

October 15, 2010

Jay Olivas, Project Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

RE: Plot Plan 24690 – Kohl Ranch Specific Plan

Dear Mr. Olivas:

The SunLine Transit Agency (SunLine) would like to thank you for the opportunity to review and comment on the Plot Plan No. 24690, which proposes develop a members only private race track 4.5 miles in length with a total of 587,160 square feet in multiple shops, garages, maintenance building and parking lot area within the Kohl Ranch Specific Plan, located within the Thermal Community of unincorporated Riverside County.

SunLine staff reviewed the plot plan and based on our review of existing transit amenities in the vicinity, SunLine does not currently offer transit service to the project location; however, the nearest service route is located just north of the project, along Airport Boulevard and Palm Street served by Line 91. Therefore, SunLine is not requesting the addition of any transit amenities such as a bus turnout and/or shelter. However, we appreciate the chance to review developments within the Thermal Community of unincorporated Riverside County.

As the Coachella Valley continues to grow and based on further analyses, SunLine will continue to monitor on-going developments and may provide transit service to the proposed project in the future, if warranted. Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 162.

Sincerely,



Brenda Ramirez
Assistant Transit Planner

cc: C. Mikel Oglesby, General Manager
Eunice Lovi, Director of Planning and Development

RESOLUTION OF THE BOARD OF DIRECTORS OF
COACHELLA VALLEY WATER DISTRICT

RESOLUTION NO. 2011-61

BE IT RESOLVED by the Board of Directors of the Coachella Valley Water District assembled in regular meeting this 12th day of April, 2011, that it hereby approves the Water Supply Assessment and Water Supply Verification for the Proposed Kohl Ranch Specific Plan.

STATE OF CALIFORNIA)
COACHELLA VALLEY WATER DISTRICT) ss.
OFFICE OF THE SECRETARY)

I, JULIA FERNANDEZ, Secretary of the Board of Directors of the Coachella Valley Water District, DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of Resolution No. 2011-61 adopted by the Board of Directors of said District at a regular meeting thereof duly held and convened on the 12th day of April, 2011, at which meeting a quorum of said Board was present and acting throughout. The Resolution was adopted by the following vote:

AYES: Five

NOES: None

ABSTAIN: None

Dated this 12th day of April, 2011.

(SEAL)



Board Secretary

SIMON A. HOUSMAN
ATTORNEY AT LAW

Suite 207
69730 Highway 111
Rancho Mirage, CA 92270
(760) 328-7995 Fax: (760) 328-4985

Admitted to the Bar
California
New York
New Jersey

April 19, 2011

HAND DELIVERED:

RIVERSIDE COUNTY PLANNING COMMISSION
La Quinta, California

Re: April 19, 2010, **Agenda Item 3.2**
COMMENTS ON CONDITIONS FOR APPROVAL OF THERMAL
MOTORSPORTS TRACK AND CLUB. Kohl Ranch
Tentative Parcel Map No. 36315 (Parcels 1 & 6), Tentative Parcel Map 36293 &
Plot Plan 24690.

Dear Commissioners:

My concern is protecting the future operation of the airport from litigious neighbors. The present conditions delay conveying avigation easements until the building permits are issued. That may be after some portion of the proposed project property has been conveyed to third parties by the developer. **The Avigation easement should be conveyed and recorded prior to recording the FINAL MAP.** Specifically:

PP 24690

Condition: 80.PLANNING 017

PRIOR TO BLDG PRMT ISSUANCE USE - ALUC CLEARANCE

"A clearance letter from the Airport Land Use Commission (ALUC) shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated November 29, 2010, which a copy is attached."

PM 36293

Condition 80.PLANNING 011

PRIOR TO BLDG PRMT ISSUANCE MAP - ALUC CLEARANCE

"A clearance letter from the Airport Land Use Commission shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated November 29, 2010 summarized as follows: prior to issuance of building permits, the landowner shall convey an avigation easement to Jacqueline Cochran Regional Airport, any

April 19, 2011
Page 2

outdoor lighting 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, etc.”

Airport Land Use Commission letter dated November 29, 2010 states in pertinent part:

“CONDITIONS:

1. Prior to 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.”“

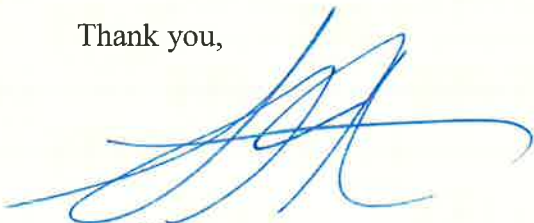
~~I request amendment to conditions: PP 24690, 80.PLANNING 017 and PM 36293, 80.PLANNING 011 and PP36315 (Parcels 1 & 6), add the following:~~

Prior to recording the FINAL MAP, the landowner shall convey an avigation easement to Jacqueline Cochran Regional Airport.

Since the applicant has agreed and intends to convey the avigation easement to the Jacqueline Cochran Regional Airport, advancing the event from the building permit to the final map does not impose an undue expense or inconvenience to the applicant. It does protect the County owned airport from subsequent unforeseen events, such as the sale of one or more lots divesting the ability to grant the avigation easement.

Your courtesy and cooperation are greatly appreciated.

Thank you,



SIMON A. HOUSMAN

SAH:rd



CITY OF INDIO

100 CIVIC CENTER MALL • INDIO, CA 92201
760.391.4000 • FAX 760.391.4008 • WWW.INDIO.ORG

April 18, 2011

Honorable John J. Benoit
Supervisor, 4th District
County of Riverside
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260

Re: In Support of the Thermal Motorsports Track and Club

Dear Supervisor Benoit: *John*

I am writing you today to voice my strong support for the proposed Thermal Motorsports Track and Club located in Thermal, California. In the current economic climate, this project would provide enormous benefits to the greater Coachella Valley by creating many much needed jobs, stimulating tourism, and bringing a new excitement to this underutilized destination.

Thermal Motorsports Track and Club would create over 470 jobs both in the community and on the track. Over \$17 million in household income would be created that would not have existed, and there would be over \$70 million in total direct and induced economic impact to the Valley. Amidst our present economic struggles, this project will represent a positive impact on our recovery.

Please feel free to contact me at any time to discuss this project at 760-391-4015. Thank you for your support of the Thermal Motorsports Track and Club.

Sincerely,

Lupe Ramos Watson

Lupe Ramos Watson
Mayor

cc: City Council
Dan Martinez, City Manager



CITY OF INDIO

100 CIVIC CENTER MALL • INDIO, CA 92201
760.391.4000 • FAX 760.391.4008 • WWW.INDIO.ORG

From the Desk of Elaine Holmes, City Council

April 18, 2011

Honorable John J. Benoit
County of Riverside, Supervisor, 4th District
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260

Re: Support for Thermal Motorsports Track and Club

Dear Supervisor Benoit:

I am writing you today to voice my strong support for the proposed Thermal Motorsports Track and Club located in Thermal, California. In the current economic climate, this project would provide enormous benefits to the greater Coachella Valley by creating many much needed jobs, stimulating tourism, and bringing a new excitement to this underutilized destination.

Thermal Motorsports Track and Club would create over 470 jobs both in the community and on the track. Over 17 million dollars in household income would be created that would not have existed, and there would be over 70 million dollars in total direct and induced economic impact for the Valley. Amidst our present economic struggles, this project will represent a positive impact on our recovery.

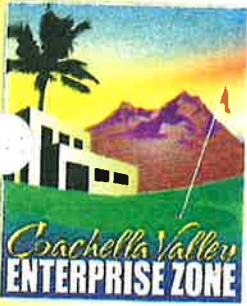
Please feel free to contact me at any time to discuss this project. Thank you for your support of the Thermal Motorsports Track and Club.

Sincerely,

Elaine Holmes

City of Indio

City Councilmember



53-990 ENTERPRISE WAY

SUITE 13

COACHELLA, CA 92236

P 760.391.5176

F 760.391.5178

WWW.CVEZA.ORG

April 18, 2011

Mr. Paul Clayton and Partners
Thermal Motorsports Park
74-245 Highway 111
Palm Desert, CA 92260

Re: Thermal Motorsports Park Economic and Jobs Impact

Dear Mr. Clayton and Partners;


The Coachella Valley Enterprise Zone Authority has received numerous positive comments and inquiries into the progress of your Thermal Motorsports Park and we enthusiastically await the ground breaking and eventual build out of the venue. The capital investment and jobs it is anticipated to create for the Coachella Valley is impressive.

The positive impact, as detailed by Dr. John Husing in his 2009 study, of the Thermal Motorsports park and its associated peripheral developments will be a tremendous attraction for Riverside County and especially the Coachella Valley. The draw of this type of premier motorsports venue to our community is anticipated to help bridge the economies of communities of the eastern Coachella Valley to the western Coachella Valley. The investment in this geographic area while beginning with temporary construction jobs, more importantly, will lead to permanent capital investment from outside the area into our region. This capital investment will help broaden the recreational offerings of the Coachella Valley and bring investment in this industry sector farther east than it has ever reached. Most significantly, with this investment, we expect enhanced economic opportunities for our existing regional workforce which will include higher than base wage jobs with related employee benefits.

This job creation will help continue the trend toward diversifying our economy and broaden our representation in the automotive sector. This sector, while locally well represented in the retail sales category, has great untapped potential in associated test and research and development categories, which are the peripheral developments that will round out this venue. The Coachella Valley's unique location offers optimal proximity to well known, established lifestyle and hospitality destinations, an influential automotive retail sales market, proximity to additional major metro retail markets, proximity to regional research institutions and hospitable climate conditions for automotive testing year round and soon a testing facility!

We look forward to continuing to work with Thermal Motorsports Park as you near the "finish line" and prepare for the developmental phase of your project. Please count on the Enterprise Zone to be a partner in promoting the venue as together we work to enhance our desert communities.

Best regards,



Glenn Miller
Chairman



Mark Weber
Manager

get in the zone...

The Coachella Valley is one of the fastest growing regions in Southern California, and offers an ideal location to live, work and play!



Mr. Paul Clayton
Thermal Motorsports Track & Club
74-245 Hwy. 111
Palm Desert, CA 92260

September 17, 2010

Dear Mr. Clayton,

On behalf of the Coachella Valley Economic Partnership, I am writing to lend our enthusiastic support to the proposed Thermal Motorsports Track & Club.

This project will provide much needed economic benefits, not only to the eastern region of the Riverside County, but to the entire Coachella Valley and Inland Empire.

The Coachella Valley Economic Partnership (CVEP) serves its investors — including the nine cities of the Coachella Valley, the County of Riverside and over 100 private businesses — by working to attract businesses to the region as well as to assist existing businesses with expansion. The Coachella Valley has collaborated to create a comprehensive regional strategy known as the *Coachella Valley Economic Blueprint*, which provides regional stakeholders the opportunity to unite behind an aggressive and proactive plan for the future economic sustainability of our region. CVEP promotes and facilitates economic development in the Coachella Valley in part by supporting projects that bring important economic benefits to the region while protecting the environmental resources and quality of life that have made the region world famous as a recreational and life-style center.

After reviewing the specific strategy for the plans for the Thermal Motorsports Track & Club, we were very excited about the synergy that this property will create for the region. Looking at the formal economic impact analysis and meeting with regional economists, it is apparent that there will be a direct and positive economic impact for the entire region. The permanent and non-permanent job base that this project will help create is much needed.

After meeting with you, we were impressed with the amount of work you have already done to garner support for your project. The engagement with local community and regional partners is of direct benefit to your efforts and reflects the kind of integrity and openness that we welcome in our community.

We feel that this project is a strong statement that reflects the forward momentum in this area and most assuredly will be a positive reflection of the economic and social climate in our valley and our "Climate for Success"

COACHELLA VALLEY ECONOMIC PARTNERSHIP



CVEP supports the Thermal Motorsports Track & Club project as it meets several of the goal areas of our Economic Blueprint. Specifically; the Thermal Motorsports Track & Club will bring in private capital, create jobs, and add to regional sustainability and economic diversification. We are also encouraged by the potential for partnerships with our colleges and universities with regards to alternative fuels research.

In prosperitas,


Wesley Ahlgren
Chief Operating Officer

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0080

(916) 318-2080
FAX (916) 319-2180

DISTRICT OFFICE
45-677 OASIS STREET
INDIO, CA 92201
(760) 342-8047
FAX (760) 347-8704

Assembly
California Legislature



V. MANUEL PÉREZ
ASSEMBLY MEMBER, EIGHTIETH DISTRICT

COMMITTEES
CHAIR, ECONOMIC DEVELOPMENT,
AND THE ECONOMY
ACCOUNTABILITY AND
ADMINISTRATIVE REVIEW
HEALTH
VETERANS AFFAIRS

March 10, 2010

Mr. Paul Clayton
Thermal MotorSports Park
74-245 Hwy. 111
Palm Desert, California 92260

Dear Mr. Clayton:

As Chairman for the California State Assembly on Jobs, Economic Development and the Economy, I am writing to issue my complete support to the proposed Thermal MotorSports Park project located in Thermal, California. Said project is scheduled to be developed on the Kohl Ranch property.

This important project will ensure hundreds of immediate high quality jobs to residents of the Coachella Valley. My colleagues and I in the State Legislature believe that the local business community is the catalyst for the states economic recovery. We must support and provide every available incentive to our local business developments. This project will benefit the entire Southern California region of our state.

It is also important to note, that my district staff and I participated in numerous meetings with our late County Supervisor Roy S. Wilson in relation to the Coachella Valley Economic Partnership Economic Blueprint Plan. This economic plan highlights the need for this type of diversified development throughout the Coachella Valley.

In closing, I endorse and wish to lend my name to the Thermal MotorSports Park. The Thermal MotorSports Park will be the anchor for new private capital, create jobs, and adds to regional sustainability and economic diversification.

Should you have any questions regarding this important project, please feel free to contact me at my district offices or at our Capitol offices. Thank you.

Sincerely,

V. Manuel, Assemblymember
80th District
VMP: gc





THE TORRES MARTINEZ DESERT CAHUILLA INDIAN

P.O. Box 1160

Thermal, CA 92274

(760) 397-0300 – FAX (760) 397-8146

March 30, 2010

Mr. Paul Clayton
Thermal MotorSports Park
74-245 Hwy. 111
Palm Desert, CA 92260

Dear Mr. Clayton,

On behalf of the Torres Martinez Desert Cahuilla Indians (TMDCI), I am writing to lend our support to the proposed Thermal MotorSports Park. This project, in its new configuration as a gentlemen's race club on the Kohl Ranch property, will provide much needed economic benefits, not only to the eastern region of the Coachella Valley, but to the entire Coachella Valley and Inland Empire.

As you know the TMDCI currently have over 22,000 acres of land within the reservation located within the eastern region of the Coachella Valley. The TMDCI promote economic development in the eastern Coachella Valley in part by supporting projects that bring important economic benefits to the region while protecting the environmental resources and quality of life. We see your project as supporting these endeavors.

As a member of the Coachella Valley Economic Partnership (CVEP), the TMDCI supports the Thermal MotorSports Park project as it meets several of the goals outlined in the recently adopted Coachella Valley Economic Blueprint, a roadmap for regional economic diversification. We are also encouraged by the potential for partnerships with our local colleges and universities with regards to alternative fuels research.

If you have any questions, you may contact me directly at rbonner@torresmartinez.org or (760) 397-0300, ext. 1208.

Best regards,

Rodney Bonner
Tribal Administrator

Cc: file



CITY OF COACHELLA

1515 SIXTH STREET, COACHELLA, CALIFORNIA 92236

PHONE (760) 398-3502 • FAX (760) 398-8117 • WWW.COACHELLA.ORG

March 10, 2010

Mr. Paul Clayton
Thermal MotorSports Park
74-245 Hwy. 111
Palm Desert, CA 92260

Dear Mr. Clayton:

On behalf of the City of Coachella, I am writing to lend our support to the proposed Thermal MotorSports Park. This project, a gentlemen's race club in it's new design and location on the Kohl Ranch property, will provide much needed economic benefits, not only to the eastern region of the Coachella Valley, but to the entire Coachella Valley and the Inland Empire.

I have had an opportunity to review the report prepared in 2009 by Dr. John Husing regarding the MotorSports Park and specifically the sections related to a MotorSports Racing Club. The report demonstrates the tremendous impact that this facility could have both in the near term and in the future. There are no projects that I am aware of that have the potential positive impact of this project

With the current state of the economy, this project's approval and development are more crucial than ever. The Thermal MotorSports Park project will bring in private capital, it will create jobs, it will create excitement, it will help the tourism industry in our valley and it will bring a new high profile component to the desert.

If you have any questions, you may contact me at (760)398-3502.

Sincerely,

Eduardo Garcia
Mayor



CITY OF INDIO

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760.391.4000 • FAX 760.391.4008 • WWW.INDIO.ORG

February 25, 2010

Honorable John Benoit
County of Riverside Supervisor, 4th District
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260

Re: Letter of Support - Thermal Motorsports Park

Dear Supervisor Benoit:

The purpose of this letter is to encourage you to support the development of the proposed Thermal MotorSports Park. This project will provide enormous economic benefits, not only to the eastern region of the Coachella Valley but to the entire Coachella Valley and the Inland Empire.

The principals of this project were requested by County staff last year to produce an economic impact analysis on the racetrack. Subsequently, they retained the services of Dr. John Husing, a noted economist with an impeccable reputation. His study provides in exhaustive detail an understanding of why this project should be considered of the highest priority for the County.

Range of Annual Gross Revenue for the Track - \$13 million to \$54 million
(dependent on scope of track use)

Job Creation - 477 to 5,080 full time positions (dependent on scope of track use)

Overall Annual Economic Impact to the Region - \$70 million to \$513 million
(dependent on scope of track use)

These statistics are just highlights of the enormous economic benefit this project will bring to the greater Coachella Valley. I am not aware of any other projects planned in this area that have a similar potential positive impact on this region.

Supervisor John Benoit
February 25, 2010
Page 2 of 2

With the state of the economy, this project's approval and development are more crucial than ever. The Thermal MotorSports Park project will bring in private capital, will create jobs and excitement. It will also help stimulate the tourism industry in our Valley by bringing a new high-profile component to the desert.

Thank you in advance for your support of the Thermal MotorSports Park.

Sincerely,

A handwritten signature in black ink that reads "G. D. SOUTHARD". The signature is written in a cursive style with a large, stylized "S" at the end.

Glenn D. Southard
City Manager

April 14, 2011

To: Riverside County Planning Staff

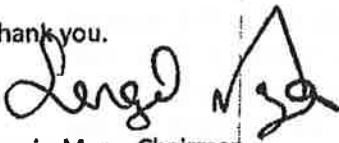
From: Sergio Meza, Chairman of Thermal Community Council

Subject: Thermal Motorsports Track and Club (TNTC) APNs: 759150001, 759170001, 759180001, 759190004; Applications for TPM 36315, TPM 36293, PP24690, GPA 01104, CZ 07742, SP 00303S2

On February 28, 2011 the TNTC proposed projects listed above were presented to the Thermal Community Council for consideration and action. After the presentation by the applicant representatives there was a question and answer session by the Thermal Community Council and the community.

A motion to recommend support for the project was made by Ernesto Rios and seconded by Sergio Duran. The vote was 4-0 in support of the project with Marco Celedon absent.

Thank you.

A handwritten signature in black ink, appearing to read 'Sergio Meza', with a stylized flourish at the end.

Sergio Meza, Chairman

760-399-5019

COCOPAH NURSERIES INC.

(a "young" family company)

81-880 Arus Ave. - Indio, California 92201

Office 760-347-5678, fx 760-342-6188

from the desk of Duane Lee Young

Duane Young email = duaneoung@aol.com

October 12, 2010

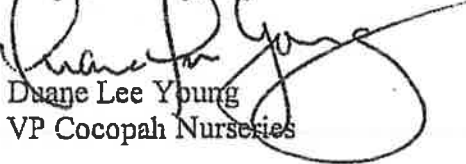
Mr Paul Clayton
Thermal MotorSports Park
74-245 Hwy 111
Palm Desert, CA 92260

Dear Paul,

Cocopah Nurseries and the entire William Dale Young Family are in full support of the proposed Thermal MotorSports Park. We feel strongly that this development could be the economic stimulus to provide good jobs in the lower valley. We know that you have worked hard to mitigate all concerns of the community and us "your neighbors"; for that we thank you!

We are excited to see this project through to completion and the fulfillment of its potential to the community.

Very Sincerely,


Duane Lee Young
VP Cocopah Nurseries

February 22, 2011

Supervisor John J. Benoit
County of Riverside, Supervisor, 4th District
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260

RE: Thermal Motorsports Park

Supervisor Benoit:

I am writing you today to voice my support for the proposed Thermal Motorsports Park. I own a piece of land right up the road from the Kohl Ranch, and I believe that this project would be a great addition to the community. We need to create more jobs and bring more people to this region, and I believe that this project will help accomplish both. Please support this project.

Sincerely,



George Kirkjan
86740 Industrial Way
Coachella, CA 92236

CC:

Richard Lichtenstein
Marathon Communications

October 7, 2010

ALUC Commission

4080 Lemon Street, 9th floor

Riverside, CA 92501

Dear ALUC Commission:

My name is Kenny Strickland, and my residence is directly adjacent to the Kohl Ranch. I am writing to the Airport and Landuse Commission to voice my support of the proposed Thermal Motorsports Park located on the Kohl Ranch Property. This project would provide a much needed economic benefit to the Coachella Valley and Inland Empire. Not only would this project create jobs, but it would also bring an increased interest and excitement to the region.

Unfortunately, due to the hearing's location in Riverside, I am unable to attend on October 14. After reviewing the various applications before the commission, it is my belief that the project is compatible with ALUC's standards and guidelines, and therefore, I would encourage you to recommend a finding of consistency. This project would be a welcomed addition to our community.

Sincerely,



Kenny Strickland

85495 Avenue 61

Thermal, California



— THE —
MADISON
CLUB

April 15, 2011

Honorable John J. Benoit
County of Riverside, Supervisor, 4th District
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260

Re: Support for Thermal Motorsports Track and Club

Dear Supervisor Benoit:

My name is Brent Buckman, and I'm the General Manager at The Madison Club. I represent Discovery Land Company which owns/operates both The Madison Club and The Hideaway Golf Club in La Quinta. I am writing this letter to voice our support for the proposed Thermal Motorsports Park located on the Kohl Ranch Property.

Thermal Motorsports Track and Club would create over 470 jobs both in the community and on the track. Over 17 million dollars in household income would be created that would not have existed, and there would be over 70 million dollars in total direct and induced economic impact for the Valley.

Amidst our present economic struggles, this project will represent a positive impact on our recovery. It would be a great benefit to the Coachella Valley by creating jobs and an increased number of visitors that would be prospective golf members and home purchasers.

Their efforts are greatly appreciated. Please vote to support this project.

Sincerely,

CC:

Blake Miraglia
Thermal Motorsports Track and Club
49-499 Eisenhower Drive
La Quinta, CA 92253

Richard Lichtenstein
Marathon Communications
8436 West 3rd Street, Suite 700
Los Angeles, CA 90048

HOSPITALITY INDUSTRY AND BUSINESS COUNCIL, INC.

Lee Marcus, Chair
Kaiser Restaurant Group

Allan Farwell, Vice Chair
Hyatt Grand Champions Resort

Tony Bruggemans, Secretary
Le Valisette

Lorraine Becker
Cabo's Pueblo Museum

Jeff Bowman
Living Waters Spa

Jammy Canfield
Palm Springs Convention Center

Gary Cardiff
Cardiff Leisure & Transportation

Robert Carey, Jr.
PRA Destination Management

Jay Chesterlon
Fantasy Springs Resort Casino

Aflab Dada
Hilton Palm Springs

Robert Del Mas
Empire Polo Club & Event Facility

Tim Ellis
Palm Mountain Resort

Dan Ferrante
Hilton Garden Inn

Michael Green
Triangle Inn Palm Springs

Nick Gronkowski
Marquis Villas

Rolf Hoehn
Indian Wells Tennis Garden

Stacey Johnson
The Living Desert

Stan Kantowski
Miramonte Resort & Spa

Julius Kazen
Spa Resort Casino

Karl Kruger
Noble House Hotels & Resorts

Jay Mainthia
Indigo Super 8 & Suites

Thomas Meding
Palm Springs International Airport

Ken Pilgrim
The Westin Mission Hills Resort

Brad Poncher
Homewood Suites by Hilton

Ken Schwarz
JW Marriott Desert Springs Resort and Spa

April Shute
Rancho Las Palmas Resort & Spa

Gary Sims
La Quinta Resort & Club and PGA WEST

Tim Sullivan
Renaissance Esmeralda Resort and Spa

Elie Zed
Dora's Desert Princess Resort

RESOLUTION NO. HIBC 2011 001

A RESOLUTION OF THE HOSPITALITY INDUSTRY BUSINESS COUNCIL OF THE PALM SPRINGS DESERT RESORT COMMUNITIES CONVENTION AND VISITORS AUTHORITY SUPPORTING THE APPROVAL, CONSTRUCTION AND OPERATION OF THE THERMAL MOTORSPORTS PARK IN THE COACHELLA VALLEY

WHEREAS, the Palm Springs Desert Resort Communities Convention and Visitors Authority (hereinafter, the "CVA") is a joint powers authority operating under the Joint Exercise of Powers Act (California Government Code §§6500 *et seq.*), located in the County of Riverside, State of California; and

WHEREAS, the Hospitality Industry Business Council (hereinafter, "HIBC") is charged with the day-to-day management of the CVA, subject to the approval of the CVA Executive Committee, and serves as the Advisory Board for the Tourism Business Improvement District; and

WHEREAS, the Thermal Motorsports Track & Club is a members-only racing club located in La Quinta that plans to construct an automobile race track and other amenities, known as the Thermal Motorsports Park ("Park"); and

WHEREAS, the Park will be located in the northeastern section of Kohl Ranch, which is part of a 3,000 acre County Specific Plan that was approved in the 1990's; and

WHEREAS, in April, 2010, the County made a determination that the Park was a permissible "use" since it was in substantial conformance with the heavy industrial and open space uses of the Specific Plan; and

WHEREAS, it has been represented to the HIBC that all the requisite discretionary entitlement applications have been submitted to the County and have undergone a first review by County staff; and

WHEREAS, it is anticipated that the County Planning Commission will review the project in early April, 2011, and that the County Board of Supervisors will review the project in May or June, 2011; and

WHEREAS, the Thermal Community Council and the Oasis Community Council support the Park; and

WHEREAS, the Park was deemed consistent with the Airport Land Use Compatibility Plan for the Jacqueline Cochran ("Thermal") Airport and the Riverside County Airport Land Use Commission held a public hearing on the issue and there was no organized opposition; and

HOSPITALITY INDUSTRY AND BUSINESS COUNCIL, INC.

Lee Marcus, Chair
Kaiser Restaurant Group

Allan Farwell, Vice Chair
Hyatt Grand Champions Resort

Tony Bruggemans, Secretary
Malibu

Lorraine Becker
Cabot's Pueblo Museum

Jeff Bowman
Living Waters Spa

Jamey Canfield
Palm Springs Convention Center

Gary Cardiff
Cardiff Limousine & Transportation

Robert Carey, Jr.
PPA Destination Management

Jay Chesterton
Fantasy Springs Resort Casino

Afiab Dada
Hilton Palm Springs

Robert Del Mas
Empire Polo Club & Event Facility

Tim Ellis
Palm Mountain Resort

Dan Ferrante
Hilton Garden Inn

Michael Green
Triangle Inn Palm Springs

Nick Grankowski
Marquis Villas

Rolf Haehn
Indian Wells Tennis Garden

Stacey Johnson
The Living Desert

Stan Kantowski
Miramonte Resort & Spa

Julius Kazen
Spa Resort Casino

Karl Kruger
Noble House Hotels & Resorts

Jay Mainthia
India Super 8 & Suites

Thomas Meding
Palm Springs International Airport

Ken Pilgrim
The Westin Mission Hills Resort

Brad Poncher
Homewood Suites by Hilton

Ken Schwartz
JW Marriott Desert Springs Resort and Spa

April Shute
Rancho Las Palmas Resort & Spa

Gary Sims
La Quinta Resort & Club and PGA WEST

Tim Sullivan
Renaissance Esmeralda Resort and Spa

Elie Zed
Doral Desert Princess Resort

WHEREAS, the Park's proponents have already begun marketing the project through an office in La Quinta, as well as through several other avenues including national racing magazines, etc. and have thus far, are getting good reactions from the public and a lot of interest in the Park; and

WHEREAS, the Park will host various events from time to time which will provide opportunities for a "new breed of tourists" such as auto-enthusiasts and their guests to visit the Coachella Valley and stay at various hotels, resorts and other lodging establishments, dine at various restaurants and visit many of the tourists destination attractions and facilities within the Coachella Valley; and

WHEREAS, by adopting the resolution supporting the approval, construction and operation of the Park in the Coachella Valley, the HIBC will be expressing its support for a facility that will help promote tourism in the Coachella Valley consistent with the mission and objectives of the CVA.

NOW, THEREFORE, be it resolved by the Hospitality Industry Business Council as follows:

Section 1. Recitals.

That the recitals set forth above are true and correct.

Section 2. Support

That the Hospitality Industry Business Council of the Palm Springs Desert Resort Communities Convention and Visitors Authority supports the approval, construction and operation of the Thermal Motorsports Park in the Coachella Valley since it will help promote tourism in the Coachella Valley consistent with the mission and objectives of the CVA.

Section 3. Effective Date.

That this Resolution shall take effect upon its adoption.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

HOSPITALITY INDUSTRY AND BUSINESS COUNCIL, INC.

Lee Morcus, Chair
Kaiser Restaurant Group

Allan Farwell, Vice Chair
Hyatt Grand Champions Resort

Tony Bruggemans, Secretary
Le Vorkaris

Lorraine Becker
Cuba's Pueblo Museum

Jeff Bowman
Living Waters Spa

Jamey Canfield
Palm Springs Convention Center

Gary Cardiff
Cardiff Limousine & Transportation

Robert Carey, Jr
PRA Destination Management

Jay Chesterlan
Fantasy Springs Resort Casino

Aftab Dada
Hilton Palm Springs

Robert Del Mas
Empire Palm Club & Event Facility

Tim Ellis
Palm Mountain Resort

Dan Ferrante
Hilton Garden Inn

Michael Green
Triangle Inn Palm Springs

Nick Gronkowski
Marquis Villas

Ralf Heehn
Indian Wells Tennis Club

Stacey Johnson
The Living Desert

Stan Kantowski
Miramonte Resort & Spa

Julius Kazen
Spa Resort Casino

Karl Kruger
Noble House Hotels & Resorts

Jay Malnhia
Indio Super 8 & Suites

Thomas Meding
Palm Springs International Airport

Ken Pilgrim
The Westin Mission Hills Resort

Brad Poncher
Homewood Suites by Hilton

Ken Schwartz
JW Marriott Desert Springs Resort and Spa

April Shute
Rancho Las Palmas Resort & Spa

Gary Sims
La Quinta Resort & Club and PGA WEST

Tim Sullivan
Renaissance Esmeralda Resort and Spa

Elie Zad
Desert Princess Resort

**PASSED, APPROVED AND ADOPTED this 18th day of March,
2011.**


Lee Morcus, Chair
Hospitality Industry Business Council

ATTEST:


Tony Bruggemans, Secretary
Hospitality Industry Business Council

P:\APPS\WPDATA\PSVA\0001-01 General Matters\DOC\011 - Final Resolution Re Motorsports Park
(03.18.11).doc

February 15, 2011

Honorable John J. Benoit
County of Riverside, Supervisor, 4th District
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260

Dear Supervisor Benoit:

My name is John Leary, and my property is directly adjacent to the Kohl Ranch. I am writing this letter to voice my support for the proposed Thermal Motorsports Park located on the Kohl Ranch Property. In these tough economic times, this project would be a great benefit to the Coachella Valley by creating jobs and an increased interest and excitement for this under-utilized region.

I would also like to mention that representatives of the project have been more than willing to meet with local property owners and stakeholders like myself throughout this process. Their efforts are greatly appreciated. Please vote to support this project.

Sincerely,



John Leary
Ave 62
Thermal, CA 92274

CC:

Richard Lichtenstein
Marathon Communications
8436 West 3rd Street, Suite 700
Los Angeles, CA 90048



HITS, Inc.

319 Main Street, Saugerties, NY 12477-1330
845.246.8833 fax 845.246.6371
www.HitsShows.com

March 31, 2009

Mr. Roy Wilson, Supervisor
Riverside County
73710 Fred Waring Drive
Palm Desert, CA 92260

Dear Roy:

While I was in Thermal for the horse shows, Paul Clayton met with me and informed me of his plans for a motorsports park on the southern boundary of our facility. It appears that Paul and his team have been quite thoughtful and creative in their design of the project elements. Some of the most interesting items include the research park for alternative fuels, space for educational institutions to conduct research on cars using solar and green technologies, and research on agriculture runoff/Salton Sea reclamation that will focus on bio fuels using algae that will be harvested from the sea, potentially returning the Salton Sea to a healthy, clean body of water again.

I believe that the project as envisioned will have a lot of synergies with our facility and clientele. The demographics of the patrons of both facilities will be extraordinarily similar. And largely due to that fact there's an excellent chance that we can develop some joint sponsorships with luxury automobile companies and others.

We understand that the noise levels will actually be less than those produced by air traffic at the airport. So the affect on the horses will be negligible. We are very supportive of the project and look forward to monitoring its progress towards fruition. There are several things we look forward to studying further in partnership with Paul's team particularly at times when our horse shows are not in full swing.

If there is anything that we can provide that would be helpful to the process, please let us know.

Best regards,

John A. Eickman

cc: Paul Clayton

The H.N.
and
Frances C.



BERGER
FOUNDATION

March 9, 2011

Honorable John Benoit
County of Riverside Supervisor, 4th District
73-710 Fred Waring Drive, Suite 222
Palm Desert, Ca 92260

Ref Letter of Support-Thermal Motorsports Park

Dear Supervisor Benoit

The purpose of this letter is to support the proposed development of the Thermal MotorSports Park.

We believe this project will compliment the recent and ongoing development of the educational, Fire Department and Sheriff's Station projects in the eastern region of the Coachella Valley while adding a job creative destination which will have a major economic impact, not only here, but throughout California.

We also see the potential for partnerships with the MotorSports Park in the form of education, which would include vocational training.

Should you have any questions regarding this letter of support please contact me.

Thank you.



Ronald M. Auen - President

P.O. Box 13390
Palm Desert CA
92255-3390
TEL (760) 341-5293
FAX (760) 341-3518



March 15, 2010

Honorable John J. Benoit
County of Riverside, Supervisor, 4th District
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260

Dear Supervisor Benoit,

The purpose of this letter is to request your support for the development of the proposed Thermal MotorSports Park.

As you know, this project has gained significant momentum from many community leaders and organizations. The economic impact in tourism is undeniable. At a recent meeting of the CVA's Hospitality Industry and Business Council (HIIBC) a unanimous vote of support was cast for this project and many of the Council's Board Members commented that this project could be a "game changer" for the Valley, offering positive impacts to our region as was experienced by the development of the University of California Riverside, Palm Desert Campus; and the Indian Wells Tennis Garden.

With the state of the economy, this project's approval and development are more crucial than ever. The Thermal MotorSports Park will bring in private capital, create jobs, and build excitement and interest in our destination.

Please feel free to contact me at any time to discuss this project and we appreciate your support of Thermal MotorSports Park.

Best regards,

Ralph Vick
Managing Director
LA QUINTA RESORT & CLUB® AND PGA WEST™
THE WALDORF=ASTORIA COLLECTION®

GANNETT

U.S. Community Publishing

Robert J. Dickey
President

April 12, 2011

Honorable John J. Benoit
County of Riverside, Supervisor, 4th District
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260

Re: Support for Thermal Motorsports Track and Club

Dear Supervisor Benoit:

I am writing you today to voice my strong support for the proposed Thermal Motorsports Track and Club located in Thermal, California. In the current economic climate, this project would provide enormous benefits to the greater Coachella Valley by creating many much needed jobs, stimulating tourism, and bringing a new excitement to this underutilized destination.

Thermal Motorsports Track and Club is projected to create over 470 jobs both in the community and on the track. Economic studies point to over 17 million dollars in household income would be created and there would be over 70 million dollars in total direct and induced economic impact for the Valley. Amidst our present economic struggles, this project will represent a positive impact towards the valley's recovery.

John, during my 12 years as Publisher of The Desert Sun we worked together on various projects to enhance the quality of life across the Coachella Valley. The desert is still a very special place to me and my family. The excitement and benefits of this project could not come at a better time, I only wish it would have happened during my time. Thank you for your support of the Thermal Motorsports Track and Club.

Sincerely,





Paul R. Ryan
General Manager
East Valley Tourist Development Authority

February 25, 2010

Honorable John Benoit
County of Riverside Supervisor, 4th District
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260

Re: Letter of Support - Thermal MotorSports Park

Dear Supervisor Benoit:

The purpose of this letter is to encourage you to support the development of the proposed Thermal MotorSports Park. This project will provide enormous economic benefits, not only to the eastern region of the Coachella Valley but to the entire Coachella Valley and the Inland Empire.

The principals of this project were requested by County staff last year to produce an economic impact analysis on the racetrack. Subsequently, they retained the services of Dr. John Husing, a noted economist with an impeccable reputation. His study provides in exhaustive detail an understanding of why this project should be considered of the highest priority for the County.

- Range of Annual Gross Revenue for the Track - \$13 million to \$54 million (dependent on scope of track use)
- Job Creation - 477 to 5,080 full time positions (dependent on scope of track use)
- Overall Annual Economic Impact to the Region - \$70 million to \$513 million (dependent on scope of track use)

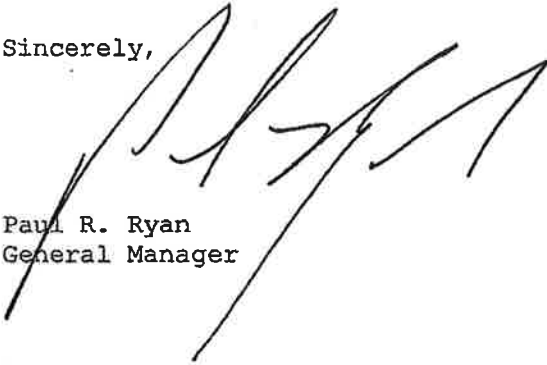
These statistics are just highlights of the enormous economic benefit this project will bring to the greater Coachella Valley. I am not aware of any other projects planned in this area that have a similar potential positive impact on this region.

EAST VALLEY TOURIST DEVELOPMENT AUTHORITY
84-245 INDIO SPRINGS PARKWAY
INDIO, CALIFORNIA 92203-3499
(760) 238-5608 FAX (760) 238-5606

With the state of the economy, this project's approval and development are more crucial than ever. The Thermal MotorSports Park project will bring in private capital, it will create jobs and it will create excitement. It will also help stimulate the tourism industry in our Valley by bringing a new high-profile component to the desert.

Please feel free to contact me to discuss this project further. Thank you in advance for your support of the Thermal MotorSports Park.

Sincerely,



Paul R. Ryan
General Manager

EAST VALLEY TOURIST DEVELOPMENT AUTHORITY
84-245 INDIO SPRINGS PARKWAY
INDIO, CALIFORNIA 92203-3499
(760) 238-5608 FAX (760) 238-5606



EMPIRE WEST DEVELOPMENT, INC.

March 5, 2010

Supervisor John J. Benoit
4th District
County of Riverside Board of Supervisors
4080 Lemon St. – 5th Floor
Riverside, CA 92501

Re: Thermal MotorSports Park

Dear Supervisor Benoit:

I am taking this time to write to encourage you to become engaged in the discussion regarding the Thermal MotorSports Park. I am not going to attempt to outline the development strategy of this exciting project since I am not part of this development team. I am, however, a 25 year resident of the Coachella Valley whose career has been exclusively in the real estate development and home building arena. I have twice served as the President of the local chapter of the Building Industry Association, I am a life member of its Board of Directors and I am a member of its current Board. However, it does not take a 25 plus year professional in the development industry to recognize the enormous benefits the development of this project will bring not only to the eastern region of the Coachella Valley but to the entire Coachella Valley and the Inland Empire.

The principals of this development team were requested by county staff last year to produce an economic impact analysis of their proposed project. Subsequently they retained the services of Mr. John Husing, a professional economic expert with an impeccable reputation, to prepare this report. I believe you are familiar with Mr. Husing. His study provides in exhaustive detail an understanding of why this project should be on the front burner of the County's "must have" projects.

- Range of Annual Gross Revenue for the track - \$13 million to \$54 million (dependent on scope of track use)
- Range of Annual Profit for the track - \$3.2 million to \$35 million (dependent on scope of track use)
- Job Creation (dependent on track use) 477 to 5,080 full time positions
- Overall economic Impact – ranges from low of \$70 million to \$513 million

These highlights just scratch the surface of the enormous economic benefit this project will bring to the greater Coachella Valley. I encourage you to read Mr. Husing's report. I know you rely on your staff for analysis of certain projects, but there are no projects that I am aware of that have the potential positive

Supervisor John Benoit
March 5, 2010
Page 2

impact of this project. Therefore, I believe you owe it to the people of your District to personally investigate the merits of this project and make it a priority for immediate County action.

Our economy is moribund at best. The County is faced with yet another budget deficit. And there is no clear light at the end of the tunnel. This project has an enormous multiplier effect on the economy; it will bring in private capital, it will create jobs, it will stimulate an economic revival centered on the Jackie Cochrane Air Terminal, it will help feed the tourism industry in our valley and it will bring a new high profile component to the desert.

Recently another track was approved in the Desert Center area of the County. This is not about one track or the other. They are entirely different economic models. Read John Husing's report and it will be abundantly clear that the time is right and this is the right project for the County.

The project demands the County's support. It demands your support.

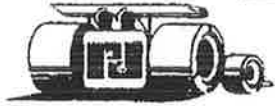
Thank you for this opportunity.

Very truly yours,

A handwritten signature in cursive script that reads "Bruce D. Maize".

Bruce D. Maize
President

BDM/me



OFFICE: (310) 370-9801
RACE SHOP: (310) 542-6655
FAX: (310) 371-3591

*Supervisor Roy Wilson
73710 Fred Waring Drive
Suite 222
Palm Desert, CA 92260*

Dear Supervisor Wilson,

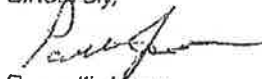
Recently, Paul Clayton came to my office and presented to me and my associates his very exciting plans for a motorsports park in your county.

In my opinion, should this project come to fruition, it would make a major economic impact, not only your particular area, but to all of the vast Southern California motorsports and car collector community. The long time need for a world class road course facility in our area would be finally, and greatly fulfilled by this project.

All types of current, vintage, and classic cars; whether they be exotic sports cars, race cars, or otherwise, would now have a modern, multi-faceted facility where they could be restored, housed, run, and displayed. In addition to accomodating the nation's huge amateur racing and car collector market, this facility would have the capability of hosting with ease, any major professional race event or entertainment venue as well.

Further, the concept of an auto racing museum built within the motorsports park would be more than a worthwhile attraction. In fact, I would strongly support the possibility of my substantial private collection of race cars be displayed in this museum for the general public and club members to enjoy, and encourage other collectors to do likewise.

Sincerely,


Parnelli Jones

cc: Paul Clayton



March 17, 2011

Honorable John Benoit
County of Riverside, Supervisor, 4th District
73710 Fred Waring Drive #222
Palm Desert, CA 92260

Dear Supervisor Benoit,

I am writing to you to request your continued support for the approval of the development of Thermal MotorSports Park.

As an active Realtor in the Coachella Valley for over 25 years, I am very aware of how important it is to continue bringing a wider range of development and activities to our area. Thermal MotorSports Park will not only be of interest to existing residents, but will add another lifestyle component that will attract a new group of visitors and potential property owners to the desert.

And, as I am sure you are aware, each time someone new is introduced to the Coachella Valley and its lifestyle, they will tend to tell others about their new 'find.' As the local economy struggles to gain momentum, Thermal MotorSports Park should be an important part of this recovery.

Thank You for your time. If you have any questions, please feel free to give me a call.

Sincerely,

A handwritten signature in cursive script that reads "Bruce Blomgren".

Bruce Blomgren
Broker Associate
Windermere Real Estate
(760) 779-1653


Windermere
REAL ESTATE
SOUTHERN CALIFORNIA

March 21, 2011

Honorable John J. Benoit
County of Riverside Supervisor, 4th District
73710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260

Dear Mr. Benoit:

As owner of Windermere Southern California, I am writing to you to advise you of Windermere's support concerning the proposed Thermal MotorSports Park. This project will provide many needed economic benefits to our immediate area, as well as throughout Southern California. Motor sports enthusiasts enjoy a very high discretionary income and this venture is a win-win for everyone and the municipalities involved.

The plans for the Thermal MotorSports Park clearly outline how it will provide capital, create jobs and add regional sustainability to our Coachella Valley. It is just another added attraction for tourism, and will add a high profile component to the desert. My experience with a similar development near Seattle, WA, has the added proof of this unique development in kind.

Windermere Real Estate, with its more than 650 local professional Realtors, looks forward to offering its assistance to the more than 5,000 new employees this project will provide work for. The expansion of the tourist base will also add a large economic impact to our area. We enjoy a tremendous overflow of not only seasonal visitors but full-time homeowners from our Northwest markets. These are markets in Seattle and Portland, I might add, that Windermere dominates.

We support your efforts in making this project a reality. If you have comments or considerations, please feel free to contact me to further discuss this worthwhile project.

Sincerely,



Bob Deville
Broker/Owner
Windermere Real Estate Southern California



March 28, 2011

Honorable John J. Benoit
County of Riverside, Supervisor, 4th District
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260

RE: Letter of Support – Thermal Motorsports Park

Supervisor Benoit:

On behalf of Brookfield Homes, I am writing to lend our support to the proposed Thermal Motorsports Park located in Thermal, California. As potential stakeholders just north of the Kohl Ranch property, it is our belief that this project will have a positive economic impact, as well as generate interest and excitement to the area.

In this tough economic climate, it is crucial that this project be approved. By stimulating the tourism industry in the Valley and by bringing in a new high-profile component to the desert, we believe this region's future will be bright.

Sincerely,

Brookfield California Land Holdings LLC

A handwritten signature in black ink, appearing to read "John M. Stewart".

John M. Stewart, CEO

CC:

Richard Lichtenstein
Marathon Communications
8436 West 3rd Street, Suite 700
Los Angeles, CA 90048

Blake Miraglia
TRM122, LLC
50855 Washington St. #C234
La Quinta, CA 92253

Developing *Visions*
into Landmarks



March 16, 2011

Supervisor John J. Benoit
County Supervisor's Office
73-710 Fred Waring Drive
Suite 222
Palm Desert, California 92260-2574

Dear Supervisor Benoit:

On behalf of Orr Builders, I am writing to lend our support to the proposed Thermal MotorSports Park. This project, a gentlemen's race club in its new design and location on the Kohl Ranch property, will provide much needed economic benefits, not only to the eastern region of the Coachella Valley, but the entire Coachella Valley and Inland Empire. In my opinion, should this project come to fruition, it would make a major economic impact.

All types of current, vintage, and classic cars; whether they be exotic sports cars, race cars or otherwise, would now have a modern, multi-faceted facility where they could be restored, housed, run and displayed. In addition to accommodating the nation's huge amateur racing and car collectors market, this facility would have the capability of hosting with ease any major professional race event, or entertainment venue as well. This would be a worthwhile attraction.

As you may know, the Coachella Valley Economic Partnership (CVEP) recently launched the Coachella Blueprint that includes a broad range of regional goal areas as well as some very specific targets. CVEP supports the Thermal MotorSports Park project as well as it meets several of the goal areas of the blueprint. Specifically, the Thermal MotorSports park will bring in private capital, create jobs, and adds to regional sustainability and economic diversification.

Orr Builders strongly supports the proposed Thermal MotorSports Park. We would appreciate your support of this project and are available to answer any question you may have as it relates to the Thermal MotorSports Park.

Sincerely,


ORR BUILDERS

Brian W. Orr
President/CEO

BO:ams

cc: Mr. Paul Clayton, Thermal MotorSports



THE QUARRY
AT LA QUINTA

February 21, 2011

Honorable John J. Benoit
County of Riverside, Supervisor, 4th District
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260

Re: Support for Thermal Motorsports Track and Club

Dear Supervisor Benoit:

My name is Chris Gilfillen, and I'm the on site Real Estate Agent for 17 years at The Quarry Country Club in La Quinta. I am writing this letter to voice my support for the proposed Thermal Motorsports Park located on the Kohl Ranch Property.

Thermal Motorsports Track and Club would create over 470 jobs both in the community and on the track. Over 17 million dollars in household income would be created that would not have existed, and there would be over 70 million dollars in total direct and induced economic impact for the Valley.

Amidst our present economic struggles, this project will represent a positive impact on our recovery. It would be a great benefit to the Coachella Valley by creating jobs and an increased number of visitors that would be prospective golf members and home purchasers.

Their efforts are greatly appreciated. Please vote to support this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Gilfillen'. The signature is fluid and cursive, with a prominent initial 'C' and a long, sweeping tail.

CC:

Blake Miraglia
Thermal Motorsports Track and Club
49-499 Eisenhower Drive
La Quinta, CA 92253

Richard Lichtenstein
Marathon Communications
8436 West 3rd Street, Suite 700
Los Angeles, CA 90048

Tradition

February 15, 2011

Honorable John J. Benoit
County of Riverside, Supervisor, 4th District
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260

Dear Supervisor Benoit:

My name is Michael Andersen, and I'm the General Manager of Tradition Golf Club. I am writing this letter to voice my support for the proposed Thermal Motorsports Park located on the Kohl Ranch Property. In these tough economic times, this project would be a great benefit to the Coachella Valley by creating jobs and an increased number of visitors that would be prospective golf members and home purchasers. We've already sold a home in our community as a result of the racetrack who generated interest from someone who bought a membership at the track and then promptly purchased a home in our community.

Their efforts are greatly appreciated. Please vote to support this project.

Sincerely,


Michael Andersen
General Manager

CC:

Blake Miraglia
Thermal Motorsports Track and Club
49-499 Eisenhower Drive
La Quinta, CA 92253

Richard Lichtenstein
Marathon Communications
8436 West 3rd Street, Suite 700
Los Angeles, CA 90048

MAIN CLUB HOUSE
TEL: 760/564-8723
FAX: 760/564-6691

PRO SHOP
TEL: 760/564-1067
FAX: 760/564-7405

GOLF COURSE MAINTENANCE
TEL: 760/564-5429
FAX: 760/564-6928



— THE —
MADISON
CLUB

April 15, 2011

Honorable John J. Benoit
County of Riverside, Supervisor, 4th District
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260

Re: Support for Thermal Motorsports Track and Club

Dear Supervisor Benoit:

My name is Brent Buckman, and I'm the General Manager at The Madison Club. I represent Discovery Land Company which owns/operates both The Madison Club and The Hideaway Golf Club in La Quinta. I am writing this letter to voice our support for the proposed Thermal Motorsports Park located on the Kohl Ranch Property.

Thermal Motorsports Track and Club would create over 470 jobs both in the community and on the track. Over 17 million dollars in household income would be created that would not have existed, and there would be over 70 million dollars in total direct and induced economic impact for the Valley.

Amidst our present economic struggles, this project will represent a positive impact on our recovery. It would be a great benefit to the Coachella Valley by creating jobs and an increased number of visitors that would be prospective golf members and home purchasers.

Their efforts are greatly appreciated. Please vote to support this project.

Sincerely,

CC:

Blake Miraglia
Thermal Motorsports Track and Club
49-499 Eisenhower Drive
La Quinta, CA 92253

Richard Lichtenstein
Marathon Communications
8436 West 3rd Street, Suite 700
Los Angeles, CA 90048



Honorable John Benoit

County of Riverside Supervisor, 4th District
73-710 Fred Waring Drive, Suite 222
Palm Desert CA 92260

Dear Supervisor Benoit,

Last year JetSuite had the pleasure of meeting with Paul Clayton to hear about his vision for Thermal Motorsports Track & Club ("Thermal"). It has become clear that the project would have immense appeal in the marketplace while delivering significant economic benefits to all its stakeholders including the citizens of the Coachella Valley. Our excitement about the project and belief in its success led to our becoming a strategic partner of Thermal's, and we offer our strong support in seeking its approval.

Thermal will be a new world-class attraction that will add to the allure of the Coachella Valley. JetSuite's business model is to provide regional private aviation services with a brand new fleet of highly cost-efficient jet aircraft. The Palm Springs area is already one of our most frequent destinations, where we serve both residents and visitors. In the last two years, JetSuite has created over 70 high quality California based jobs, and we expect to triple that number in the coming two years. In partnership with Thermal we expect to bring thousands of auto enthusiasts and additional visitors from all over the Western United States to the Palm Springs area on a year-round basis, directly bolstering the local and regional economies through job growth and increased tax bases.

We look forward to the opening of Thermal later this year and are proud to be their partner in this venture, and we wholeheartedly appeal to you to support their project.

Thank you,

A handwritten signature in black ink, appearing to read 'Alex Wilcox'.

Alex Wilcox
CEO

April 15, 2011

Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Attn. Jay Olivas

Subject: Kohl Ranch Specific Plan

I read with a great deal of interest the recent news articles regarding the proposed race track at Thermal airport. Having lived near and been somewhat involved with the Riverside Raceway and assisted in the organization of the Palm Springs Chambers Vintage Race program I believe there are some mistaken impressions regarding the subject project, even though they may be inadvertent. As I understand the proposed project it is in all reality a "club track" not a source of major event development.

I believe there are a number of appropriate reasons to support the development and operations of race track project that enhances the local economy. This project can be successful if evaluated in its true form. However, this project is and always will be a "club track." Due to its location, design potential, and lack of major race event affiliations it will not attract the major events, will not stimulate the large economic impact, nor the other significant benefits that are suggested to occur at these facilities.

This proposal, as positively as it should be considered, lacks the facilities to attract large professional races and lacks the necessary parking space and road infrastructure for a major event.

There is, in point of fact another project in the final stages of development that can support major corporate events, concerts, full professional racing and automotive research and development functions that will produce a considerable economic impact to the Valley. This project is also located in an area that is readily accessible to I-10 for patron ingress and egress.

Therefore, I respectfully suggest that the subject project be evaluated for what it is or can be and not what it cannot be as suggested by the local newspaper.

Ralph E. Hitchcock

37876 Mtn. Shadow Lane
Cathedral City, CA 92234

D. B. Prell
PO Box 1927 Palm Springs CA 92263-1927
Phone: 760-416-6703 e-mail: dbp2@dc.rr.com

April 14, 2010

Riverside Co. Planning Department
P.O. Box 1409
Riverside, CA 92502-1409
Attn: Jay Olivas
RE: Kohl Ranch Specific Plan

Dear Commissioner,

This is to express my concerns about the proposed motorsports facility in Thermal. I feel there have been some serious misrepresentations made recently in The Desert Sun newspaper regarding the project.

Their recent editorial showed huge positive economic impact and employment projections based on big races coming to the Valley. But, the project before you is being represented as a private club. They cannot have it both ways, touting huge income derived from these events while professing to only be building a modest "members only" facility. So, which is it?

I believe the Riverside Country Airport Land Use Commission was quite specific in their analysis of this same project. It was clearly "members only" and the public was not to be allowed on the facility for any reason. But now, the applicant appears to be asking for exemptions to that, for track rentals and other uses. So, what does that mean? Does it permit track rentals allowing someone to hold a race and invite the public? Again, they can't have it both ways.

Besides, there is already an approved site, nearby at Thousand Palms. The approval is on a larger, better located, parcel allowing a major professional level motor sports facility that will be easily capable of holding full professional races, corporate events, (ride & drive) concerts, overnight housing, etc, to complement the planned research and development facilities for next generation consumer vehicles.

As you are aware, a new I-10 interchange is under construction at Ramon Road, including an off-ramp that discharges traffic directly in front of the approved site. After a long hiatus, a new developer is using that site to develop a large facility with strong domestic and international corporate and racing support. There are few traffic issues with the new I-10 Interchange. There are no noise issues. There are, however, full professional racing and corporate events, ready to go and start producing significant positive economic impacts for the entire Coachella Valley.

I sincerely appreciate your taking a very close look at this project. There appear to be a great many of unanswered questions regarding the Thermal site. To clarify my reason for writing this letter --- I have no financial or other interest in either project, but I do wish to see a viable Motor Sports facility here in the Coachella Valley. The Thermal site seems to be questionable.

With cordial regards,,



Donald B. Prell

April 15, 2011

Riverside County Planning Department
P.O. 1409
Riverside, CA 92502-1409

Attention: Jay Olivas

RE: Kohl Ranch Pacific

Dear Planning Department:

I have raced vintage automobiles, corvettes, old yellers, Cam AM McLaren, and Trans Am Camaro throughout the Western United States with a multitude of race participations at Laguna Seca in Monterey and Sears Point at Sonoma over the past 17 years. It is noteworthy that when a race venue is on; that weekend is the largest money flow event all over town for the year.

It is a travesty that Southern California; which was the epicenter of racing in the 1960s and 1970s at local tracks at Riverside, Santa Barbara, Ontario and notably Palm Springs, and now Southern California currently does not have a professionally organized racetrack with the modest exception of California Speedway, which is generally not available to racing venues.

I am intimately aware of the details relative to a superb project that has been in the works for multiples of years at Thousand Palms Indian land, huge space availability and the very important elevation changes that are critical to acceptable racing venues.

The Thermal option is not really a consideration. It has been discussed in the racing community for some time as a "fringe" enterprise and the contradistinction to the Thousand Palms racetrack potentially to be developed by knowledgeable architects compared with the Thermal track that does not offer anything but an entrepreneurial scam.

Large events that are required to generate significant cash flow require easy access. The differential between juxtaposition to Hwy 10 and a new off-ramp compared to the congested diminutive roads available to Thermal will dissuade potential participants both racecar drivers with 18-wheeler truck requirements and the public observers. Similar to the extraordinary congestion that is experienced at the "Coachella" venue where young people will put up with the trials and tribulations but affluent racecar drivers and fans will not. Note the word "affluent"; drivers//owners of course but the crowds drawn are well into the highest socio-economic strata.

The suggested economic impact projects for the Thermal "country club" track is foolish and the scenario suggested by a recent article in the Desert Sun indicates a lack of understanding of the financial risk//benefit ratio, as well as of the logistics involved..

The Thousand Palms potential is huge. In addition to a well-designed racetrack - and I have seen the plans - with rolling hills offering the required elevation and banking changes that are required for an acceptable track.

There will be potential for corporate events, concerts, Formula One and Indy Car racing, research and development and a commercial and residential expansion.

I am also aware of the fact that there is a new developer who has been working on the site with strong national and international corporate racing support that will be a great social, political and financial impact on the desert equivalent to the Indian Wells Tennis Tournament and the Bob Hope Classic with however perhaps ten venues a year.

The Thousand Palms potential is very important to the desert and the Thermal potential is so diminutive as to be embarrassing.

Please advise any additional considerations.

J. BRUCE JACOBS, M.D.
(760) 902-1514

JBj/rjg

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

HRØ 1271

CASE NUMBER: SP00303A2 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Mike Taylor E-Mail: mike.taylor@pardeehomes.com

Mailing Address: Pardee Homes; 1385 Old Temescal Road
Street
Corona, CA 92881
City State ZIP

Daytime Phone No: (951) 817-3400 Fax No: (951) 739-0484

Engineer/Representative's Name: James Quirk, AICP E-Mail: jquirk@rbf.com

Mailing Address: RBF Consulting; 3536 Concours, Suite 220
Street
Ontario, CA 91764
City State ZIP

Daytime Phone No: (909) 941-5203 Fax No: (909) 484-9161

Property Owner's Name: Jeffrey Dinkin E-Mail: jdinkin@regentproperties.com

Mailing Address: Kohl Ranch Co. & Kohl Ranch II; 450 N. Roxbury Drive, Suite 600
Street
Beverly Hills, CA 90210
City State ZIP

Daytime Phone No: (310) 888-0162 Fax No: (310) 276-7339

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

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

APPLICATION FOR SPECIFIC PLAN LAND USE

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Pordee Jones
Michael Taylor
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

KOHL RANCH COMPANY, LLC
a California limited liability company
By: [Signature]
Jeffrey A. Dinkin, its Authorized Representative

KOHL RANCH II, LLC
a California limited liability company
By: [Signature]
Jeffrey A. Dinkin, its Authorized Representative

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 751-070-004, -005, -009, -018, -019, -023 and -025.

Section: 9 Township: 7 South Range: 8 East

Approximate Gross Acreage: 535.43 Acres, more or less

General location (street address, cross streets, etc.): North of 66th Avenue, South of 64th Avenue, East of Tyler Street, West of Polk Street.

Thomas Brothers map, edition year, page number, and coordinates: 2005 Riv/SB Co, pg5591, E-6,7;F-6,7

Land Uses: Please provide a listing of the **proposed** land uses to include the following:

APPLICATION FOR SPECIFIC PLAN LAND USE

1. Residential uses by product type, number of units and acreage;
2. Commercial uses with proposed acreage;
3. Industrial uses with proposed acreage;
4. Open space/recreational uses with proposed acreage;
5. Public facilities with proposed acreage, etc.

<u>LAND USE</u>	<u>ACREAGE</u>	<u>NUMBER OF UNITS</u> <u>(RESIDENTIAL ONLY)</u>
Lower Density Residential (RL)	SPA-239.90; Overall- 546.09	SPA- 965; Overall-1,925
MediumDensity Residential(RM)	SPA-157.90; Overall- 483.30	SPA- 1,473; Overall-3,780
High Density Residential (RH)	SPA- 0.00; Overall- 100.96	SPA- 0.00; Overall-1,462
TOTAL RESIDENTIAL	SPA-397.80; Overall-1,130.35	SPA- 2,438; Overall-7,167
Industrial	SPA- 0.00; Overall- 172.86	
Business	SPA- 0.00; Overall- 155.10	
Commercial	SPA- 0.00; Overall- 68.63	
Open Space	SPA-102.60; Overall- 400.82	
Public Facilities/Schools	SPA- 84.30; Overall- 84.30	
Right-of-Way (ROW)	SPA- 55.10; Overall- 160.34	
TOTAL - ALL USES	SPA-639.80; Overall-2,172.40	SPA-2,438; Overall-7,167

The applicant shall provide a brief description of the project (not to exceed 10 pages) that will be used to help prepare the initial study (environmental assessment). Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment.

FILING INSTRUCTIONS FOR SPECIFIC PLAN APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Specific Plan application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved. Preferably a copy of a grant deed of each property involved, if available.
3. An 8½" x 11" vicinity map showing the location and names of adjoining streets.
4. One (1) recent (less than one-year old) aerial photograph (minimum size 8½" x 11") of the entire Project Site with the boundary of the site delineated.

Long Version of Project Description

PROJECT DESCRIPTION:

Specific Plan No. 303, Amendment No. 2 (Case Number SP00303A2)

Specific Plan No. 303, Amendment No. 2 is an application to amend The Kohl Ranch Specific Plan (SP 303). The proposed amendment will modify the land use plan by reclassifying land use designations to conform to the County of Riverside General Plan land use designations. Additionally, planning areas have been modified to reflect new boundaries as a result of street realignments and a reallocation of land uses.

The land use changes result in an increase of residential acreage from 1,103.33 acres to 1,140.29 acres, an increase of heavy industrial acreage from 172.86 acres to 330.85 acres, a decrease in open space from 405.16 to 375.95, a decrease in commercial acreage from 91.09 acres to 31.06 acres and a decrease in business acreage from 155.10 acres to 24.45 acres. New land uses provided in the substantial conformance document allowing for alternative energy development and large scale recreational uses such as a motor sports race track and golf courses as well as ancillary uses have been incorporated into this amendment. Density ranges have changed from Low Density Residential:1.0-5.9 du/ac, Medium Density Residential:6.0-11.9 du/ac and High Density Residential:12.0-18.0 du/ac to Medium Density Residential:2.0-5.0 du/ac, Medium High Density Residential:5.0-8.0 du/ac, High Density Residential:8.0-14.0 du/ac and Very High Density Residential:14.0-20.0 du/ac in order to maintain consistency with the General Plan Land Use Designations.

Dwelling units are distributed among four different residential density classifications as opposed to three. The Industrial Overlay Designation as well as Land Use Concepts 2 through 6 have been removed. The Phasing Scenarios have been reallocated and reduced from five phases to four phases: phasing scenario 1 has been changed to phasing scenario 3; phasing scenario 2 remains the same; phasing scenario 3 and 4 have been combined and are reflected as phasing scenario 4; and phasing scenario 5 has been changed to phasing scenario 5.

The overall number of planning areas within SP00303A2 has been reduced from 93 to 92. The number of planning areas within each neighborhood, have changed as follows: Neighborhood A has been reduced from 11 to 8; Neighborhood B has been reduced from 6 to 5; Neighborhood C has been reduced from 11 to 6; Neighborhood D has been reduced from 7 to 1; Neighborhood E has been reduced from 2 to 4; Neighborhood F has been reduced from 4 to 6; Neighborhood G remains the same with 13 planning areas; Neighborhood H remains the same with 10 planning areas; Neighborhood I has been increased from 8 to 10; Neighborhood J has been increased from 7 to 8; Neighborhood K has been reduced from 5 to 3; Neighborhood L has been reduced from 4 to 3; and Neighborhood M has been increased from 5 to 17.

Modifications to the Specific Plan text change references of the "Desert Resorts Regional Airport" to the "Jacqueline Cochran Regional Airport." The circulation section has been updated to reflect changes consistent with the Draft of the future County General Plan Circulation Element.

Specific changes north of Avenue 62 include: a relocation of the commercial uses from "A" Street which was the main thoroughfare through the Project in SP00303A1, to Avenue 62 which

now serves this purpose; a consolidation of parks to one centrally-located facility fronting on Tyler Street; the elimination of office uses as a separate land use designation (office uses are allowed within the Heavy Industrial (HI) and Mixed Use/Air Park (MU/AP) designations; revised drainage facilities which were realigned to accommodate all roadway and land use changes; adjustments in allowable land uses needed to accommodate the proposed race track, automotive museum, and incidental facility uses; and the realignment and reclassification of Avenue 62 to an Expressway which necessitated changes in the alignments of other streets (e.g., Tyler Street, Avenue 60, "A" Street, "B" Street) as well as planning area boundaries and drainage facilities. The "South Valley Parkway Traffic Study" prepared by Kimley-Horn and Associates, Inc. and prepared for the South Valley Parkway Committee and County of Riverside assumed a different roadway system than was shown in SP00303A1. Many changes to the proposed SP00303A2 land use plan are due to a result of this study. Therefore, several modifications to the General Plan street network are required for the proposed SP00303A2 land use plan to be consistent with this study. Included in these modifications is the realignment of South Valley Parkway to follow the Avenue 62 alignment. Traffic volumes along Avenue 62 are projected to be high due to traffic from the planned commercial, residential, and college-related development near the SR-86S interchange, as well as traffic from the Town Center area further west along Avenue 62. Based on the projected traffic volumes and the realignment of South Valley Parkway, Avenue 62 shall be assigned a General Plan classification of Expressway instead of Secondary Highway. Other roadway changes north of Avenue 62 include:

- The elimination of "A" Street (existing Expressway designation) where it previously connected Avenue 60 to Avenue 62 diagonally through the project site between Harrison Street and Polk Street due to the realignment of South Valley Parkway (Avenue 62);
- The addition of a new "A" Street north of Avenue 62 along the western project boundary with a proposed Collector designation to provide access to planning areas north of Avenue 62;
- The re-designation of "B" Street between Avenue 62 and Tyler Street from a Secondary to a Collector;
- The elimination of "C" Street (existing Secondary designation) north of Avenue 62 due to land use changes and realignment of South Valley Parkway;
- The re-designation of Avenue 60 from the western project boundary to Tyler Street from an Expressway to an Arterial because Avenue 60 is no longer required as an Expressway due to realignment of South Valley Parkway;
- The re-designation of Polk Street from Avenue 62 to the northeast corner of Planning Area E-2 from a Major to an Arterial to reflect the current general plan circulation designation which was not consistent with Specific Plan No. 303, Amendment 1; and
- The extension of Tyler Street (proposed Arterial designation) north from Avenue 62 to connect with Avenue 60 due to the realignment of South Valley Parkway, land use changes, elimination of "C" Street north of Avenue 62, and the necessity of adding Tyler Street to the General Plan to accommodate north-south traffic within the area.

Specific changes occurring between Avenue 62 and Avenue 64 include: a minor reduction in acreages within Planning Areas F-3, F-4, G-1, G-2, G-3, and G-6 that was caused by the wider cross section and straightening of Avenue 62. No other changes are proposed for this area at this time due to the need to conform to the Airport Land Use Compatibility Plan. Roadway changes between Avenue 62 and Avenue 64 include:

- A slight change in the alignment of “D” Street due to the realignment and reclassification of Avenue 62;
- The addition of Tyler Street (proposed Secondary) from Avenue 64 to Avenue 62; and
- The re-designation of Polk Street between Avenue 64 and Avenue 62 from a Major to an Arterial to reflect the current general plan circulation designation which was not consistent with Specific Plan No. 303, Amendment 1.

While changes to “C” Street occurred north of Avenue 62 and south of Avenue 64, “C” Street between Avenue 62 and Avenue 64 remains and will maintain its Secondary roadway designation. The interior loop road and “D” Street remain Collector streets but are not included in General Plan Amendment 1104 as they are intended to be private roadways.

Specific Changes occurring south of Avenue 64 include: revisions to densities, lot sizes, and planning area boundaries. The commercial land uses have also been eliminated from this portion of the Project. The Open Space areas have been reconfigured and the currently proposed lakes have been identified. Subsequent to the approval of SPA00303A1, three schools were constructed and now operate within Planning Area M-4 at the corner of Tyler Street and Avenue 66. Tentative Tract Map TR36293 supports these changes (a.k.a. Quintana). Roadway changes south of Avenue 64 include:

- The elimination of “C” Street (existing Secondary designation) south of Avenue 64 due to the realignment of South Valley Parkway and land use changes within the Specific Plan;
- The re-alignment of “E” Street (proposed Major) to circulate north and south between Avenue 64 and Avenue 66 to replace the removed portion of “C” Street between Avenue 64 and Avenue 66;
- The addition of Tyler Street from Avenue 66 to the north end of the school site (Planning Area M-4) as a proposed Collector designation;
- The addition of Tyler Street from the north end of the school site (Planning Area M-4) to Avenue 64 as a proposed Modified Secondary designation;
- The re-designation of Polk Street between Avenue 66 and Avenue 64 from a Major to an Arterial in order to change the classification provided in Specific Plan No. 303, Amendment 1 to reflect the current general plan circulation designation, with the exception of the Not-a-Part in Planning Area J-4 which will have a modified arterial street section;
- The re-designation of Avenue 66 between Tyler Street and Polk Street from a Secondary to an Urban Arterial to reflect the current general plan circulation designation which was not consistent with Specific Plan No. 303, Amendment 1;
- “F” Street has been added as a Collector street between Tyler Street and “E” Street but is not included in General Plan Amendment 1104 as it is intended to be a private roadway; and
- The relocation of Avenue 64 to its original straight alignment through the project area between Polk Street and Tyler Street maintaining its Major highway classification. In part, the roadway realignment resulted from the desire to place the flood evacuation channel, Avenue 64 and the utility easement beltway parallel with and adjacent to each other.

In addition, the Design Guidelines have been updated to reflect these changes to streetscapes and the Plant Palette has been modified to conform to Riverside County Ordinance 859.

Short Version of Project Description

PROJECT DESCRIPTION:

Specific Plan No. 303, Amendment 2 (Case No. SP00303A2)

Specific Plan No. 303, Amendment No. 2 is an application to amend The Kohl Ranch Specific Plan (SP 303). The proposed amendment will modify the land use plan by reclassifying land use designations to conform to the County of Riverside General Plan land use designations. Additionally, planning areas have been modified to reflect new boundaries as a result of street realignments and a reallocation of land uses.

The land use changes result in an increase of residential acreage from 1,103.33 acres to 1,140.29 acres, an increase of heavy industrial acreage from 172.86 acres to 330.85 acres, a decrease in open space from 405.16 to 375.95, a decrease in commercial acreage from 91.09 acres to 31.06 acres and a decrease in business acreage from 155.10 acres to 24.45 acres. New land uses provided in the substantial conformance document allowing for alternative energy development and large scale recreational uses such as a motor sports race track and golf courses as well as ancillary uses have been incorporated into this amendment. Density ranges have changed from Low Density Residential:1.0-5.9 du/ac, Medium Density Residential:6.0-11.9 du/ac and High Density Residential:12.0-18.0 du/ac to Medium Density Residential:2.0-5.0 du/ac, Medium High Density Residential:5.0-8.0 du/ac, High Density Residential:8.0-14.0 du/ac and Very High Density Residential:14.0-20.0 du/ac in order to maintain consistency with the General Plan Land Use Designations.

Dwelling units are distributed among four different residential density classifications as opposed to three. The Industrial Overlay Designation, as well as Land Use Concepts 2 through 6, have been removed. The Phasing Scenarios have been reallocated and reduced from five phases to four phases. The overall number of planning areas within SP00303A2 has been reduced from 93 to 92.

Modifications to the Specific Plan text change references of the "Desert Resorts Regional Airport" to the "Jacqueline Cochran Regional Airport." The circulation section has been updated to reflect changes consistent with the Draft of the future County General Plan Circulation Element.

Roadway changes occurring north of Avenue 62 include: the elimination of "A" Street (existing Expressway) between Harrison Street and Polk Street; the addition of a new "A" Street (proposed Collector) north of Avenue 62 along the western project boundary; the re-designation of "B" Street between Avenue 62 and Tyler Street from a Secondary to a Collector; the elimination of "C" Street (existing Secondary) north of Avenue 62; changing Avenue 60 from the western project boundary to Tyler Street and its re-designation from an Expressway to an Arterial; the re-designation of Polk Street from Avenue 62 to the northeast corner of Planning Area E-2 from a Major to an Arterial; and the re-designation of Tyler Street as an Arterial and its extension north from Avenue 62 to connect with Avenue 60.

Roadway changes occurring between Avenue 62 and Avenue 64 include: a slight change in the alignment of "D" Street; the addition of Tyler Street as a Secondary from Avenue 64 to Avenue 62; and the re-designation of Polk Street between Avenue 64 and Avenue 62 from a Major to an

Arterial. While changes to "C" Street occurred north of Avenue 62 and south of Avenue 64, "C" Street between Avenue 62 and Avenue 64 remains and maintains its Secondary highway designation. The interior loop road and "D" Street remain as Collector streets but are not included in General Plan Amendment 1104 as they are intended to be private roadways.

Roadway changes occurring south of Avenue 64 include: the elimination of "C" Street (existing Secondary); the re-alignment and re-classification of "E" Street (proposed Major) to circulate north and south between Avenue 64 and Avenue 66; the addition of Tyler Street (proposed Collector) from Avenue 66 to Planning Area M-4's northern boundary; the addition of Tyler Street (proposed Modified Secondary) from the northern boundary of Planning Area M-4 to Avenue 64; the re-designation of Polk Street between Avenue 66 and Avenue 64 from a Major to an Arterial, with the exception of the Not-a-Part in Planning Area J-4 which will have a Modified Arterial street section; the re-designation of Avenue 66 between Tyler Street and Polk Street from a Secondary to an Urban Arterial; the relocation of Avenue 64 to its original straight alignment through the project area between Polk Street and Tyler Street maintaining its Major highway classification; and the addition of "F" Street as a Collector street between Tyler Street and "E" Street. However, "F" Street is intended to be a private roadway.

In addition, the Design Guidelines have been updated to reflect these changes to streetscapes and the Plant Palette has been modified to conform to Riverside County Ordinance 859.

General Plan Amendment (Case Number GPA01104)

The General Plan Amendment (GPA) changes the designation of Avenue 62 on the General Plan Circulation Element from a Secondary Highway to an Expressway (220'), at the request of the County to be consistent with the South Valley Implementation Plan and Draft County General Plan Circulation Element. Within the Kohl Ranch Specific Plan, it also changes its alignment to return it to a straight alignment through the Project area and eliminates "A" Street (an Expressway) where it previously connected Avenue 60 to Avenue 62 diagonally through the site. The GPA adds a new "A" Street at the western boundary adjacent to Planning Area C-2 at the intersection of Avenue 62 and Planning Area C-2, as a Collector street (74'). The designation of "B" Street between Avenue 62 and Tyler Street changes from a Secondary highway (88') to a Collector street (74'). The GPA also removes "C" Street (a Secondary) between Avenue 66 and Avenue 64, and north of Avenue 62, but it remains as a Secondary highway (100') between Avenue 64 and Avenue 62. "E" Street is realigned to circulate north and south and is being added to replace the eliminated "C" Street between Avenue 64 and Avenue 66 and will be designated as a Major highway (118'). Tyler Street is extended north of Avenue 62 to connect to Avenue 60 and is designated as an Arterial highway (128') classification. Tyler Street between Avenue 62 and Avenue 64 is being added as a Secondary highway (100'). Tyler Street from Avenue 64 to the northern boundary of the existing schools (Planning Area M-4) is being added as a Modified Secondary (94'). Tyler Street north of Avenue 66 to the northern boundary of the existing schools (Planning Area M-4) is being added as a Collector street (94').

Change of Zone (Case Number CZ007742)

The boundary of the SP is not being changed, only the zoning of planning areas within the Project area to allow for the additional race track uses within the Heavy Industrial Designation, reflect some changes in density north of Avenue 62 and south of Avenue 64 as well as overall lot sizes and adjustments in planning areas as a result of the circulation changes caused by GPA01104.

LAND USE ACREAGE COMPARISON (SPA1 vs. SPA2)

SPECIFIC PLAN 303, AMENDMENT 1

Planning Area	Land Use Code	Dwelling Units	Acres
A-1	OS	N/A	1.92
A-2	OS	N/A	0.52
A-3	OS	N/A	4.21
A-4	OS	N/A	2.25
A-5	AP/MU	N/A	25.71
A-6	OS	N/A	16.14
A-7	AP/MU	N/A	34.68
A-8	OS	N/A	2.55
A-9	AP/MU	N/A	34.18
A-10	OS	N/A	2.95
A-11	AP/MU	N/A	12.46
SUBTOTAL			137.57
B-1	RH	108	7.25
B-2	OS	N/A	7.78
B-3	RM	231	33.11
B-4	RH	335	22.46
B-5	C	N/A	42.17
B-6	OS	N/A	15.63
SUBTOTAL		674	128.4
C-1	RL	129	38.96
C-2	OS	N/A	5.85
C-3	RL	105	31.87
C-4	RM	538	77.12
C-5	OS	N/A	2.2
C-6	OS	N/A	6.67
C-7	RL	106	32.12
C-8	RH	192	13.02
C-9	RH	140	9.88
C-10	OS	N/A	3.6
C-11	RH	202	14.2
SUBTOTAL		1412	235.49

SPECIFIC PLAN 303, AMENDMENT 2

Planning Area	Land Use Code	Dwelling Units	Acres
A-1	OS	N/A	0.63
A-2	MU/AP	N/A	24.45
A-3	OS	N/A	10.77
A-4	HI	N/A	81.17
A-5	CR	N/A	17.61
A-6	HI	N/A	46.17
A-7	OS	N/A	9.97
A-8	HI	N/A	6.55
SUBTOTAL			197.32
B-1	MHDR	210	30
B-2	MHDR	177	25.24
B-3	MDR	117	39.01
B-4	OS	N/A	
B-5	MHDR	229	32.7
B-6	MHDR	183	26.18
B-7	OS	N/A	
SUBTOTAL		916	153.13
C-1	MDR	122	40.77
C-2	MHDR	218	31.16
C-4	MHDR	349	49.83
C-5	OS	N/A	9.97
C-6	VHDR	477	30.85
C-8	MHDR	105	14.96
SUBTOTAL		1271	177.54

D-1	OS	N/A	158.35
D-2	O	N/A	29.28
D-3	OS	N/A	4.96
D-4	OS	N/A	7.23
D-5	OS	N/A	3.85
D-6	O	N/A	3.16
D-7	OS	N/A	1.05
SUBTOTAL			207.88
E-1	OS	N/A	7.68
E-2	HI	N/A	172.86
SUBTOTAL			180.54
F-1	C	N/A	14.34
F-2	RL	215	71.64
F-3	RM	660	92.75
F-4	C	N/A	6.84
SUBTOTAL		875	185.57
G-1	C	N/A	5.28
G-2	OS	N/A	1.71
G-3	OS	N/A	1.42
G-4	OS	N/A	5.6
G-5	RL	104	34.6
G-6	OS	N/A	13.91
G-7	RM	432	60.38
G-8	RH	282	20.6
G-9	OS	N/A	6.17
G-10	RL	56	18.57
G-11	RL	81	26.86
G-12	OS	N/A	5.35
G-13	RL	53	17.79
SUBTOTAL		1008	218.24
H-1	OS	N/A	5.12
H-2	RM	134	18.65
H-3	OS	N/A	3.79
H-4	RM	161	22.4
H-5	RL	45	13.75

D-1	OS	N/A	110.66
SUBTOTAL			110.66
E-1	OS	N/A	5.61
E-2	HI	N/A	196.96
E-3	OS	N/A	69.33
E-4	CR	N/A	2.79
SUBTOTAL			274.69
F-4	CR	N/A	6.23
F-2	MDR	215	71.64
F-3	MHDR	635	79.94
SUBTOTAL		850	157.81
G-1	CR	N/A	4.43
G-2	OS	N/A	1.44
G-3	OS	N/A	1.19
G-4	OS	N/A	5.6
G-5	MDR	104	34.6
G-6	OS	N/A	13.65
G-7	MHDR	432	60.38
G-8	HDR	282	20.6
G-9	OS	N/A	6.17
G-10	MDR	56	18.57
G-11	MDR	81	26.86
G-12	OS	N/A	5.35
G-13	MDR	53	14.17
SUBTOTAL		1008	213.01
H-1	OS	N/A	5.12
H-2	MHDR	134	18.65
H-3	OS	N/A	3.79
H-4	MHDR	161	22.4
H-5	MHDR	45	7.83

H-6	OS	N/A	11.43
H-7	RM	151	20.99
H-8	RH	203	13.55
H-9	RL	66	20.03
H-10	OS	N/A	3.96
SUBTOTAL		760	133.67
I-1	OS	N/A	3.53
I-2	RH	61	4.67
I-3	OS	N/A	7.79
I-4	RH	139	10.71
I-5	RM	159	22.87
I-6	RH	141	10.82
I-7	OS	N/A	3.75
I-8	RH	36	2.63
SUBTOTAL		536	66.77
J-1	RH	129	9.23
J-2	OS	N/A	32.84
J-3	RL	89	26.86
J-4	RL	13	4.08
J-5	RH	112	8.02
J-6	OS	N/A	13.38
J-7	RL	129	38.97
SUBTOTAL		472	133.38
K-1	RM	100	14.29
K-2	OS	N/A	6.41
K-3	RL	118	35.82
K-4	RM	67	9.55
K-5	OS	N/A	15.75
SUBTOTAL		285	81.82
L-1	RL	167	50.71

H-6	OS	N/A	11.43
H-7	MHDR	151	20.99
H-8	HDR	189	13.55
H-9	MDR	66	20.03
H-10	OS	N/A	3.96
SUBTOTAL		746	127.75
I-1	OS	N/A	9.6
I-2	OS	N/A	3.9
I-3	OS	N/A	0.5
I-4	MDR	35	7
I-5	MDR	51	10.6
I-6	MDR	42	9.6
I-7	MDR	29	6.7
I-8	MDR	40	8
I-9	MDR	57	11.5
I-10	MDR	47	12.4
I-11	MDR	37	10.1
SUBTOTAL		338	89.9
J-1	MDR	130	37.52
J-2 (Lake)	OS-LAKE	N/A	22
J-3 (Lake)	OS-LAKE	N/A	8.8
J-4	MDR	189	43.36
J-5	OS	N/A	1
J-6	OS	N/A	2.2
J-7	OS	N/A	3.3
J-8	OS	N/A	1.31
SUBTOTAL		319	119.49
K-1 (Lake)	OS-LAKE	N/A	22.4
K-2 (Lake)	OS-LAKE	N/A	8.8
K-3	OS	N/A	3.2
SUBTOTAL			34.4
L-1	HDR	1158	106.2

L-2	RM	236	33.84
L-3	RH	335	22.36
L-4	RM	193	27.64
<i>SUBTOTAL</i>		931	134.55
M-1	RH	125	9.57
M-2	OS	N/A	23.49
M-3	RL	93	28.14
M-4	PF	N/A	84.33
M-5	C	N/A	22.46
<i>SUBTOTAL</i>		218	167.99
	ROW		160.52
<i>SUBTOTAL</i>			160.52
<i>TOTAL</i>		<u>7,171</u>	<u>2,172.39</u>

L-2	OS	N/A	4.1
L-3	OS	N/A	1.1
<i>SUBTOTAL</i>		1158	111.4
M-1A	MDR	8	2.5
M-1B	MDR	68	18.9
M-1C	MDR	61	16.4
M-2	OS	N/A	1.9
M-3	OS	N/A	1.6
M-4	PF	N/A	84.3
M-5A	MDR	14	4.1
M-5B	MDR	61	15.7
M-6A	MDR	14	3.8
M-6B	MDR	57	13.4
M-7A	MDR	20	4.1
M-7B	MHDR	56	11
M-7C	MHDR	32	5.9
M-7D	MHDR	82	15.1
M-7E	MHDR	82	15.5
M-8	OS	N/A	2.9
M-9	OS	N/A	2.7
<i>SUBTOTAL</i>		555	219.8
	ROW		175.75
<i>SUBTOTAL</i>			175.75
<i>TOTAL</i>		<u>7,161</u>	<u>2,162.65</u>

SPA 1 Land Use Designations

AP/MU Air Park/Mixed Use
C Commercial
HI Heavy Industrial
O Office
OS Open Space
PF Public Facilities
RH High Density Residential
RL Low Density Residential
RM Medium Density Residential

SPA 2 Land Use Designations

CR Commercial
HDR High Density Residential
HI Heavy Industrial
MDR Medium Density Residential
MHDR Medium High Density Residential
MU/AP Mixed Use/Air Park
OS Open Space
PF Public Facilities
VHDR Very High Density Residential

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
 Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
 Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 0207942 DATE SUBMITTED: 7-29-10

APPLICATION INFORMATION

Applicant's Name: Kohl Ranch Company E-Mail: n/a

Mailing Address: Attn: Allen Kohl, 11990 San Vicente Boulevard, Suite 200
Los Angeles, CA 90049
City State ZIP

Daytime Phone No: (310) 276-7300 Fax No: (310) 276-8035

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

Mailing Address: Attn: Danielle Logsdon, 3788 McCray Street
Riverside, CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Kohl Ranch Company, LLC E-Mail: n/a

Mailing Address: Attn: Allen Kohl, 11990 San Vicente Boulevard, Suite 200
Los Angeles, CA 90049
City State ZIP

Daytime Phone No: (310) 276-7300 Fax No: (310) 276-8035

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

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

APPLICATION FOR CHANGE OF ZONE

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Kohl Ranch Company, by
Allen Kohl, Managing Partner
PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Kohl Ranch Company, LLC, by Allen Kohl,
Managing Partner of Kohl Ranch Company, Its Member
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Kohl Ranch II, LLC, by Allen Kohl,
Managing Partner of Kohl Ranch Company Its Manager
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): See attached

Section: 33 Township: 6S Range: 8E

Approximate Gross Acreage: 2172±

General location (nearby or cross streets): North of Avenue 66, South of Avenue 60, East of Harrison Street/Hwy 86, West of Polk Street

Thomas Brothers map, edition year, page number, and coordinates: 2007, Page 5590, C1-3, D1-3, E1-3,

F1-3, Page, 5591, C4-7, D4-7, E4-7 and F4-7

APPLICATION FOR CHANGE OF ZONE

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Amend specific plan zoning text and map to reflect changes in specific plan land use.

Related cases filed in conjunction with this request:

Specific Plan 303 Amendment No. 2, General Plan Amendment

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department
Robert C. Johnson Planning Director

*Phase 1 Residential
Tentative Tract Map*

APPLICATION FOR SUBDIVISION AND

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR332487 DATE SUBMITTED: _____
EA40361

APPLICATION INFORMATION

Applicant's Name: Mike Taylor E-Mail: mike.taylor@pardeehomes.com

Mailing Address: Pardee Homes; 1385 Old Temescal Road
Corona, CA 92881
City State ZIP

Daytime Phone No: (951) 817-3400 Fax No: (951) 739-0484

Engineer/Representative's Name: Vickie Bridenstine, PE E-Mail: vbridenstine@rbf.com

Mailing Address: RBF Consulting; 74-130 Country Club Dr., Suite 201
Palm Desert, CA 92211
City State ZIP

Daytime Phone No: (760) 346-7481 Fax No: (760) 346-8315

Property Owner's Name: Jeffrey Dinkin E-Mail: jdinkin@regentproperties.com

Mailing Address: Kohl Ranch Co. & Kohl Ranch II; 450 N. Roxbury Drive, Suite 600
Beverly Hills, CA 90210
City State ZIP

Daytime Phone No: (310) 888-0162 Fax No: (310) 276-7339

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Indio Office · 82-675 Hwy 111, 2nd Floor
Room 209, Indio, California 92201
(760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road.
Murrieta, California 92563
(951) 600-6170 · Fax (951) 600-6145

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

*Pardee Homes
Michael Taylor*

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

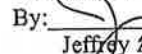
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

KOHL RANCH COMPANY, LLC
a California limited liability company

By: 
Jeffrey A. Dinkin, its Authorized Representative

KOHL RANCH II, LLC
a California limited liability company

By: 
Jeffrey A. Dinkin, its Authorized Representative

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 751-070-004, -018, -023 and -025.

Section: 9 Township: 7 South Range: 8 East

Approximate Gross Acreage: 279.13 Acres, more or less

General location (street address, cross streets, etc.): North of 66th Avenue, South of 64th Avenue, East of Tyler Street, West of _____

Thomas Brothers map, edition year, page number, and coordinates: 2005 Riv/SB Co., pg. 5591, E-6, F-6

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

To subdivide 279.13 acres into 880 residential lots, 19 open space lots, and 57 lots for streets.

Related cases filed in conjunction with this request:

SP00303A2, CZ, and an Addendum to Environmental Impact Report 396.

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

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

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

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

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 1,500'

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 1,700'

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 740,400 CY

Estimated amount of fill = cubic yards 790,500 CY

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

Import _____ Export _____ Neither _____

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

Approximately 700,000 CY of material will be borrowed from the Phase Two portion of the project site.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

N/A

How many anticipated truckloads? N/A truck loads.

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

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) KOHL RANCH COMPANY, LLC
a California limited liability company
By: Jeffrey A. Dinkin, its Authorized Representative

Date 9-12-05

Owner/Representative (2) KOHL RANCH II, LLC
a California limited liability company
By: Jeffrey A. Dinkin, its Authorized Representative

Date 9-12-05

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

Sd ID# CC006053

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Tentative Parcel No. 36315 DATE SUBMITTED: 9-1-10

APPLICATION INFORMATION

Applicant's Name: TRM 122, LLC (Phil Clayton) E-Mail: oakleafequities@yahoo.com

Mailing Address: 50-855 Washington Street, #C234

La Quinta Street 92253
City CA ZIP

Daytime Phone No: (310) 486-4774 Fax No: (760) 674-0088

Engineer/Representative's Name: Land Development Consultants E-Mail: scldcinc@pacbell.net

Mailing Address: 1520 Brookhollow Drive, Suite 33

Santa Ana Street 92705
City CA ZIP

Daytime Phone No: (714) 557-7700 Fax No: (714) 557-7707

Property Owner's Name: Kohl Ranch II, LLC E-Mail: jrobinson@regentproperties.com

Mailing Address: 11990 San Vicente Blvd., Suite 200

Los Angeles Street 90049
City CA ZIP

Daytime Phone No: (310) 806-9800 Fax No: (310) 806-9801

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

EA 42375 / CFG 05737

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

PHIL CLAYTON

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

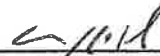
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Kohl Ranch II, LLC - by Allen Kohl, Managing Partner
of Kohl Ranch Company, Its Manager

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

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

Section: 33 Township: 6 South Range: 8 East

Approximate Gross Acreage: 568 acres

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

Thomas Brothers map, edition year, page number, and coordinates: Page 5590, Grid E-2, 2006 Edition

Northing = 2166199.64,
Easting = 6590159.37

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Please see attached project description.

Related cases filed in conjunction with this request:

Tentative Parcel Map No. 36293, Plot Plan, Specific Plan Amendment #2 for Specific Plan No. 303, General Plan Amendment No. 01104, Zone Change No. 07442, EIR No. 396

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

If yes, provide Case No(s). SP00303A1, SP00303S2 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): 396

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

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

Import _____ Export _____ Neither _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

How many anticipated truckloads? _____ truck loads.

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

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date 8/27/10

Owner/Representative (2) _____ Date _____

LAW OFFICES OF

EALY, HEMPHILL & BLASDEL, LLP

A CALIFORNIA LIMITED LIABILITY PARTNERSHIP

W. Curt Ealy
Emily Perri Hemphill
Diane C. Blasdel

71780 San Jacinto Drive, Suite I-3,
Rancho Mirage, California 92270
Telephone: (760) 340-0666
Facsimile: (760) 340-4666

April 5, 2011

Jay Olivas
Riverside County Planning Department
4080 Lemon Street
P.O. Box 1409
Riverside, CA 92502-1409

RE: Kohl Ranch PM36315—request for exception to Section 10.4.A.2 of Ordinance 460

Dear Mr. Olivas:

This office represents the Kohl Companies ("Kohl") owners of Kohl Ranch. On behalf of my client, please accept this letter as our request for an exception to Section 10.4.A.2 of Ordinance 460 as it relates to Parcel Map 36315.

As you know, Kohl has several entitlement applications currently pending for its property in Riverside County known as Kohl Ranch. Among the pending applications is one for Tentative Parcel Map 36315 ("PM 36315"), which is designed solely to create the land division necessary to allow Kohl to convey the required property ("Race Track Property") for the development of the Thermal Motors Sports Track and Club ("TMTC"). We are concurrently processing Tentative Parcel Map 36293 ("PM 36293"), which subdivides the Race Track Property into 295 lots, 41 of which will be the race track, common areas and public dedications, and the remaining 254 lots are the member garage lots, which will be available for individual sale to the general public.

PM 36315 was intended by the applicant to act as a "conveyance" map only. That is, it is intended only to provide a legal division of the Race Track Property so that it can be conveyed to the TMTC developer. PM 36315 is not a map intended to form the basis for grading or development of the Race Track Property or any portion of Kohl Ranch. PM 36315 does not contain private streets, nor does it contain any form of interior street. PM 36315 does abut public streets on its perimeter, and does contain the dedications for the required street rights-of-way on those perimeter streets.

Because the approval of PM 36315 does not result in the approval of any form of development application, the approval of this map will have no real environmental effect on the surrounding property, it will merely permit a change in ownership of a portion of that property.

Conversely, PM 36293, which is being processed concurrently with PM 36315, is intended as the map which will form the basis for the subdivision, grading and development of the Race Track Property. Conditions of approval for this map, therefore, properly include construction of required infrastructure, including road improvements to the public streets on the perimeter of the Race Track Property. Completion of the conditions of approval for PM 36293 will be the responsibility of the TMTC developer after conveyance of the property from Kohl.

Since April, 2010 when the Planning Commission unanimously found that TMTC's proposed use was in substantial conformance with the SP zoning for Open Space and Heavy Industrial zones, Kohl has worked extensively with County staff to develop the two maps referenced above, along with the Plot Plan for TMTC which is also being concurrently processed. Early in that process, our discussions with the Transportation Department staff resulted in an agreement that the improvement conditions would be placed on the "implementation map" PM 36293, and not on the "conveyance map" PM 36315. In moving forward with the project's planning, we have relied upon that understanding. Further, this understanding was confirmed with Transportation staff on March 29, 2011.

We have recently been advised that to achieve the goal of having the improvement conditions placed on PM 36293 rather than PM 36315, we must seek an exception to Section 10.4.A.2 of Ordinance 460 which would otherwise require that grading and infrastructure improvement plans be filed for PM 36315 in addition to PM 36293, and that the improvements described be either built or bonded for prior to the recording of the final map for PM 36315. An exception to those requirements is permitted under 3.1.C if there are special circumstances applicable to the property and the granting of the exception will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity. Please accept this letter as Kohl's application for such an exception for PM 36315 based on the information provided below.

1. The property in question is subject to special circumstances due to its proximity to the Jacqueline Cochrane Regional Airport.

Kohl Ranch is subject to greater burdens than are other similarly zoned properties in the County because of our proximity to the Jacqueline Cochrane Regional Airport ("Airport"). Kohl Ranch's 2170 acres, which lie immediately south of the Airport, were the subject of an approved Specific Plan in 1999. At that time, the Kohl Ranch SP was submitted to the Airport Land Use Commission ("ALUC") for review, and

ALUC found the SP to be in conformity with the then existing ALUC Land Use Plan for the Airport ("ALUCP"). The SP was amended in 2002, and at that time, it was again submitted to ALUC for review and found to be in conformity with the ALUCP.

In reliance on those approvals by the County and ALUC, Kohl made significant investments in Kohl Ranch. Specifically, Kohl entered into an agreement ("Tri-Party Agreement") with the Coachella Valley Water District ("CVWD") and the Coachella Valley Unified School District ("School District") to create a water and sewer system designed to serve Kohl Ranch and a new K-12 school for the area. This completed water system includes construction of more than 16,500 linear feet of 24" water lines, two wells, a 2.5 million gallon reservoir, acquisition of land for the reservoir site and other related facilities. The total cost of these completed facilities exceeded \$7.86 million, with Kohl responsible for \$3.5 million of that amount, the School District responsible for \$3.4 million and CVWD contributing \$836,850.

When Kohl began development of Kohl Ranch, it was discovered that the property suffered from a unique problem in that there were unacceptably high levels of arsenic in the water table, presumably vestiges of earlier farming in the area. To resolve this problem required the construction of arsenic treatment facilities. In reliance upon its approved Specific Plan and the number of residential units permitted thereunder, Kohl entered into an agreement with CVWD and the School District where the three parties agreed to share in the cost of arsenic treatment facilities. Those facilities have now been completed and Kohl is paying \$3 million for its share of that cost.

Considering the number of approved residential units in the SP, it was determined that a K-12 school would be needed. To facilitate this school's development, Kohl sold 84 acres of land located at the southwest border of Kohl Ranch to the School District at approximately one half of its then fair market value, and the School District thereafter constructed a school on the property at a cost of \$100 million.

Each of the above referenced costs was incurred by Kohl in reliance upon the approved SP, which had been fully vetted by ALUC. The facilities which were paid for by this investment were each completed relying upon the full number of residential units approved for Kohl Ranch.

In 2005, after the above referenced investments had been made in Kohl Ranch, ALUC adopted a revised ALUCP which dramatically increased the size of the various airport protection zones and placed new draconian limitations on development in those areas. The expansion of those protection zones impacted most of Kohl Ranch, reducing the allowable number of residential units from 7,170 as provided in the approved SP, to less than 1,000. This reduction made the investments in the facilities which have already been constructed of questionable value. Further, Kohl's share of the cost of these facilities was based upon the full

7,170 units approved within the SP. The dramatic reduction in the number of units caused by the revised ALUCP resulted in Kohl being subjected to far more than its fair share of the cost of public improvements.

Kohl has spent nearly six years exploring solutions to the problem created by the revised ALUCP, seeking a use which is both compatible with the Airport and is economically viable. The proposed TMTC use has been found by ALUC to be consistent with the revised ALUCP for the Airport, allowing us to now move forward to the Planning Commission for consideration. However, the extensive burdens we have had to face to comply with the ALUCP has made this development effort far more difficult than it would have been on similarly zoned property in Riverside County which is not burdened by the ALUC restrictions.

PM 36315 is also unique in that it, without the companion PM 36293, does not result in any form of development on the Kohl Ranch property. We will be seeking no grading permits under PM 36315 nor will we be completing any physical changes to the property under PM 36315. Therefore, in the unlikely event that PM 36315 were to be finalized and PM 36293 did not go forward, the physical condition of the affected property would remain precisely the same as it has been for many years, and the infrastructure improvements would be unnecessary. On the other hand, if PM 36315 was to be finalized and PM 36293 did go forward, then all of the required public improvements will be completed with the finalization of PM 36293. Only at that point would development occur and the needs for those improvements arise.

An additional unique circumstance affecting the subject property is the location of the runway extension planned for the future of the Airport. A major portion of PM 36315 includes the planned runway extension area and south of that, a runway protection zone in which FAA has prohibited any form of development, including roads. This runway extension will eliminate a portion of Avenue 60 along the project frontage, and therefore, a portion of the improvements required along Avenue 60 will be removed with the Airport's expansion. As these improvements are not currently needed in order to assure that traffic in the area moves at acceptable levels, even with the TMTC project, waiving the requirement for completion of those improvements at this time is reasonable in light of the unique circumstances.

2. The granting of the requested exception would not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity.

If the exception is granted and PM 36315 is finalized, the only result is the reconfiguration of existing lot lines on the property and dedication to the County of the required right of way on each of the perimeter streets. A final map on PM 36315 does not include any form of development rights, and therefore, the filing of this map alone is equivalent to the "No Project" alternative in CEQA parlance. The Initial Study completed for the pending applications shows that traffic in the area of the project

currently operates at acceptable levels at all intersections. There would be no physical change to the property resulting from PM 36315 and therefore none of the impacts justifying the imposition of requirements for the construction of the perimeter infrastructure around the project would be created.

In this case, it is PM 36293 that carries with it development plans, and it is that map that, if implemented, could result in creating the need for infrastructure improvements. We are not seeking an exception for PM 36293, but rather, acknowledge and agree to the requirements for improvements plans, bonds, etc. being placed on PM 36293. The requirement for improvements associated with PM 36293 include all of the infrastructure improvements necessary to assure that there are no detrimental effects on the public from the implementation of PM 36293, and therefore the County can be assured that if the property is put to use under PM 36293, all improvements will be provided for prior to recordation of PM 36293 to assure no detriment to the public health or welfare.

In the unlikely event that PM 36315 is finalized and PM 36293 is abandoned, the County is nonetheless protected. First, as noted above, PM 36315 is equivalent to the "No Project" alternative from an environmental standpoint and therefore no impacts and no need for new infrastructure are immediately created. If any of the property is put to a specific use, that use will be subject to further mapping, plot plans, and other required entitlements, each of which will give the County ample opportunity to implement conditions for the construction of infrastructure improvements in proportion to the impacts created by the relevant development application.

3. Failure to grant the exception in this case will result in detriment to the public welfare by delaying beneficial economic impacts and job creation.

It is the goal of TMTC to begin construction of the first phase of the project by the beginning of summer, 2011 which would then allow the project to open for business for the 2011-2012 season. To maintain this schedule, it is critical that Kohl be in a position to convey the Race Track Property to the TMTC developer as quickly as possible. To do this, Kohl needs the ability to record the final map for PM 36315 as soon as entitlements are granted by the County for the TMTC project. If the exception is denied, it would be necessary to spend several months completing the infrastructure plans for the perimeter roads around PM 36315 and obtaining cost bids and bonds before PM 36315 could be recorded,. This delay would result in a commensurate delay in Kohl's ability to convey the property, preventing the project from becoming operational during the 2011-2012 season and thereby delaying the project's beneficial effect on the community by a full year and calling into question the economic viability of the project all together.

The Coachella Valley, like all of Riverside County, is struggling with the worst economic conditions in recent memory. In particular, jobs in the Valley are at a

premium, and all of the communities of the Valley are struggling with declining revenues. The TMTC project means a significant boost to the local economy. Based on the study conducted by John Husing, PhD. in April, 2009, the TMTC project will result in the creation of as many as 470 new jobs in the Valley and on an annual basis, will result in \$16.9 million in new household earnings and \$53.8 million in economic activity that would not otherwise occur. If the exception is denied, the TMTC project will be delayed at least a year, resulting in the loss of \$70.7 million in economic activity to the Valley and the loss of badly needed new job opportunities at a time when few jobs are to be found.

4. Granting the exception will not result in damage to other property in the vicinity.

As noted above, PM 36315 does not result in any form of development on the property, it is merely a map for conveyance purposes, and from an environmental perspective, is therefore equivalent to the "No Project" alternative. PM 36315 is surrounded on the west and south by property owned by Kohl, to the north PM 36315 abuts the Airport and to the east, PM 36315 abuts private property held by third parties. By recording a final map for PM 36315, no impacts are created to either Kohl's property, the Airport or the adjacent privately held land. If PM 36293 and the Plot Plan for TMTC are approved and go forward, all required infrastructure will be installed, and the project will not create significant new impacts, as shown by the project's Initial Study. Kohl has reviewed those impacts and found that they will not result in significant impacts to its surrounding property. Similarly, the TMTC project has been reviewed and approved by ALUC, which found it in conformity with the ALUCP. As such, there appears to be no possible damage to surrounding property in the vicinity that would result from the granting of the exception requested.

Summary

Kohl is hereby seeking an exception to the requirement for filing infrastructure improvement plans and posting security for the completion thereof for PM 36315. Such an exception is appropriate given the extreme burdens which have been placed on Kohl Ranch because of the unique circumstances of its proximity to the Airport and the need to remove arsenic from the underlying ground water. These factors have placed burdens on Kohl Ranch not shared by similarly zoned properties in the County, creating special circumstances which justify the exception.

Granting the exception will not cause harm to the public health, safety or welfare as PM 36315, by itself, will not result in any environmental changes in the project area.

Further, the need for infrastructure improvement is triggered by development on the project site, which will cannot occur until the approval of PM 36293, and PM 36293 is conditioned to provide for all required infrastructure improvements, including all of those associated with PM 36315 prior to recordation of the final map.

Granting of the exception will allow the TMTC project to remain on schedule and open for business during the 2011-2012 season, thereby generating up to 470 new jobs and more than \$70 million in economic activity for the area. As such, the granting of the requested exception is appropriate under the requirements of Section 10.40A.2 of Ordinance 460.

Sincerely,



Emily Perri Hemphill
Ealy, Hemphill & Blasdel, LLP

Cc: Jeff Dinkin
Phil Clayton
Blake Miraglia
Tiffany North, Esq.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

Set ID# CC006054

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Tentative Parcel No. 36293

DATE SUBMITTED: 9-1-10

APPLICATION INFORMATION

Applicant's Name: TRM 122, LLC (Phil Clayton)

E-Mail: oakleafequities@yahoo.com

Mailing Address: 50-855 Washington Street, #C234

La Quinta Street 92253
City CA ZIP

Daytime Phone No: (310) 486-4774 Fax No: (760) 674-0088

Engineer/Representative's Name: Land Development Consultants E-Mail: scldcinc@pacbell.net

Mailing Address: 1520 Brookhollow Drive, Suite 33

Santa Ana Street 92705
City CA ZIP

Daytime Phone No: (714) 557-7700 Fax No: (714) 557-7707

Property Owner's Name: Kohl Ranch II, LLC E-Mail: jrobinson@regentproperties.com

Mailing Address: 11990 San Vicente Blvd., Suite 200

Los Angeles Street 90049
City CA ZIP

Daytime Phone No: (310) 806-9800 Fax No: (310) 806-9801

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

~~EA 42376~~ **EA 42376 / CFG 05731**

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

PP 24690

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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



PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

*Kohl Ranch II, LLC - by Allen Kohl, Managing Partner
of Kohl Ranch Company, Its Manager*

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

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

Section: 33 Township: 6 South Range: 8 East

Approximate Gross Acreage: 332 acres

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

Thomas Brothers map, edition year, page number, and coordinates: Page 5590, Grid E-2, 2006 Edition
Northing = 2166199.64,
Easting = 6590159.37

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Please see attached project description.

266 NUMBERED LOTS AND 14 PRIVATE STREET LOTS AND 13 OPEN SPACE LOTS; ONE DRAINAGE LOT, ONE STREET LOT

Related cases filed in conjunction with this request:

Tentative Parcel Map No. 36315, Plot Plan, Specific Plan Amendment #2 for Specific Plan No. 303, General Plan Amendment No. 01104, Zone Change No. ~~07442~~ 02742, EIR No. 396

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

If yes, provide Case No(s). SP00303A1, SP00303S2 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): 396

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 825,000

Estimated amount of fill = cubic yards 832,000

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

Import _____ Export _____ Neither _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 740,000 sq. ft.

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *[Signature]* Date 8/27/10

Owner/Representative (2) _____ Date _____

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department

Ron Goldman · Planning Director

Set ID# CC006054

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> PLOT PLAN | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> VARIANCE |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP24690 DATE SUBMITTED: 9-1-10

APPLICATION INFORMATION

Applicant's Name: TRM122, LLC (Phil Clayton) E-Mail: oakleafequities@yahoo.com

Mailing Address: 50-855 Washington Street, #C234
La Quinta CA 92253
City State ZIP

Daytime Phone No: (310) 486-4774 Fax No: (760) 674-0088

Engineer/Representative's Name: Land Development Consultants E-Mail: scldcinc@pacbell.net
Hersel Zahab, P.E.

Mailing Address: 1520 Brookhollow Drive, Suite 33
Santa Ana CA 92705
City State ZIP

Daytime Phone No: (714) 557-7700 Fax No: (714) 557-7707

Property Owner's Name: Kohl Ranch II, LLC E-Mail: jrobinson@regentproperties.com

Mailing Address: 11990 San Vicente Blvd., Suite 200
Los Angeles CA 90049
City State ZIP

Daytime Phone No: (310) 806-9800 Fax No: (310) 806-9801

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

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EA 42376 / CFG05738

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

PM 36293

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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PHIL CLAYTON
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Kohl Ranch II, LLC - by Allen Kohl, Managing Partner
of Kohl Ranch Company, Its Manager
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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Approximate Gross Acreage: 332 acres

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Thomas Brothers map, edition year, page number, and coordinates: Page 5590, Grid E-2, 2006 Edition
Northing = 2166199.64,
Easting = 6590159.37

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Please see attached project description.

Related cases filed in conjunction with this request:

Tentative Parcel Map No. 36315, Tentative Parcel Map No. 36293, Specific Plan Amendment #2 for Specific Plan No. 303, General Plan Amendment No. 01104, Zone Change No. 07442, EIR No. 396

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

If yes, provide Case No(s). SP00303A1, SP00303S2 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): 396

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 825,000

Estimated amount of fill = cubic yards 832,000

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

Import _____ Export _____ Neither _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 740,000 sq. ft.

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

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

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

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

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *[Signature]* Date 8/27/10

Owner/Representative (2) _____ Date _____

Project Description

Thermal Motorsports Park

General Information

Thermal Motorsports Park (TMP) will be built on the northeasterly 332 acres of Kohl Ranch at the SWC of Polk Street and Avenue 60 in the community of Thermal, CA. It will be the first world class road course built in Southern California and features a membership program similar to a golf course country club. The Grand Prix track will be 4.5 miles in length and will have multiple configurations so that not only will club members will always have a track available but that also separate events can take place simultaneously.

TMP is a private facility. Only members, their invited guests, staff and credentialed 3rd parties are allowed inside the gate. The main exceptions are groups such as car clubs, manufacturers that use the track for testing, and corporations. Unlike many other tracks, an individual cannot purchase a pass for a few laps around the track. Uses "outside the gate" include a KART Track, Tuning Shop and Registration/Administration building. Because we will be storing very valuable cars on-site, we will have a perimeter wall, and infrared sensors.

Hours of operation vary depending on the time of year, as well as for weekdays / weekends, but we anticipate the track itself will open between 7:00 and 9:00 AM and close between 5:00 and 7:00 PM. Banquet and kitchen facilities will remain open later. Logistically, deliveries can occur at any time, but we expect most will take place between 6:00 AM and 8:00 AM. Security personnel will be on-site 24 hours a day. The track may be rented on any day of the week, although Monday is anticipated to be closed to the members, when we anticipate track maintenance to take place.

Site Improvements

Track

The Grand Prix Loop is 4.5 miles in length and contains multiple track configurations varying in length.

The track is 40' wide and is an asphaltic surface. There is a 30' wide area on each side of the track called the 'verge'. This is a planted area and is designed to slow down a car that leaves the track. Beyond the verge are various types of safety areas, including 'runoff' areas. The 'runoff' areas vary in width, but have a maximum slope of 1%. A runoff area may be dirt, asphalt or a gravel pit, depending on the location of the runoff, the anticipated speed of a car that may be in distress, or the proximity to buildings or other features outside the track. Some of the safety feature we will have in the track area are tire walls, barricades and railing. Security fencing runs the entire length of the track and no one except designated safety, emergency and trackside personnel are allowed inside the fence at any time.

The majority of the track is surrounded by a 15' earthen berm with a 10' sound wall on top. These features serve to keep track noise within the property to a great extent. In addition to the berm and fence, TMP are strategically placed around the property to also block sound. At the toe of these berms, a walking and bicycle trail will encircle the track area, but separated from the track by a security fence.

Paddock

The paddock is the central area of the track and is primarily for parking and staging. The paddock is approximately ten acres, and is a paved and striped asphalt surface with designated areas for vehicular travel. On a day-to-day basis, here is a sample of what happens in the paddock:

- A TMP Member visits the track in their own car that they drove from their Member's Garage. The vehicle would remain in the paddock while the member is waiting for access to the track, or while the member is visiting the Tower.
- A member of the Porsche Owner's Club who is renting the track for the weekend brings in his transport for his car. The transport would stay in the paddock during the weekend, however, no one would sleep in the transport.
- A racing school contracts to use the track for a week. A student would park in the paddock and conduct classroom instruction in the briefing room of the Tower. The racing school would likely have its own fleet of vehicles which would be kept on-site, but in a secured area such as the pitside garages, or in the Member's Storage Garage. During class training, the fleet of instructional vehicles would be brought into the paddock and staged there until they are used for driver's training.

Pit areas

The Pit Areas are the only points of entry for the track, and are within clear view of the Tower, which houses track control personnel. The pit area features a pit entry and exit which is closely guarded and gated. There are two areas of the pits: the "hot" pit and the "cold" pit. The hot pit is where cars are driving under an enforced speed limit. Inside the hot pit area are areas where a car can pull off for service or to stop. There are two cold pit areas – the first is a lane behind the hot pit that allows a smooth transition out of the pits and into the paddock. The other is a short area off the hot pit that provides access to the pitside garages.

KART Track

The KART Facility is 14 acres. "KARTING" is a microcosm of racing, and is a variant of open-wheel motor sport with small, open, four-wheeled vehicles called karts, go-karts, or

gearbox/shifter karts depending on the design. Karting is commonly perceived as the stepping stone to the higher and more expensive ranks of motorsports, and many famous drivers such as Michael Schumacher got their start in Karting.

The facility will be used in the following manner:

1. Member use. For member race events and, more often, for members and their families, using either track-owned rental karts, or their own race karts.
2. Corporate Programs. Where companies rent the facility for their own marketing, promotional, team building and other events (organized by the Club). The karts will be track-owned rental units.
3. Public Kart rentals. Where anyone (age limits apply typically 10 under not allowed. 10-12 on size basis) can rent track-owned karts.
4. Arrive and drive - Public can bring their own race type karts to use in non-racing mode.
5. Operational hours. From 7:00AM to dusk.

The flow of customers will vary day to day and will be strong on weekends and during holiday periods. The facility will experience a constant rental use of 30 or so karts (10-15 on track at a time, for 5 hours a day, fewer the rest of the day. Spectators are allowed, and it helps the track sell track time.

Fuel Island

Directly behind the Registration Building will be a fuel island. The island will not have an attendant and fuel will be paid for with a card reader. We expect to dispense premium and "Jet-A" grades of fuel. All tanks will be below grade.

Building Program

Phase I

1. Founders Lots

- a. Number: 254
- b. Size: The sizes vary, but a prototypical lot is 65' wide x 115' deep. Trackside lots are adjacent to a 15' berm designed for noise attenuation. The berm will have a 10' sound wall on top, however, when a founder's garage is constructed, a portion of the sound wall may be removed so that the upper floor of the garage can have a view of the track.
- c. Height: 42'
- d. Elevations: Finished floor: from -149.90 to -140.30
Top of building: from -107.90 to -98.30
-
- e. Structures: Private Garage for members. Garages will range from 2,000 SF to 7,200 (+) SF. Setbacks are 30' in front, 0' in rear and 5' on sides. We have designed a prototypical unit that is 51' across x 70' deep. The bottom floor is designed for storage of 4-8 cars, with room for tools and an elevator shaft. The upper floor features an office, a kitchen and an entertaining room. The entertaining room opens up to a side and a rear patio. Members will have access to their units at all times, although overnight stays are strictly prohibited. When the garages are finished, a portion of the sound wall on top of the berm may be removed by a garage owner to improve their view of the track.
- f. Safety Zone(s): "C" and "D" Zone
- g. Other Terms: Fee simple title to the Founder's Lots will be conveyed to members upon purchase of a founder's membership. Founder's members will pay an association fee for expenses associated with common areas, such as streets, and landscaped areas.

2. Tuning Shop

- a. Size: 11,310 SF (includes 3,770 SF office / showroom)
- b. Height: 20'
- c. Elevations: Finished floor: -144.00
Top of building: -124.00
- d. Features: The showroom features parts and components for modifying and improving the performance of high-end sports cars such as Porsche and Ferrari. The offices are for GMG accounting, operations and management. The rear of the facility will have below-grade lifts in its service bays and a chassis dynamometer, which will also have below-grade equipment. Activities in shop will include race car tuning and related services.
- e. Safety Zone: "C" Zone
- f. Parking allocated: 70
- g. Other Terms: Property will be leased to GMG Motorsports on a build-to-suit basis. The tuning shop will be open to the public, but we anticipate the primary clientele will be TMP members.

3. Member's Storage

- a. Size: Three at 25,220 SF each (built in phases).
- b. Height: 30'
- c. Elevations: Finished floor: from -146.00 to -145.00
Top of building: from -116.00 to -115.00
- d. Features: Secure car storage
- e. Safety Zone: "C" Zone

4. Observation/Control Tower

- a. Size: 40,222 SF, 4 stories (includes patio areas)
- b. Height: 70'
- c. Elevations: Finished floor: -147.00
Top of building: -77.00
- d. Uses:
 - i. 1st Floor: Banquet area, kitchen, lockers, restrooms.
 - ii. 2nd Floor: Briefing room, hospitality area, viewing deck.
 - iii. 3rd Floor: Member's area – lounge, viewing deck.
 - iv. 4th floor: Control tower with restricted access.
- e. Safety Zone: "C" Zone

5. Maintenance Building

- a. Size: 4,027 SF,
- b. Height: 18'
- c. Elevations: Finished floor: -141.00
Top of building: -123.00
- d. Used for storage of track equipment, safety equipment, etc..
- e. Safety Zone: "C" Zone

6. Registration and Administration Building

- a. Size: 7,850 SF
- b. Height: 25'
- c. Elevations: Finished floor: -143.50
Top of building: -118.50

- d. Use: Registration of track guests and track administrative offices.
- e. Safety Zone: "C" Zone
- f. Designated Parking: 57

7. Tent

- a. Size: 4,800 SF,
- b. Height: 25'10"
- c. Elevations: Finished floor: -148.50
Top of building: -120.50
- d. Use: Corporate and Member's events
- e. Safety Zone: "C" Zone

8. Team Garage Buildings (9)

- a. Size: 12,515 SF
- b. Height: 17'
- c. Elevations: Finished floor: -145.00 to -141.00
Top of building: -128.00 to -124.00
- d. Use: Individual units, used by KART teams to store karting vehicles, tools, etc.
- e. Safety Zone: "C" Zone
- f. Designated Parking: 42 total

9. Track Side Garages (2)

- a. Size: 22,500 SF
- b. Height: 35'
- c. Elevations: Finished floor: -148.00 to -151.00
Top of building: -113.00 to -116.00
- d. Use: First floor for track side garages and pit area, second floor for luxury suites
- e. Safety Zone: "C" Zone
- f. Designated Parking: common paddock parking

Phase II

2014 (EST.)

Clubhouse: Anticipated to be 12,500 SF. Located in "D" Zone.

Alternative Energy Park : Anticipated to be seven lots of 1 - 1.5 acres with 20,000 - 30,000 structures with industrial uses related to alternative energy. Located in "C" zone.

Vintage Car Showroom: Anticipated to be 30,000 SF on 1.5 acres located next to the Tuning Shop . Located in "C" zone.

Racing Museum: Anticipated to be 25,000 SF on 1.5 Acres south of Vintage Car Showroom. Located in "C" Zone.

NOTICE OF PUBLIC HEARING
and
**INTENT TO CERTIFY AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)**

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance No. 348 and 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

SPECIFIC PLAN NO. 303, AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 1104 (CIRCULATION), CHANGE OF ZONE NO. 7742, TENTATIVE TRACT MAP NO. 33487, TENTATIVE PARCEL MAP NO. 36315, TENTATIVE PARCEL MAP NO. 36293, PLOT PLAN NO. 24690 – Adopt an Addendum to Environmental Impact Report No. 396 – Owner/Applicant(s): Kohl Ranch II, LLC and TRM-122, LLC - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Public Facilities (CD:PF) (less than .60 FAR); Community Development: Heavy Industrial (CD: HI) (.15 - .50 FAR); Community Development: Light Industrial (CD:LI) (.25 - .60 FAR); Community Development: Commercial Office (CD: CO) (.35 - 1.0 FAR); Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR); Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.); Community Development: Medium High Density Residential (CD: MHDR) (5-8 D.U./Ac.); Community Development: Very High Density Residential (CD: VHDR) (14-20 D.U./Ac.); and Open Space: Conservation (OS-C) – Location: Southerly of Avenue 60, northerly of Avenue 66, westerly of Polk Street, and easterly of Harrison Street in Thermal, CA – 2163 Gross Acres - Zoning: Specific Plan (S-P) – REQUEST: Specific Plan Amendment No. 303, Amendment No. 2 proposes to: modify the Land Use section by updating Land Use Designations to conform to the County of Riverside General Plan; modify Planning Areas to reflect new boundaries resulting from street re-alignments and reallocation of land uses; incorporate new land uses outlined from the substantial conformance (SP00303S2) that allows for alternative energy development and large scale recreational uses consisting of a motorsports race track, golf courses and ancillary uses; remove the Industrial Overlay Designation; remove Land Use Concepts 2 through 6; reduce the phasing scenarios from five phases to four phases; reduce the overall number of Planning Areas from 93 to 92; update the circulation section to reflect changes consistent with the Draft General Plan Circulation Element; addition of Tyler Street north of Avenue 62 and “E” Street south of Avenue 64; update design guidelines to reflect changes to streetscapes, wall and fencing, and trails; and modify Plant Palette to conform to Riverside County Ordinance 859. General Plan Amendment No. 1104 (Circulation) proposes to amend the Circulation Element of the General Plan to: change Avenue 62 from the west Specific Plan No. 303 project boundary to Polk Street which changes the designation from Secondary to Expressway; change Avenue 60 from the west project boundary to Tyler Street from an Expressway to Arterial; remove “A” Street from the west project boundary to Polk Street which is an existing Expressway; remove portions of “C” Street between Avenue 66 and Avenue 64 and also between Avenue 62 and “A” Street which is an existing Secondary; add “E” Street between Avenue 66 and Avenue 64 as a Major; add Tyler Street from Avenue 66 to north end of school site as a Collector; add Tyler Street from north end of school site to Avenue 64 as a Modified Secondary; add Tyler Street from Avenue 64 to Avenue 62 as a Secondary; add Tyler Street from Avenue 62 to Avenue 60 as an Arterial; change “B” Street between Avenue 62 and Tyler Street from a Secondary to Collector; and, add a new “A” Street north of Avenue 62 along the west project boundary as a Collector. Change of Zone No. 7742 proposes a comprehensive update to the Zoning Ordinance for Specific Plan No. 303 in which: to change the zoning of the Planning Areas within the project to allow for the race track use within the Heavy Industrial designation; reflect changes in density north of Avenue 62 and south of Avenue 64, formalize certain Planning Area boundaries, change permitted uses within certain Planning Areas to include facilities related to alternative energy development and large scale recreational uses such as golf courses and a motorsports race track and facilities related thereto, including but not limited to, race track, private garages, clubhouse, tuning shop, observation tower, museum, vehicle display areas and ancillary uses

in support thereof, along with changes to minimum lot sizes and building setbacks within certain Planning Areas. Tentative Tract Map No. 33487 is a Schedule "A" subdivision to divide 286 gross acres into 879 residential lots (5,000 sq. ft. minimum) consisting of single family homes, open space, and recreational facilities, including a lake of approximately 33 acres. This proposed subdivision includes 10 separate phases. Tentative Parcel Map. No. 36315 is a Schedule "I" subdivision to divide 563 acres into six (6) parcels ranging in size from 21 acres to 263 acres for conveyance purposes including to separate out Parcels 1 & 6 for a proposed private race track. Tentative Parcel Map No. 36293 is a Schedule E subdivision to divide 330 acres into 295 lots with lots ranging in size from .17 acres to 139.7 acres as part of a proposed private race track including 254 founders lots, 11 track facility lots, 16 private street lots, 13 open space lots, and one street "C" dedication lot. The proposed tentative map is comprised of two phases including Phase I consisting of approximately 255 acres (183 lots) on the southerly portion and Phase II consisting of approximately 75 acres (112 lots) on the northerly portion. Plot Plan No. 24690 proposes a members-only private race track 4.5 miles in length with multiple configurations for simultaneous use, with associated race track buildings including 7,850 sq. ft. administration/registration building up to approximately 25 feet in height, 12,515 sq. ft. team garages (9 buildings), 25,220 sq. ft. members storage garages (3 buildings) up to 30 feet in height, 11,138 sq. ft. control tower up to 70 feet in height, 3,600 sq. ft. corporate event tent, 22,496 sq. ft. track side garage/luxury suite up to 35 feet in height, 11,310 tuning shop, 4,027 sq. ft. maintenance building up to 18 feet in height, and up to 1,816,100 sq. ft. members private garages (7,150 sq. ft. each on 254 lots) up to 42 feet in height, and a Kart Track. The race track and associated building areas are to be built in two phases with Phase I consisting of approximately 255 acres on the southerly portion of the 330 acre site and Phase II consisting of approximately 75 acres on the northerly portion of the 330 acre site. APN's: 751-030-(003, 004, 005, 010, 011, 013, 015, 016, 017), 751-040-(001,002, 003, 004, 005, 008, 009, 010, 012), 751-070-(004, 017, 018, 019, 020, 021, 023, 025, 031, 032, 033, 034), 759-130-003, 759-140-(005, 007, 009, 011, 012, 013, 014, 015), 759-150-001, 759-160-001, 759-170-001, 759-180-001, and 759-190-004. (Legislative)

TIME OF HEARING: 9:30am or as soon as possible thereafter.
DATE OF HEARING: April 20, 2011
PLACE OF HEARING: City of La Quinta
Council Chambers
78-495 Calle Tampico
La Quinta, CA 92247

For further information regarding this project, please contact Jay Olivas, Project Planner at 951-955-1195 or e-mail jolivas@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Jay Olivas

P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/8/2011

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

APN (s) or case numbers SPO0303A2 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

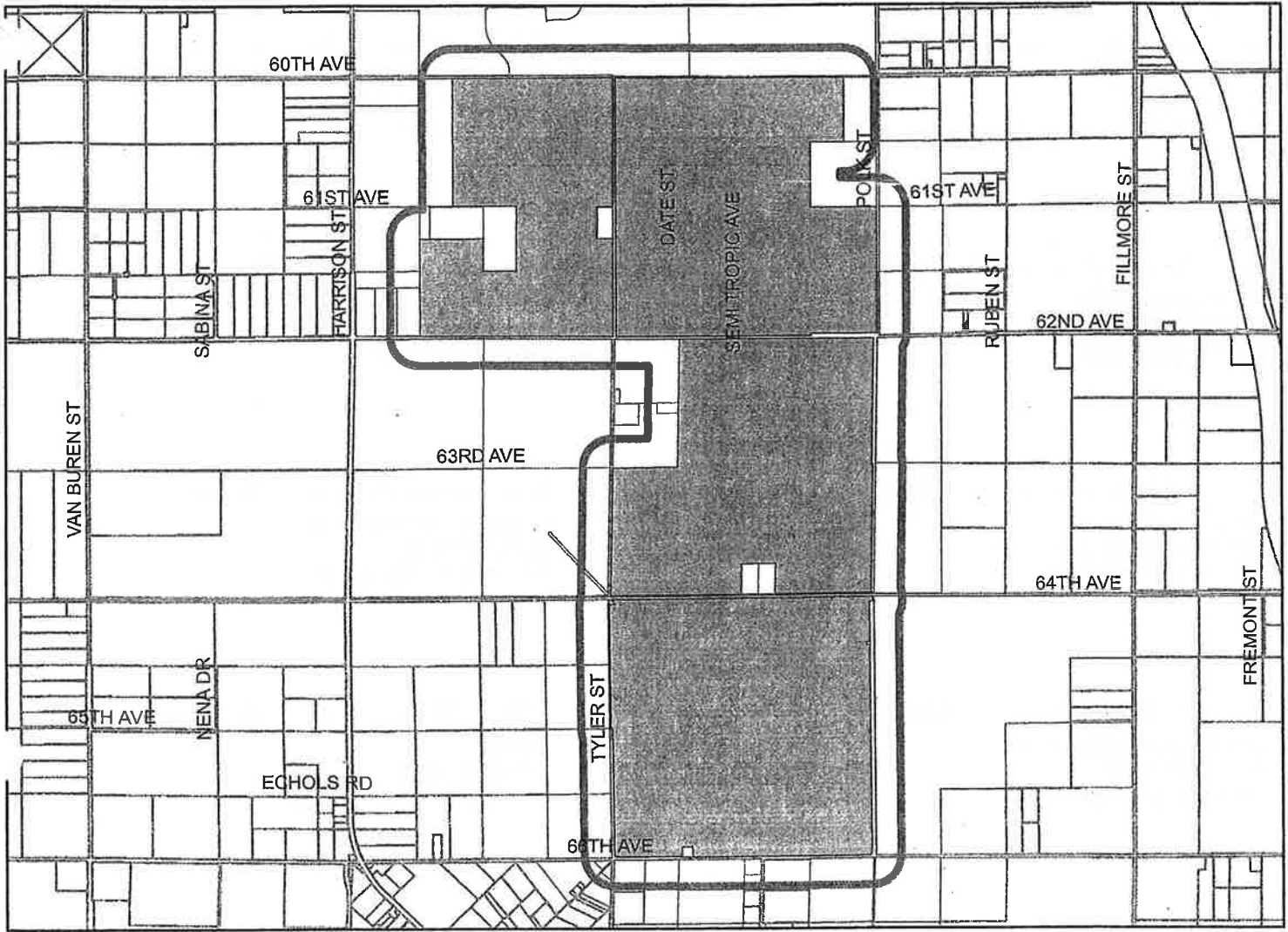
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

600 feet buffer



Selected Parcels

759-190-002	751-200-018	751-200-001	751-200-002	751-200-011	751-070-008	751-030-007	751-040-006	751-040-011	751-070-031
759-130-006	759-100-012	751-020-010	751-020-009	751-040-012	751-070-030	751-070-032	759-190-003	759-140-010	757-270-003
751-020-007	751-020-002	751-020-003	759-140-002	759-140-001	751-030-009	759-140-019	759-140-018	759-140-016	751-030-001
759-140-014	759-140-009	749-310-007	749-310-001	759-140-003	751-040-009	751-070-033	751-070-034	751-040-008	751-040-005
751-040-004	751-040-003	751-040-002	751-040-001	751-030-017	751-030-016	751-030-015	751-030-013	751-030-011	751-030-010
751-030-005	751-030-004	751-030-003	751-070-025	751-070-004	751-040-010	751-070-023	759-130-003	759-140-005	759-140-007
759-140-011	759-140-012	759-140-013	759-150-001	759-160-001	759-170-001	759-180-001	759-190-004	757-260-007	757-270-001
759-140-015	751-070-016	751-160-009	759-100-006	759-100-009	751-180-007	751-160-013	759-140-006	751-180-006	751-200-013
751-200-014	749-090-036	749-320-001	751-200-012	751-080-010	751-070-021	751-070-017	751-070-015	751-070-020	751-070-019

rst 90 parcels shown



3,900 1,950 0 3,900 Feet

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



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

APN: 751070031, ASMT: 751070031
COACHELLA VALLEY UNIFIED SCHOOL DIST
82224 CHURCH ST
THERMAL CA 92274

APN: 751200018, ASMT: 751200018
AIDA S AGUIRRE
P O BOX 727
INDIO CA 92202

APN: 759130006, ASMT: 759130006
COCOPHA NURSERIES INC
81880 ARUS AVE
INDIO CA 92201

APN: 751200002, ASMT: 751200002
ALBERT L GOOD
ROUTE 2 BOX 299
DELANO CA 93215

APN: 759100012, ASMT: 759100012
COUNTY OF RIVERSIDE
3525 14TH ST
RIVERSIDE CA 92501

APN: 751200011, ASMT: 751200011
ALFREDO BAZUA, ETAL
P O BOX 1078
MECCA CA 92254

APN: 751070032, ASMT: 751070032
CVWD
P O BOX 1058
COACHELLA CA 92236

APN: 751070008, ASMT: 751070008
ARMANDO ROSALES
86250 66TH AVE
THERMAL CA. 92274

APN: 759190003, ASMT: 759190003
DESERT HERB FARMS INC
P O BOX 845
THERMAL CA 92274

APN: 751030007, ASMT: 751030007
ARTHUR VALENZUELA
62800 TYLER ST
THERMAL CA 92274

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

APN: 751040011, ASMT: 751040011
BERNARD HERNANDEZ
8124 CHURCH ST
YUCCA VALLEY CA 92284

APN: 757270003, ASMT: 757270003
GEORGE KIRKJAN, ETAL
85645 CIELITO DR
INDIAN WELLS CA 92210

APN: 751020003, ASMT: 751020003
GOLDEN ACRE FARMS, ETAL
P O BOX 371
THERMAL CA 92274

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

APN: 759140002, ASMT: 759140002
GUILLERMO B TORRES, ETAL
85255 AVENUE 61
THERMAL CA. 92274

APN: 759140003, ASMT: 759140003
KENNETH STRICKLAND
85495 AVENUE 61
THERMAL CA. 92274

APN: 759140001, ASMT: 759140001
IRVIN H BOYENS, ETAL
P O BOX 1190
BLYTHE CA 92226

APN: 759190004, ASMT: 759190004
KOHL RANCH II
C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

APN: 751030009, ASMT: 751030009
ISMAEL ESCOBEDO MORIN, ETAL
82687 SMOKETREE AVE
INDIO CA 92201

APN: 757260007, ASMT: 757260007
PEDRO MONREAL
47508 SEVILLE ST
INDIO CA 92201

APN: 759140016, ASMT: 759140016
JERNIGAN SPORTING GOODS
C/O BRUCE JERNIGAN
82740 MILES AVE
INDIO CA 92201

APN: 757270001, ASMT: 757270001
PETE ORTIZ, ETAL
81425 RIVERLANE DR
INDIO CA 92201

APN: 751030001, ASMT: 751030001
JOHN B LEARY, ETAL
86025 AVENUE 62
THERMAL CA 92274

APN: 759140015, ASMT: 759140015
RALPH PESCADOR, ETAL
C/O RALPH PESCADOR JR
P O BOX 759
THERMAL CA 92274

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

APN: 751070016, ASMT: 751070016
RAMON IBARRA, ETAL
C/O RAMON IBARRA
12619 FELIPE ST
EL MONTE CA 91732

APN: 751160009, ASMT: 751160009
REDEVELOPMENT AGENCY COUNTY OF RIVEI
1157 SPRUCE ST
RIVERSIDE CA 92507

APN: 751080010, ASMT: 751080010
USA 751
UNKNOWN 03-15-84
0

APN: 759100009, ASMT: 759100009
REDEVELOPMENT AGENCY FOR CO OF RIVEF
3525 14TH ST
RIVERSIDE CA 92501

APN: 751070017, ASMT: 751070017
USA 751
US DEPT OF INTERIOR
WASHINGTON DC 21401

APN: 751160013, ASMT: 751160013
RODOLFO BAZUA, ETAL
P O BOX 545
MECCA CA 92254

APN: 751070015, ASMT: 751070015
USA 751
NONE
UNKNOWN
0

APN: 759140006, ASMT: 759140006
SALVADOR GONZALEZ, ETAL
85501 AVENUE 61
THERMAL CA 92274

APN: 751070019, ASMT: 751070019
USA 751
US DEPT OF INTERIOR
WASHINGTON DC 21401

APN: 751180006, ASMT: 751180006
SALVADOR R BECERRA, ETAL
85885 MIDDLETON ST
THERMAL CA. 92274

APN: 751080014, ASMT: 751080014
USA 751
BUREAU OF INDIAN AFFAIRS
P O BOX 2245
PALM SPRINGS CA 92262

APN: 751200014, ASMT: 751200014
SUSAN ELEANOR DISINGER, ETAL
11567 N SETTLERS DR
PARKER CO 80134

APN: 751070018, ASMT: 751070018
USA 751
US DEPT OF INTERIOR
WASHINGTON DC 21401

APN: 751200012, ASMT: 751200012
USA 751
BUREAU OF INDIAN AFFAIRS
P O BOX 2245
PALM SPRINGS CA 92262

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 Vicente 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

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