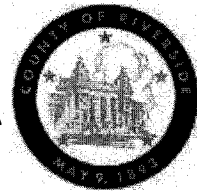


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM
18.3
(ID # 6511)**

MEETING DATE:

Tuesday, March 27, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON SPECIFIC PLAN NO. 303, AMENDMENT NO. 4 (SP303A4), Change of Zone No. 7952 (CZ7952) AND ALUC's INCONSISTENCY DETERMINATION - EA 43068 - Applicant/Owner: Thermal Operating Company - Engineer/Representative: Webb Associates - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Community Area Plan: Community Development: Heavy Industrial (CD: HI), and Open Space-Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 303 - Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, westerly of Polk Street, located in Thermal, CA - 149 Acres - Zoning: Specific Plan (S-P) REQUEST: Amend the Kohl Ranch Specific Plan (SP No. 303) to allow "Overnight Occupancy" within Racetrack Recreational units ("Founders Lots") in Planning Area E2 - APN's: Portion of 759-180.010, Portion of 759-180-014, Portion of 759-190-014, 759-180-013, 759-190-011, 759-190-013, 759-240-009 thru -018, 759-250-001 thru -29, 759-250-032 thru -040, 759-260-001 thru -038, and 759-270-001 thru -027. [Applicant Fees 100%.] 4/5 vote required.

RECOMMENDED MOTION: That the Board of Supervisors take one of the following actions:
Continued on page 2:

ACTION: 4/5 Vote Required, Policy


Charles Leach, Assistant TLMA Director

3/8/2018

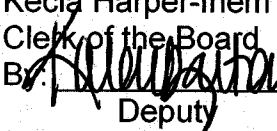

Scott Bruckner

3/19/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that recommendation 3 is approved as recommended to direct the Planning Department and County Counsel to prepare findings and conclusions pursuant to Public Utilities Code Section 21676.5 to allow the County of Riverside to overrule ALUC's inconsistency determination related to a portion of the Founder's Lots totaling up to a maximum of 75 units as further described in Option B, to circulate such findings to ALUC and the California Department of Transportation, Division of Aeronautics for comments, and to schedule SPECIFIC PLAN No. 303, AMENDMENT No. 4 with its associated Environmental Assessment for a new public hearing before the Board of Supervisors.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: March 27, 2018
xc: Planning, Co.Co., COB

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors take one of the following actions:

1. DENY SPECIFIC PLAN No. 303, AMENDEMENT No. 4, based on the inconsistency determination of the County of Riverside Airport Land Use Commission (ALUC), which is attached hereto and incorporated by reference; **OR**
2. DIRECT the Planning Department and County Counsel to prepare findings and conclusions pursuant to Public Utilities Code Section 21676.5 to allow the County of Riverside to overrule ALUC's inconsistency determination related to all of the remaining Founder's Lots (an additional 111 units), to circulate such findings to ALUC and the California Department of Transportation, Division of Aeronautics for comments, and to schedule SPECIFIC PLAN No. 303, AMENDMENT No. 4 with its associated Environmental Assessment for a new noticed public hearing before the Board of Supervisors; **OR,**
3. DIRECT the Planning Department and County Counsel to prepare findings and conclusions pursuant to Public Utilities Code Section 21676.5 to allow the County of Riverside to overrule ALUC's inconsistency determination related to a portion of the Founder's Lots totaling up to a maximum of 75 units as further described in Option B below, to circulate such findings to ALUC and the California Department of Transportation, Division of Aeronautics for comments, and to schedule SPECIFIC PLAN No. 303, AMENDMENT No. 4 with its associated Environmental Assessment for a new public hearing before the Board of Supervisors.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On October 3, 2017, Thermal Operating Company, LLC submitted an application to amend the text of Kohl Ranch Specific Plan - SP303 (Specific Plan) to allow "Overnight Occupancy" within Racetrack Recreational units (Founders Lots) located in Planning Area E-2. The Specific Plan Amendment (Amendment) proposes to allow overnight stays within the Founders Lots which were not previously approved for such use. The Amendment references the proposed overnight stays for a total of 111 units.

On December 14, 2017, the proposal was heard by the Riverside County Airport Land Use Commission (ALUC). ALUC found the project inconsistent based on the proposed project exceeding the residential intensity criteria for Jacqueline Cochran Regional Airport Compatibility Zone C

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

(Compatibility Zone C). Of the 250 Founders Lots, 152 are located wholly or primarily within Compatibility Zone C as depicted on Attachment A of this report. The remaining Founders Lots are located primarily in Compatibility Zone D as depicted on Attachment A of this report.

The Riverside County Airport Land Use Compatibility Plan Policy Document (ALUCP) describes Compatibility Zone C as an extended approach/departure zone where aircrafts are typically below 1,000 feet altitude on arrival. The ALUCP describes Compatibility Zone D as a primary traffic pattern zone for the airport where aircraft on instrument approaches are below 1,000 feet. The risk level for Compatibility Zone C has been determined to be moderate, while the risk level for Compatibility Zone D has been determined to be low.

On January 8, 2015, ALUC considered Specific Plan No. 303, Amendment No. 3 and allocated the applicant's allowable share of dwelling units in Compatibility Zone C, under ALUCP, Table 2A, to one dwelling unit per five acres or 39 total dwelling units. At this meeting, ALUC determined that any additional density would exceed the allowance for dwelling units within Compatibility Zone C, and therefore in 2017, found Amendment No. 4 to SP No. 303 inconsistent with the ALUCP.

The applicant is proposing to amend the Specific Plan by adding a new land use classification within the Founders Lots called Racetrack Recreation units. In addition, the applicant is proposing to allow the Racetrack Recreation units to be occupied overnight. The applicant has described the use of these units as intermittent (seasonal) and would amend the existing Covenants, Conditions, and Restrictions (CC&R's) to enforce overnight occupancy limitations on these units. Since the use is proposed to be intermittent, the applicant contends that it is not a typical residential use and should not be considered a residential unit for the purposes of calculating allowed density within the Jaqueline Cochran Regional Airport Compatibility Zones.

The Board of Supervisors (Board) has the option and ability to overrule ALUC's inconsistency determination pursuant to Public Utilities Code Section 21676.5. This section provides that the local agency may propose to overrule the commission after the hearing by a two-thirds vote of its governing body if it makes specific findings that the proposed project is consistent with the purposes of the State Aeronautics Act. These findings need to be provided to ALUC and the State for review 45 days prior to the Board's decision to overrule the inconsistency determination. ALUC and the State have 30 days to provide comments on the findings. If comments are not made within the 30 days, the Board may act without them.

Planning staff has reviewed the amendments proposed by the applicant and present the following potential scenarios for the Board to consider:

Option A: Direct staff to prepare findings and conclusions for the Board's consideration that overrule ALUC's inconsistency determination related to overnight occupancy in all of the remaining "Founder Lots".

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

Option B: Direct staff to prepare findings and conclusions for the Board's consideration that overrule ALUC's inconsistency determination related to overnight occupancy in a portion of the remaining "Founder Lots".

Staff from EDA, which oversees the operation of the Jacqueline Cochran Regional Airport, and TLMA met with the applicant to further review and refine areas that may be more appropriate for the expanded use of overnights stays. Based on staff's review of Attachment A, there are a series of lots located on the edge of Compatibility Zone C, directly adjacent to Compatibility Zone D, in the northwesterly portion of the planning area, along Watkins Glen Drive, Monaco Way, Imola Drive, and the easterly portion of Laguna Seca Lane that could be considered for overnight stays. The lots that would be more appropriate for overnight stays include Lots 91-148 as shown on the attached Exhibit B and highlighted in red (consisting of 58 lots).

Staff recommends that Lots 149-184 (36 lots) remain as commercial lots where overnight stays are prohibited, due to their immediate proximity to the future location of the extended runway in ALUC Zone A.

Lots 185-201 (17 lots) are adjacent to Zone A but further away from the end of the future runway than Lots 149-184 described above. The County, through the EDA, has just recently launched a review and update of the Airport Layout Plan for Jacqueline Cochran Regional Airport, which includes modifications needed to comply with the latest FAA design standards. This review will provide information to better determine the risk factors and appropriateness of allowing overnight stays on these additional 17 lots along Monza Street and the westerly portions of Laguna Seca Lane. The override under Option B would potentially include these lots, subject to future review and approval of the Assistant CEO/EDA pending the results of the Airport Layout Plan update, in consultation with TLMA.

Option C: Deny Amendment No. 4 to Specific Plan No. 303 which proposes to allow overnight stays on all lots, based on the inconsistency determination made by ALUC. Pursuant to State CEQA Guidelines Section 15270(a) the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves.

If the Board elects either Option A or B, the Board's consideration of the override findings and the proposed Amendment No. 4 to SP No. 303 will take place at a future duly noticed public hearing. SP No. 303 was granted Fast Track status by EDA on June 21, 2011.

Impact on Residents and Businesses

In the event that the Board is not able to make findings to overrule ALUC's inconsistency determination, the project will be recommended for denial based on ALUC's inconsistency determination.

Additional Fiscal Information

N/A

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

Contract History and Price Reasonableness


N/A

ATTACHMENTS:

ATTACHMENT A. Exhibit A – Site Plan

ATTACHMENT B. Option B Exhibit

ATTACHMENT C. December 14, 2017 ALUC Decision Letter



Shellie Clack 3/8/2018



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

December 28, 2017

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

Mr. Charles Rangel, Contract Planner
Riverside County Planning Department
77-588 El Duna Court, Suite H
Palm Desert CA 92211

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1039TH17
Related File No.: SP00303A4 (Specific Plan No. 303 [Kohl Ranch], Amendment
No. 4) and CZ07952 (Change of Zone)
APNs: multiple parcels in Assessor's Book 759

Dear Mr. Rangel:

On December 14, 2017, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. SP00303A4, a proposal to amend the Kohl Ranch Specific Plan (most notably the Executive Summary, Project-Wide Planning Standards, and Land Use, Planning & Development sections) by defining and establishing a new use category, "racetrack recreational units," as a permitted land use within Planning Area E-2 located in the portion of the Specific Plan northerly of Avenue 62 within the "Thermal Club," **INCONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006, on the basis that the proposal would result in an exceedance of the permissible numbers of dwelling units within the portion of the property within Compatibility Zone C, which limits residential density to one dwelling unit per five acres.

On December 14, 2017, ALUC also found County of Riverside Case No. CZ07952, a proposal to revise the Kohl Ranch Specific Plan zoning ordinance text in accordance with the above-referenced Specific Plan Amendment, **INCONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006, for the reason cited above.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

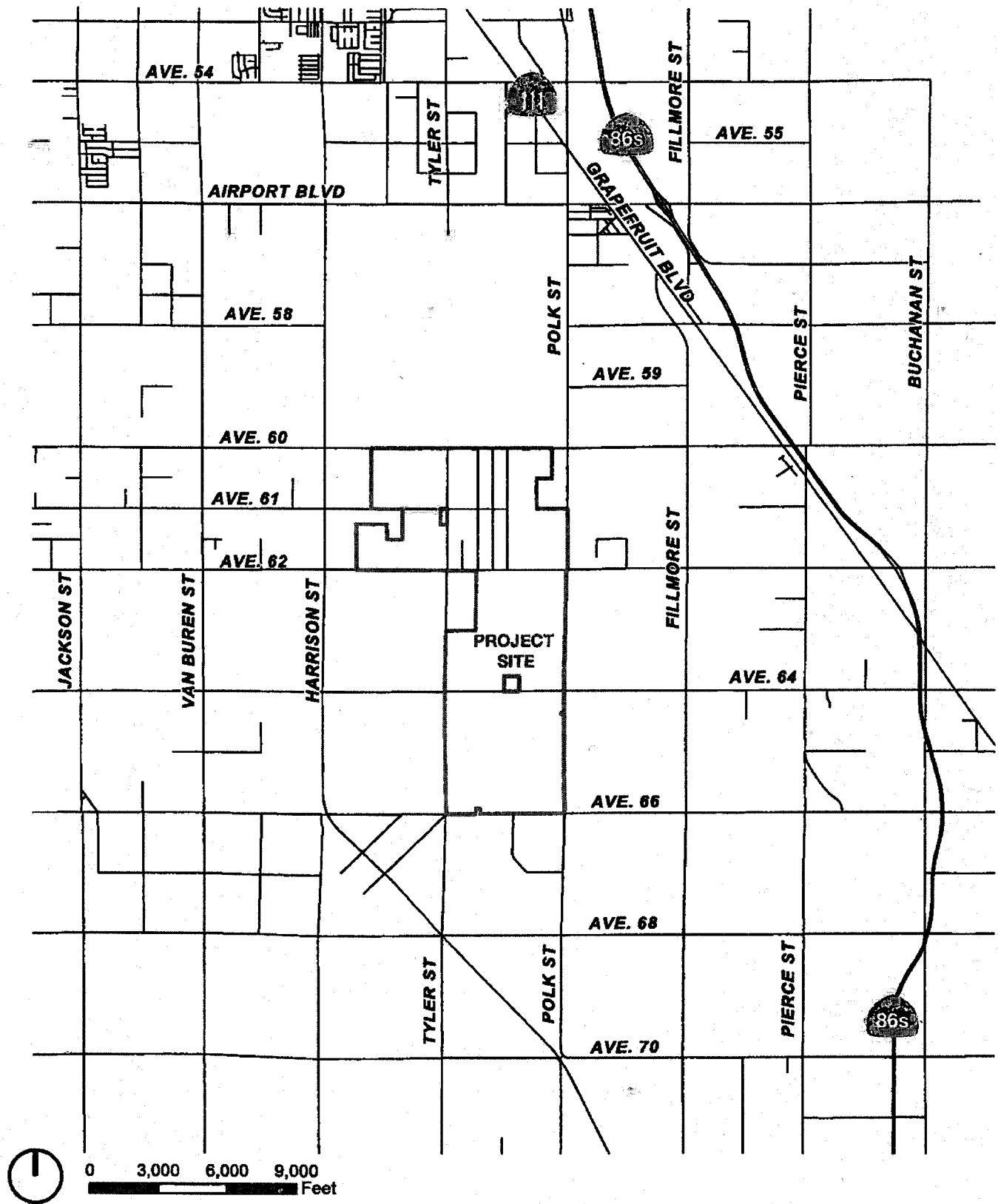
cc: Tim Rogers, Thermal Club/Thermal Operating Company, LLC/JTM Land Company
(applicant/property owner)
Thermal Motorsports Club (Woodland Hills address)
Bruce Davis, Melissa Perez, and Fayres Hall, Albert A. Webb Associates
(representatives)
Emily Webb, Rutan & Tucker (addl. Representative)
Tim Miller, Riverside County EDA - Aviation

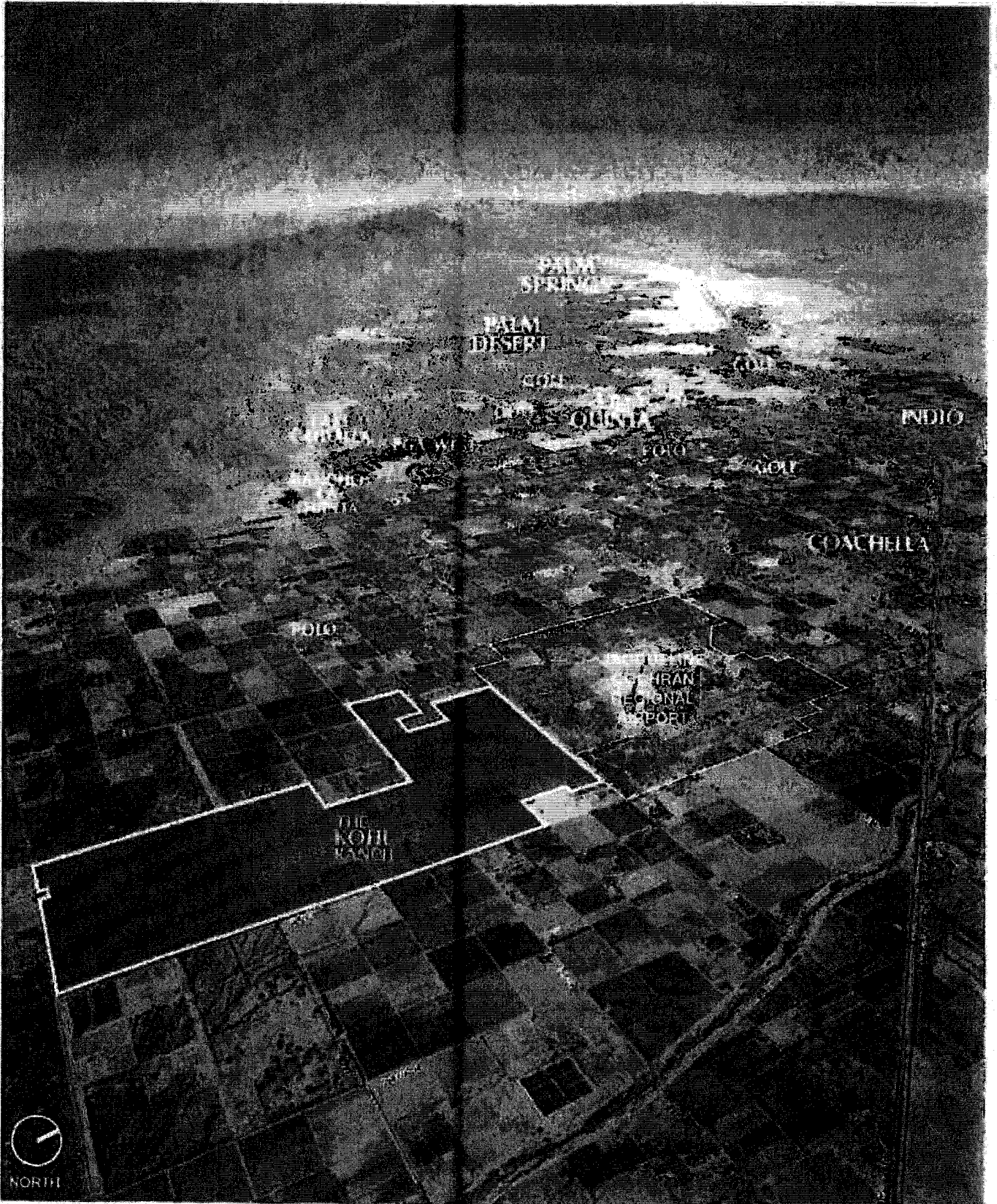
Richard Welsh (concerned citizen)
ALUC Case File

Y:\AIRPORT CASE FILES\WCRA\ZAP1039TH17\ZAP1039TH17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



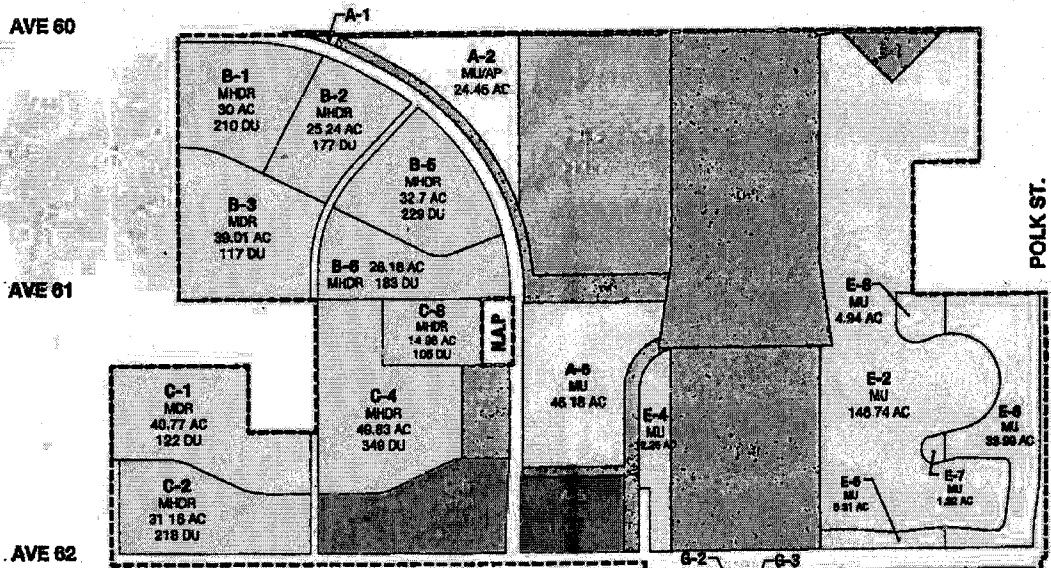




Rockwell St

1000

5000



LEGEND

OPEN SPACE PLANNING AREAS

Planning Area	Land Use Code	Acres (Label)
A-1	OS	0.63
A-6	OS	10.77
A-7	OS	9.97
C-6	OS	8.97
D-1	OS	110.86
E-1	OS	5.81
E-3	OS	89.38
G-2	OS	1.44
G-3	OS	1.19
G-4	OS	5.8
G-6	OS	13.85
G-9	OS	6.17
G-12	OS	8.55
H-1	OS	6.12
H-6	OS	3.79
H-8	OS	11.49
H-10	OS	3.98
I-1	OS	9.6
I-2	OS	3.9
I-3	OS	0.6
J-2	OS LAKE	2.2
J-3	OS LAKE	8.8
J-8	OS	1
J-8	OS	2.2
J-7	OS	3.5
J-8	OS	1.3
K-1	OS LAKE	22.4
K-2	OS LAKE	8.8
K-8	OS	3.2
L-2	OS	4.1
L-8	OS	1.1
M-2	OS	1.8
M-3	OS	1.6
M-8	OS	2.9
M-9	OS	2.7
TOTAL		375.94

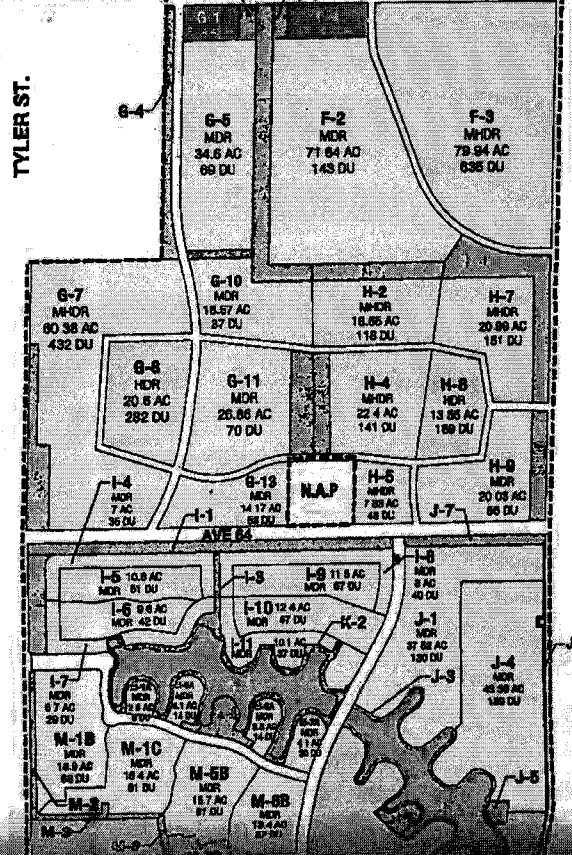
- PROJECT AREA BOUNDARY
- [Pattern] MEDIUM DENSITY RESIDENTIAL (MDR)
- [Pattern] MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)
- [Pattern] HIGH DENSITY RESIDENTIAL (HDR)
- [Pattern] VERY HIGH DENSITY RESIDENTIAL (VHDR)
- [Pattern] COMMERCIAL RETAIL (CR)
- [Pattern] MIXED USE (MU)
- [Pattern] MIXED USE/AIR PARK (MU/AP)
- [Pattern] HEAVY INDUSTRIAL (HI)
- [Pattern] PUBLIC FACILITY/SCHOOL (PF)
- [Pattern] OPEN SPACE (OS)
- [Pattern] OPEN SPACE/LAKE (OS-LAKE)
- [Pattern] RIGHT OF WAY

LAND USE

MEDIUM DENSITY RESIDENTIAL (MDR)
 MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)
 HIGH DENSITY RESIDENTIAL (HDR)
 VERY HIGH DENSITY RESIDENTIAL (VHDR)

DENSITY RANGES

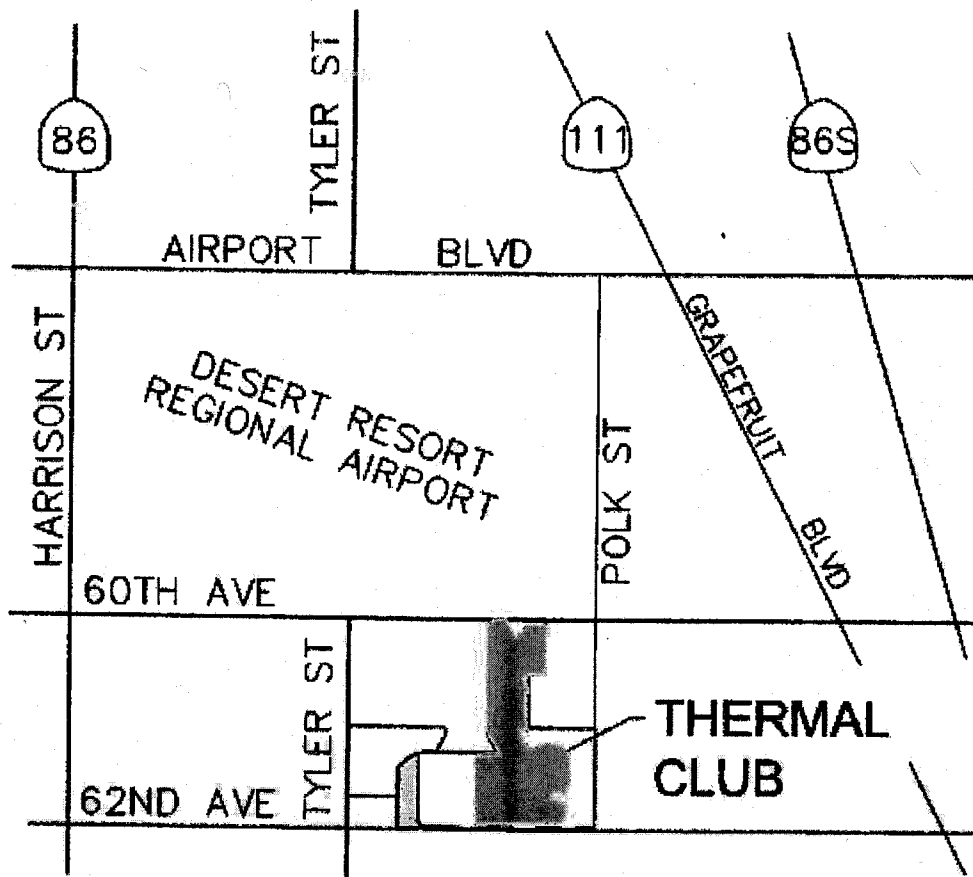
25-50 DU
 51-100 DU
 101-150 DU
 151-200 DU



Thermal Club and Airport Land Use Compatibility Zones



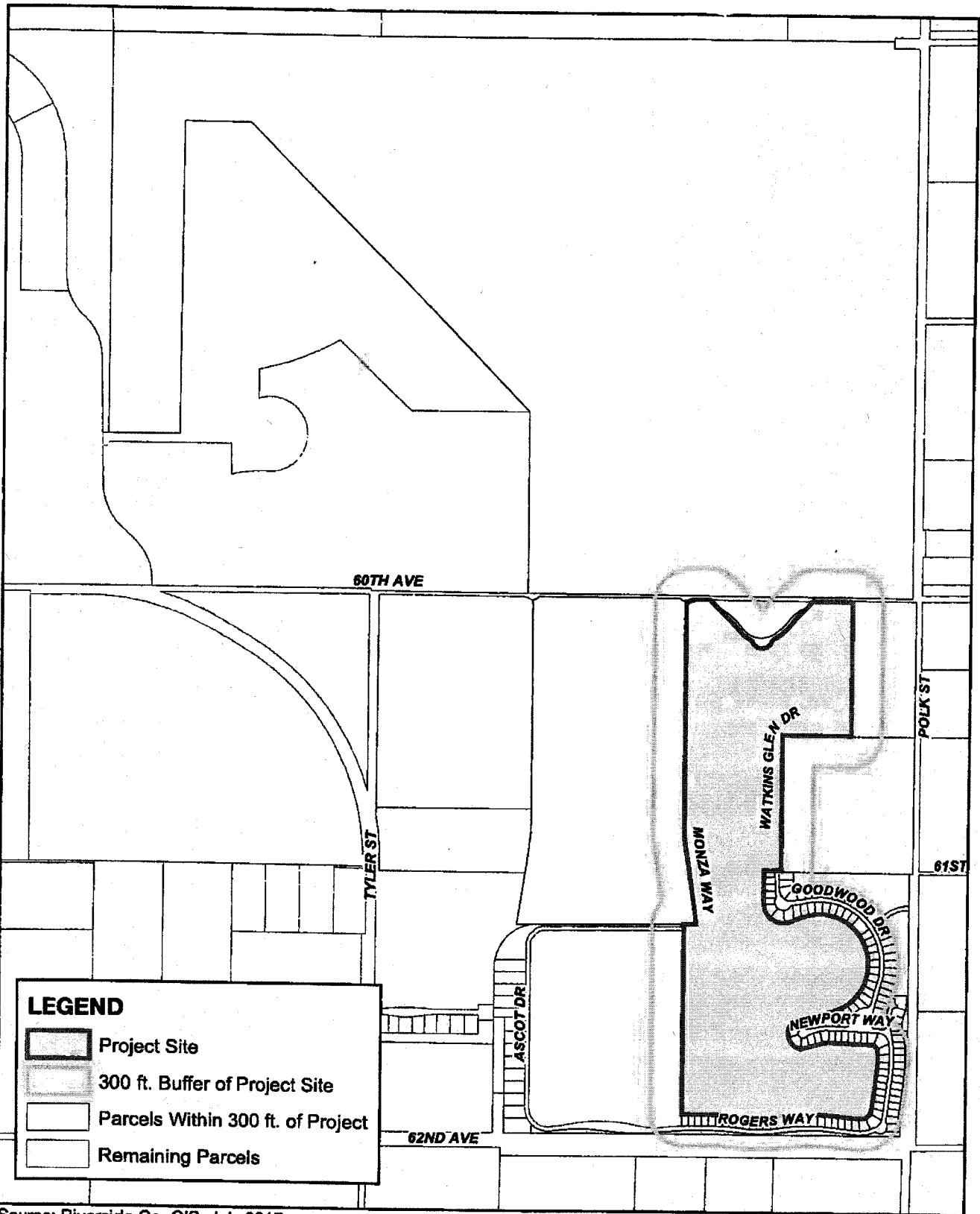
Source: Florida Co, 08, 2017; Imagery: GeoEye, Apr. 2017.



VICINITY MAP

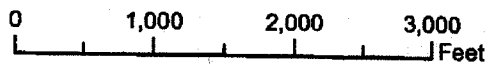
NTS

G:\2016\16-0066\GIS\Parcels_300_ThermalOvernights.mxd; Map created 27 Sep 2017



Source: Riverside Co. GIS, July 2017.

Parcels Within 300 ft. of Project Thermal Overnight Stays



EXCERPT: SUBSTANTIVE AMENDMENTS TO TEXT OF SPECIFIC PLAN
(ADDED TEXT UNDERLINED, DELETED TEXT IN STRIKETHROUGH)

1.2.3 Proposed Changes to Specific Plan No. 303

The Kohl Ranch Specific Plan No. 303, Amendment 3-4 (SPA3SPA4) is a result of a change in land use allowances located in the northeasterly area of the project site (specifically Planning Area E-2). SPA3 SPA4 includes the addition of outdoor film studios, and racing facility related residential racetrack recreational uses and live/work units as allowable land uses under the new Mixed Use land use designation for Planning Area E-2, update of the zoning ordinance, adjustments to the design guidelines for the Mixed Use land use designation, and a more detailed specific plan implementation and administrative processing discussion. Existing planning area E-2 has been divided into five new planning areas; E-2, E-5, E-6, E-7, and E-8. Existing planning areas A-8 and E-4 will be combined to create one planning area (E-4). Planning areas A-6, E-2, E-4, E-5, E-6, E-7, and E-8 will be designated Mixed Use to identify and describe land use restrictions and conditions relative to ALUC Safety zones, and identify the special development needs related to a motorsports racing park. An adjustment has been made to the zoning ordinance through a change of zone (CZ07852CZXXX), and is reflected in this Specific Plan document, to define and include horizontal and vertical mixed use development and outdoor film studio uses to the Mixed Use designation.

Target densities have been adjusted for planning areas F-2, G-5, G-10, G-11, H-2, and H-4 to allow for mixed use residential units in planning areas E-5, E-6, E-7, and E-8 so as not to exceed the maximum unit count of 7,171.

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1.2.4 Project Overview

The Kohl Ranch Specific Plan Amendment 3-4 consists of a balanced array of land uses including residential, business, commercial, industrial, open space/recreation, and public facilities as depicted in Figure 1-4, Land Use Plan and 1-5). Both living and working opportunities will be available within the project. The residential portion includes target of 7,162 dwelling units but with a maximum not exceed 7,171 dwelling units distributed among four different density classifications on 1,140.29 acres, with a gross residential density of 4.03 dwelling units per acre³. Although the maximum density and the total number of dwelling units within the high density and very high density residential designations can be exceeded through the application of density bonuses for affordable housing, as permitted by the provisions of Section 65915 of the California Government Code. Approximately 375.94 acres of open space provide for passive and active recreation, including trails and parks. The plan also allows for the development of large-scale recreational uses such as a golf course and a motor sports race track, which are identified as allowable land uses.

³ The overall gross density for residential areas was determined by dividing the total number of dwelling units by the acreage devoted to residential land uses, open space, public facilities, and local residential streets. The gross density—if determined by dividing the total number of dwelling units by the residential acreage—is 6.28. This density is reduced to 3.31, if the total site acreage is used.

Table 1-A, Land Use Diagram Statistical Summary

Land Use	Acreage	Percent of Total	Percent of Developable Area ¹	Target Dwelling Units
RESIDENTIAL				
Medium Density Residential (MDR)	501.33	23.2	32.8	1,652
Medium High Density Residential (MHDR)	467.76	21.6	30.6	3,245
High Density Residential (HDR)	140.35	6.5	9.2	1,629
Very High Density Residential (VHDR)	30.85	1.4	2.0	477
Total Residential	1,140.29	52.7	74.7	7,003
INDUSTRIAL				
Heavy Industrial (HI)	81.17	3.8	5.3	
Total Industrial	81.17	3.8	5.3	
BUSINESS				
Mixed Use/Air Park (MU/AP)	24.45	1.1	1.6	
Mixed Use	252.73	11.7	16.6	159 ³
Total Business	277.18	12.8	18.2	159³
COMMERCIAL				
Commercial-Retail (CR)	28.27	1.3	1.9	
Total Commercial	28.27	1.3	1.9	
OTHER				
Open Space (OS)	375.94	17.4		
Public Facilities/Schools (PF)	84.30	3.9		
Right-of-Way (ROW)	175.50	8.1		
Total Other	641.44	29.6		
TOTAL	2,162.65	100%	100%	7,162

1. Assumes total of 1,526.91 acres of developable land. This does not include land uses in "other" category.
2. The ROW acreage includes local streets, which are not depicted on the Land Use Plan.
3. This number represents a maximum rather than a target.

Table 1-B, Land Use Summary by Planning Area

Planning Area	Land Use Code	Target Dwelling Units	Acres	Density Range
A-1	Open Space (OS)		0.63	
A-2	Mixed Use/Air Park (MU/AP)		24.45	
A-3	Open Space (OS)		10.77	
A-4	Heavy Industrial (HI)		81.17	
A-5	Commercial Retail (CR)		17.61	
A-6	Mixed Use (MU)		46.18	
A-7	Open Space (OS)		9.97	
A-8	Heavy Industrial (HI)		6.55	
B-1	Medium High Density Residential (MHDR)	210	30	5.0-8.0
B-2	Medium High Density Residential (MHDR)	177	25.24	5.0-8.0
B-3	Medium Density Residential (MDR)	117	39.01	2.0-5.0
B-5	Medium High Density Residential (MHDR)	229	32.70	5.0-8.0
B-6	Medium High Density Residential (MHDR)	183	26.18	5.0-8.0
C-1	Medium Density Residential (MDR)	122	40.77	5.0-8.0
C-2	Medium High Density Residential (MHDR)	218	31.16	5.0-8.0
C-4	Medium High Density Residential (MHDR)	349	49.83	5.0-8.0
C-5	Open Space (OS)		9.97	
C-6	Very High Density Residential (VHDR)	477	30.85	14.0-20.0
C-8	Medium High Density Residential (RM)	105	14.96	5.0-8.0
D-1	Open Space (OS)		110.66	
E-1	Open Space (OS)		5.61	
E-2 ²	Mixed Use (MU)		148.74	
E-3	Open Space (OS)		69.33	
E-4	Mixed Use (MU)		12.25	
E-5	Mixed Use (MU)	19 ¹	5.31	
E-6	Mixed Use (MU)	120 ¹	33.99	
E-7	Mixed Use (MU)	5 ¹	1.32	
E-8	Mixed Use (MU)	15 ¹	4.94	
F-2	Medium Density Residential (MDR)	158	71.64	2.0-5.0

Planning Area	Land Use Code	Target Dwelling Units	Acres	Density Range
M-7C	Medium High Density Residential (MDR)	32	5.9	5.0-8.0
M-7D	Medium High Density Residential (MDR)	82	15.1	5.0-8.0
M-7E	Medium High Density Residential (MHDR)	82	15.5	5.0-8.0
M-8	Open Space (OS)		2.9	
M-9	Open Space (OS)		2.7	
Right-of-Way			175.50	
TOTAL		7,161	2,162.65	

Note: Planning Areas B-4, B-7, C-3, and C-7 have been intentionally left out.

1. This number represents a maximum, rather than a target.
 2. This planning area allows for 110 racetrack recreational units.

The business, commercial, and industrial land use categories will comprise 277, 28, and 81 acres, respectively. Commercial areas will serve the Kohl Ranch project as well as neighboring communities. Business and industrial uses will be oriented toward the Jacqueline Cochran Regional Airport as well as larger regional markets, and are intended to provide employment opportunities to project area residents. The land uses proposed for the Kohl Ranch Specific Plan are described in **Figure 1-5, Land Use Plan** and are briefly summarized in **Table 1-A**, above.

Table 3.1-A, Land Use Plan Statistical Summary

Land Use	Acreage	Percent of Total	Percent of Developable Area ¹	Target Dwelling Units
RESIDENTIAL				
Medium Density Residential (MDR)	501.33	23.2	32.8	1,652
Medium High Density Residential (MHDR)	467.76	21.6	30.6	3,245
High Density Residential (HDR)	140.35	6.5	9.2	1,629
Very High Density Residential (VHDR)	30.85	1.4	2.0	477
Total Residential	1,140.29	52.7	74.7	7,003
INDUSTRIAL				
Heavy Industrial (HI)	81.17	3.8	5.3	
Total Industrial	81.17	3.8	5.3	
BUSINESS				
Mixed Use/Air Park (MU/AP)	24.45	1.1	1.6	
Mixed Use	252.73	11.7	16.6	159 ³
Total Business	277.18	12.8	18.2	159³
COMMERCIAL				
Commercial Retail (CR)	28.27	1.3	1.9	
Total Commercial	28.27	1.3	1.9	
OTHER				
Open Space (OS)	375.94	17.4		
Public Facilities/Schools (PF)	84.30	3.9		
Right-of-Way (ROW)	175.5	8.1		
Total Other	641.44	29.4		
TOTAL	2,162.65	100%	100%	7,162

1. Assumes total of 1,526.91 acres of developable land. This does not include land uses in "other" category.
2. The ROW acreage includes local streets, which are not depicted on the Land Use Plan. See **Figure 3.1-2, Circulation Plan.**
3. This number represents a maximum, rather than a target.

Planning Area	Land Use Code	Target Dwelling Units	Acres	Density Range
E-2 2	Mixed Use (MU)		148.74	
E-3	Open Space (OS)		69.33	
E-4	Mixed Use (MU)		12.25	
E-5	Mixed Use (MU)	19 ¹	5.31	
E-6	Mixed Use (MU)	120 ¹	33.99	
E-7	Mixed Use (MU)	5 ¹	1.32	
E-8	Mixed Use (MU)	15 ¹	4.94	
F-2	Medium Density Residential (MDR)	158	71.64	2.0-5.0
F-3	Medium High Density Residential (MHDR)	635	79.94	5.0-8.0
F-4	Commercial Retail (CR)		6.23	
G-1	Commercial Retail (CR)		4.43	
G-2	Open Space (OS)		1.44	
G-3	Open Space (OS)		1.19	
G-4	Open Space (OS)		5.6	
G-5	Medium Density Residential (MDR)	69	34.6	2.0-5.0
G-6	Open Space (OS)		13.65	
G-7	Medium High Density Residential (MHDR)	432	60.38	5.0-8.0
G-8	High Density Residential (HDR)	282	20.6	8.0-14.0
G-9	Open Space (OS)		6.17	
G-10	Medium Density Residential (MDR)	37	18.57	2.0-5.0
G-11	Medium Density Residential (MDR)	70	26.86	2.0-5.0

Planning Area	Land Use Code	Target Dwelling Units	Acres	Density Range
M-4	Public Facility (PF)		84.3	
M-5A	Medium Density Residential (MDR)	14	4.1	2.0-5.0
M-5B	Medium Density Residential (MDR)	61	15.7	2.0-5.0
M-6A	Medium Density Residential (MDR)	14	3.8	2.0-5.0
M-6B	Medium Density Residential (MDR)	57	13.4	2.0-5.0
M-7A	Medium Density Residential (MDR)	20	4.1	2.0-5.0
M-7B	Medium High Density Residential (MHDR)	56	11	5.0-8.0
M-7C	Medium High Density Residential (MHDR)	32	5.9	5.0-8.0
M-7D	Medium High Density Residential (MHDR)	82	15.1	5.0-8.0
M-7E	Medium High Density Residential (MHDR)	82	15.5	5.0-8.0
M-8	Open Space (OS)		2.9	
M-9	Open Space (OS)		2.7	
Right-of-Way			175.5	
TOTALS		<u>7,162</u>	<u>2,162.65</u>	

Note: Planning Area's B-4, B-7, C-3 and C-7 have been intentionally left out.

1. This number represents a maximum rather than a target.

1-2. This planning area allows for 110 racetrack recreational units

Mixed Use

The Mixed Use designation is located in the northernmost portion of the project site, just south of the Jacqueline Cochran Regional Airport. Approximately 252.73 acres are devoted to this land use. The purpose of this designation is to accommodate a wide range of land uses including office, service, commercial, airport-related, incubator business, mixed-use residential units, very light industrial, and large scale recreational development. The intent is to: 1) complement expansion plans for the Jacqueline Cochran Regional Airport by providing needed services and commercial uses located near the Tyler Street airport entrance; 2) devise standards that encourage combinations of uses such as office/sales/storage/assembly; 3) provide support services for business and industrial uses in the project area; and 4) provide standards unique to development of large scale recreational use.

In addition to General Commercial and Manufacturing-Heavy development, additional uses within the Mixed Use/Air Park land use designation may include such uses as above ground natural gas storage less than 6,000 gallons; aerial service businesses including advertising, photography and tours; aircraft equipment sales, service and repair; contractor storage yards; aircraft taxiways; aviation equipment assembly; breweries, distilleries and wineries; catering services/flight kitchens; community centers; computer and office equipment sales, service, repair and assembly; conference facilities; convenience stores; country clubs; dry cleaners; emergency and urgent care medical facilities; facilities for research and development of precision components and products; flight schools; hospitals; hotels and motels; ice houses; intermodal cargo transfer facilities; jewelry manufacture and repair; facilities related to large scale recreational uses such as a motor sports race track and facilities related thereto, including but not limited to race track, private garages, single-family residential including duplex units defined as a structure with two dwelling units placed beside one another sharing a common wall, racetrack recreational units, clubhouse, tuning shop, observation tower, museum, vehicle display areas, underground fuel storage and ancillary uses in support thereof; libraries; manufacture and repair of measuring devices, watches, clocks and related items; manufacture and repair of optical goods, medical instruments, supplies and equipment, engineering, survey and drafting instruments and photography equipment; manufacture and repair of refrigeration and heating equipment; manufacture of bicycles; manufacture of confectionery products; manufacture of dairy products, not including dairies; manufacture of furniture and fixtures, including cabinets, partitions, and similar small items; manufacture of grain and bakery products; manufacture of cutlery, tableware, hand tools and hardware; manufacture of non-alcoholic beverages; manufacture of office and computing machines; manufacture of plumbing and heating items; manufacture of wearing apparel and accessories; manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro-mechanical nature; outdoor film studio; paper storage and recycling within a building; parcel delivery services; public parks and public playgrounds; religious institutions; rental car agencies including the storage of rental cars; research and development facilities for biomedical, chemical, electronic, mechanical and other scientific purposes; research and manufacture of drugs and pharmaceuticals; schools; warehousing and distribution; water wells and appurtenant facilities. Section 2 - Specific Plan Zoning Ordinance provides an approved list of allowable uses.

Due to the unique nature of large scale recreational development north of Avenue 62, the Mixed Use designation allows for two or more different types of uses contiguous to one another, planned as a unit. For instance, with racetrack development north of Avenue 62, certain



3.2.5 Neighborhood E

Neighborhood E is situated in the northeastern corner of the project site and is bounded by Jacqueline Cochran Regional Airport and Avenue 60 on the north, Polk Street on the east, and Avenue 62 on the south as depicted in **Figure 3.2-6, Neighborhood E**. This neighborhood has a strong regional orientation as a result of its excellent access to the regional circulation system and to Jacqueline Cochran Regional Airport. The neighborhood also looks eastward by virtue of its potential connection to the proposed interchange at Avenue 62 and the new Highway 86, just a few miles to the east. Primary access is provided by Polk Street, Avenue 60 and Avenue 62. The land uses proposed in this 281.49-acre neighborhood include mixed-use (206.55 acres), and open space (74.94 acres).

A racetrack has been approved for this neighborhood with its own separate set of conditions of approval and design manual for features specific to its development. The open space in the northeastern portion of the neighborhood responds to airport-related constraints, and will become part of the larger recreational land use.

Land designated for mixed use development abutting the airport property offers the potential for airport uses to extend southward into the site. This area also has potential for rail service to be provided from the north via a rail spur from the Southern Pacific main line. In addition to the jobs that could be created by heavy industry, Neighborhood E allows for a large-scale recreational use such as a motor sports race track which will also create jobs. Agricultural operations to the east of Polk Street offer the potential for development of compatible agriculture-related uses on the property. A Major Entry is located at the intersection of Polk Street and Avenue 62.

NEIGHBORHOOD E PLANNING STANDARDS

- (1) Portions of Neighborhood E are constrained by the OSZ and ETZ airport safety zones as reflected in **Figure 3.1-13, Airport Zones**. Additionally, the neighborhood is located within Zones B1, C, and D of the CLUP as reflected in **Figure 3.1-14, Airport Land Use Compatibility Zones and Utility Easement Beltway**. The development restrictions which apply to these zones are described in Section 3.1.10 – Airport Noise and Utility Easement Beltway and **Table 3.1-G, Basic Compatibility Criteria** of this Specific Plan. As Neighborhood E allows for mixed-use residential uses in designated planning areas, **Figure 3.2-6A, Neighborhood E Mixed Use Residential Lots**, identifies which lots within those planning areas allow for such use. Where a residential lot overlaps two airport land use compatibility zones, the least restrictive zone policy applies. For example, Lot 55 on Figure 3.2-6A lies within both Zone C and D. Because Zone D is the less restrictive zone, Zone D ALUC policies apply.
- (2) ~~Avenue 62-Tyler Street~~ provides access to Planning Areas E-2, E-3, E-4, E-5, E-6, E-7, and E-8 ~~until such time as access is developed as part of through Planning Area A-6.~~
- (3) Avenue 60 provides access to Planning Area E-1 and E-2.
- (4) Polk Street provides access to Planning Area E-2, E-5, E-6, E-7, and E-8.
- (5) A Major Project Entry is located at ~~Avenue 62-Tyler Street~~ and Polk Street to be developed in accordance with **Figure 3.4-3, Major Project Entry**.
- ~~(6) A Special Intersection Detail is located at "C" Street and Avenue 62 to be developed in accordance with Figures 3.4-5, Intersection Detail.~~
- ~~(7)~~(6) Polk Street will be developed in accordance with **Figure 3.4-9, Arterial Streetscape 2 – Polk Street Streetscape 2A**.
- ~~(8)~~(7) Avenue 62 will be developed in accordance with **Figure 3.4-6, Expressway Streetscape**, with the exception of the ETZ in which no trees are to be planted.
- ~~(9)~~(8) A large-scale recreational use such as a motor sports race track is a permitted land use in seven of the eight planning areas as defined in Section 2 – Specific Plan Zoning Ordinance.



~~(10)~~(9) The north side of Avenue 62 will be developed as depicted in **Figure 3.1-10, Public Facilities** in accordance with **Figure 3.4-20, Avenue 62 Trail**.

~~(11)~~(10) The west side of Polk Street will be developed with a Class II Bike Path as described **Figure 3.1-10, Public Facilities**.

**NEIGHBORHOOD E PLANNING AREAS****E-1: OPEN SPACE**

Planning Area E-1 provides for the development of 5.61 acres of open.

Land Use and Development Standards

Please refer to Ordinance No. 348 (Section 2 – Specific Plan Zoning Ordinance).

Planning Standards

- (1) Planning Area E-1 is located within Zone B1 of the Jacqueline Cochran Regional Airport CLUP and the ETZ and OSZ airport safety zones. Development within these zones will comply with all applicable restrictions and requirements.
- (2) Large-scale recreational uses such as a motor sports race track are permitted uses in this planning area.
- (3) Planning Area E-1 is accessed from Avenue 60.
- (4) Large-scale recreational uses such as a golf course and a motor sports race track are permitted uses in this planning area.
- (5) Please refer to Section 3.3 – Design Guidelines and Section 3.4 – Landscape Design Guidelines for specific and other related design criteria.
- (6) Please refer to Section 3.1 – Project Wide Development Standards.

E-2: MIXED USE

Planning Area E-2 provides for the development of 148.74 acres of mixed-use nonresidential development.

Land Use and Development Standards

Please refer to Ordinance No. 348 (Section 2 – Specific Plan Zoning Ordinance).

Planning Standards

- (1) Planning Area E-2 is located within Zone C of the Jacqueline Cochran Regional Airport CLUP. This planning area will comply with all applicable restrictions and requirements of that zone.
- (2) Access to Planning Area E-2 is from Tyler and Polk Streets.
- (3) The edge treatment for the interface between the planned mixed use and adjacent open space is illustrated in **Figure 3.4-28, Airpark Drainage Buffer**. If the race track is developed, the edge treatment will be as described in **Figure 3.4-24, Golf Course/Racetrack Edge Condition**.
- (4) The Windrow/Trail Detail for this planning area will be developed as illustrated in **Figure 3.4-21, Windrow/Trail Detail**.
- (5) Large-scale recreational uses such as a motor sports race track are permitted uses in this planning area including racetrack recreational units as defined below. Signage shall be posted that overnight occupancy is prohibited in non-residential structures.
- (6) Standards for Racetrack Recreational Unit development:
 - a. A maximum of 110 racetrack recreational units with minimum lot sizes of 7,000 square feet, as defined in Section 2-Specific Plan Zoning, may be provided in Planning Area E-2.
 - b. No buffer is required for uses contiguous to this Planning Area.
 - c. Standard Setbacks
 - i. No minimum setback is required from any private street.
 - ii. Front Yard: 30-foot minimum
 - iii. Rear Yard: No minimum



iv. Side Yard: 5-feet.

d. Structures must provide vehicle storage area on the ground floor of structure and may include the following:

Garage Level (1st Floor):

- Cars
- Lifts
- Work areas
- Storage
- Mechanical
- Main Entry
- Half baths
- Bath with locker rooms
- Washer/dryer area
- Elevator
- Stairs
- Media Room
- Kitchenette area

Second Level (and/or mezzanine):

- Elevator
- Stairs
- Storage
- Mechanical
- Bedrooms and closets
- Bath area
- Laundry
- Family Room/Game Room
- Kitchen
- Outside Patios
- Outside Planters

Third Level (Main Living Level):

- Bedrooms and Closets
- Bath
- Elevator
- Stairs
- Laundry
- Kitchen
- Dining
- Great Room
- Outside Patios
- Mechanical
- Storage
- Game Room
- BBQ area
- Outside pools and hot tub
- Planters

e. Access to structures shall be from common access areas or corridors

(5) _____

~~(6)~~(7) No minimum setback or buffer is required for Planning Area E-2 from adjacent residential uses.

~~(7)~~(8) An observation tower built within Planning Area E-2 and built as part of a large scale recreational use shall not exceed 70 feet.



~~(8)~~(9) All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

~~(9)~~(10) Sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks, and other sporting activities, shall not be permitted.

~~(10)~~(11) Please refer to Section 3.3 - Design Guidelines and Section 3.4 - Landscape Design Guidelines for specific and other related design criteria.

~~(11)~~(12) Please refer to Section 3.1 - Project Wide Development Standards.

EXCERPT: AMENDED ZONING ORDINANCE PROVISIONS FOR PLANNING AREA E-2

(ADDED TEXT UNDERLINED)

1 minimum setback from any private street. Article XII, Section 12.4c.(2) is modified to provide that
2 an observation tower built within Planning Areas A-4 and built as part of a large scale recreational
3 use shall not exceed 70 feet in height and sports lighting, consisting of exterior nighttime lighting
4 for ballfields, racetracks and other sporting activities, shall not be permitted.

5 (3) Except as provided above, all other zoning requirements shall be the same as
6 those requirements identified in Article XII of Ordinance No.348.

7 i. Planning Area A-6, E-2, and E-4

8 (1) The uses permitted in Planning Areas A-6 and E-2 of Specific Plan 303 shall be
9 the same as those uses permitted in Article IX, Section 9.1 and Article XII, Section 12.2 of
10 Ordinance No. 348, except that the uses permitted pursuant to Article IX, Sections 9.1.a. (17), (23),
11 (25), (27), (29), (32), (42), (51), (52), (61), (65), (67), (73), (83), (93) and (96-within Airport Land
12 Use Compatibility Zone C); Sections 9.1.b. (7), (9), (10), (11.a.) (11.b), (11.c), (13), (14), (15),
13 (16), (18), (19), and (20); and Sections 9.1.d. (2), (4), (5), (6), (9), (10), (11) (12), (13), and (16)
14 and to Article XII, Section 12.2.c. (3), (7), (11) and (12); Section 12.2.d.; Section 12.2.e., 12.2.f.
15 and 12.2.g. shall not be permitted; and uses permitted pursuant to Article IX, Section 9.1.a (35)
16 shall not be permitted in Planning Areas E-2 and E-4.

17 In addition, the permitted uses identified under Section 9.1.a and 12.2b shall include aerial
18 services including advertising, photography and tours; aerospace/aeronautical museums; aircraft
19 equipment sales, service, and repair; aircraft taxiways; aviation equipment assembly; catering
20 services/flight kitchens; conference facilities; computer and office equipment sales, service, repair
21 and assembly; conference facilities; contractor storage yards; convenience stores; country clubs;
22 dry cleaners; emergency and urgent care medical facilities; facilities related to large scale
23 recreational uses such as a motor sports race track and facilities related thereto, including but not
24 limited to race track, private garages, clubhouse, tuning shop, observation tower, museum, vehicle
25 display areas, underground fuel storage and ancillary uses in support thereof; flight schools;
26 ~~hospitals~~; ice houses; intermodal cargo transfer terminals; ~~libraries~~; manufacture of dairy products,
27 not including dairies; manufacture of grain and bakery products; manufacture and repair of jewelry;
28 manufacture of wearing apparel and accessories; manufacture and repair of measuring devices,

1 watches, clocks and related items; manufacture and repair of optical goods, medical instruments,
2 supplies and equipment, engineering, survey and drafting instruments and photography equipment;
3 manufacture of furniture and fixtures, including cabinets, partitions and similar small items;
4 manufacture of cutlery, tableware, hand tools and hardware; manufacture of plumbing and heating
5 items; manufacture of office and computing machines; manufacture, assembly, testing and repair of
6 components, devices, equipment and systems of an electrical, electronic, or electro-mechanical
7 nature; manufacture of non-alcoholic beverages; manufacture of confectionery products;
8 manufacture and repair of refrigeration and heating equipment; outdoor film studio; paper
9 recycling facilities; parcel delivery services; public parks and public playgrounds; ~~religious~~
10 ~~institutions~~; rental car agencies including the storage of rental cars; research and development
11 facilities for biomedical, chemical, electronic, mechanical and other scientific purposes; research
12 and development facilities for precision components and products; and water wells and appurtenant
13 facilities

14 In addition, the permitted uses identified under Section 9.1.a and 12.2b for Planning Area
15 E-2 shall include racetrack recreational units.

16 In addition, the permitted uses identified under Section 9.1.d. and Section 12.2.c shall
17 include above ground natural gas storage less than 6,000 gallons; breweries, distilleries and
18 wineries; community centers; research and manufacture of drugs and pharmaceuticals; and paper
19 storage and recycling within a building.

20 (2) The development standards for Planning Areas A-6 and E-2 of Specific
21 Plan No. 303 shall be the same as those standards identified in Article XII, Section 12.4 of
22 Ordinance No. 348. Provided however that Article XII, Section 12.4(A) is modified to provide that
23 the minimum lot area shall be seven thousand (7,000) square feet with no minimum average width.
24 There shall be no setback from any private street. Article XII, Section 12.4(B)(3) shall apply only
25 to setbacks from calculated public streets. Article XII, Section 12.4(C)(2) is modified to provide
26 that an observation tower built within Planning Areas A-6 and E-2 and built as part of a large scale
27 recreational use shall not exceed 70 feet in height. Article XII, Section 12.4(K) is modified to
28

1 provide that sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks and
2 other sporting activities, shall not be permitted.

3 (3) A maximum of 110 racetrack recreational units in Planning Area E-2 shall be permitted.

4 The following development standards shall apply to the recreational racetrack units:

- 5 a) Minimum lot sizes of 7,000 square feet.
- 6 b) No minimum setback is required from any private street.
- 7 c) Front yard setback shall be a minimum of thirty feet (30').
- 8 d) There shall be no rear yard setback.
- 9 e) Side yard setback shall be a minimum of five feet (5').
- 10 f) No buffer is required for uses contiguous to this Planning Area.
- 11 g) Structures shall provide vehicle storage area on the ground floor of structure.
- 12 h) Access shall be from common access areas or corridors
- 13 i) First floor of structure may include any of the following: cars, lifts, work areas,
14 storage, mechanical, main entry, half baths, bath with locker rooms, washer/dryer
15 area, elevator, stairs, media room, kitchenette area.
- 16 j) Second floor of structure may include any of the following: elevator, stairs,
17 storage, mechanical, bedrooms and closets, bath area, laundry area, family
18 room/game room, kitchen, outside patios, outside planters.
- 19 k) Third floor of structure may include any of the following: bedrooms and closets,
20 bath, elevator, stairs, laundry area, kitchen, dining area, great room, outside patios,
21 mechanical, storage, game room, barbeque area, outside pools and hot tubs, outside
22 planters.
- 23 l) Overnight accommodations shall be limited to forty-five (45) consecutive nights
24 my any owner, visitor, or any occupant including but not limited to any vehicle
25 maintenance staff, housekeeping staff, or any form of groundskeeper. The Home
26 Owner Association shall be responsible for the enforcement of this provision.

27 (34) Except as provided above, all other zoning requirements shall be the same as those
28 requirements identified in Article IX and Article XII of Ordinance No. 348.

Proposed Addendums to CC&Rs and Club Rules & Regulations

CC&R's

ARTICLE 6 – RESTRICTIONS

6.16 "Residential Uses and Overnight Occupancy. Without limiting Section 4.1 above, (a) no portion of the Property shall be used as a primary residence and (b) residential uses and overnight occupancy shall be permitted only on those portions of the Property identified on Exhibit C attached hereto, but such residential use and overnight occupancy shall be limited to ~~ninety (90)~~ forty-five (45) consecutive nights by any owner, renter, visitor or any occupant, including but not limited to any vehicle maintenance staff, housekeeping staff, or any form of grounds keeper. Should any occupant stay longer than forty-five (45) consecutive nights, the owner of the property shall, at 12:01 am the forty-sixth (46th) day immediately lose track rights and club privileges. Upon the 50th (fiftieth) day, the property owner will be subject to fines, membership revocation, and/or additional sanctions imposed by the Declarant or OpCo until the violation is remedied. Track rights and club privileges shall be restored upon vacating the property and/or addressing the incurred penalty (penalties)."

ARTICLE 8 – DURATION; MODIFICATION

8.2 Amendment. This Declaration may be amended from time to time, by an instrument in writing, properly executed and acknowledged by the Declarant; except that Section 6.16 shall not be revised without the approval of the County of Riverside Planning Director.

ARTICLE 13 – GENERAL COVENANTS AND RESTRICTIONS

13.10 Accountability Report. OpCo shall prepare and submit to the Riverside County Airport Land Use Commission (ALUC) a quarterly report which shall provide a summary of maximum consecutive night stays, minimum consecutive night stays, average overnight visits, violations incurred and warnings issued for Founder Lots 91 to 201 of Parcel Map No. 36293-1 during the reporting period. In the event an Accountability Report is not provided to ALUC, the Riverside County Code Enforcement Department may take appropriate action for violation.

The Thermal Club Rules and Regulations

Addition of #21 to General Club Rules:

21. Overnight Stays. No portion of the Property shall be used as a primary residence; ~~overnight~~ Overnight occupancy shall be permitted only on those lots approved for overnight stays. ~~Such residential use and overnight occupancy and shall be limited to forty-five (45) consecutive nights by any owner, renter, visitor, or any occupant, including but not limited to any vehicle maintenance staff, housekeeping staff, or any form of grounds keeper. Should any occupant stay longer than forty-five (45) consecutive nights, the owner of the property shall, at 12:01 am the forty-sixth (46th) day immediately lose track rights and club privileges. Upon the 50th (fiftieth) day, the property owner will be subject to fines, membership revocation, and/or additional sanctions imposed by the Declarant or OpCo until the~~

violation is remedied. Track rights and club privileges shall be restored upon vacating the property and/or addressing the incurred penalty (penalties).

Riverside County Airport Land Use Commission

December 14, 2017 Meeting

Agenda Item #5 CZ 07952

Thermal Operating Company LLC Request for Zoning Change

My Name is Richard Welsh and I represent more than 30 pilots from the Thermal Cochran Airport of which five have accompanied me here today. We have some four concerns with the proposed zoning change before the Commission today.

1. **The proximity of the proposed extension of runway 35/17 to the northern boundary of the Thermal Race Track complex.** Riverside County who owns the Thermal Cochran Airport has plans to extend runway 17 another 2,000 feet south to the right of way of rerouted Avenue 62. Avenue 62 is now the northern boundary of the Thermal Race Track. When the runway extension is completed in the future, any accidental aircraft overrun will end up in the Thermal Race Track. If any type of wall was to be built by the Race Track at its northern boundary, that wall would be unacceptable in case of landing or takeoff overrun.

The Thermal Cochran Airport runway surface is stressed to 850,000 pounds max. A loaded 747 freighter weights 850,000 pounds and has a normal accelerate-stop distance of over 8,900 feet. Riverside County's plans include a freight forwarding operation at the Thermal Cochran Airport in the future which is why the planned runway 17 extension. At present there are over 220 landing and takeoffs a day at Thermal Cochran Airport.

As pilots, we consider any barrier like a wall along the extended runway centerline of a runway an incompatible safety hazard.

- 2. External lighting of the Thermal Race Track.** When the race track was first proposed almost 10 years ago, pilots from the Thermal Cochran Airport requested that external night lighting at the race track be kept to minimum. That request was granted by the final approval for the race track. The reason for the minimum lighting is to suppress any glare to landing pilots at night. A night landing is more complicated than a day landing as the pilots eyes are accustomed to a dark cockpit which enhances the night vision for a landing.

We would like the existing external lighting restriction and lighting fixture height to be enforced in any zoning change or development approval.

- 3. A signed disclosure statement should be required of each owner buying property at the Thermal Race Track that holds Riverside County, airport businesses and pilots harmless for any noise or accident(s) occurring at the Thermal Race Track.** If each owner signs a disclosure statement that they are aware of the airport proximity and the potential for noise and accidents, then they cannot come back at some later time and complain about noise or other problems that normally emanate from an airport in such close proximity as the Thermal Cochran Airport is to the Thermal Race Track.




A good model of a disclosure statement that Riverside County can copy is the Spanish Springs Airport 30 miles northeast of Reno,

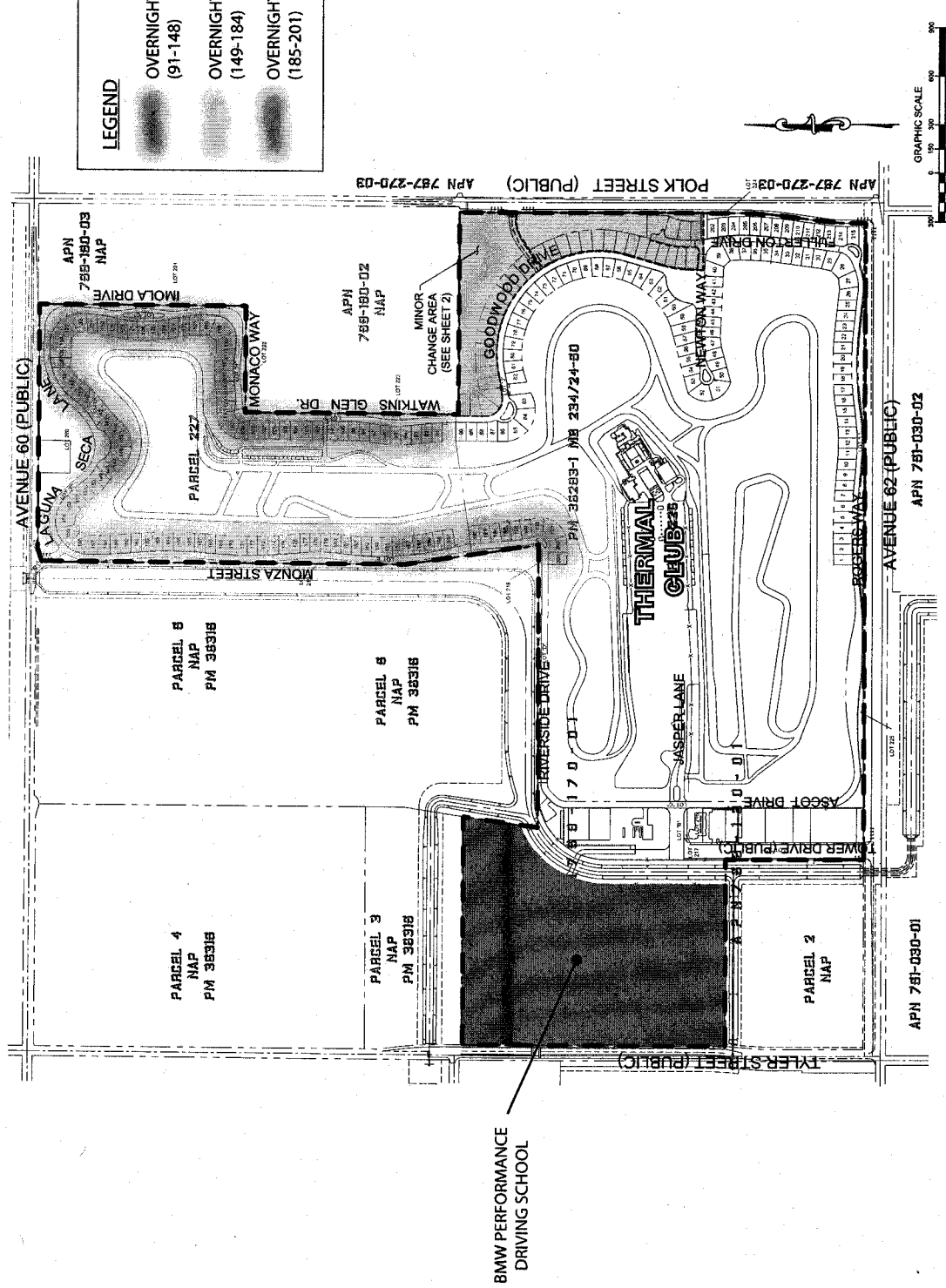
Nevada. Over 20 years ago the owners of Spanish Springs Airport noticed a development being planned right off the south end of their airport. The airport owners convinced the Reno County Supervisors to require a disclosure statement to be signed by each owner purchasing a home or lot at this subdivision when the lot or home was closing. You can contact MAX BARTMESS, 9732 STATE ROUTE 445 #410, SPANISH SPRINGS, NV 89441, phone 775-772-8049 as he is the airport owner and was the airport owner when the disclosure statements were required over 20 years ago. Max will be glad to convey how well the disclosure statement has worked for their airport.

The pilots I represent here today are not against proper development of the race track. We just do not want the airport to have restrictions in the future because of the proximity of the race track. The Thermal Cochran Airport has been here since 1942, and we would like it to be here another 75 plus years. Thank you for the time you have given us for our presentation today. We will be glad to answer any questions.

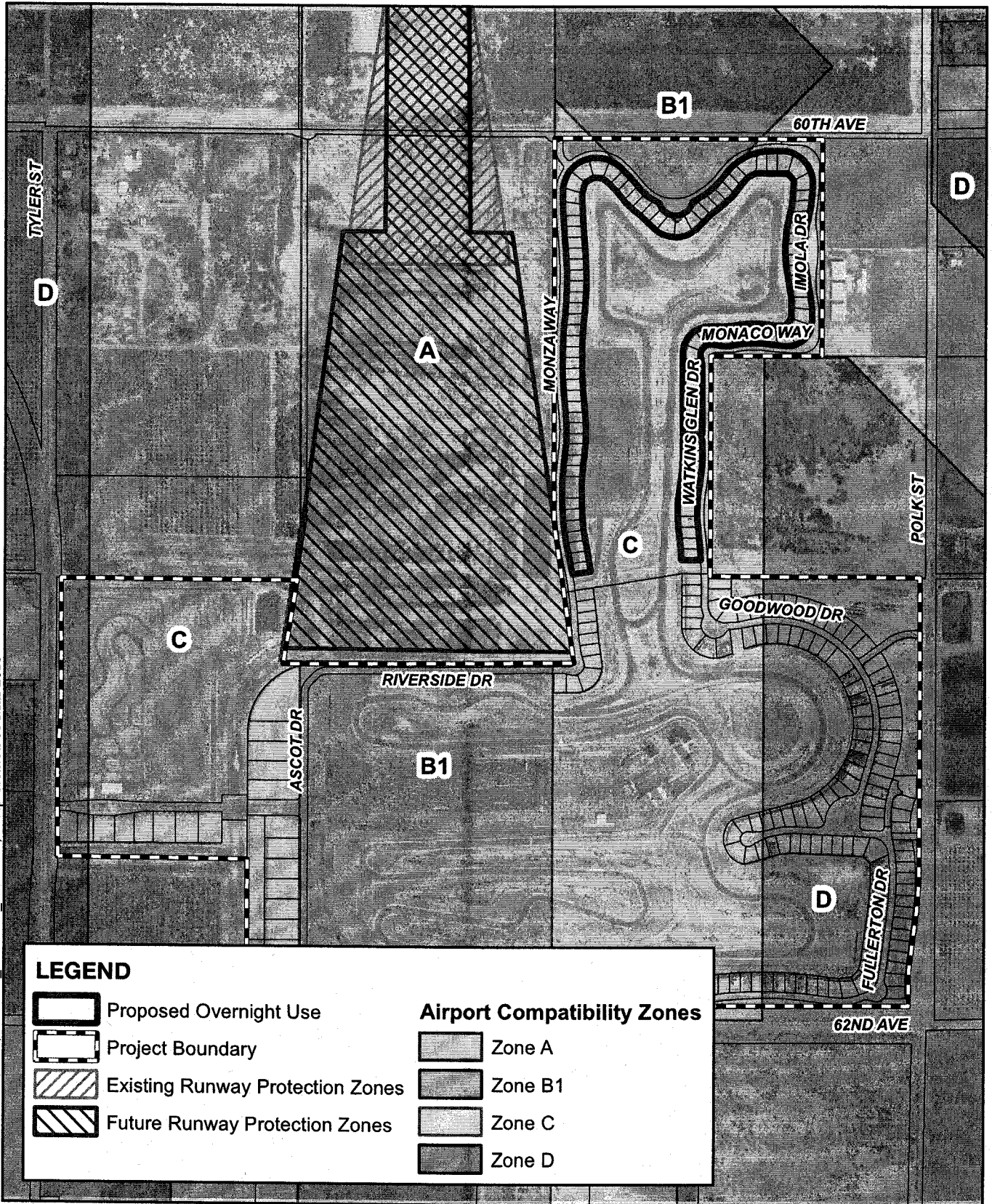
Richard Welsh
50505 Grand Traverse Way
La Quinta, CA 92253
760-238-8420
dick156@earthlink.net

LEGEND









-  OVERNIGHT STAYS ALLOWED
(91-148)
-  OVERNIGHT STAYS RESTRICTED
(149-184)
-  OVERNIGHT STAYS TO BE CONSIDERED
(185-201)



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LEGEND

	Proposed Overnight Use		Zone A
	Project Boundary		Zone B1
	Existing Runway Protection Zones		Zone C
	Future Runway Protection Zones		Zone D

Airport Compatibility Zones

Sources: Mead and Hunt, 2004 (JCRA Master Plan) and 2005 (Airport Layout Plan); Riverside Co. GIS. 2018; ESRI imagery (Digital Globe 2016).



The Thermal Club
(Case No. SP00303A4)

ALBERT A.
WEBB
ASSOCIATES



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

March 14, 2018

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

PH : (951) 368-9225
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: SP 303 AMD NO. 4 and CZ 7952

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, March 17, 2018.**

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

18.3

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Wednesday, March 14, 2018 8:44 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: SP 303 AMD NO. 4 AND CZ 7952

Received for publication on 3/17. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: legals@pe.com
****Employees of The Press-Enterprise are not able to give legal advice of any kind****
Standard Deadlines are 10:30am, 3 business days prior to the day you would like to publish

The Press-Enterprise PE.com / La Prensa

On Wed, Mar 14, 2018 at 8:25 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good morning again,

Notice of Public Hearing is attached, for publication on Saturday, March 17, 2018. Please confirm. THANK YOU!

Cecilia Gil

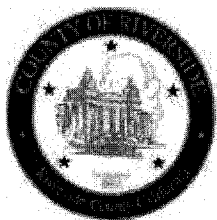
Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010





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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

March 14, 2018

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

PH : (760) 322-2222
E-MAIL: legals@thedesertsun.com

RE: NOTICE OF PUBLIC HEARING: SP 303 AMD. NO. 4 and CZ 7952

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, March 17, 2018.**

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

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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: GRSC-West-Legals mbx <GRSC-West-Legals@gannett.com>
Sent: Wednesday, March 14, 2018 11:24 AM
To: Gil, Cecilia
Subject: RE: 0002795128 FOR PUBLICATION: SP 303 AMD NO. 4 AND CZ 7952
Attachments: OrderConf.pdf

Hello,

Please find attached your order confirmation and proof of the ad.

Your ad is set to run in:

• The Desert Sun Mar 17 \$312.40

The total cost includes an affidavit, which will be mailed to you after the ad publishes. Please allow 7-10 days to receive an affidavit after the last day of printing.

Thanks,

Sirona Bohland
Public Notice Coordinator

Desert Sun.

PART OF THE USA TODAY NETWORK

legals@thedesertsun.com
760-322-2222 option 3

desertsun.com

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Wednesday, March 14, 2018 10:26 AM
To: Email, TDS-Legals <legals@thedesertsun.com>
Subject: 0002795128 FOR PUBLICATION: SP 303 AMD NO. 4 AND CZ 7952

Good morning!

Attached is a Notice of Public Hearing, for publication on Saturday, March 17, 2018. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127

CERTIFICATE OF POSTING

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 14, 2018, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 303 AMD. NO. 4

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

Board Agenda Date: March 27, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil DATE: March 14, 2018
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrckrec.com>
Sent: Wednesday, March 14, 2018 8:53 AM
To: Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie
Subject: RE: FOR POSTING: SP 303 AMD NO. 4 AND CZ 7952

received and will be posted

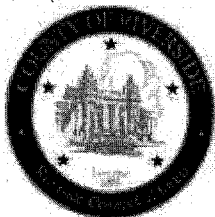
From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Wednesday, March 14, 2018 8:26 AM
To: Buie, Tammie <tbuie@asrckrec.com>; Kennemer, Bonnie <bkeneme@asrckrec.com>; Meyer, Mary Ann <MaMeyer@asrckrec.com>
Subject: FOR POSTING: SP 303 AMD NO. 4 AND CZ 7952

Good morning!

Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Mail Stop# 1010



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County of Riverside California

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AMENDMENT NO. 4 TO SPECIFIC PLAN NO. 303, KOHL RANCH, AND ALUC'S INCONSISTENCY DETERMINATION, IN THE LOWER AND EASTERN COACHELLA VALLEY, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 27, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Thermal Operating Company – Webb Associates, on **Specific Plan No. 303, Amendment No. 4**, which proposes to amend the Kohl Ranch Specific Plan, Specific Plan No. 303, to allow "Overnight Occupancy" within Racetrack Recreational Units ("the project"). The project is located northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street, Fourth Supervisorial District.

In accordance with Public Utilities Code section 21676.5, the Board of Supervisors will also consider overruling the County of Riverside Airport Land Use Commission's (ALUC) determination that the proposed Amendment No. 4 to Specific Plan No. 303 is inconsistent with the Jacqueline Cochran Regional Airport Compatibility Zone C.

The Planning Department's report package for the project 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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JASON KILLEBREW, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL jkillbre@rivco.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 Department 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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to hearing.

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

Dated: March 14, 2018

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 County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 14, 2018 I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 303 AMD. NO. 4

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

Board Agenda Date: March 27, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil
Cecilia Gil

DATE: March 14, 2018

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 08, 2018,

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

APN (s) or case numbers SP00303A4 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

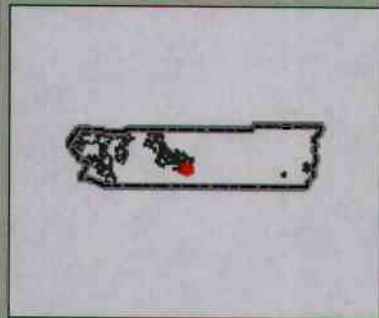
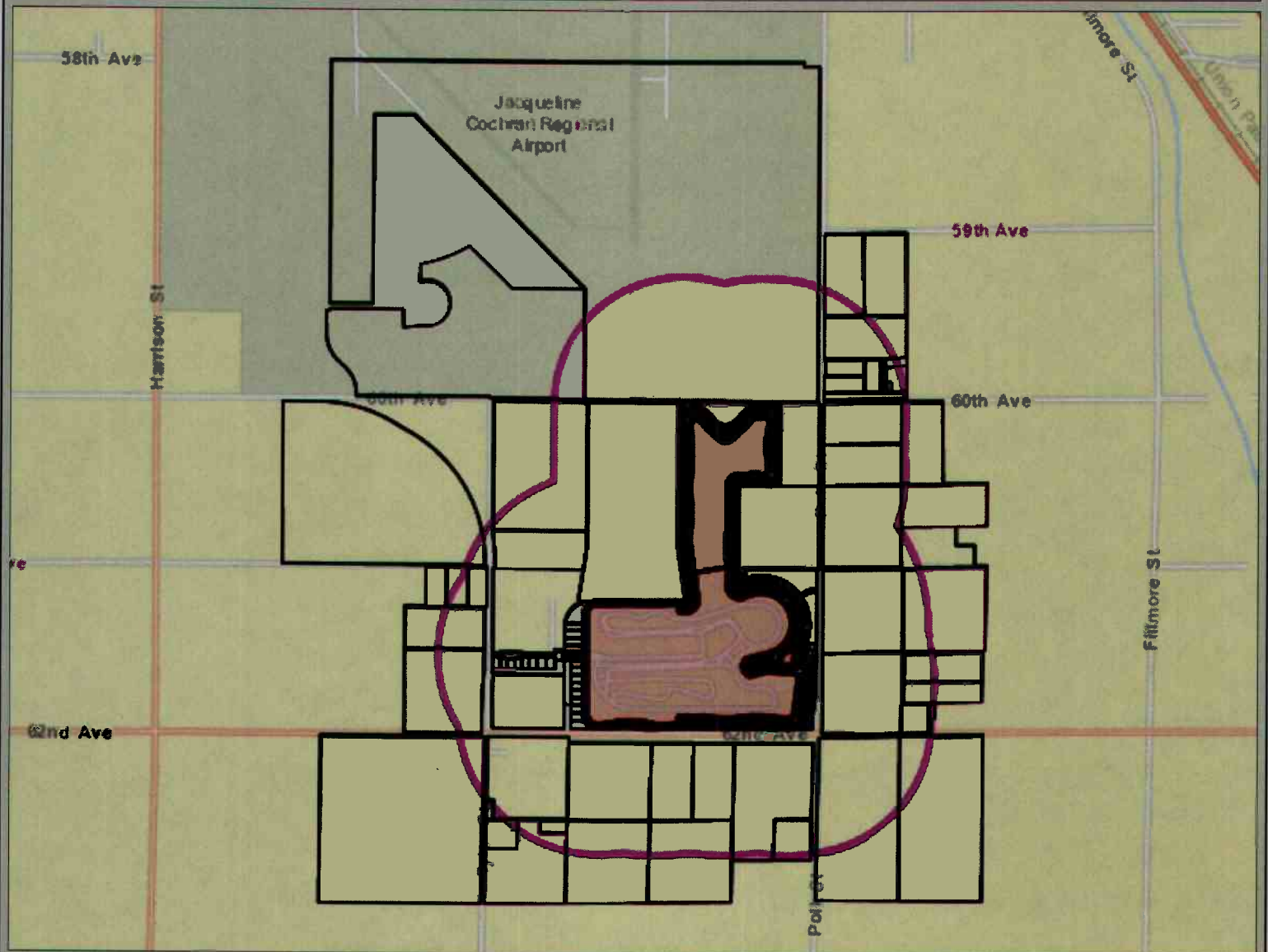
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

SP00303A4 (2400 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 3,009 6,019 Feet

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

REPORT PRINTED ON... 3/7/2018 12:24:54 PM

© Riverside County RCIT

759280015
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759280002
JTM LAND CO
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759290019
GEOFFREY G MALONEY
615 S GRAND ST
ORANGE CA 92866

759290011
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

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759290016
RANDALL BARB
BOX 9
RANCHO CUCAMONGA CA 91729

759290007
JTM LAND CO
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759290003
RODNEY W RICE
MICHELLE L RICE
4328 VERANO DR
AUSTIN TX 78735

759290002
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759290022
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759300006
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759300028
KOHL RANCH II
C/O C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

759300027
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759300011
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

751030009
ISMAEL ESCOBEDO MORIN
LYDIA MORIN
MARY ROMERO

82687 SMOKETREE AVE
INDIO CA 92201

749310002
K & S RANCH
C/O C/O JOE KITAGAWA
P O BOX 371
THERMAL CA 92274

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

751030021
KOHL RANCH CO
C/O C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

751030010
KOHL RANCH CO
C/O C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

751030019
KOHL RANCH CO
C/O C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

751030020
KOHL RANCH CO
C/O C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

751030007
ARTHUR VALENZUELA
62800 TYLER ST
THERMAL CA 92274

751030008
ARTHUR J VALENZUELA
MARGARET A VALENZUELA
DOMINGA J VALENZUELA

62800 TYLER ST
THERMAL CA. 92274

751030011
KOHL RANCH CO
C/O C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

751030002
MARCELINO MALDONADO
OTILIA MALDONADO
49062 SUMMER ST
COACHELLA CA 92236

751030001
J B LEARY
STACY L GALINDO
CARLOS M GALINDO

86025 62ND AVENUE
THERMAL CA 92274

751020003
GENUS
2006 OLD HIGHWAY 395
FALLBROOK CA 92028

751030018
KOHL RANCH CO
C/O C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

751030016
KOHL RANCH CO
C/O C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

759140010
GABRIEL ORTIZ
JOSE ORTIZ
FELIPE ORTIZ

85981 AVENUE 61
THERMAL CA. 92274

759140009
JON RICHARD MCDANIEL
PEGI JEAN MCDANIEL
41410 MAROON TOWN
BERMUDA DUNES CA 92201

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

759130007
KOHL RANCH II
C/O C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

759140014
JON R MCDANIEL
PEGI J MCDANIEL
41410 MAROON TOWN
INDIO CA 92201

757210001
GASTROENTEROLOGY CONSULTANTS INC
FARID AHMED
ABDUS ADAM SAMAD
C/O FARID AHMED
2900 E LINCOLN AV NO 132
ANAHEIM CA 92806

757210002
MARSH HIGGINS
RON HIGGINS
87165 AVENUE 59
THERMAL CA. 92274

757210012
LA GUARDIA MANAGEMENT GROUP
C/O NO 298
49950 JEFFERSON STE 130
INDIO CA 92201

757210016
RAMON LARA
MARIA E LARA
JOSE I LARA

59800 POLK ST
THERMAL CA. 92274

757210008
DESERT HERB FARMS INC
P O BOX 845
THERMAL CA 92274

757210009
JOSE DE JESUS GARCIA
HUMBERTO GARCIA
MARIA A GARCIA DEGUTIERREZ
C/O MARIA A G DE GUTIERREZ
87190 AVENUE 60
THERMAL CA 92274

757210013
ARMA JEAN LAWRENCE
ALLIE MARIE ROUGHELY
ROBERT CHARLES ROUGHELY
C/O NAPOLEON THOMPSON
46654 CARNATION CT
INDIO CA 92201

757210011
HUMBERTO GARCIA MARQUEZ
JAIME GARCIA MARQUEZ
87190 60TH AVE
THERMAL CA 92274

757260002
DESERT HERB FARMS INC
P O BOX 845
THERMAL CA 92274

757210028
CVCWD
P O BOX 1058
COACHELLA CA 92236

757260001
DESERT HERB FARMS INC
P O BOX 845
THERMAL CA 92274

757260003
DESERT HERB FARMS INC
P O BOX 845
THERMAL CA 92274

757260009
HOUSING AUTHORITY COUNTY OF RIVERSIDE
C/O C/O REAL PROPERTY DIVISION
P O BOX 1180
RIVERSIDE CA 92502

757270012
PABLO P RODRIGUEZ
NEMESIA V NUNEZ
81749 TECOMA AVE
INDIO CA 92201

757260008
PERFECTO DATES INC
44250 MONROE ST
INDIO CA 92201

757270006
JUAN VACA
87350 AVENUE 62ND
THERMAL CA 92274

757270001
PATRICIA ORTIZ
PETER L DELUCA
ERNESTINE DELUCA

757260018
PEDRO MONREAL
P O BOX 447
COACHELLA CA 92236

83176 DILLON AVE
INDIO CA 92201

757270013
JOSE A MAGANA
54400 JACKSON ST
THERMAL CA 92274

757210010
HUMBERTO GARCIA MARQUEZ
JAIME GARCIA MARQUEZ
48352 PINTO LN
COACHELLA CA 92236

757270002
LARRY GAYLER
RHONDA GAYLER
C/O FIRST NATL BANK IN COACHELLA
P O BOX 403
THERMAL CA 92274

757210006
AIRPORT BOULEVARD PROP
1570 LINDA VISTA DR
SAN MARCOS CA 92069

757270005
GLORIOUS J JOHNSON
ADAM COLLINS
ETHEL L COLLINS
ADAM COLLINS
87260 AVENUE 62
THERMAL CA. 92274

757270003
KIRKJAN INV PROP
86740 INDUSTRIAL WAY
COACHELLA CA 92236

759190006
KOHL RANCH II
C/O C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

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KOHL RANCH II
C/O C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

759100013
COUNTY OF RIVERSIDE
C/O C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

759190003
DESERT HERB FARMS INC
P O BOX 845
THERMAL CA 92274

759190002
AGRI EMPIRE
P O BOX 490
SAN JACINTO CA 92581

759260030
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

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1983 W 190TH ST STE 100
TORRANCE CA 90504

759260033
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759260029
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759270024
JTM LAND CO
1983 W 190TH ST STE 100
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759250038
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759240005
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759250003
JTM LAND CO
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JTM LAND CO
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759260034
JTM LAND CO
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759250010
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JTM LAND CO
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759250035
JTM LAND CO
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TORRANCE CA 90504

759250040
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759250029
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759240016
THERMAL MOTORSPORTS
8833 W OLYMPIC BLV
BEVERLY HILLS CA 90211

759280016
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759240017
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759260035
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759240013
THERMAL OPERATING CO
1983 WEST 190TH ST NO 100
TORRANCE CA 90504

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JTM LAND CO
1983 W 190TH ST STE 100
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759250012
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759230003
THERMAL OPERATING CO
1983 W 190TH ST
TORRANCE CA 90504

759230005
DOGHOUSE 68
C/O C/O STUART KANE
620 NEWPORT CTR STE 200
NEWPORT BEACH CA 92660

759140021
KOHL RANCH II
C/O C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

759100009
REDEVELOPMENT AGENCY COUNTY OF
C/O C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

759260002
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759260003
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

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JTM LAND CO
1983 W 190TH ST STE 100
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759250024
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1983 W 190TH ST STE 100
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JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759250034
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759240003
THERMAL LOT NO 84
P O BOX 6090
LA QUINTA CA 92248

759240008
PAVEL V PETRIK MEDICAL CORP PENSION
41651 MISHA LN
PALMDALE CA 93551

759250001
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759250004
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

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

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

759250018
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759230006
DESERT BURN MOTORSPORTS INC
C/O C/O MCDUGALL GALEY LLP
61509 GOODWOOD DR
THERMAL CA. 92274

759240002
JOSEPH CLARK
7299 PERIMETER RD S
SEATTLE WA 98108

759240001
BEHRENS FAMILY TRUST
801 HWY AVE
MANHATTAN BEACH CA 90266

759230009
MATTHEW D POWERS
6 CAMINO POR LOS ARBOLES
ATHERTON CA 94027

759230007
JAMES WEILAND
30126 SAINT IVES
WESTLAKE OH 44145

759230020
ROCKIT II
1810 AVENUE C
BIRMINGHAM AL 35218

759230016
CHERYL SMITH
601 UNION ST NO 3920
SEATTLE WA 98101

759210027
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759230019
ROBERT M PHILLIPS
MISTY D PHILLIPS
8084 ENTRADA DE LUZ E
SAN DIEGO CA 92127

759230008
JOHN H PARK
EMILY S PARK
1100 S FLOWER ST NO 3100
LOS ANGELES CA 90015

759230012
THERMAL
6701 EVENSTAD DR
MAPLE GROVE MN 55369

759220031
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759220029
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759200011
ABRAHAM ORTEGA LLC
25909 PALA STE 260
MISSION VIEJO CA 92691

759220028
ARUSS
1407 BOYD ST
LOS ANGELES CA 90033

759210008
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759210003
THERMAL MOTORSPORTS
21700 OXNARD ST STE 850
WOODLAND HILLS CA 91367

759210001
SAGE MOTORSPORTS
C/O C/O MICHAEL SAGE
3550 CAHUENGA BLV
WEST LOS ANGELES CA 90068

759200001
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759230017
EDWARD J TRESKA
ANGELA O TRESKA
2 VENEZIA
NEWPORT COAST CA 92657

759210022
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759210026
JTM LAND CO
1983 W 190TH ST STE 100
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JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

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

759200014
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759200015
THERMAL CLUB GARAGE
4643 S ULSTER ST NO 1400
DENVER CO 80237

759200005
THERMAL 5
8188 LINCOLN AVE STE 100
RIVERSIDE CA 92504

759200004
RAHUL CHOPRA
MANJU CHOPRA
6926 OROZCO DR
RIVERSIDE CA 92506

759210007
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759200018
THOMAS UNTHANK
2807 PURISSIMA CREEK RD
HALF MOON BAY CA 94019

759210002
CRAIG MEREDITH
P O BOX 1968
NEWPORT BEACH CA 92659

759210025
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

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

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1983 W 190TH ST STE 100
TORRANCE CA 90504

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

759200016
DONT LIFT
C/O C/O JEFF KEARL
193 AVENIDA LA PATA
SAN CLEMENTE CA 92673

759200008
TR RACING
930 S ANDREASEN DR NO H
ESCONDIDO CA 92029

759200007
THERMAL GARAGE
C/O C/O BLAKE MIRAGLIA
50855 WASHINGTON NO C234
LA QUINTA CA 92253

759200006
DAVID A JENKINS
JENNIFER M JENKINS
49385 RCH SAN FRANCISQUITO
LA QUINTA CA 92253

759210006
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759210012
LEE S MINSHULL 416
PASEO DEL MAR
PALOS VERDES CA 90274

759210014
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759210015
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759210021
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759220030
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759200010
DOUGLAS W GALLANT
2839 W 100TH AVE
ANCHORAGE AK 99515

759200009
HYAK THERMAL
C/O C/O GORDON SMITH
P O BOX 164
LIMA MT 59739

759200017
NAVEEN GANDHAM RAO
12055 WOODDED VISTA LN
SAN DIEGO CA 92128

759210010
DAVID A WHEELER
MABLE L WHEELER
6 SEAGREENS
NEWPORT COAST CA 92657

759200012
MICHAEL MENTE
2415 CARMAN CREST DR
LOS ANGELES CA 90068

759200002
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759200003
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

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

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

759210016
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759220002
PAUL PORTEOUS
LINDA PORTEOUS
832 W STAFFORD RD
THOUSAND OAKS CA 91361

759230001
DAREN E JORGENSEN
3409 BUNNY RUN
AUSTIN TX 78746

759230002
ARCO TELECOM
MARK PROTO
780 GLOUCESTER LN
THOUSAND OAKS CA 91362

759220014
MANGO THERMAL CLUB
C/O C/O STEVE KNUDSON
4643 S ULSTER STE 1400
DENVER CO 80237

759220015
MB35
86030 62ND AVE
THERMAL CA 92274

759210011
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759220005
JTM LAND CO
1983 W 190TH ST STE 100
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759220016
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759220022
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759220003
CANTINA RACING LLC
132 W PLANT ST NO 210
WINDER GARDEN FL 34787

759220027
DANA KEMPER
DELAIN KEMPER
11817 NW 7TH AVE
VANCOUVER WA 98685

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

759220004
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

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

759220012
LOT 48 RACING
4450 MACARTHUR BLV 2ND FL
NEWPORT BEACH CA 92660

759220019
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

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1983 W 190TH ST STE 100
TORRANCE CA 90504

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

759220017
THERMAL OPERATING CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759220018
FRANK P KAVANAUGH
SUSAN M KAVANAUGH
107 VIA FLORENCE NO 2
NEWPORT BEACH CA 92663

759220009
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759220024
DANA J HUNTER
MORRIS THERMAL
3189 AIRWAY AVE UNT B
COSTA MESA CA 92626

759220025
MICHAEL DENNIS SULLIVAN
14900 HINDRY AVE
HAWTHORNE CA 90250

759220007
KEITH PROKOP
SARA PROKOP
800 SAN LORENZO ST
SANTA MONICA CA 90402

759220008
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759220023
GUY DAVID CARTWRIGHT
DARELLYN JOYCE CARTWRIGHT
22410 MISSION HILLS LN
YORBA LINDA CA 92887

759270007
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

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JTM LAND CO
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TORRANCE CA 90504

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

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KOHL RANCH II
C/O C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

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

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TORRANCE CA 90504

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

759260014
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

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

759230014
THERMAL OPERATING CO
1983 W 190TH ST
TORRANCE CA 90504

759230015
YELLOW HORSE
P O BOX 2548
SAN FRANCISCO CA 94126

759260007
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759190011
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759250039
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759230018
81 RACE THERMAL
10 SEA GREENS
NEWPORT COAST CA 92657

759210028
THERMAL OPERATING CO
1983 W 190TH ST
TORRANCE CA 90504

759210023
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759210009
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759210005
THERMAL 51
86030 62ND AVE
THERMAL CA 92274

759210004
SHAGARA
C/O ATTN: TARIK GHAZY
10736 JEFFERSON BLVD #963
CULVER CITY CA 90230

759210013
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

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1983 W 190TH ST STE 100
TORRANCE CA 90504

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THERMAL OPERATING CO
1983 W 190TH ST
TORRANCE CA 90504

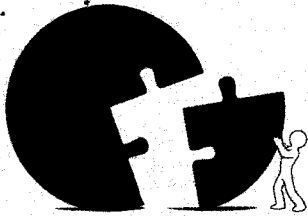
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JTM LAND CO
800 SAN LORENZO ST
SANTA MONICA CA 90402

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JTM LAND CO
800 SAN LORENZO ST
SANTA MONICA CA 90402

759290021
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759280011
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759280010
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DATE: March 5, 2018

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – Jason Killebrew, Project Planner 5-0314

SUBJECT: SP00303A4

(Charge your time to these case numbers)

SPECIFIC PLAN No. 303, AMENDMENT No. 4 (SP No. 303A4), Change of Zone No. 7952 (CZ No. 7952) AND ALUC's INCONSISTENCY DETERMINATION – EA 43068 – Applicant/Owner: Thermal Operating Company – Engineer/Representative: Webb Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Heavy Industrial (CD: HI), and, Open Space-Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 303 – Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, westerly of Polk Street, located in Thermal, CA – 149 Acres – Zoning: Specific Plan (S-P) **REQUEST:** Amend the Kohl Ranch Specific Plan (SP No. 303) to allow "Overnight Occupancy" within Racetrack Recreational units ("Founders Lots") in Planning Area E2. – APN's: Portion of 759-180.010, Portion of 759-180-014, Portion of 759-190-014, 759-180-013, 759-190-011, 759-190-013, 759-240-009 thru -018, 759-250-001 thru -29, 759-250-032 thru -040, 759-260-001 thru -038, and 759-270-001 thru -027.

The attached item(s) require the following action(s) by the Board of Supervisors:

DATE OF HEARING:
HEARING BODY
PLACE OF HEARING:

March 27, 2018
RIVERSIDE COUNTY BOARD OF SUPERVISORS
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)

- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
 - Desert Sun and Press Enterprise
- Negative Declaration
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:
Both - Desert Sun and Press Enterprise

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

"Planning Our Future... Preserving Our Past"

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2018 MAR - 7 PM 3:49



CALL (951) 368-9222
EMAIL: legals@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
3/17/18	0011093381		PE Riverside	3 x 76 Li	296.40

Invoice text: SP 303 AMD NO. 4 AND CZ 7952

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 2018 MAR 27 PM 3:51

*Planning
18.3 of 03/27/18*

Placed by: Cecilia Gil

BALANCE DUE

296.40

Legal Advertising Memo Invoice

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
SALES/CONTACT INFORMATION	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	03/17/2018	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
03/17/2018	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
296.40	0011093381	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS



Legal Advertising Memo Invoice

BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 'PO BOX 1147'
 RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
 Riverside Press-Enterprise
 PO BOX 54880
 LOS ANGELES CA 90054-0880

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.: SP 303 AMD NO. 4 AND CZ 7952 /

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, 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:

03/17/2018

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

Date: March 17, 2018
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011093381-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AMENDMENT NO. 4 TO SPECIFIC PLAN NO. 303, KOHL RANCH, AND ALUC'S INCONSISTENCY DETERMINATION, IN THE LOWER AND EASTERN COACHELLA VALLEY, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, March 27, 2018 at 10:30 A.M. or as soon as possible thereafter, to consider the application submitted by Thermal Operating Company - Webb Associates, on Specific Plan No. 303, Amendment No. 4, which proposes to amend the Kohl Ranch Specific Plan, Specific Plan No. 303, to allow "Overnight Occupancy" within Race-track Recreational Units ("the project"). The project is located northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street, Fourth Supervisorial District.

In accordance with Public Utilities Code section 21676.5, the Board of Supervisors will also consider overruling the County of Riverside Airport Land Use Commission's (ALUC) determination that the proposed Amendment No. 4 to Specific Plan No. 303 is inconsistent with the Jacqueline Cochran Regional Airport Compatibility Zone C.

The Planning Department's report package for the project 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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JASON KILLEBREW, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL jkillebre@rivco.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 Department 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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to hearing.

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

Dated: March 14, 2018 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

3/17

**PROOF OF
PUBLICATION**

**STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE**

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

RIVERSIDE CA 92501

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

03/17/18

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

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 19th of March 2018 in Palm Springs, California.

Lisa F. Acasio

DECLARANT

Ad#:0002795128
P O :
of Affidavits :1

2018 MAR 26 AM 11:14
RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
18.3 of 03/27/18

Public Hearing

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AMENDMENT NO. 4 TO SPECIFIC PLAN NO. 303, KOHL RANCH, AND ALUC'S INCONSISTENCY DETERMINATION, IN THE LOWER AND EASTERN COACHELLA VALLEY, FOURTH SUPERVISORIAL DISTRICT

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