

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

902B



FROM: TLMA – Planning Department

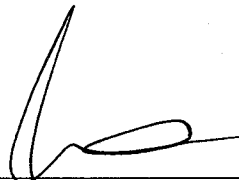
SUBMITTAL DATE:
April 17, 2015

SUBJECT: PLOT PLAN NO. 25677 (FAST TRACK NO. 2011-11) – Intent to Consider Addendum No. 4 to EIR No. 396 – Applicant/Engineer/Representative: Thermal Operating Company – Fourth Supervisorial District – Lower Coachella Valley Zoning Area – Eastern Coachella Valley Area Plan: Mixed Use (MU) as reflected in the Specific Plan (SP303A3) Land Use Plan – Location: Easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street – 46.0 Acres – Zoning: Specific Plan (SP) REQUEST: The Plot Plan proposes to develop a BMW driving school.

(Continued on next page)

Departmental Concurrence


Steve Weiss, AICP
Planning Director

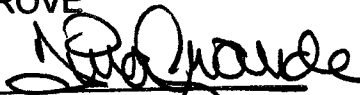

Juan C. Perez
TLMA Director

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

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

C.E.O. RECOMMENDATION:

APPROVE

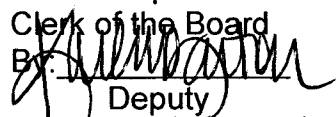
BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Washington, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: May 19, 2015
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

16-1

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: PLOT PLAN NO. 25677 (FAST TRACK NO. 2011-11)**

DATE: April 17, 2015

PAGE: Page 2 of 3

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER ADDENDUM No. 4 for ENVIRONMENTAL IMPACT REPORT NO. 396**, based on the findings incorporated in the initial study and Addendum No. 4 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 and thus will not have a significant effect on the environment beyond those identified in the EIR; and,
2. **APPROVE PLOT PLAN NO. 25677**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

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

The Thermal Club Motorsports Park (TTC) is an approved private motorsports park development currently under construction under the Kohl Ranch Specific Plan. It features include a membership program similar to a golf course country club, allowing only members, their invited guests, staff and credentialed third parties within the gates. Exceptions would be made for groups, such as manufacturers utilizing the track for testing. Property owners pay a property owner's association ("POA") fee for expenses associated with common areas, such as maintenance of interior streets and landscaped areas, property taxes and insurance.

Plot Plan 24690 covers a large portion of the Specific Plan, including the site of Plot Plan No 25677 (planning area A-6). The original Plot Plan permitted the main race track, and many other race related uses including a go cart track on the same site as the plot plan proposed in this staff report. The applicant is now requesting to eliminate the go cart track and propose a BMW track instead. In September 2014, an approximately one mile driving instruction track with an approximately 49,087 square foot skid pad was found to be substantially consistent with PP24690 (PP24690SC2). A grading permit was subsequently approved and grading of track area took place. Additionally, the County recently approved the Kohl Ranch Specific Plan Amendment No. 3 (SPA3) which changed the land uses in Planning Areas A-6, A-8 and E-2 to Mixed Use. The proposed project is fully consistent with the newly approved Specific Plan Amendment.

The operational plan is to run driver instruction programs twice daily for small groups of students. The proposed BMW Performance Driving School would offer a number of driver training programs including Driver's Program, Teen School, and the Ultimate M School experience.

The project was reviewed by the Airport Land Use Commission and on January 5, 2015 they issued a letter indicating that the project was determined to be consistent with the 2005 Jacqueline Cochran Airport Land Use Compatibility Plan.

Impact on Citizens and Businesses

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

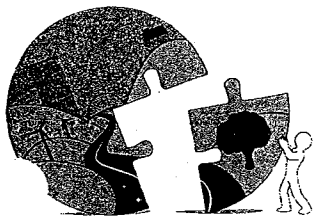
**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: PLOT PLAN NO. 25677 (FAST TRACK NO. 2011-11)**

DATE: April 17, 2015

PAGE: Page 3 of 3

ATTACHMENTS:

- A. STAFF REPORT/FINDINGS/CONCLUSIONS/CONDITIONS OF APPROVAL
- B. ADDENDUM NO. 4 to EIR 396



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

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

5/26/15
Date

KS
Initial

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

PP25677
Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Thermal Operating Company
Project Applicant

1983 W. 190th Street, Suite 100, Torrance, CA. 90504
Address

The Plot Plan is located easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street.

Project Location

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

Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on April 28, 2015, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to the Environmental Impact Report was considered for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted with the EIR.
5. A statement of Overriding Considerations WAS adopted with the EIR.
6. The project did not trigger any requirements in CEQA Section 15162.
7. Findings were made pursuant to the provisions of CEQA.

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

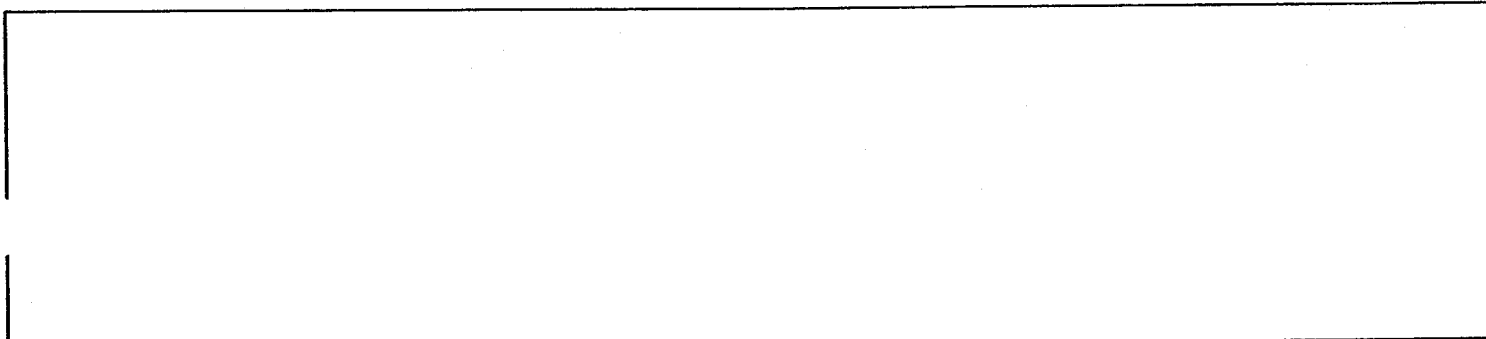
[Signature]
Signature

Board Assistant
Project Planner Title

5/19/15
Date

Date Received for Filing and Posting at OPR: _____

MAY 19 2015 16-1



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1409647

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: THERMAL OPERATING COMPANY LLC \$50.00
paid by: CK 66128
paid towards: CFG06114 CALIF FISH & GAME: DOC FEE
EA42726
at parcel #:
appl type: CFG3

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

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

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

Additional info at www.rctlma.org

5-19-15

BOARD OF SUPERVISORS OR RIVERSIDE
COUNTY CALIF.

CLERK OF THE BOARD
4080 LEMON ST. 1ST FLOOR
RIVERSIDE, CA 92502-1147

REGARDING PUBLIC HEARING
PLOT PLAN NO. 25677

WE OPPOSED OF LOAD NOSES BY THERMAL
OPERATING DEVELOPMENT OF BMW
DRIVING SCHOOL

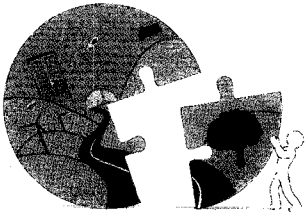
RALPH & CONNIE PESCADOR
85855 AVE G1 THERMAL CA

15 MAY 18 PM 2:06

16-1

5/19/15

2015-5-127444



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

Memorandum

Date: May 19, 2015

To: Board of Supervisors

From: Matt Straite, Planning

RE: Revised Mitigation Measure for Agenda Item 16-1

Please see attached pages with slightly revised Mitigation Measures regarding transportation street widths.

Y:\Planning Case Files-Riverside office\PP25677\DH-PC-BOS Hearings\BOS\Memo\Letterhead Memo 2014-Freeform_Revised_042814.docx

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

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

"Planning Our Future... Preserving Our Past"

05-19-15
16-1

As a result of the Proposed Project, the overall daily trip generation will increase by approximately 0.025 percent. While the proposed access point is located south of what SPA2 proposed, the overall daily trip generation does not present a substantial increase and does not impact the ability to develop a full access point as proposed in planning areas B-6 and C-8 to the west of Tyler Street. Furthermore, as was previously stated, the TIA overstated the amount of square footage to be developed. Thus, a more conservative trip generation is presented for this analysis.

Mitigation measures D1-2, D1-19, D1-20, D1-21, D1-22, D1-23, D1-26, D1-27, D1-38, D1-39, MM Trans 1 and MM Trans 2 remain in effect for the Proposed Project to ensure impacts remain less than significant. In addition, mitigation measures **MM Trans 3** through **MM Trans 4** below, ensure the Proposed Project continues to operate at acceptable levels of service. The TIA prepared for the proposed Project recommends a shared through and right-turn northbound lane along Tyler as an ultimate improvement. However, until such time as Tyler Street is widened to its ultimate improvements, mitigation measure **MM Trans 5** provides for interim improvements to ensure impacts to Tyler Street remain less than significant.

Mitigation Measures

MM Trans 3 – Construct full width improvements on all internal roadways.

MM Trans 4 – Construct partial width improvements on the easterly side of Tyler Street at its ultimate cross-section as a secondary highway adjacent to the project boundary line.

MM Trans 5 – Construct the intersection of Tyler Street and Jasper Lane to restrict movement to right-in, left-in and right-out only from the driveway with the construction of a raised median on Tyler Street with the following geometrics:

- Northbound: One through lane. One right-turn lane.
- Southbound: One through lane. One left turn lane.
- Eastbound: Not applicable.
- Westbound: One right turn lane. Stop controlled.

The development will continue to pay fees to mitigate its "fair share" of the cumulative impacts. The projects identified in **Table B, Cumulative Development Projects** are located in the Project area which may have the potential to contribute to cumulative effects.

Table B, Cumulative Development Projects

Project	Land Use	Qty	Unit	AM Peak Hour	PM Peak Hour	Daily
1. PP24690 (excluding Proposed Project ¹)	Varies			137	197	1,904
2. PM36293	Single Family Detached Housing	266	DU	200	266	2,532
3. PM32694	Single Family Detached Housing	547	DU	410	547	5,207
4. TR33487	Single Family Detached Housing	879	DU	659	879	8,368
5. TR34556	Single Family Detached Housing	301	DU	226	301	2,866

Source: WEBB-B, Table 4-3, Page 4-7

1. Trip generation for Thermal Motorsports Park and the Kohl Ranch from Traffic Impact Analysis Addendum 2 for the Specific Plan

DU = Dwelling Unit

In the cumulative condition, implementation of the Proposed Project is anticipated to result in the following intersections operating at an unacceptable level of service:

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
shall convert the shared northbound turning lane into one northbound left-turn lane and one northbound right-turn lane.		Transportation Department	tract map/plot plan/use permit for applicable development area.
MM Trans 3 – Construct full width improvements on all internal roadways.	Less than significant	Riverside County Transportation Department	Prior to occupancy
MM Trans 4 – Construct partial width improvements on the easterly side of Tyler Street at its ultimate cross-section as an arterial roadway adjacent to the project boundary line.	Less than significant	Riverside County Transportation Department	Prior to occupancy
MM Trans 5 – Construct the intersection of Tyler Street and Jasper Lane to restrict movement to right-in, left-in and right-out only from the driveway with the following geometrics: Northbound: One through lane. One right turn lane. Southbound: One through lane. One left turn lane. Eastbound: Not applicable. Westbound: One right turn lane. Stop controlled.	Less than significant	Riverside County Transportation Department	Prior to occupancy
MM Trans 6: Prior to issuance of a Certificate of Occupancy, the implementing developer shall modify the signalized intersection of SR-86 SB Ramps-Desert Cactus Drive (NS) and Airport Boulevard (EW) to change the southbound signal to overlapping right turn signal.	Less than significant	Riverside County Transportation Department	Prior to occupancy
Traffic generated			
D1-1 was eliminated as part of EIR396, Addendum No. 2	n/a	n/a	n/a
D1-2 Avenue 60 adjacent to the site shall be downsized and constructed at its ultimate part-width standard as an industrial Collector (78 foot right-of-way) in conjunction with development.	Less than significant.	Riverside County Transportation Department.	Review and approval of tentative tract map. Road segments to be improved concurrently with adjacent development area.
D1-3 to D1-10 were eliminated as part of EIR396, Addendum No. 2	n/a	n/a	n/a
Level of Service at General Plan Buildout without Project.			
None required.	Less than significant.	None required.	Not applicable.
Year 2010 Level of Service with Project and typical General Plan Improvements.			
D1-11 To ensure that off-site roadway improvements (see Table V-43) are provided in conjunction with each development phase, the	Less than significant.	Riverside County Planning Department	Review and approval of tentative



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

May 6, 2015

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

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

RE: NOTICE OF PUBLIC HEARING: PLOT PLAN NO. 25677 FTA 2011-11

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, May 9, 2015.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Wednesday, May 06, 2015 11:15 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: PP 25677 FTA 2011-11

Received for publication on May 9. Proof with cost to follow.

Thank You!

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

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

The Press-Enterprise PE.COM / UNIDOS

A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Wednesday, May 6, 2015 11:04 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: PP 25677 FTA 2011-11

Good morning! Here's the AD I spoke with you about earlier.

Notice of Public Hearing, for publication on Saturday, May 9, 2015. Please confirm. THANK YOU!

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



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

May 6, 2015

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

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

RE: NOTICE OF PUBLIC HEARING: PLOT PLAN NO. 25677 FTA 2011-11

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, May 9, 2015.**

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

Gil, Cecilia

From: Email, TDS-Legals <legals@thedesertsun.com>
Sent: Wednesday, May 06, 2015 11:09 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: PP 25677 FTA 2011-11

Hi Cecilia,



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

Charlene Moeller | Customer Care Representative / Legals

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

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

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Wednesday, May 06, 2015 11:05 AM
To: Email, TDS-Legals
Subject: FOR PUBLICATION: PP 25677 FTA 2011-11

Good morning! Attached is a Notice of Public Hearing, for publication on Saturday, May 9, 2015. Please confirm. THANK YOU!

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

CERTIFICATE OF POSTING

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 6, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

PLOT PLAN NO. 25677 FTA 2011-11

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

Board Agenda Date: May 19, 2015 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: May 6, 2015
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkeneme@asrclkrec.com>
Sent: Wednesday, May 06, 2015 11:32 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann
Subject: RE: FOR POSTING: PP 25677 FTA 2011-11

Good Morning,

I have received the notice and it will be posted today.

Thank you,
Bonnie

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Wednesday, May 06, 2015 11:05 AM
To: Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: PP 25677 FTA 2011-11

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

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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK PLOT PLAN IN THE EASTERN-LOWER COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 19, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Thermal Operating Company – Albert A. Webb, on **Fast Track Plot Plan No. 25677 (FTA 2011-11)**, which proposes to develop a BMW driving school, consisting of a two-story, 8,850 square foot visitor driving instruction building, a 2,000 square foot grounds maintenance shade structure, a 2,400 square foot shade structure to be utilized as BMW staging area, an 800 square foot guardhouse that will be utilized as a manned and gated control point for security and track safety, a 740 square foot grounds maintenance building to be utilized by grounds maintenance personnel, a 2,800 square foot BMW maintenance building to be utilized as a two bay maintenance building with interior spray manual car wash, and retention basin on the northernmost 37 acres of Planning Area A-6 (“the project”). The site will be landscaped and will include a 10-foot high sound wall that will be constructed along the northern and southern boundary of the site, and a combination 4-foot high berm and 8-foot high sound that will be constructed at the western boundary of the site. The project is located easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street in the Eastern – Lower Coachella Valley, Fourth Supervisorial District.

The Planning Department approved the project, found that the environmental effects have been addressed and recommended the consideration of Addendum No. 4 to **Environmental Impact Report No. 396**.

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

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

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

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

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

Dated: May 6, 2015

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

CERTIFICATE OF MAILING

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

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

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 6, 2015, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

PLOT PLAN NO. 25677 FTA 2011-11

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

Board Agenda Date: May 19, 2015 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: May 6, 2015
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/4/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP25677 For

Company or Individual's Name Planning Department

Distance buffered 2400'

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

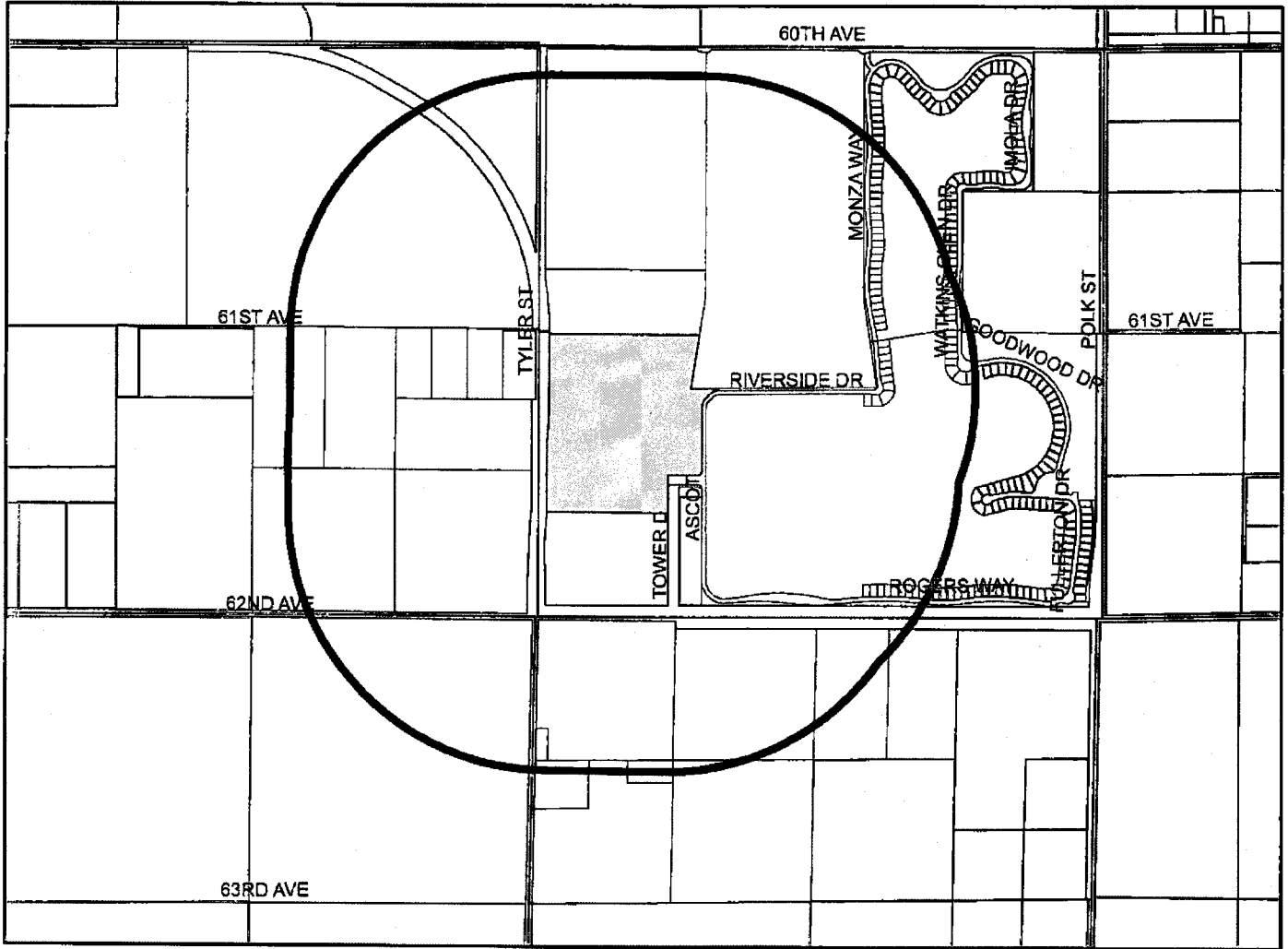
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked by [unclear]
exp 8/4/15*

PP25677 (2400 feet buffer)



Selected Parcels

759-190-002	751-030-007	751-030-008	759-240-001	759-200-006	759-140-010	751-020-003	751-030-009	751-030-001	759-140-009
759-140-014	759-180-004	759-180-005	759-180-006	759-180-008	759-180-009	759-180-010	759-180-012	759-180-013	759-180-014
759-190-011	759-190-013	759-190-014	759-200-001	759-200-002	759-200-003	759-200-009	759-200-010	759-240-004	759-240-005
759-240-006	759-240-007	759-240-008	759-240-009	759-240-011	759-240-012	759-240-014	759-240-015	759-240-017	759-240-018
759-250-001	759-250-002	759-250-003	759-250-004	759-250-005	759-250-006	759-250-007	759-250-008	759-250-009	759-250-019
759-250-020	759-250-021	759-250-022	759-250-023	759-250-024	759-250-025	759-250-026	759-250-027	759-250-028	759-250-029
759-250-030	759-250-031	759-250-032	759-250-033	759-250-034	759-250-035	759-250-036	759-250-037	759-250-038	759-250-039
759-270-020	759-270-021	759-270-022	759-270-023	759-270-024	759-270-025	759-270-026	759-270-027	751-030-010	751-030-018
751-030-019	751-030-020	759-130-007	759-130-008	759-140-007	759-140-012	759-140-020	759-140-021	759-180-003	759-190-006
759-190-007	759-190-008	751-030-002	759-240-003	759-240-010	759-200-004	759-140-015	759-140-006	759-200-005	759-240-013
759-200-007	759-240-002	759-240-016	759-200-008						



1,600 800 0 1,600 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.

ASMT: 751020003, APN: 751020003
JACQUELINE ESTON, ETAL
P O BOX 371
THERMAL CA 92274

ASMT: 759140014, APN: 759140014
PEGI MCDANIEL, ETAL
41410 MAROON TOWN
INDIO CA 92201

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

ASMT: 759140015, APN: 759140015
CONNIE PESCADOR, ETAL
P O BOX 759
THERMAL CA 92274

ASMT: 751030002, APN: 751030002
OTILIA MALDONADO, ETAL
49062 SUMMER ST
COACHELLA CA 92236

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

ASMT: 751030008, APN: 751030008
MARGARET VALENZUELA, ETAL
62800 TYLER ST
THERMAL, CA. 92274

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

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

ASMT: 759190014, APN: 759190014
JTM LAND CO
800 SAN LORENZO ST
SANTA MONICA CA 90402

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

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

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

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



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

ASMT: 759240016, APN: 759240016
THERMAL MOTORSPORTS
8833 W OLYMPIC BLV
BEVERLY HILLS CA 90211

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

ASMT: 759270027, APN: 759270027
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

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

ASMT: 759240002, APN: 759240002
THERMAL LOT NO 84
C/O BLAKE MIRAGLIA
50855 WASHINGTON NO C234
LA QUINTA CA 92253

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

ASMT: 759240010, APN: 759240010
PAVEL V PETRIK MEDICAL CORP PENSION PL
41651 MISHA LN
PALMDALE CA 93551

ASMT: 759240013, APN: 759240013
THERMAL CLUB GARAGE
C/O STEVE KNUDSON
1200 17TH ST STE 660
DENVER CO 80202



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

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

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

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

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

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

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

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

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

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

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

Jacqueline Cochran Airport
56850 Higgins Drive
Thermal, CA 92274

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

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

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

~~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

FOR BILLING INQUIRIES:
CALL: (951) 368-9710
EMAIL: BillingInquiry@pe.com

THE PRESS-ENTERPRISE **PE.com**

Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount	
5/9/2015	10047390	PH: PLOT PLAN NO. 25677 FTA 2011-11	Press-Enterprise	2 x 88 LI	176	1	1.45	255.20	255.20	
Ordered By: Cecilia Gil										
<p>RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS 2015 MAY 15 AM 11:00</p> <p style="text-align: right;"><i>Planning 16-1 of 05/19/15 PP 25677</i></p>										
Legal Advertising Invoice								Balance		
								\$255.20		

Sales Contact Information		Advertiser Information			
Name	Phone	Billing Period	Billed Account Number	Advertiser/Client Number	Advertiser/Client Name
Maria Tinajero	951-368-9225	05/09/2015 - 05/09/2015	1100141323	1100141323	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

THE PRESS-ENTERPRISE **PE.com**

Legal Advertising Invoice

Advertiser/Client Name		
BOARD OF SUPERVISORS		
Billing Period	Billed Account Number	Advertiser/Client Number
05/09/2015 - 05/09/2015	1100141323	1100141323
Balance	Invoice Number	Terms Of Payment
\$255.20	10047390	Due Upon Receipt

Billing Account Name And Address

Remittance Address

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

The Press-Enterprise
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: PH: PLOT PLAN NO. 25677 FTA 2011-11 /

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

05/09/2015

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

Date: May 09, 2015
At: Riverside, California

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

Ad Number: 0010047390-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK PLOT PLAN IN THE EASTERN-LOWER COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 19, 2015 at 10:30 A.M.**, or as soon as possible thereafter, to consider the application submitted by Thermal Operating Company - Albert A. Webb, on **Fast Track Plot Plan No. 25677 (FTA 2011-11)**, which proposes to develop a BMW driving school, consisting of a two-story, 8,850 square foot visitor driving instruction building, a 2,000 square foot grounds maintenance shade structure, a 2,400 square foot shade structure to be utilized as BMW staging area, an 800 square foot guardhouse that will be utilized as a manned and gated control point for security and track safety, a 740 square foot grounds maintenance building to be utilized by grounds maintenance personnel, a 2,800 square foot BMW maintenance building to be utilized as a two bay maintenance building with interior spray manual car wash, and retention basin on the northernmost 37 acres of Planning Area A-6 ("the project"). The site will be landscaped and will include a 10-foot high sound wall that will be constructed along the northern and southern boundary of the site, and a combination 4-foot high berm and 8-foot high sound that will be constructed at the western boundary of the site. The project is located easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street in the Eastern - Lower Coachella Valley, Fourth Supervisorial District.

The Planning Department approved the project, found that the environmental effects have been addressed and recommended the consideration of Addendum No. 4 to **Environmental Impact Report No. 396.**

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

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

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

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

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

Dated: May 6, 2015

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

5/9

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK PLOT PLAN IN THE EASTERN-LOWER COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

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

Dated: May 6, 2015

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

16-1 of 05/19/15

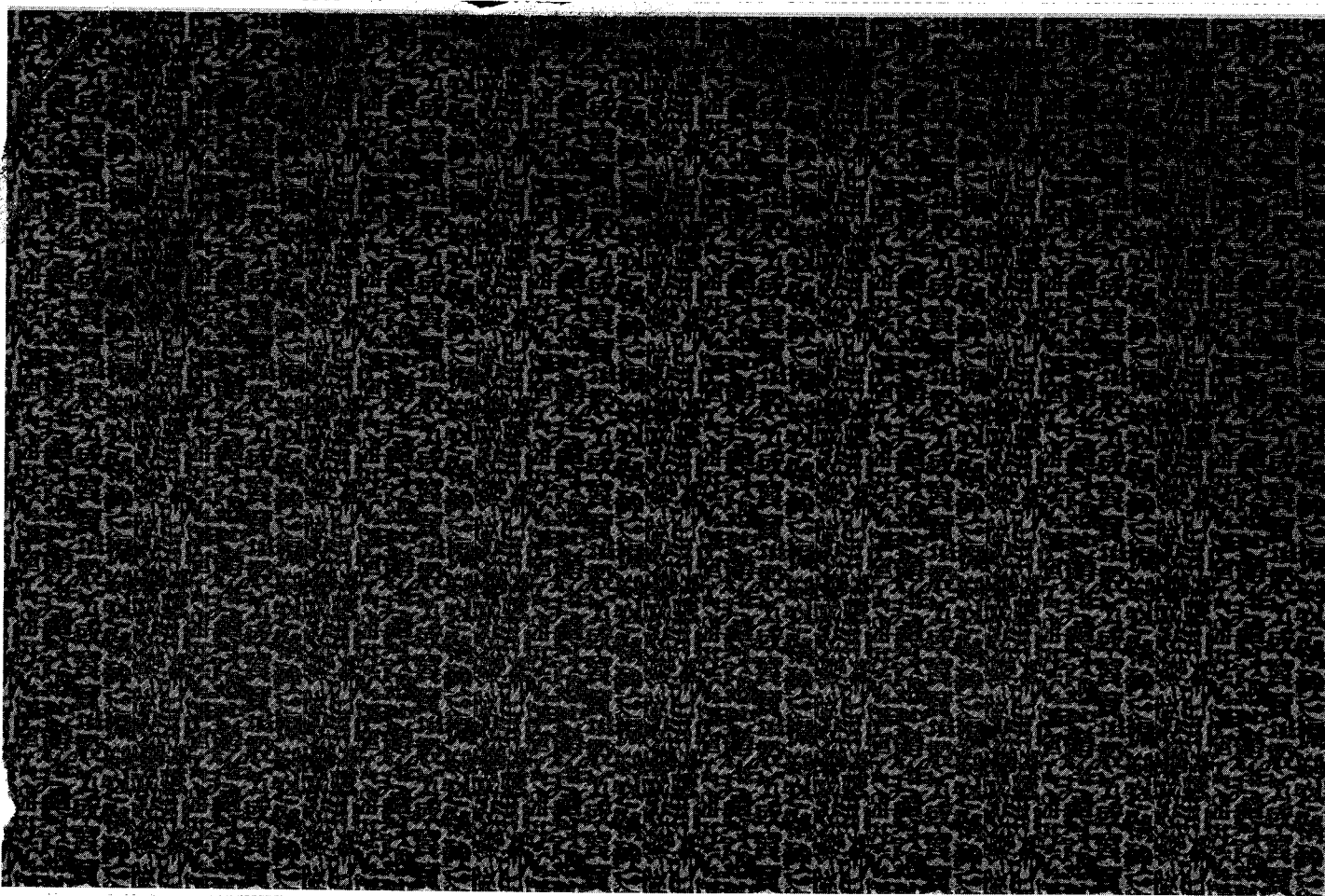
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RETURN TO SENDER
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RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2015 MAY 15 AM 11:00

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

PUBLIC HEARING NOTICE
This may affect your property

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



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK PLOT PLAN IN THE EASTERN-LOWER COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

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Dated: May 6, 2015

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

16-1 of 05/19/15

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2015 MAY 15 AM 11:00

92502 01147
9026689999

BC: 92502114747 *1804-00793-07-43

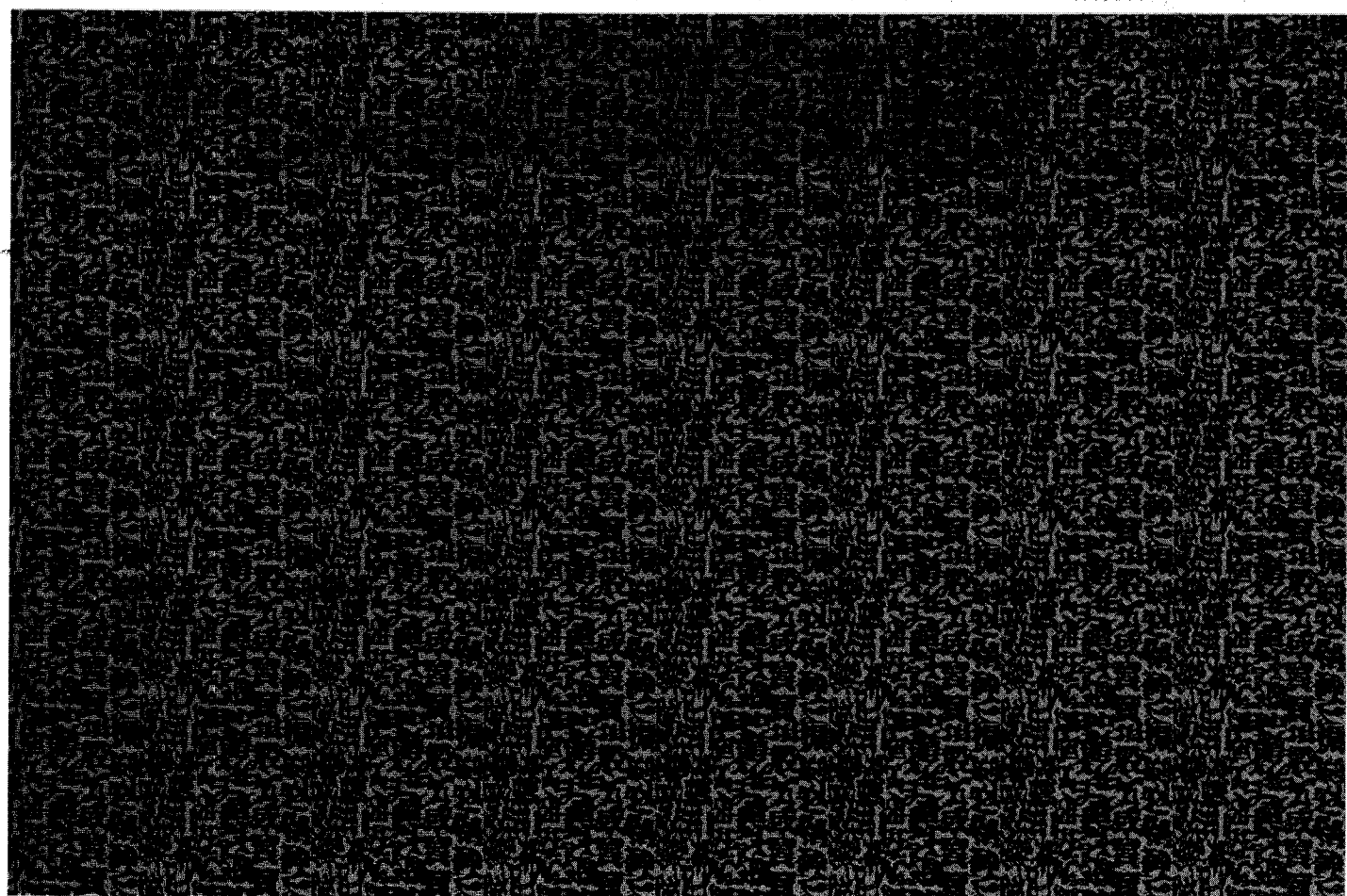
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

NIXIE 918 DE 1009 0005/12/15

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

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This may affect your property

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



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