

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

302B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
February 19, 2015


SUBJECT: RESOLUTION NO. 2015-060 FOR SPECIFIC PLAN NO. 303, AMENDMENT NO. 3 (KOHL RANCH), ORDINANCE NO. 348.4801 FOR CHANGE OF ZONE NO. 7852, SPECIFIC PLAN AMENDMENT NO. 303 AMENDMENT NO. 3, CHANGE OF ZONE NO. 7852, NOISE ORDINANCE EXCEPTION NO. 6, (FTA2011-11) – Consider an Addendum to a Certified EIR - EA42726- Applicant: Thermal Operating Company – Engineer/Representative: Albert A. Webb and Associates – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Location: Easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street – Gross Acreage: 2,177 acres – Zoning: Specific Plan (SP) – **REQUEST:** Specific Plan No. 303 Amendment No. 3 proposes to alter the land use, divide the existing planning area E-2 into 5 new planning areas, and allow for limited overnight stay accommodation in all for sale units within Planning Areas E-5 through E-8. The existing planning area A-8 will be consolidated into existing planning area E-4. The Change of Zone proposes to amend the Specific Plan zoning text to reflect the land use changes related to the Thermal Club Race Track development north of Avenue 62 and east of Tyler Street. More specifically, the zone change defines and includes horizontal and vertical mixed use development and outdoor film studio uses to the Land Use Designations labeled Mixed Use and define certain planning area boundaries.

Departmental Concurrence



Steve Weiss, AICP
Planning Director

(Continued on next page)



Juan C Perez
TLMA Director

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

SOURCE OF FUNDS: Deposit based funds	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION: APPROVE

BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: _____ District: 4 _____ Agenda Number: _____

16-2

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: RESOLUTION NO. 2015-060 FOR SPECIFIC PLAN NO. 303, AMENDMENT NO. 3 (KOHL
RANCH), ORDINANCE NO. 348.4801 FOR CHANGE OF ZONE NO. 7852, SPECIFIC PLAN AMENDMENT
NO. 303 AMENDMENT NO. 3, CHANGE OF ZONE NO. 7852, NOISE ORDINANCE EXCEPTION NO. 6,
(FTA2011-11)**

DATE: February 19, 2015

PAGE: Page 2 of 3

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER ADDENDUM No. 5 for ENVIRONMENTAL IMPACT REPORT NO. 396**, based on the findings incorporated in the initial study and Addendum No. 5 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 and thus will not have a significant effect on the environment beyond those identified in the EIR; and,
2. **APPROVE SPECIFIC PLAN NO. 303, AMENDMENT NO. 3** subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report; and,
3. **ADOPT RESOLUTION NO. 2015-060 FOR SPECIFIC PLAN NO. 303, AMENDMENT NO. 3**, and,
4. **APPROVE CHANGE OF ZONE NO. 7852** to amend Ordinance No. 348 to incorporate the Specific Plan Zoning Standards and define new planning area boundaries for planning areas A-6, E-2, and E-4; and,
5. **ADOPT ORDINANCE NO. 348. 4801 CHANGE OF ZONE NO. 7852**; and,
6. **APPROVE NOISE ORDINANCE EXCEPTION NO. 6** based on the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

The Kohl Ranch Specific Plan was first adopted by the Riverside County Board of Supervisors and the related Environmental Impact Report No. 396 (EIR No. 396) was certified on November 16, 1999 (Resolution No. 99-378). Specific Plan No. 303, Amendment No. 1 amended the Kohl Ranch Specific Plan in January 2003 which included the addition of an 88 acre portion for the Coachella Valley Unified School District. Specific Plan Amendment No 2 along with Plot and Plan No. 24690 was approved in 2011 entitling a private members only race track.

The Specific Plan Amendment (number 3) proposes to alter the land use within the northeastern section of the project area in order to incorporate outdoor film studio uses, racing related residential uses, live/work units as allowable under the new Mixed-Use land use designation, revision of zoning ordinance, revision of existing standards for Mixed-Use designation, and a more detailed specific plan implementation and administrative processing discussion. In addition, the project proposal will divide the existing planning area E-2 into 5 new planning areas which will consist of E-2, E-5, E-6, E-7, and E-8. The existing planning area A-8 will be consolidated into existing planning area E-4. Planning areas A-6, E-2, E-4, E-5, E-6, E-7, and E-8, will have a land use designation of Mixed-Use and will be used to define and describe land use restrictions and conditions relative to ALUC Safety zones, and identify the special development needs related to a motorsports racing park. Target densities have been adjusted for planning areas F-2, G-5, G-10, G-11, H-2, and H-4 to allow for mixed-use residential units in planning areas E-5, E-6, E-7, and E-8 so as not to exceed the maximum unit count of 7,171. The intent of the changes to the Specific Plan and zoning are to accommodate overnight stays. The change will make the units residential in nature, not commercial; however, the change will not permit permanent residency. Limits have been added to the conditions of approval that will create limits on how many sequential overnight stays will be permitted. While these are for sale units to a sole owner, they are

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: RESOLUTION NO. 2015-060 FOR SPECIFIC PLAN NO. 303, AMENDMENT NO. 3 (KOHL RANCH), ORDINANCE NO. 348.4801 FOR CHANGE OF ZONE NO. 7852, SPECIFIC PLAN AMENDMENT NO. 303 AMENDMENT NO. 3, CHANGE OF ZONE NO. 7852, NOISE ORDINANCE EXCEPTION NO. 6, (FTA2011-11)

DATE: February 19, 2015

PAGE: Page 3 of 3

being treated more like an extended stay accommodation because they are within the walls of the Thermal Motorsports Club, a private club.

The Change of Zone proposes to amend the Specific Plan zoning text to reflect the land use changes related to the Thermal Club Race Track development north of Avenue 62 and east of Tyler Street. More specifically the zone change defines and includes horizontal and vertical mixed use development and outdoor film studio uses to the Land Use Designations labeled Mixed Use. Additionally, the zone change proposes to define new planning area boundaries for planning areas A-6, E-2, and E-4.

Noise Ordinance Exception No. 6 proposes a continuous event exception to the provisions of Ordinance No. 847 as outlined in Section 7 of the Ordinance because the revisions to the project as outlined above will introduce residential units contiguous to the race track which will place residential uses in an environment where noise is continually higher (when racing and maintaining vehicles) than is permitted by the Ordinance without such an exception.

Addendum No. 5 to Environmental Impact Report No. 396 has been prepared to inform decision-makers and the public that potential significant environmental effects have been analyzed in an earlier EIR with changes and additions for the proposed mixed use Specific Plan, and would not result in significant effects on the environment with additional mitigation measures. An Addendum was prepared to the previously certified EIR No. 396 because some changes or additions were necessary but none of the conditions described in CEQA Guidelines section 15162 calling for preparation of a subsequent EIR have occurred. A brief explanation of the decision not to prepare a subsequent EIR is included in the Addendum.

Impact on Citizens and Businesses

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

ATTACHMENTS:

- A. RESOLUTION NO. 2015-060**
- B. ORDINANCE NO. 348.4801**
- C. STAFF REPORT/FINDINGS/CONCLUSIONS/CONDITIONS OF APPROVAL**
- D. ADDENDUM NO. 5 to EIR 396**

SPECIFIC PLAN NO. 303 AMENDMENT NO. 3, CHANGE OF ZONE NO. 07852, and NOISE ORDINANCE EXCEPTION NO. 6 - Addendum to EIR- Applicant: Thermal Operating Company - Engineer/Representative: Albert A. Webb and Associates- Fourth Supervisorial District - Lower Coachella Valley District - Eastern Coachella Valley Area Plan - Location: Easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street - Gross Acreage: 2,177 acres - Zoning: Specific Plan (SP) - **REQUEST:** The **Specific Plan Amendment** proposes to alter the land use within the northeastern section of the project area in order to incorporate an outdoor film studio, racing related residential uses, live/work units as allowable under the new Mixed-Use land use designation, revision of zoning ordinance, revision of existing standards for Mixed-Use designation, and a more detailed specific plan implementation and administrative processing discussion. In addition, the project proposal will divide the existing planning area E-2 into 5 new planning areas which will consist of E-2, E-5, E-6, E-7, and E-8. The existing planning area A-6 will be consolidated into existing planning area E-4. Planning areas the new Planning Areas will have a land use designation of Mixed-Use and will be used to define and describe land use restrictions and conditions relative to ALUC Safety zones, and identify the special development needs related to a motorsports racing park. Target densities have been adjusted for planning areas F-2, G-5, G-10, G-11, H-2, and H-4 to allow for mixed-use residential units in planning areas E-5, E-6, E-7, and E-8 so as not to exceed the maximum unit count of 7,171. The **Change of Zone** proposes to amend the Specific Plan zoning text and map to reflect the land use changes related to the Thermal Club Race Track development north of Avenue 63 and east of Tyler Street. More specifically, the change of zone will amend the zoning designation of a portion of Planning Area 6 (A-6) of the Kohl Ranch Specific Plan from a Heavy Industrial (HI) to Mixed-Use (MU). The **Noise Ordinance Exception** proposes a continuous event exception to the provisions of Ordinance No. 847 as outlined in Section 7 of the Ordinance because the revisions to the project as outlined above will introduce residential units contiguous to the race track which will place residential uses in an environment where noise is continually higher (when racing and maintaining vehicles) than is permitted by the Ordinance without such an exception. APN: 759-250-028, 759-240-016, 759-240-013, 759-240-010, 759-240-003, 759-240-003, 759-240-002, 759-240-001, 759-220-023, 759-220-017, 759-220-015, 749-220-014, and 759-220-012



Fast Track Authorization

Case No.: PP24690; PM36315;
PM36293

FTA No. 2011-11

SUPERVISOR John Benoit

SUPERVISORIAL DISTRICT: 4

Company/Developer: TRM 122, LLC

Contact: Phil Clayton

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

Phone: (310) 486-4774

Fax:

Email: phil.clayton@thermal122.com

Architectural Firm: N/A

Contact:

Address:

Phone:

Fax:

Email:

Engineering Firm: Land Development Consult

Contact: Hersel Zahab

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

Phone: (714) 329-0333

Fax: (714) 557-7707

Email:

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

Plot Plan Parcel Map Other

Site Information:

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

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

Site Acreage 330

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

Zoning SP

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

Unincorporated Community Thermal

Project Information (Estimate Amounts):

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

Permanent Full-Time Jobs 120

Wages per Hour \$10-25

Construction Jobs 40

Capital Investment \$80,000,000

Taxable Sales \$2,000,000

Bldg Size: 2,000,000

Project Type

Commercial

Industrial

Office

Residential

Other

Industrial Classification N/A

Other

Commercial Classification Other

Other

Race Track

Project Description:

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

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

Lisa Brandl, Managing Director of EDA

Date

Robert Moran, EDA Development Manager

Date



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

March 10, 2015

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

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

RE: NOTICE OF PUBLIC HEARING: SP 303 AMD. NO. 3; CZ 7852 FTA 2011-11

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, March 13, 2015.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Tuesday, March 10, 2015 12:41 PM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: SP 303 Amd. No. 3 CZ 7852

Received for publication on March 13. Proof with cost to follow.

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

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

The Press-Enterprise PE.COM / UNIDOS
A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Tuesday, March 10, 2015 8:30 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: SP 303 Amd. No. 3 CZ 7852

Good morning! Attached is a Notice of public hearing for publication on Friday, March 13, 2015. Please confirm. THANK YOU!

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



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

March 10, 2015

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

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

RE: NOTICE OF PUBLIC HEARING: SP 303 AMD. NO. 3; CZ 7852 FTA 2011-11

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

Gil, Cecilia

From: Moeller, Charlene <CMOELLER@palmspri.gannett.com>
Sent: Tuesday, March 10, 2015 9:03 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: SP 303 Amd. No. 3 CZ 7852

Good Morning! ☺

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

Charlene Moeller | Customer Care Representative / Legals

The Desert Sun Media Group
750 N. Gene Autry Trail, Palm Springs, CA 92262
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legals@thedesertsun.com / dpwlegals@thedesertsun.com

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This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Tuesday, March 10, 2015 8:31 AM
To: Email, TDS-Legals
Subject: FOR PUBLICATION: SP 303 Amd. No. 3 CZ 7852

Good morning! Attached is a Notice of public hearing for publication on Friday, March 13, 2015. Please confirm. THANK YOU!

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

CERTIFICATE OF POSTING

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 10, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 303 AMD. NO. 3 and CZ 7852

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

Board Agenda Date: March 24, 2015 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: March 10, 2015
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkenneme@asrclkrec.com>
Sent: Tuesday, March 10, 2015 9:04 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann
Subject: RE: FOR POSTING: SP 303 AMD. NO. 3 ZC 7852

Good Morning,

The notice has been received and will be posted today.

Thank you,
Bonnie

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Tuesday, March 10, 2015 8:31 AM
To: Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: SP 303 AMD. NO. 3 ZC 7852

Good morning. Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT AND CHANGE OF ZONE IN THE LOWER COACHELLA VALLEY DISTRICT – EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 24, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Thermal Operating Company - Albert A. Webb and Associates, on **Specific Plan No. 303 Amendment No. 3**, which proposes to alter the land use, divide the existing planning area E-2 into 5 new planning areas, with the existing planning area A-8 to be consolidated into existing planning area E-4; and, **Change of Zone No. 7852**, which proposes to amend the Specific Plan zoning text to reflect the land use changes related to the Thermal Club Race Track Development north of Avenue 62 and east of Tyler Street ("the project"), or such other zones as the Board may find appropriate. More specifically, the zone change defines and includes horizontal and vertical mixed use development and outdoor film studio uses to the Land Use Designations labeled Mixed Use and define certain planning area boundaries. The project is located easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60 and westerly of Polk Street in the Lower Coachella Valley District – Eastern Coachella Valley Area Plan, Fourth Supervisorial District.

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

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

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

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

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

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

Dated: March 10, 2015

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

CERTIFICATE OF MAILING

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

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 10, 2015, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 303 AMD. NO. 3 and CZ 7852

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

Board Agenda Date: March 24, 2015 @ 10:30 AM

SIGNATURE: *Cecilia Gil* DATE: March 10, 2015
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I Matt Straite, certify that on 2/18/15
the attached property owners list was prepared by Matt
APN(s) or case numbers SP00303A3
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 600.

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

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

NAME: Matt Straite

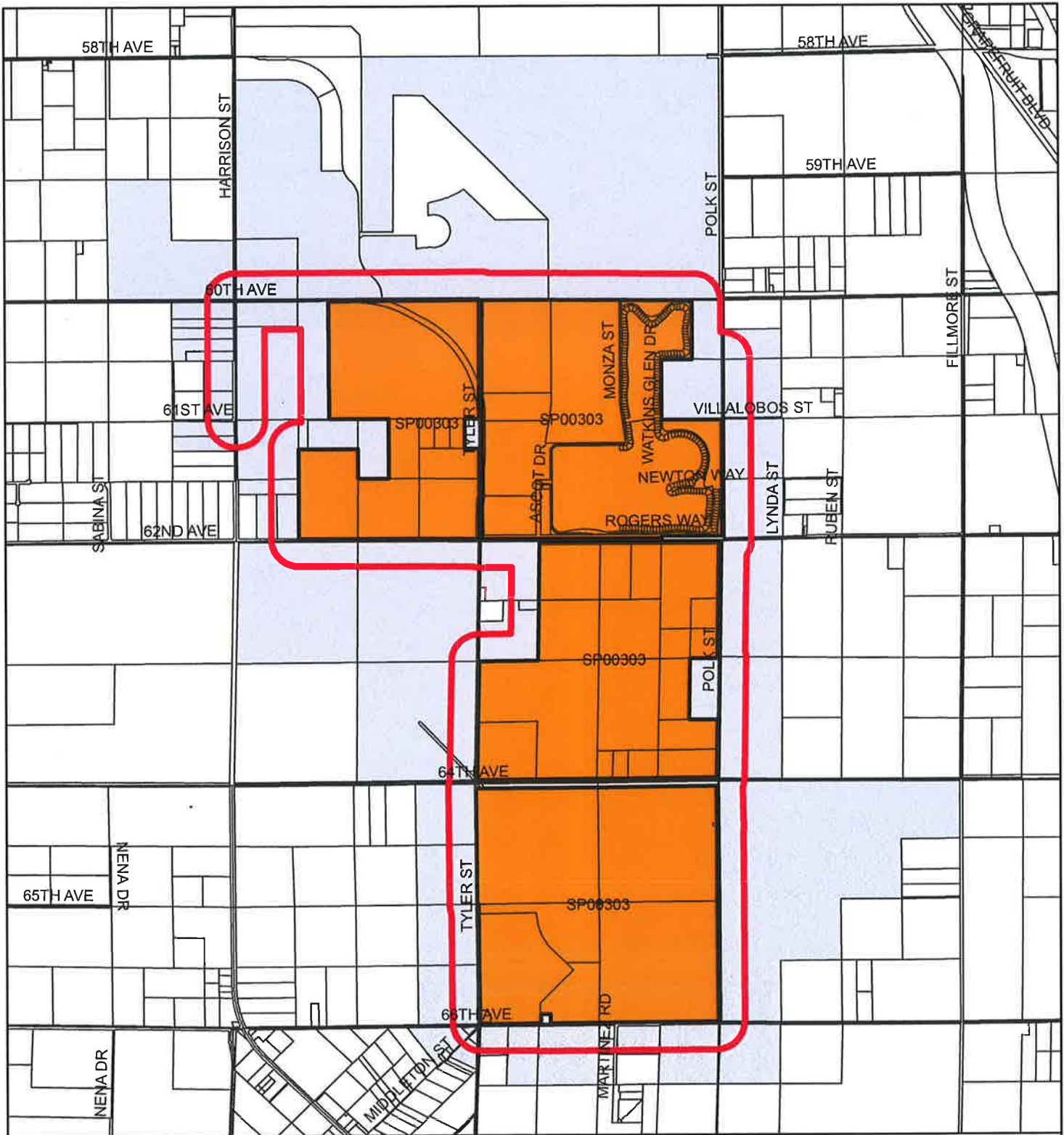
TITLE: Planner

ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

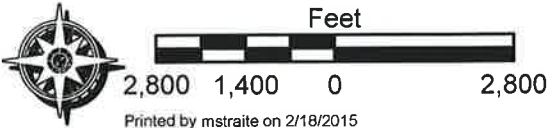
TELEPHONE: 586 31

✓ed by matt
CFP 8/14/15

SP00303 (600 Foot Buffer)



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



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

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

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

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

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

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

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

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

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

City of Coachella Planning Dept.
1515 6th Street
Coachella, CA 92236

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

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

Jacqueline Cochran Airport
56850 Higgins Drive
Thermal, CA 92274

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

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

Airport Land Use Commission
4080 Lemon Street, 14th Floor
Riverside, CA 92505

Gabriel Ortiz
85981 Avenue 61
Thermal, CA 92274

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

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

EXTRA LABELS

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

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

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

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

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

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

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

USA 751
0
. . 0

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

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

USA 751
NONE
0
. . 0

ARTHUR VALENZUELA
62800 TYLER ST
THERMAL, CA. 92274

LUCIANO VELASQUEZ
49745 ALTHEA CT
LA QUINTA, CA. 92253

ANTONIO C VILLALOBOS
60171 HIGHWAY 86
THERMAL, CA. 92274



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

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

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

CVCWD
P O BOX 1058
COACHELLA, CA. 92236

CVWD
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DESERT HERB FARMS INC
P O BOX 845
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SUSAN ELEANOR DISINGER
11567 N SETTLERS DR
PARKER, CO. 80134

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

CONCEPCION M GARCIA
60261 HARRISON ST
THERMAL, CA. 92274

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

SALVADOR GONZALEZ
85501 AVENUE 61
THERMAL, CA. 92274

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

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

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