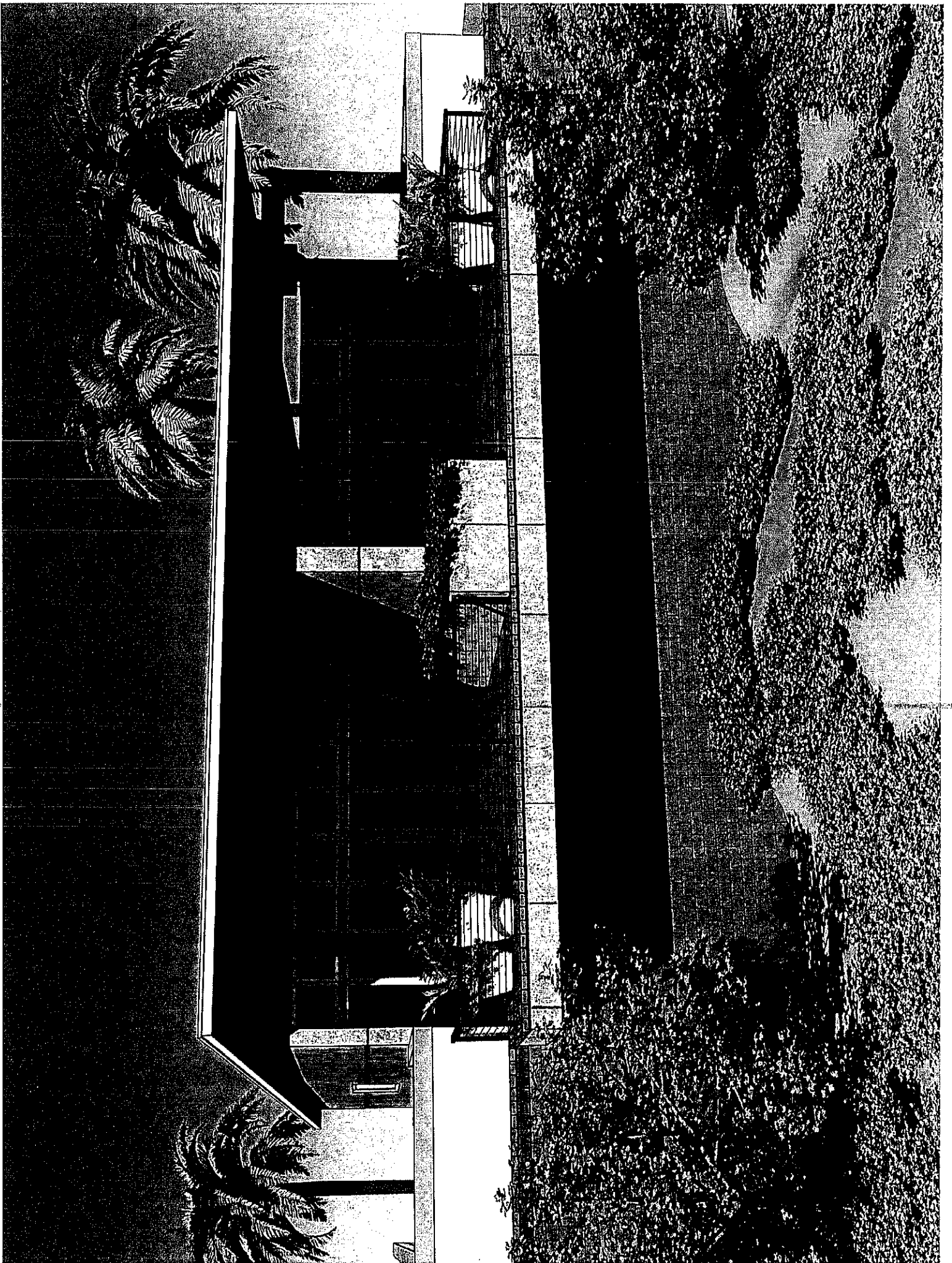


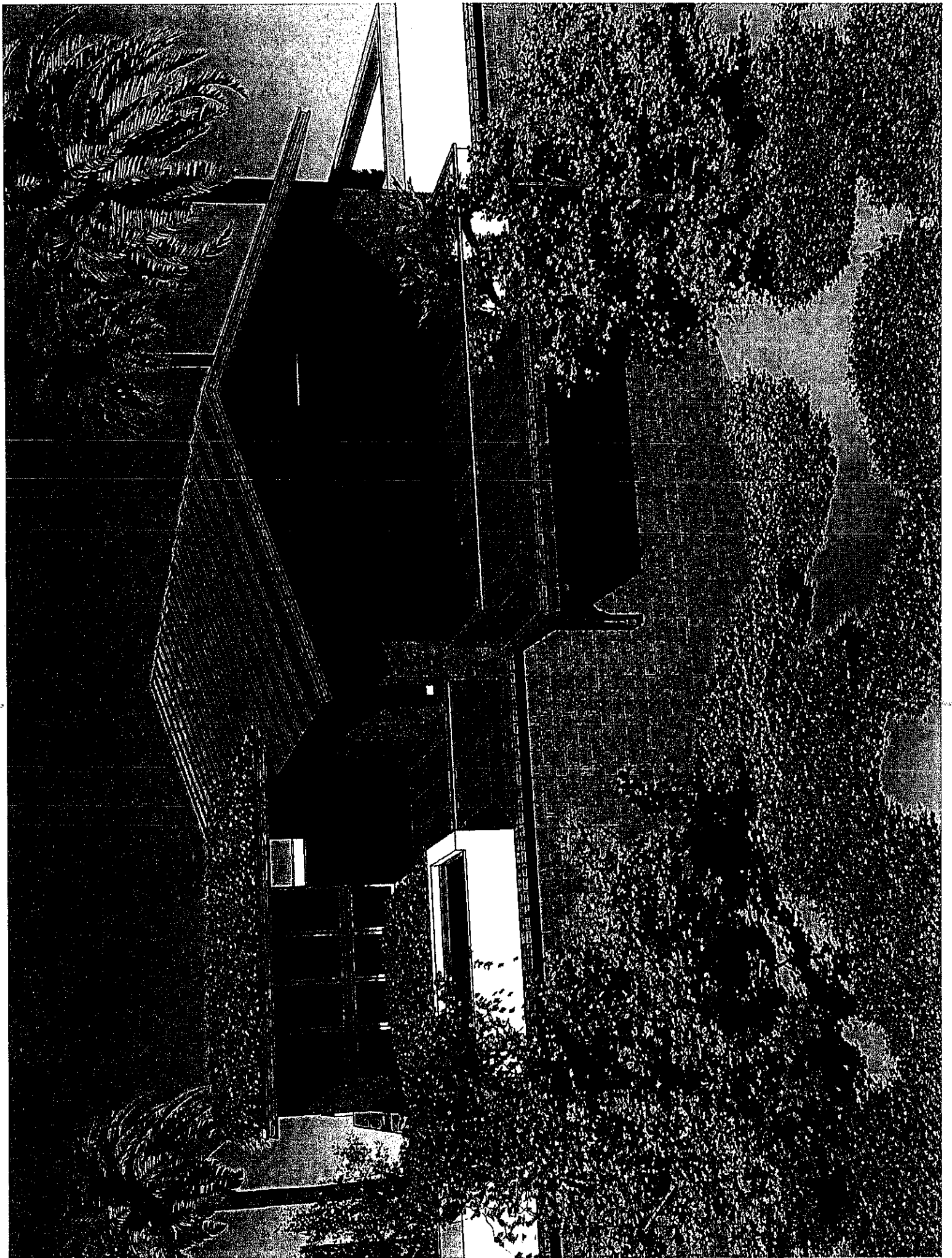


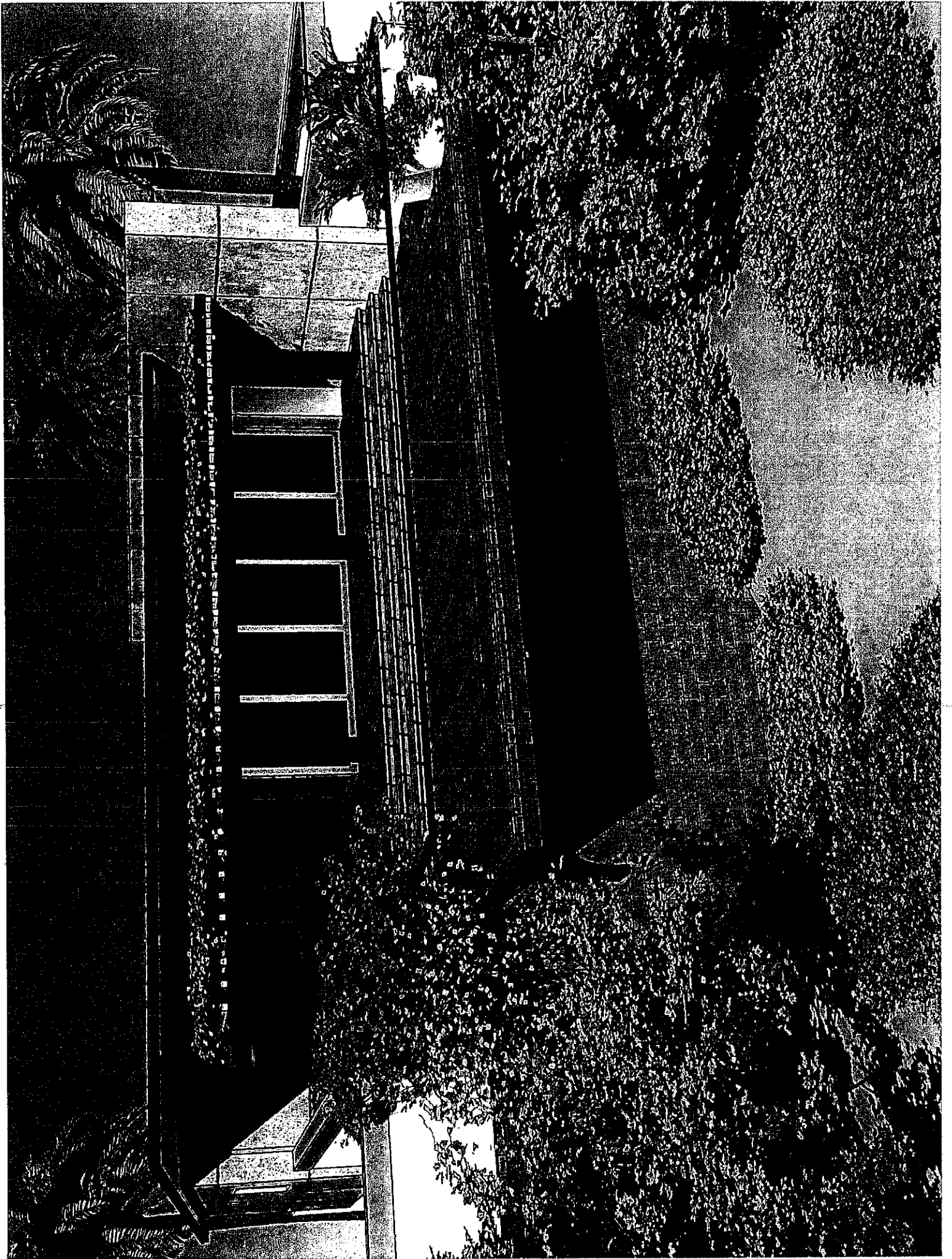












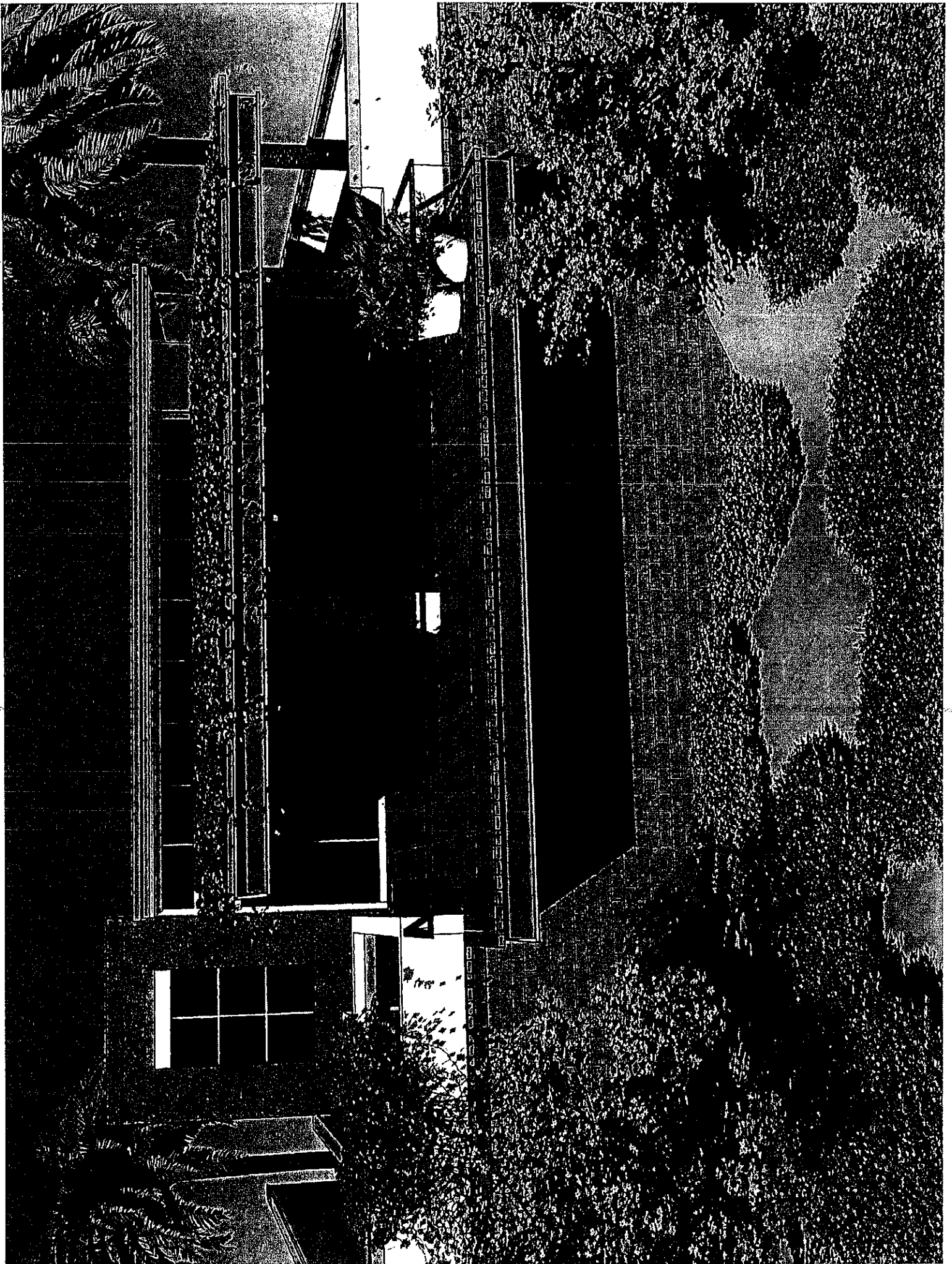


Exhibit 1
The Thermal Club
Riverside County ALUC Open Land Requirements Analysis
Prepared April 15, 2013
Prepared by Johnson Aviation

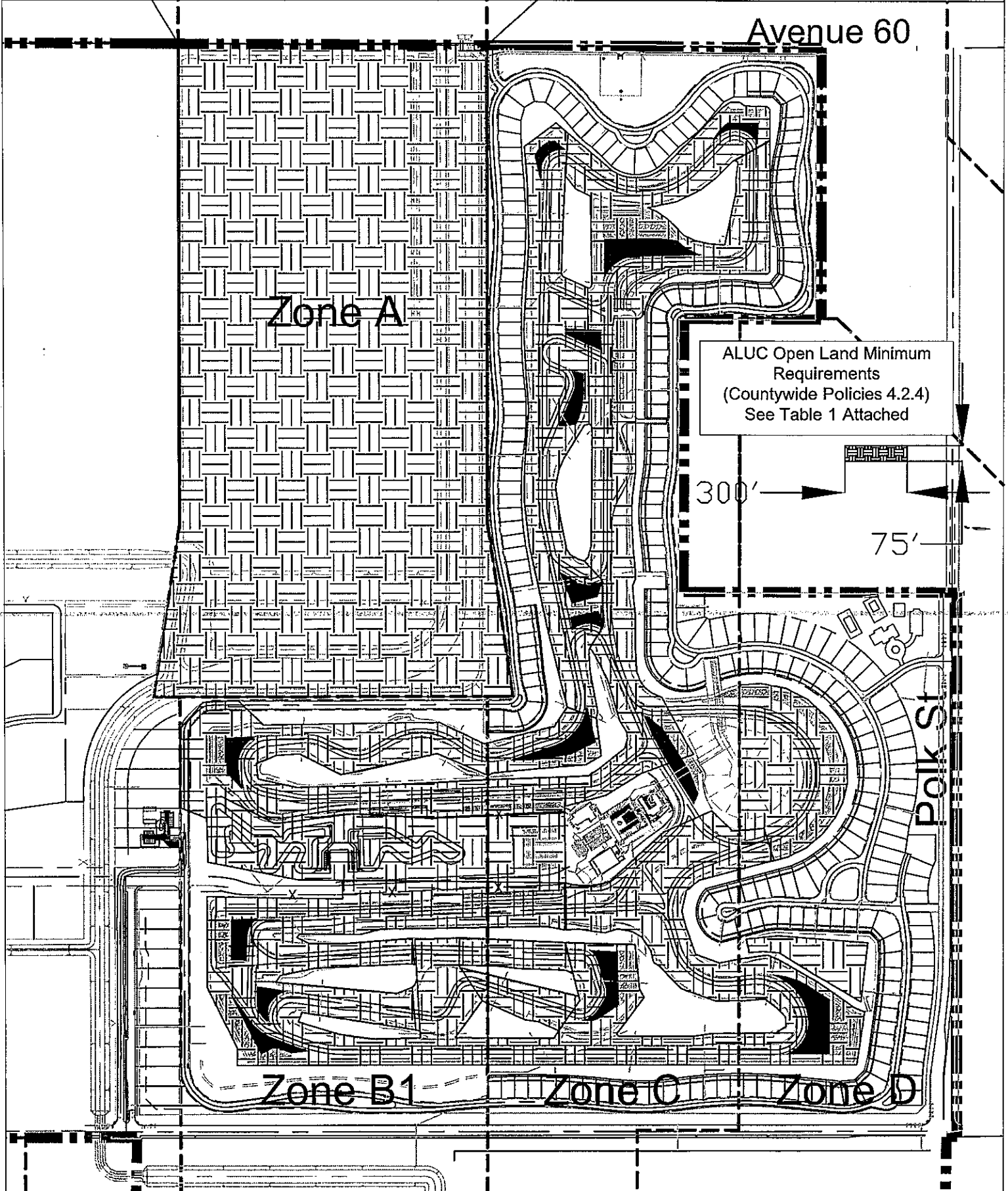


Table 1
The Thermal Club
Riverside County ALUC Open Land Requirements Analysis
Prepared April 15, 2013
Prepared by Johnson Aviation

ALUC Zone	ALUC Open Land Requirement	TMP Plan Open Land with Landscaping	TMP Total Land within ALUC Zone	TMP Open Land Acres with Landscaping
Zone A	100%	100%	111.2	111.2
Zone B1	30%	63%	72.5	45.6
Zone C	20%	46%	150.1	68.7
Zone D	10%	25%	62.8	15.4



T.K.D. ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 1000 WEST 10TH STREET, SUITE 100
 ANAHEIM, CALIFORNIA 92801
 PHONE: 714/771-7700 FAX: 714/771-7701

THE THERMAL CLUB
 ONSITE LANDSCAPE PLANS
 HERMAL CALIFORNIA
 TOWNSHIP 6 SOUTH
 RANGE 8 EAST
 SECTION 33



HAREY
 2271 ARROYO VIEJO COURT
 SAN ANTONIO, TEXAS 78238
 PHONE: 512/381-1888 FAX: 512/381-1884

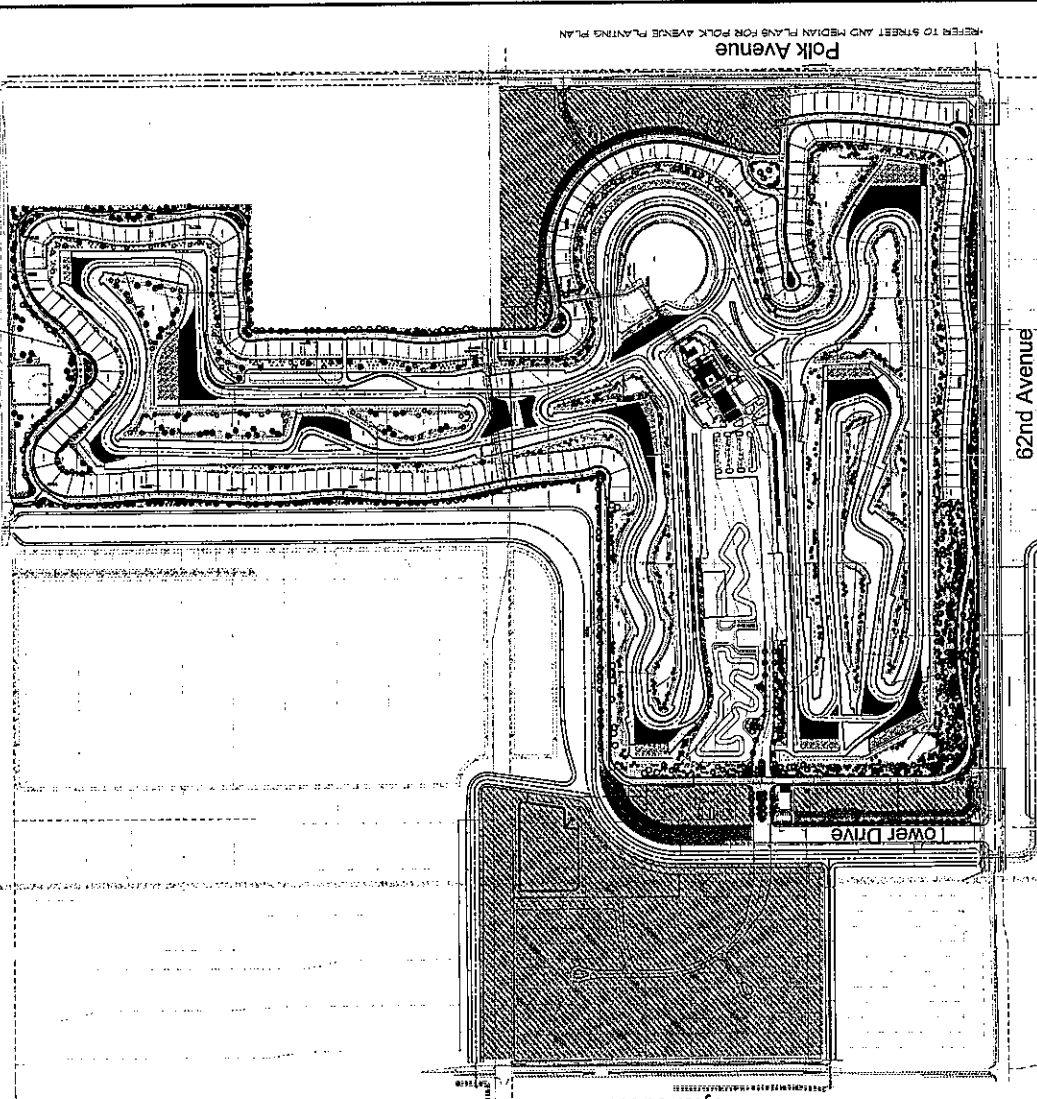
PLANTING PLAN
 DATE: 11/30/07
 PROJECT NO.: 704

NO.	DATE	TYPE	BY

DATE: 11/30/07
 SHEET NO.: 10
 DRAWN BY: JH
 CHECKED BY: JH
 FILE NAME: THERMALCLUB PLANTING

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

REFER TO STREET AND MEDIAN PLANS FOR 60th AVENUE PLANTING PLAN



REFER TO STREET AND MEDIAN PLANS FOR 62nd AVENUE PLANTING PLAN

MASTER PLANTING PLAN
 SCALE: 1"=300'

THIS PLAN HAS BEEN REVIEWED BY THE CALIFORNIA VALLEY WATER DISTRICT IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65591 AS WELL AS CALIFORNIA WATER CODE SECTION 81000 AND LOCAL ORDINANCES. THE DISTRICT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANTING PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE DISTRICT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANTING PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

SEE SHEET LD-1 FOR PLANTING DETAILS

ON-SITE PLANT LEGEND

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Plant Factor
10	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
20	○	<i>Quercus laevis</i>	Live Oak	24" Box	25
40	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
100	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
200	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
400	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
800	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
1600	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
3200	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
6400	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
12800	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
25600	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
51200	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
102400	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
204800	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
409600	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
819200	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
1638400	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
3276800	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
6553600	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
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52428800	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
104857600	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
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14073749153280000	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
28147498306560000	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
562949966131200000	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
1125899932262400000	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
2251799864524800000	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
4503599729049600000	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
9007199458099200000	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
18014398916198400000	○	<i>Quercus agrifolia</i>	Blue Oak	24" Box	25
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Memorandum

To: Margie Drilling, Aviation Planner, Federal Aviation Administration
From: Nick Johnson, Johnson Aviation
Date: May 17, 2013
Subject: FAA Review of a Proposed Covered Reservoir near Jacqueline Cochran Regional Airport (TRM), Thermal, California

Purpose: The purpose of this technical memo is to provide responses and additional information to answer each of the comments/questions regarding the proposed covered irrigation reservoir near the Jacqueline Cochran Regional Airport (TRM) in Thermal, California.

Project Description & Background: The proposed project is a completely covered irrigation reservoir near Jackie Cochran Regional Airport. This reservoir is required as part of the The Thermal Club Race Track that is currently open with remainder of the track and landscaping under construction. The desert climate location of the track requires constant irrigation to protect the project landscaping. The reservoir maintains a backup supply of water to protect the landscape investment if the water supply is interrupted for an extended period of time.

The reservoir would be located outside of the ultimate RPZ for an extended Runway 35 (See attached overlay on the ALP – Figure 1). The proposed cover would consist of steel cables suspended four (4) feet above the edge elevation and spaced 30 feet apart. These steel cables would be covered on top and to the ground on all sides with 1" x 1" UV-protected polypropylene mesh as a visual and physical deterrent to birds and water fowl (See attached site plan with details – Figures 2-6). This bird mitigation is consistent with that which is recommended in AC 150/5200-33B and employed as mitigation at a site north west of TRM Runway 17-35.

FAA Questions/Comments from April 29, 2013: The following are the comments/questions that you provided based on review and discussion with your colleagues. After each question/comment is our answer with additional exhibits attached for reference.

Question 1: The physical location of this facility, being a NEW facility doesn't comply with FAA recommend construction guidance in regards to land use compatibility requirements as stipulated within the Advisory Circular (150/5200.2B) provided by yourself that justify the actions taken by the developer. The sections highlighted in "yellow" (Section 2-3(a) and 2.3 (b) by you within the AC are in regards to "existing storm water management

facilities as well as new storm water management facilities". Yours is neither! The proposal is for an irrigation reservoir to maintain landscape on the proposed racetrack, NOT for storm water purposes. Being that this is a new facility that proposes to house over 3.2 million gallons of water the FAA would normally recommend a distance of 5 statute miles since the attractant could cause hazardous wildlife movement into or across the approach or departure airspace as identified in Section 1-4, or a separation distance of 10,000 feet as identified in Section 1-3 due to the airport serving turbine driven aircraft. Why can't the proposed facility be located at a more distant location? The physical construction should have banks on the reservoir which are fairly steep to discourage the entry of specifically wading birds.

Answer 1: The proposed landscaping reservoir is sited roughly 0.5 miles further from the airport runway than the existing approved reservoir (located at Ave 60 (1000 feet from Tyler St, Thermal Ca. – See Attached Figure 1). The proposed location was chosen as the best location due to its distance away from the runway, access to the existing water source and proximity to the dry-bottom storm water drainage channel in the event of overflow. The storm water drainage channel flows to the south away from the airport property and also provides new storm-water runoff and improved drainage protection for the Airport, which reduces the existing bird attractant from standing water directly adjacent to the south end of the existing runways during a rain event.

Question 2: Will there be fencing around the proposed irrigation reservoir? Fencing should be erected as this provides some protection from wading birds and is most effective with herons. Also a slick surface should be created over the top of the fence and/or screen to eliminate birds/fowl from clinging/perching near the water to feed or for possible drinking of the water, bathing and wading purposes.

Answer 2: The proposed construction of the reservoir cover does not include a fence but it is completely covered on the sides. The cover is secured at the ground and is suspended over the water's surface creating 100% coverage and containment. It does not allow for any wildlife to access the water from the ground or from above (See Figures 2-6).

Question 3: Why are the cables/mesh set at a 4' height? This gives the opportunity for wildlife to get access to the proposed irrigation reservoir.

Answer 3: The reason for suspended cables at 4' is to allow for sagging of the netting material without touching the surface of the water. The netting material completely covers the entire surface and surrounding area and is secured at the ground around the edges to prevent wildlife access (See Figures 2-6).

Question 4: In regards to the spacing between wires. Why are the proposed steel cables separated at a 30' distance? The sides of the overhead mesh based on what has been described would allow birds to enter the system through the sides or ends where wires attach to the 4' high pedestals. These areas should be protected with netting as well to keep out the birds. Exclusion is the most effective method for small facilities of less than 5 acres. This would provide complete, long-term control which we would want to be achieved.

Answer 4: Please see the attached detailed plan (Figures 2-6) illustrations that depict the complete coverage of the surface area and coverage to the ground around the edges to prevent gaps or openings in the mesh netting cover as requested. The 30-foot intervals in the suspension cables provides a sufficient number of support points to fully suspend the mesh covering across the surface of the water without touching the water.

Question 5: What is the life expectancy of the uv polypropylene mesh? Who will be responsible for the maintenance of the facility?

Answer 5: The life expectancy of the polypropylene mesh is 10 years and will be the responsibility of the property owner to maintain, repair or replace for as long as the facility remains in place.

Question 6: The proposed emergency overflow appears to be going onto airport property. Is this correct? This would not be acceptable from our standpoint.

Answer 6: The emergency overflow goes into the existing storm water drainage channel that flows to the south away from the airport property. As stated previously, the storm water drainage channel also provides storm-water runoff and drainage protection for the Airport and is required by the Coachella Valley Water District (CVWD). The Track owner has negotiated a drainage easement with the Airport and has already constructed the drainage pipe under Avenue 60 to relieve future airport runoff and provide improved Airport drainage.

Question 7: Whose responsible for dispersing any wildlife hazards that accumulate at the proposed reservoir?

Answer 7: The intent is to design and maintain a wildlife hazard mitigation system over and around the reservoir from the beginning to ensure that it never becomes a wildlife attractant requiring dispersion.

Question 8: Has a professional wildlife management biologist been consulted in the development of this facility to determine the potential for wildlife hazards and the proposed mitigation plan? Was a review of historical records of bird presence and abundance conducted? Characteristic behaviors can and do change with bird populations in response to new opportunities.

Answer 8: This mesh-netting plan was modeled from the HITS Horse Facility located at Airport Blvd and Harrison St. (0.5 miles northwest of the Jacqueline Cochran runway) that was designed in compliance with the wildlife management guidelines. We have also consulted FAA Advisory Circular 150/5200.2B and various existing airport wildlife management programs to develop the chosen mitigation measures design. Our chosen mitigation strategy is to completely eliminate access to wildlife to ensure that the site never becomes a wildlife attractant.

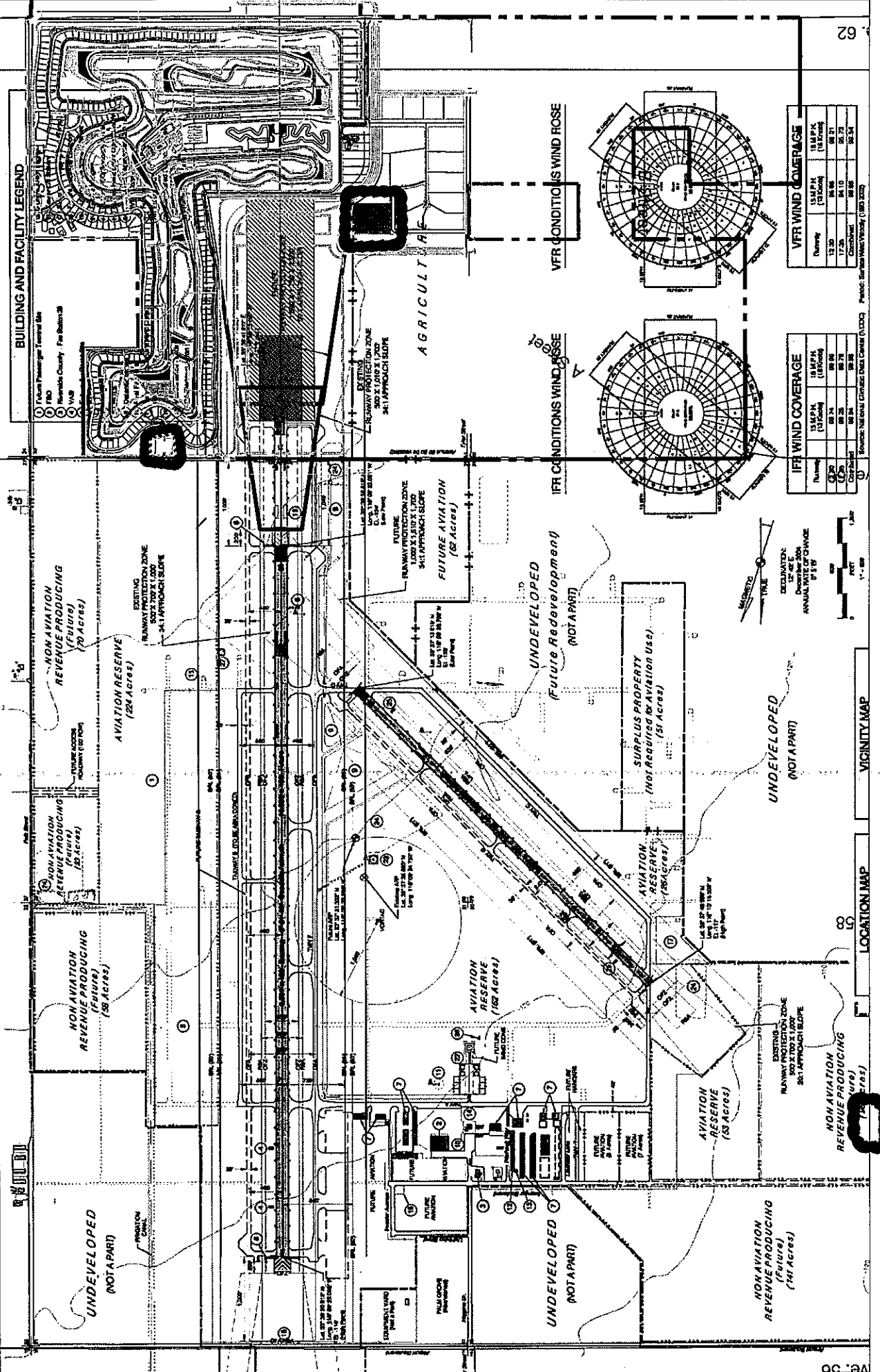
Question 9: What is the water source for the reservoir? What if any measures are there going to be incorporated into the plan for the reduction of any wildlife hazards at the source?

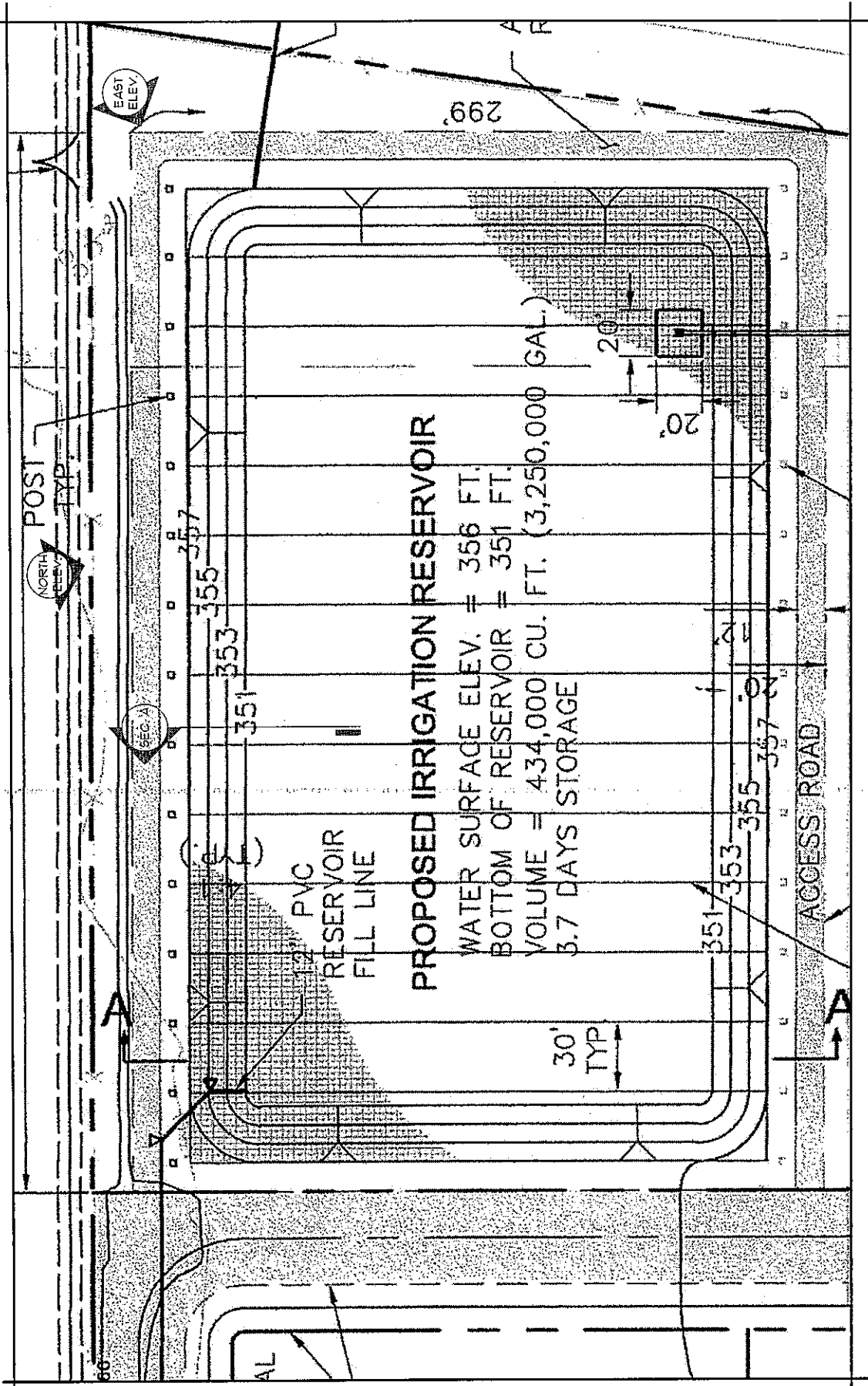
Answer 9: The water source is the local water district (Coachella Valley Water District) that delivers water via underground pipe. The attached detailed plan (See Figure 3) shows that 100% of the water access is eliminated by means of encapsulating the surface area and thus restricting any wildlife from accessing the reservoir.

*****End of Questions and Answers*****

BUILDING AND FACILITY LEGEND

- 1) Federal Passenger Terminal Bldg.
- 2) FBO
- 3) Runways County - Pav. Subsect 28
- 4) VAB
- 5) VAB



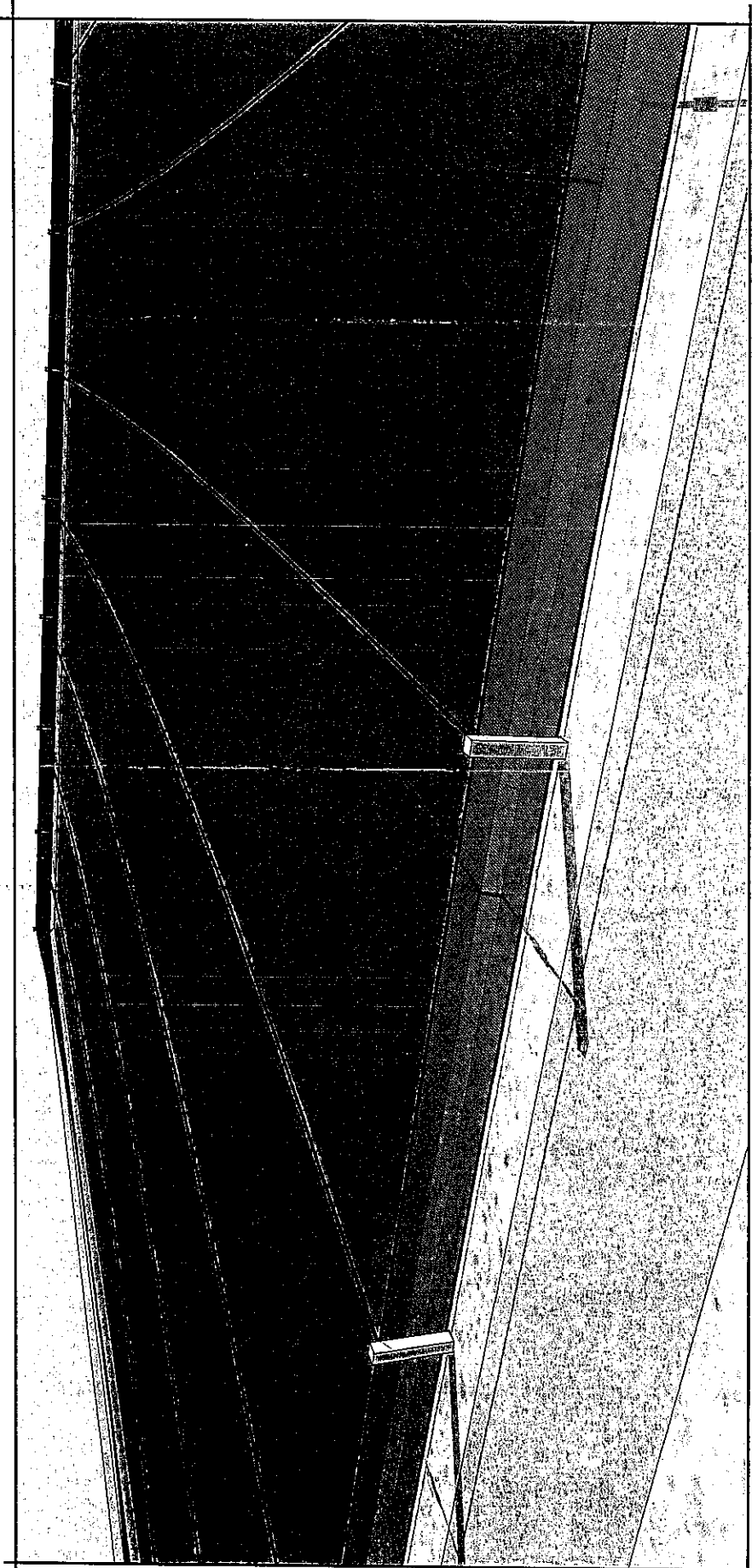


PROPOSED IRRIGATION RESERVOIR

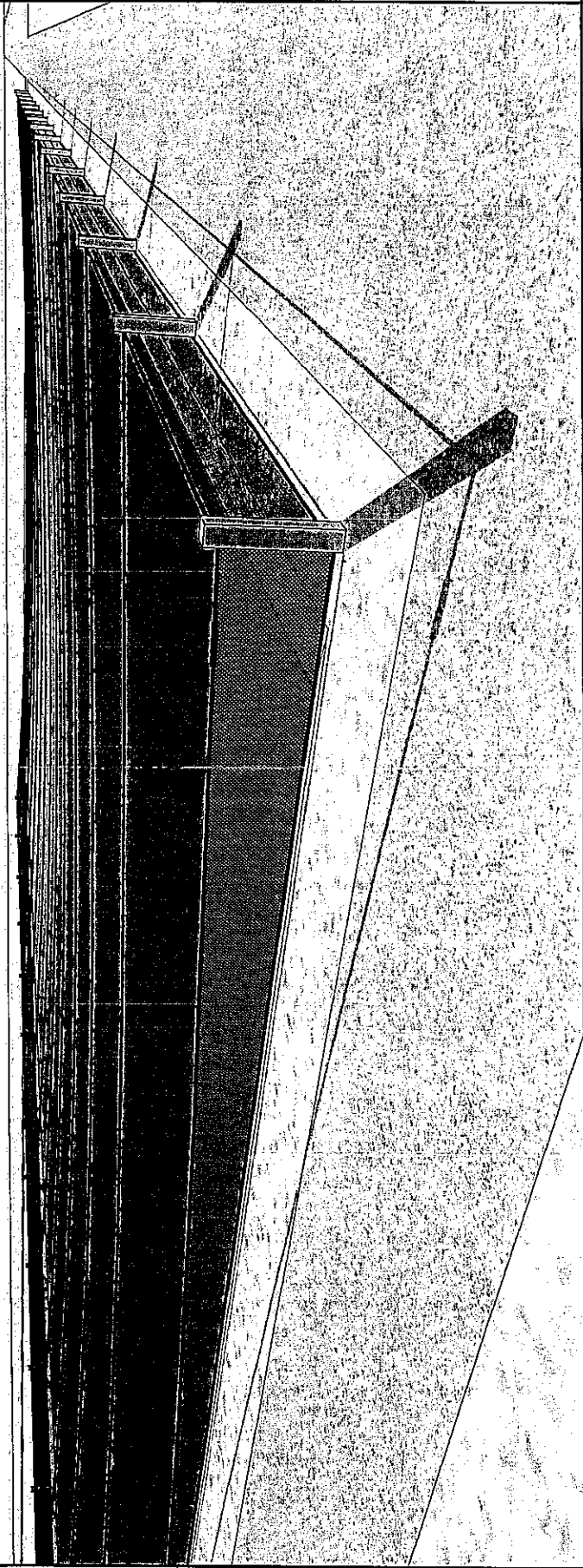
WATER SURFACE ELEV. = 356 FT.
 BOTTOM OF RESERVOIR = 351 FT.
 VOLUME = 434,000 CU. FT. (3,250,000 GAL.)
 3.7 DAYS STORAGE

12" PVC
 RESERVOIR
 FILL LINE

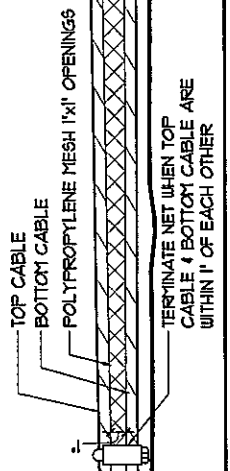
1 VIEW KEY



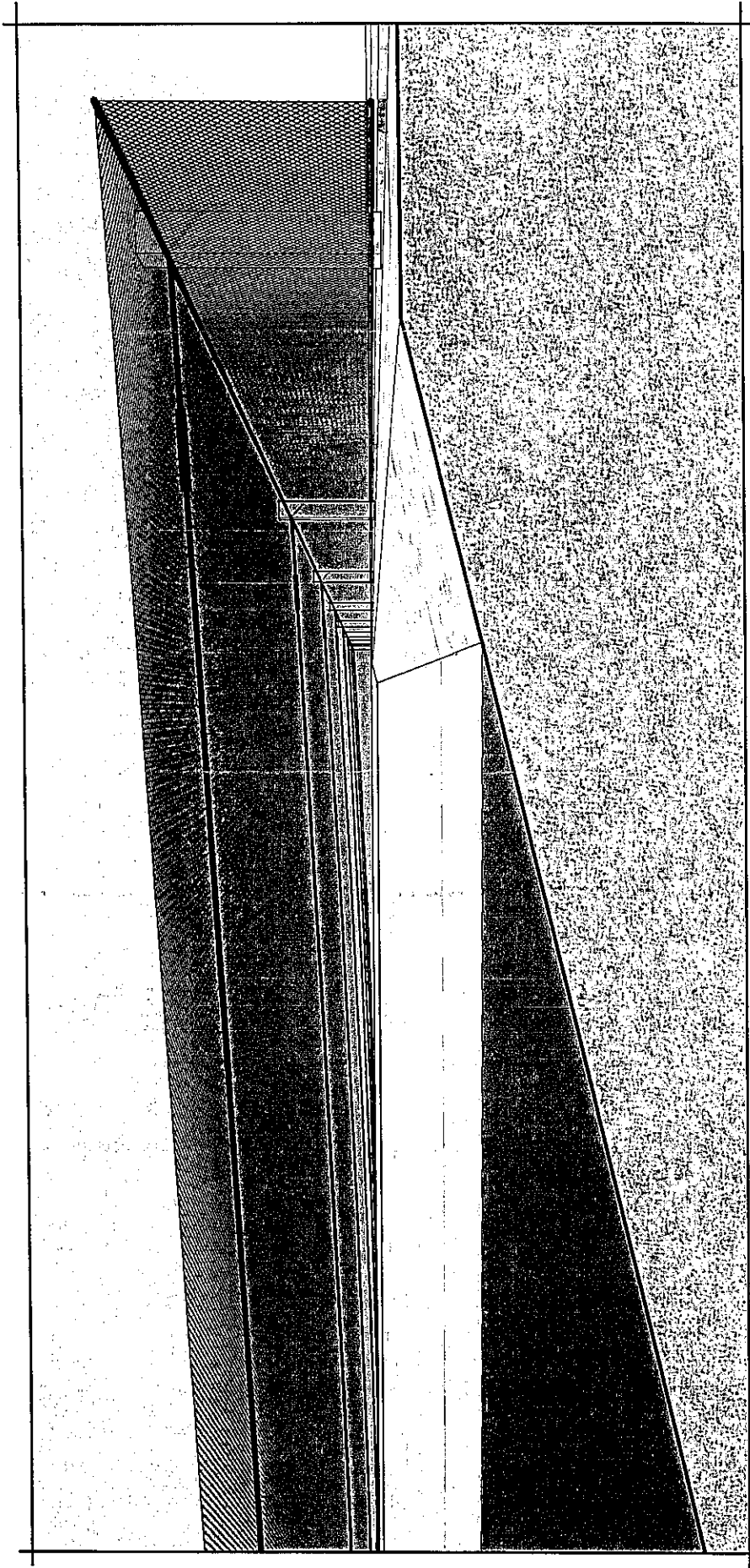
2 NORTH ELEVATION



3 EAST ELEVATION



4 NET END DETAIL



SECTION A PERSPECTIVE

5

HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard
Suite 200
La Mesa, CA 91942
619.462.1515 tel
619.462.0552 fax
www.helixepi.com



September 11, 2013

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

Subject: Proposed Covered Reservoir for the Thermal Club Racetrack near Jacqueline Cochran Regional Airport, Thermal, California

Dear Mr. Rogers:

HELIX Environmental Planning, Inc. (HELIX) has been asked to provide an expert opinion regarding the adequacy of wildlife exclusion mitigation for the proposed covered irrigation reservoir required for the Thermal Club Racetrack. The proposed covered reservoir is to be located near the Jacqueline Cochran Regional Airport and is needed as a backup supply of water for Thermal Club Racetrack landscaping should its regular irrigation supply be interrupted for an extended period of time. This letter provides a summary of HELIX's qualifications to provide biological consulting for airports and wildlife hazards followed by a description of the proposed reservoir, the potential wildlife hazards, and an analysis of the proposed mitigation.

HELIX QUALIFICATIONS

HELIX is a full-service environmental planning firm, which has been offering high quality services to both the public and private sectors for 22 years from its headquarters in southern California. With employees in Los Angeles, San Diego, and Riverside counties, HELIX has one of the largest, locally experienced staff of environmental professionals including biologists, permitting specialists, California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) project managers, environmental planners, landscape architects, and acoustics and air quality specialists.

HELIX has gained a thorough understanding of airport/aviation related issues from its experience at the Los Angeles World Airports (LAWA), the LA/Ontario International Airport, the March Inland Port/March Air Reserve Base, and the San Diego International Airport. HELIX is currently serving as an as-needed environmental consultant for the March Joint Powers Authority, which operates March Inland Airport; is part of a team providing NEPA and CEQA support to the County of San Diego Department of Public Works Airports Division; is providing vernal pool restoration expertise at Los Angeles International Airport and at the City of San Diego's

Montgomery Field Airport; and has prepared a Draft EA for a proposed 185,000-square-foot retail commercial center on 16.6 acres of airport property at McClellan-Palomar Airport.

HELIX regularly provides analyses of potential wildlife hazards. For example, HELIX biologists are currently evaluating the potential hazards from a managed marsh mitigation project near the Sacramento International Airport. HELIX is providing baseline biology surveys for two ongoing projects involving hazard assessments near local airports in San Diego County. HELIX recently authored studies assessing bird strike issues for the Ocotillo Wind Energy Facility and the San Diego Gas and Electric's Sunrise Powerlink Transmission Line project in southern California.

PROPOSED RESERVOIR DESCRIPTION

The Thermal Club Racetrack's proposed covered irrigation reservoir would be located outside of the ultimate Runway Protection Zone for the future extension of Runway 35 at the Jacqueline Cochran Regional Airport. The reservoir facility dimensions would be approximately 300 feet by 455 feet, and the surface area of water in the reservoir would cover approximately 3.1 acres with a water depth of 5 feet.

The reservoir cover would consist of steel cables suspended across the reservoir, 4 feet above the top edge elevation, and spaced 30 feet apart. The steel cables would support a UV-protected polypropylene mesh that would completely cover the reservoir and down 4 feet from the suspended cables on all sides of the reservoir to its top edge. Therefore, there would be no openings over the reservoir or around any of its sides. The mesh would have holes of 1-inch by 1-inch; is expected to have a life span of 10 years; and would be maintained, repaired, or replaced by the property owner as long as the reservoir facility remains in place.

POTENTIAL HAZARDS

Bodies of water are attractants to wildlife, particularly flocks of waterfowl that present hazards to aircraft. According to the Federal Aviation Administration (FAA), "During the past century, wildlife-aircraft strikes have resulted in the loss of hundreds of lives worldwide, as well as billions of dollars in aircraft damage," and there is a "need to assess and address potentially hazardous wildlife attractants when locating new facilities and implementing certain land-use practices on or near public-use airports" (August 28, 2007 FAA Advisory Circular 150/5200-33B).

It is anticipated that the potential attraction of flocks of waterfowl to the proposed irrigation reservoir while in migration to/from the Salton Sea would pose the greatest hazard to aircraft associated with the Jacqueline Cochran Regional Airport. While other types of birds or wildlife may initially be attracted to the reservoir, the potential hazards are believed to be much less as those animals would quickly discover there is no access to the water.

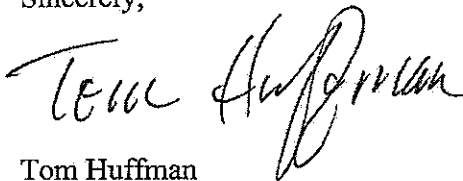
ANALYSIS OF THE PROPOSED MITIGATION

While the proposed reservoir is not a storm water management facility, it is the most similar type of facility addressed in the August 28, 2007 FAA Advisory Circular 150/5200-33B. For open water facilities, the FAA recommends the use of physical barriers such as wire grids or netting to deter birds and other hazardous wildlife. Additionally, the Manual for Airport Personnel, titled Wildlife Hazard Management at Airports (authored by wildlife biologists with the FAA and U.S. Department of Agriculture)¹, states that "gull and waterfowl use of retention ponds and drainage ditches [similar to the proposed reservoir] can be reduced with over-head wire systems." The proposed polypropylene mesh over the irrigation reservoir is consistent with both of these recommendations. It is noted that the proposed mesh cover will be extended along all sides of the facility (from the net cover to the ground) in order to preclude birds from gaining entrance from the side.

While it may be possible that flying waterfowl could see surface water through the mesh, HELIX believes that it would only be for the very short time period when the flock was directly overhead. Any approach toward the reservoir would likely only reveal the mesh, and no surface water, due to the viewing angle. The proposed covering of the reservoir is consistent with the requirements of the FAA Advisory Circular regarding mitigation of wildlife hazards near airports. Therefore, it is HELIX's opinion that the mesh covering over the reservoir would deter flocks of waterfowl from being attracted to the reservoir and would effectively mitigate the potential wildlife hazard to aircraft.

Please contact me at (619) 462-1515 if you have any questions.

Sincerely,



Tom Huffman
Biological Services Division Manager

Attachment: Resume for Tom Huffman

¹ Cleary, Edward C. and Richard A. Dolbeer. 2005. Wildlife Hazard Management at Airports, A Manual for Airport Personnel. Second Edition. July.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

(ID # 30135)

MEETING DATE:

Wednesday, May 06, 2026

SUBJECT: TENTATIVE TRACT MAP NO. 38997 (TTM38997) – Nothing Further is Required under the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) and Section 15182 (Projects Pursuant to a Specific Plan) – (EIR No. 396 – Addendum No. 8 of Specific Plan No. 303 – SCH No. 94112032) – Engineer/Representative: Bernie Mayer (Sitetech, Inc.) – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Community Development: Heavy Industrial: (CD: HI) – Location: The project site is generally located north of Avenue 62, south of Avenue 60, east of Tyler Street and West of Polk Street – 1.1 Net Acres – Specific Plan No. 303: The Kohl Ranch – Planning Area E-8 – REQUEST: TTM38997 is a Schedule “A” subdivision of 1.27 gross acres into five parcels for residential use, ranging in size from 0.18 acres to 0.25 acres. APNs: 759-240-004, 759-240-005, 759-240-006, 759-280-020 – Project Planner: Jake Roberts at (951) 955-3107, or email at jroberts@rivco.org. District 4.

PROPOSED PROJECT

Case Number(s):	TTM38997
Environmental Type:	No New Environmental Docs Required
Area Plan No.	Eastern Coachella Valley
Zoning Area/District:	Lower Coachella Valley District
Supervisorial District:	Fourth District
Project Planner:	Jake Roberts
Project APN(s):	759-280-020, 759-240-003, 759-240-004, 759-240-005
Continued From:	

John Hildebrand
John Hildebrand, Planning Director 4/29/2026

PROJECT DESCRIPTION AND LOCATION

TENTATIVE TRACT MAP NO. 38997 is a Schedule “A” subdivision of 1.10 net acres into 5 residential lots (5,000 square foot minimum) to be used for single family homes. Parcel 1 will have a net acreage of 0.25 acres, Parcel 2 will have a net acreage of 0.24 acres, Parcel 3 will have a net acreage of 0.18 acres, Parcel 4 will have a net acreage of 0.18 acres, and Parcel 5 will have a net acreage of 0.25 acres.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The description as included above constitutes the “Project” as further referenced in this staff report.

The project site is generally located north of Avenue 62, south of Avenue 60, east of Tyler Street and West of Polk Street in the community of Thermal.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 396** for Specific Plan No. 303 and **ADDENDUM NOS. 1 through 8 to ENVIRONMENTAL IMPACT REPORT NO. 396** pursuant to applicable legal standards, and none of the conditions described in State CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

APPROVE **TENTATIVE TRACT MAP NO. 38997**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Specific Plan No. 303 - Kohl Ranch
Specific Plan Land Use:	Planning Area E-8 Mixed Use
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Mixed Use (MU) As Depicted on the SP303 Land Use Plan
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	Mixed Use (MU) As Depicted on the SP303

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

	Land Use Plan
East:	Mixed Use (MU) As Depicted on the SP303 Land Use Plan
South:	Mixed Use (MU) As Depicted on the SP303 Land Use Plan
West:	Mixed Use (MU) As Depicted on the SP303 Land Use Plan
Existing Zoning Classification:	Specific Plan (SP 303), Planning Area E-8
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP 303), Planning Areas E-8
East:	Specific Plan (SP 303), Planning Areas E-8
South:	Specific Plan (SP 303), Planning Areas E-8
West:	Specific Plan (SP 303), Planning Areas E-8
Existing Use:	Vacant
Surrounding Uses	
North:	Thermal Motorsports Club Facility, airport
East:	Thermal Motorsports Club Facility, agriculture
South:	Thermal Motorsports Club Facility, vacant land, agriculture
West:	Thermal Motorsports Club Facility, vacant land, agriculture

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.10	N/A
Proposed Minimum Lot Size:	7,840 sq. ft.	7,000 sq. ft.
Total Proposed Number of Residential Lots	5	
Schedule	A	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Thermal #125 Lighting
Recreation and Parks District:	Yes – Coachella Valley Parks District

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In 1999, the County of Riverside approved The Kohl Ranch Specific Plan No. 303, which included land uses which allow for development of approximately 7,161 single family residential dwelling units, as well as commercial and industrial land uses, and open space.

In April 2010, the Applicant requested that the County of Riverside determine whether a member's private automotive race course was a use which substantially conformed to the permitted uses within the Heavy Industrial and Open Space zones within the SP. On April 7, 2010, the County of Riverside Planning Commission determined that the proposed race course was a use in substantial conformance with the Heavy Industrial and Open Space zones within the SP. Subsequently, SP No. 303A1 was modified to include this use by County of Riverside approval of Amendment No. 2 (SP No. 303A2) and EIR No. 396 – Addendum No. 2 (EIR396-A2), adopted June 7, 2011. This approval also included related entitlement applications for the Thermal Club Motorsports Track including Plot Plan No. 24690, Tentative Parcel Map No. 36315, and Tentative Parcel Map No. 36293. Plot Plan No. 24690 also included the approval of a public kart racing track for development in planning area A-6 of SP No. 303A2.

On April 1, 2014, the County approved and adopted Plot Plan No. 24690 Revised Permit No. 1 (PP24690R1), Minor Change to Tentative Parcel Map No. 36293 (PM36293M1), and EIR No. 396 – Addendum No. 3 (EIR No. 396-A3) to modify the required stormwater improvements.

In September 2014, an approximately one-mile driving instruction track with an approximately 49,087-square-foot skid pad was found to be substantially consistent with PP24690 (PP24690SC2). A grading permit was subsequently approved, and grading of track area took place.

On May 19, 2015, the County approved Plot Plan No. 25677 (PP25677) and EIR No. 396 – Addendum No. 4 (EIR No. 396-A4) which also covered Tentative Parcel Map No. 36735 (PM36735) which was approved July 15, 2015, providing entitlements allowing for development of the BMW Driver Training Facilities which includes a driver instruction track related to The Thermal Club Motorsports Park located in northern area of Planning Area A-6. PM36735 subdivided PA-6 into 9 parcels; one parcel located north of Jasper Lane for the BMW Facility and 8 parcels south of Jasper Lane for what are currently being proposed for development under Plot Plan No. 26120 and known as the Jasper Lots.

On March 24, 2015, the County of Riverside approved the Kohl Ranch Specific Plan No. 303, Amendment No. 3 (SP No. 303A3) Change of Zone (CZ07852), Noise Exemption (NE06), and EIR No. 396 – Addendum No. 5 (EIR No. 396-A5) to create new planning areas within the Thermal Club boundaries and changed the land use designations to mixed use and allow some overnight accommodations in the southern units around the track. TR36851 created duplex

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units on certain lots within planning areas E-6 and was subsequently approved by the County July 21, 2015 but covered within EIR No. 396-A5.

On July 31, 2017, the County of Riverside approved Plot Plan No. 26120 (PP26120) and Plot Plan No. 26121 (PP26121), and EIR No. 396, Addendum No. 6 (EIR396-A6). PP26120 was approved for development of eight structures along Jasper Lane for warehouse and office use ranging in size from 13,600 square feet to 20,300 square feet for a total square footage of 135,549 square feet. PP26121 was approved for development of fifteen structures for warehouse and office uses along Ascot Drive with structures ranging in size from 19,400 square feet to 64,500 square feet for a total square footage of 361,800 square feet.

On March 19, 2018, the County of Riverside approved Plot Plan No. 24690 Revision No. 2 and Addendum No. 7 (EIR396-A7) for the construction and operation of a Member's Club area that included a recreation center, tennis courts, pools, fitness center, and hotel as well as a separate 7,040 square foot trackside garage.

On July 20, 2020, the County of Riverside approved Plot Plan No. 24690 Revision No. 3 for the construction and operation of a 16,465 square foot trackside garage.

Airport Land Use Commission (ALUC) Development Review

This project is located within Zone C of the Jacqueline Cochran Regional Airport Comprehensive Land Use Plan.

On August 11, 2022 the Riverside County Airport Land Use Commission (ALUC), found the proposed project consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006, subject to specific conditions of approval that have been incorporated into the project's conditions of approval.

On March 15, 2021, CPM210002 and CPM210003 were recorded to merge APNs 759-280-003 and 759-280-004 (CPM210002) and 759-240-003, 759-240-004 and 759-240-005 (CPM210003). On March 13, 2025, Tentative Tract Map No. 38997 was applied for to "unmerge" CPM210002 and CPM210003 back into their previous configuration. All major improvements under the original Tract Map, Parcel Map No. 36293M1, have already been completed and satisfied. Tentative Tract Map No. 38997 will "undo" the actions from CPM210002 and CPM210003.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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In accordance with State CEQA Guidelines Section 15162, Riverside County as the lead agency determined that Tentative Tract Map No. 38997 will not result in any new significant environmental impacts not identified in certified EIR No. 396. As such, no new Environmental Impact Report or Negative Declaration was required. The proposed Tentative Tract Map No. 38997 lies within the same area as previously analyzed in EIR No. 396 certified by the Riverside County Board of Supervisors November 16, 1999 and all subsequent EIR Addendums 1 through 8 related to this site. The Tentative Tract Map does not propose to change the land use or increase site intensity or density. The proposal is to subdivide three parcels back into five lots approved under Parcel Merger Nos. 210002 & 210003, which had already been analyzed as part of prior CEQA documentation. As such, the proposed application will not result in traffic trips beyond that already analyzed. As vehicle emissions are the primary cause to increase air emissions and vehicular noise, the proposed application will not result in any increase beyond that already analyzed. The Tentative Parcel Map will develop on an area previously disturbed and paved, so it will not result in any new impacts to the site area itself.

The proposed Project, Tentative Tract Map 38997, will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 396, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Tentative Tract Map No. 38997 proposes a 5-lot subdivision. No substantial change will occur in regard to the adopted Specific Plan No. 303 which was the basis of the analysis of EIR No. 396 Amendment No. 2 and encompasses the proposed Revision to the Plot Plan boundaries; and,
- b. The subject site was included within the Specific Plan's project boundary analyzed in EIR No. 396 and subsequently in Addendum Nos. 1 through 8 to EIR No. 396; and,
- c. There are no changes to the mitigation measures included in EIR No. 396 and subsequently in Addendum Nos. 1 through 8 to EIR No. 396; and
- d. Tentative Tract Map No. 38997 does not propose any changes to the approved Specific Plan No. 303 as reviewed in EIR No. 396 and subsequently in Addendum Nos. 1 through 8 to EIR No. 396 related to this site area.

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EIR No. 396 has been incorporated by reference pursuant to CEQA Guidelines Section 15150 and is available for review at Riverside County Planning Department, 4080 Lemon St. 12th Floor, Riverside CA 92501. State Clearing House Number: 94112032.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The Project site currently has a Land Use Designation of Community Development: Heavy Industrial (CD:HI) in the Riverside County General Plan and as Mixed Use within the Kohl Ranch Specific Plan (Specific Plan No. 303). The Project is consistent with the Community Development: Heavy Industrial (CD:HI) land use designation and Mixed Use land use designation of the Kohl Ranch Specific Plan (Specific Plan No. 303) and other aspects of the General Plan and Specific Plan since the Project proposes lots for single family dwellings to support the overall use of the Thermal Motorsports Club and other ancillary uses for track viewing and offices. The Mixed Use land use designations of the Specific Plan envision a diverse race track recreation use with supporting facilities within the regulatory framework of the Kohl Ranch Specific Plan. The proposed uses will add additional amenities to the motor club that support the existing racetrack and members club and therefore consistent with the Specific Plan and General Plan.
2. The Project site has a Zoning Classification of Specific Plan (SP 303, Planning Area E-8). Planning Area E-8 of the Specific Plan uses the General Commercial (C-1/C-P) zone as base for permitted uses with a number of deletions and additions and uses the Manufacturing – Heavy (M-H) zone as a base for development standards with certain revisions. This zone specifically allows for single family residential units as part of the specific plan which supersedes Ordinance No. 348.
3. The Project, a Tentative Parcel Map for residential use, is consistent with Ordinance No. 348 (Land Use) and is permitted within the Specific Plan (SP 303, Planning Area E-8) Zoning Classification, subject to Tentative Map approval. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in the following separate sections below.

Entitlement Findings:

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Tentative Tract Map

Tentative Tract Map No. 38997 is a subdivision of 1.10 net acres into 5 residential lots (7,000 square foot minimum) to be used for single family homes. The findings required to approve the Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are followed below:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. The General Plan Principle IV.4 (found in General Plan Exhibit B) states that communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined. The General Plan IV.B.1 also states the General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative tract map will comply with the General Plan by providing a variety of housing types in single-family residential communities. The Tentative Tract Map site is consistent with the underlying General Plan Land Use Designation called out in the Kohl Ranch Specific Plan No. 303 and all other requirements of the General Plan, and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.
2. The site of the proposed map is physically suitable for the type of development and density because the site is relatively flat which lends itself well to the type and density of development proposed. Infrastructure to serve the residential development including water, sewer, and roads are readily available to the site with the improvements proposed by the overall project.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the previously approved Addendum to the Environmental Impact Report. No further environmental documentation is required.
4. The design of the proposed map or the type of improvements is not likely to cause serious public health problems. The project would not have a significant impact on local air quality or noise excluding the limited impacts from noise generated limited to

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certain residential uses along Watkins Glen Drive and Goodwood Drive. Other impacts to the environment related to public health would be less than significant.

5. As indicated in the included project Conditions of Approval, the proposed Tentative Tract Map includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Tentative Tract Map No. 38997 complies with the Schedule 'A' improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.
 - a. Streets. Streets are shown on the Tentative Map, which includes all internal street improvements on each of the surrounding roads (north of Avenue 62, south of Avenue 60, east of Tyler Street and West of Polk Street in the community of Thermal), for primary and secondary access as well as applicable improvements to each of the four surrounding roads along the project's frontage. The road improvements are all existing and are consistent with improvements captured under Minor Revision No. 1 to Tentative Parcel Map No. 36293. Street improvements for Tentative Parcel Map No. 36293M1 were developed as a Schedule "E" Parcel Map, which are consistent with the Schedule "A" Tentative Tract Map developments.
 - b. Domestic Water. Domestic water service and sanitation will be supplied by Coachella Valley Water District from existing sewer and water lines that will be consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. The overall Specific Plan is one mile from a fire station. The project will provide appropriate fire hydrant spacing and adequate water pressure and flow to meet Fire Department standards. Other fire protection measures shall be determined based on specific interior building designs, building code (Ordinance No. 457), and fire code (Ordinance No. 787) requirements.
 - d. Sewage Disposal. Sewer service will be supplied by Coachella Valley Water District and will meet the requirements identified within Ordinance No. 460 related to sewage disposal.
 - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. This project does not include any new canals, drainage basins, expressways, or

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other features deemed hazardous. Currently, an eight-foot safety wall has been erected for all lots that abut to the race track. This concrete safety wall was installed to improve health and safety for the occupants of the residential dwellings. The safety wall is incorporated on the rear property line of Parcels 3, 4, and 5 of this Tentative Tract Map.

- f. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service with lines placed underground.
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. The project site has no easements on it, so no impacts to easements would occur.

Development Standards Findings:

- 1. The proposed residential lots comply with the development standards Planning Area E-8 of Specific Plan No. 303 shall be the same as those standards identified in Article XII, Section 12.4, except those development standards set forth in Article XII, a, b, c(2) and k were deleted and replaced by the following:
 - a. *If residential uses are located contiguous to nonresidential uses, then the following standards shall apply:*
 - I. *Lot Size: Minimum lot area shall be seven thousand (7,000) square feet with no minimum average width.* The smallest lot proposed will be 0.18 net acres, or roughly 7,840 square feet.
 - b. *Standard Setbacks*
 - 1. *Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from any public street.* The project area is not located near any public street since the proposed building is located far on the interior part of the overall parcel, so the required street setback is met.
 - I. *No minimum setback is required from any private street.* No setback applies.
 - II. *Front Yard: No minimum.* No setback applies.
 - III. *Rear Yard: No minimum.* No setback applies.
 - IV. *Side Yard: No minimum.* No setback applies.

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- c. *Building Height: Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant Article XVIII, Section 18.34.*

An observation tower built within as part of large-scale recreational use shall not exceed 70 feet in height. The use of the newly created parcels will strictly be for residential development.

- d. *Masonry Wall: Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. Salvage yards or vehicle dismantling yards, including storage, shall be enclosed by a solid masonry wall or combination landscaped earthen berm and masonry wall, not less than eight feet in height. Materials within the enclosed yard shall not be placed so as exceed the height of the surrounding wall, or berm and wall.*

No residential zones are adjacent to or immediately across the street from the Project site; therefore, this standard does not apply.

- e. *Landscaping.*

- I. *A minimum of ten percent of the site proposed for development shall be landscaped and irrigated.*

Ten percent minimums of proposed landscape for development is still met. Tentative Tract Map No. 38997 has incorporated the conditions from previously approved Parcel Map No. 36293M1.

- II. *A minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways, Said landscaping strip shall not include landscaping located within the street right-of-way.*

Tentative Tract Map No. 38997 shall be appropriately landscaped to the same standards as the prior approved subdivision, Parcel Map No. 36293M1.

- III. *A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is*

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approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing.

The current Project and the overall Tentative Map is not located adjacent to any lots or across from any lots with residential zoning, so this standard does not apply.

- f. *Parking Areas. Parking areas shall be provided as required by Section 18.12. of Ordinance No. 348.*

Tentative Tract Map No. 38997 meets the parking standards analyzed under the previous subdivision, Parcel Map No. 36293M1.

- g. *Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.*

Trash collection areas for the Project are provided via nearby trash enclosures already constructed for the overall existing Tentative Map, which meets this standard.

- h. *Outside Storage and Service Areas. Outside storage and service areas may be required to be screened by structures or landscaping.*

No new development is proposed with this Tentative Map. The use for the newly created parcels will strictly be for residential development with no outside storage or service areas, so this standard does not apply.

- i. *Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater.*

The Project is conditioned to underground any new utilities, excluding electrical lines rated higher than 33 kV.

- j. *Mechanical Equipment. Mechanical equipment used in the manufacturing process may be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.*

No new development is proposed with this Tentative Map. The use for the newly created parcels will strictly be for residential development, so this standard does not apply.

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- k. *Lighting. All lighting fixtures, including spotlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. Sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks, and other sporting activities, shall not be permitted.*

The Project is conditioned to comply with Ordinance No. 915, which similarly requires direction of lighting downward and away from adjoining properties. The Project does not propose and high-level outdoor lighting.

Other Findings:

1. This Project is not located within a Conservation Area of the Coachella Valley MSHCP. This project has been conditioned to require payment of CVMSHCP development impact fees when any building permit is submitted on the lots created by the Tentative Tract Map.
2. This project is located within Zone C of the Jacqueline Cochran Regional Airport Comprehensive Land Use Plan. Conditions from the previously approved Parcel Map No. 36293M1 and the letter provided on October 13th, 2013 have been attached to this project.
3. The proposed Project does not include a General Plan Amendment or Specific Plan Amendment, as such, it is not subject to SB18. Additionally, this project did not require a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report that would require AB52 consultation
4. The Project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The Project will be required to comply with lighting standards of Ordinance No. 655 for Zone B.
5. The Project Site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP”).
6. The Project Site is not located within a city Sphere of Influence and is therefore not required to conform to a Memorandum of Understanding (“MOU”) with any city.

Fire Findings:

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1. The Project is not located within a CAL FIRE state responsibility area or any fire hazard severity zone.
2. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Environmental Impact Report for the Specific Plan and subsequent Addendums to the Environmental Impact Report, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in Desert Sun newspaper. Additionally, public hearing notices were mailed to property owners within 650 feet of the project site. As of the writing of this report, Planning Staff has not received letters of support or opposition for the project from the public.

APPEAL INFORMATION

The decision of the Planning Commission's shall be final unless the decision is appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days of the date the notice of decision appears on the Board's agenda.

ATTACHMENTS

- A - Tentative Tract Map Exhibits
- B – Advisory Notification Document and Conditions of Approval
- C - GIS Exhibits
- D - Radius Map and Mailing Labels
- E – ALUC Letter