

## Thousand Palms Community Council Agenda

6:00 p.m. Thursday, January 25, 2024

Thousand Palms Community Center, 31-189 Robert Rd. Thousand Palms, CA 92276

### In-person Meeting

- 1) **Pledge of Allegiance**
- 2) **Roll Call**
- 3) **Approval of the Minutes:** September 21, 2023
- 4) **Councilmember Reports and Comments**
- 5) **Staff Reports:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. The Chair must first recognize each speaker.
  1. Office of Supervisor V. Manuel Perez -Alexis Perez, [Alexperez@rivco.org](mailto:Alexperez@rivco.org)
  2. Riverside Local Agency Formation Commission - Crystal M. Craig, [ccraig@lafco.org](mailto:ccraig@lafco.org)
  3. Sunline Transit Agency - Jessica Leon, [jleon@sunline.org](mailto:jleon@sunline.org)
  4. Sheriff's Department- Sgt. Chris Gelin, [Cgelinas@riversidesheriff.org](mailto:Cgelinas@riversidesheriff.org), 760-836-1614
  5. CHP - Officer Rafael Espinoza, [rafael.espinosa@chp.ca.gov](mailto:rafael.espinosa@chp.ca.gov)
  6. Fire Department- Sean Salimian, [Sean.Salimian@fire.ca.gov](mailto:Sean.Salimian@fire.ca.gov), 760-393-3450
  7. Code Enforcement- Kevin Bachant [KBachant@Rivco.org](mailto:KBachant@Rivco.org) & Brenda Valez [BValez@Rivco.org](mailto:BValez@Rivco.org), <https://www.rctlma.org/ce/> 760-393-3344
  8. Desert Recreation District- Ana Velasquez, [avelasquez@drd.us.com](mailto:avelasquez@drd.us.com) 760-343-3595
  9. Emergency Management Department – Joshua Holkesvig P: 951-955-4700
  10. Transportation Department- Dennis Acuña [dacuna@rivco.org](mailto:dacuna@rivco.org)
  11. Cathedral City, Economic Development Director- Stone James, [Sjames@cathedralcity.gov](mailto:Sjames@cathedralcity.gov), 760-770-0336
  12. Coachella Valley Arena- John Page
  13. Riverside County Department of Animal Services- Lieutenant Luis Rosa, [lrosa@rivco.org](mailto:lrosa@rivco.org)
  14. RUHS - Daisy Ramirez, Luis Garcia, [Dramirez@ruhealth.org](mailto:Dramirez@ruhealth.org)
  15. Coachella Valley Mosquito & Vector Control District- Tammy Gordon
  16. Environmental Health, Kristin Lorge [KLorge@RIVCO.ORG](mailto:KLorge@RIVCO.ORG)
  17. Other Departments and Public Agencies
- 6) **Old Business:**
- 7) **New Business:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. The Chair must first recognize each speaker.
  1. **Classic Club SPA (Action Item)**
    - **Project Name:** Classic Club Specific Plan 343 Amendment No. 3
    - **Jurisdiction:** County of Riverside
    - **Location:** North of Interstate 10 and east of the Cook Street Interchange
    - **Acreage:** Approx. 450 Acres
    - **Existing use:** Classic Club 18-Hole Golf Course and Clubhouse, Acrisure Hockey Arena, and Events Center, Undeveloped Land.
    - **Proposed Entitlements:** Specific Plan (SP) amendment, General Plan Map Amendment, Change of Zone.
  2. **CVWD** – David Wilson, [Dwilson@cvwd.org](mailto:Dwilson@cvwd.org) (Informational Item)
  3. 2024 Potential meeting dates (Action)
  4. Rotation of officers (Action)

8) **Public comments:** All persons wishing to address the Council on items not specifically on the agenda or on matters of general interest should do so at this time. **Please limit your remarks to 3 minutes.**

9) **Agenda Items for next meeting**

10) **Adjourn meeting**

**2024 meeting schedule:** January 25<sup>th</sup>, March 21<sup>st</sup>, May 23<sup>rd</sup>, September 19<sup>th</sup>, and November 21<sup>st</sup>  
(Additional meetings may be added if needed).

Please visit Supervisor Perez's website to access more information: [www.RivCo4.org](http://www.RivCo4.org) if you would like to receive agendas and meeting information for the Thousand Palms Community Council, please send your email address to Alexis Perez, [alexperez@rivco.org](mailto:alexperez@rivco.org)

**Christopher Mitchell**  
Chairperson  
[mitchellcpa@hotmail.com](mailto:mitchellcpa@hotmail.com)

**William Senso**  
Vice-Chair  
[Welizbill5@aol.com](mailto:Welizbill5@aol.com)

**Patricia Saleh-Swain**  
Secretary  
[Ps8888@msn.com](mailto:Ps8888@msn.com)

**Alice Tibbets**  
Member  
[ajtibbets@outlook.com](mailto:ajtibbets@outlook.com)

**Samantha Wright**  
Member  
[SamWright6724@gmail.com](mailto:SamWright6724@gmail.com)

**THOUSAND PALMS COMMUNITY COUNCIL MINUTES**  
**Thousand Palms Community Center**  
**31189 Robert Road, Thousand Palms, CA 92276**  
**Find these minutes online at [www.rivco4.org](http://www.rivco4.org)**  
**09-21-2023**

	<b>In Attendance:</b>	X	<b>Christopher Mitchell</b> , Chairman
		X	<b>Bill Senso</b> , Vice Chairman
		X	<b>Patricia Saleh-Swaim</b> , Secretary
			<b>Alice Tibbetts</b> , Council Member, absent
			<b>Samantha Wright-Watts</b> , Council Member, absent
		X	<b>Alexis Perez</b> , Liaison to 4th District Supervisor Perez, 760-863-8211
	<b>Call to Order:</b>		<b>Chairman Mitchell</b> opened the meeting at 6:00 PM. The Pledge of Allegiance was recited with Vice Chairman Senso leading. Secretary Patricia Saleh-Swaim called the roll. Samantha Wright-Watts was not in attendance. Mitchell asked for a vote to approve the minutes from 9-22-2022 with correction.. Minutes accepted with Acrisure spelling corrected. The November minutes were not added to the agenda so will have to be approved at the next meeting.
	<b>PSUSD Report:</b>		<p><b>Palm Springs Unified School District Board Member Madonna Gerrell Reporting</b></p> <p>Thousand Palms is in Palm Springs Unified School District Area 1. Public Communications Coordinator: <b>Joan Boiko</b> and <b>Sergio Puerta</b> are also in attendance. Because of our area PSUSD gets the highest quality employees. After the pandemic things have changed. Math, reading and writing have regressed because of Covid stay-at-home policies. The District has 16 elementary schools and 2 high schools. There is also the <b>Desert Learning Academy</b> for the disabled and they have contact with the teacher 3 days a week. Students can still work virtually from kindergarten to 7th grade. Giveaways, backpack and shoes for kids are offered. <b>Vision to Learn</b> program screens kids for better learning and their need for glasses. Some children come from financially deprived homes and have little amounts of supplies and food. The demographics of the student population include: 81% Hispanic, 3 out of 10 are learning English, 97% of the students qualify for free lunches; 10% are homeless and live in cars; 2,700 are special needs students. Out of these, 89% graduate. Pre-pandemic 97 percent graduated. The District offers a multitude of classes and not all are college oriented. They can get an AA degree before they graduate from high school. Shop is offered in Cathedral City, and additional courses in the District include medical, technology, public safety, renewable energy, design and the race academy where students repair cars and sell them. Rancho Mirage has a culinary academy as well. In 2008 \$516 million in bonds were passed for the schools that need retrofitting for earthquakes. Della Lindley in Thousand Palms is one that will be modernized. Solar energy is providing 50% of the electricity for our schools. The District has an electric vehicle charging station in Cathedral City, and it accepts credit cards. There will be a fundraiser at the Palm Springs Air Museum with the theme of Bollywood on October 7, 2023. Tickets are \$35 per person. Sergio Puerta is Principal of Cathedral City Elementary. They want to be part of the conversation with the school district.</p>
	<b>Approval of Minutes:</b>		Minutes for Jan 26, 2023 approved unanimously.
	<b>Saleh-Swaim On IID</b>		Rise in electric rates continues on and free trees are available through IID in La Quinta

**THOUSAND PALMS COMMUNITY COUNCIL MINUTES**  
**Thousand Palms Community Center**  
**31189 Robert Road, Thousand Palms, CA 92276**  
**Find these minutes on line at [www.rivco4.org](http://www.rivco4.org)**  
**1-26-2023**

	<b>Alexis Perez</b>		<p>Supervisor's office has moved. Oct. 16 will be open house. 6 pm. Community Cleanup will be on Nov. 4, 2023—8 am to 12 pm at Della Lindley School. For more information, reach out to the Supervisor's office. Community benefits update is not available as yet. Vector control will be here to report on mosquitos at next meeting.</p> <p>Air BNB rules will be reported by Code Enforcement</p>
	<b>SunlineTransit</b>		<p><b>Jessica Leon</b> reporting; No major changes in routes. People are taking buses to Coachella Valley schools. They have cut down on their service because they have a new way to fuel and the scheduled fuel arrival times have been missed. Chris asked what their on-time performance is but she didn't know. C and G buses are what they're relying on. 20 busses are down because of hydrogen fuels. They're having to recycle them. Chris asked about when the hydrogen fueling stations will be scheduled on line. Busses 1, 4 and 2 are having arrival time problems.</p>
	<b>Sheriff's Dept.</b>		No report.
	<b>CHP</b>		<p><b>Rafael Espinosa Reporting.</b> 91 collisions in TP. 20 of these have been hit and runs. One hit and run victim was injured. Asking that people put down their cell phones and wear their seat belts. The CHP still has car seats. CHP will help you figure out how to install them correctly. 89% are not installed correctly. CHP is short staffed and low on cars. Rains destroyed many cars. First shift fills up and when they return the next driver will fill it and go. New Chief in Oct. 150 cadets in CHP Academy. Many fail the high speed driving test.</p> <p>During the storms they had to route traffic down Date Palm to Ramon, big rigs, etc. Abandoned vehicles are being reported in our area. Put your cars in driveway so they don't get taken away. A lady is living in an RV so she would have to be evicted. The RV keeps moving around.</p>
	<b>Fire Dept</b>		Not Here
	<b>Code Enforcement (CE)</b>		<p><b>Brenda Valez</b> reporting: She has been with CE for years. BD, Indio Hills and unincorporated areas. <b>Mike Collins</b> reported on short-term rentals. New rules have been implemented. When someone wants to create an Air B&amp;B and they have been approved they will get violations if the rules aren't followed. Second complaint there will be a \$3000 fine. There are 300 short-term rentals with a third in Idyllwild and a large percentage in Wine Country. There are 7,400 square miles in Riverside County involved. In Thousand Palms there are 163 open cases: accumulated rubbish; theft violations. Vehicle abatements can be reported. County will take vehicle for free. Additional violations include construction without a permit. They have info available.</p> <p>Code Enforcement now has 2 officers in Thousand Palms. Fully staffed now all the way to Blythe.</p>




## THOUSAND PALMS COMMUNITY COUNCIL MINUTES

Thousand Palms Community Center  
31189 Robert Road, Thousand Palms, CA 92276  
Find these minutes on line at [www.rivco4.org](http://www.rivco4.org)  
1-26-2023

	<b>Desert Recreation</b>	<p>Ana Valasquez reporting. March 23rd they have a lot of good programs starting. New lighting is being installed, hopefully before Halloween on the 31st. Thousand Palms Chamber Director Bill Senso said there will be the <b>32nd Halloween Carnival at the Community Center</b>, which was moved from the Chamber to the Park for safety reasons.</p> <p>Mitchell asked if we can have a report on the park, etc.</p>
	<b>Riverside County Emergency Management:</b>	<p><b>Joshua Holkesvig reporting:</b> During Hillary they sent out a countywide alert to remain inside. They can't control bridges, etc. but there was no loss of life. Hillary created the most expensive disasters ever in this county.</p> <p>Within a week they had response from the Governors office and FEMA sent teams from Thermal west. They have to survey the damages and create a report for declaration to create a state of emergency. They are still waiting in line because FEMA has so many emergencies.</p> <p>Emergency centers were set up at public libraries. One of the biggest blessings they had was 750 tons of sand for bags that people set up. The willingness of the community is vital during an emergency. Their goal is to bring the community back to normal quickly. Cert classes are available. Holkesvig himself sets up a preparedness class.</p> <p>Community member asked when mud will be cleaned up on the streets and he said that emergencies take precedence.</p>
	<b>Transportation:</b>	<p><b>Jesse Mendoza reporting:</b> Sink holes are still in the roads. In the whole valley cleanup will cost \$25million. They cleaned up Ramon, etc. They put out a contract for street sweeping and have gotten few companies reaching out. It's needed from Ramon Rd. on. Blythe to Cabazon are covered by inspectors, permitting and right of way. As roads get cleaned up, Barnhardt proposed a truck from Yuma to go to Parker, AZ. They can only go 10 miles an hour. This can only be done at night on Washington or Jefferson or on Varner to a major power plant being built in Mexico starting October 9, 2023. The truck weighs half a million tons spread over 24 feet wide, 335 feet long, 16 feet three inches high. Will travel down Varner to Calexico.</p>
	<b>Cathedral City Economic Development Director</b>	<p><b>Economic Development Director Stone James reporting:</b> Cathedral City has a sphere of influence over Thousand Palms and is interested in annexing. The County prefers to have a city providing services, but they cannot hurt the existing people. LAFCO recently spoke to CC about the annexation process. Will answer questions on annexation at next meeting.</p> <p>Hillary was a 100-year storm event. Volume of water depends on the area. La Quinta has a lot of rock so these 100- to 500-year floods aren't as frequent. The goal is to achieve open roads to the Animal Hospital. Bill Messenger is still trying to figure out what kind of development to put on his land between DaVall and Rio del Sol. Messenger wanted to put a 500,000 square-foot cannabis growing building there. They got it approved with Cathedral City, but the cannabis market has completely collapsed. James is hoping for industrial and manufacturing. Industrial will create the infrastructure for residential and mixed use. A survey went out to their community. The results show what the city does well or needs improvement on. The survey is available to Thousand Palms. The large cannabis building on Ramon west of Thousand palms is not yet active. They stopped at 80% complete and lender foreclosed.</p>

**THOUSAND PALMS COMMUNITY COUNCIL MINUTES**  
**Thousand Palms Community Center**  
**31189 Robert Road, Thousand Palms, CA 92276**  
**Find these minutes on line at [www.rivco4.org](http://www.rivco4.org)**  
**1-26-2023**

	<b>Old Business:</b>	<b>Acrisure Arena: No Rep in attendance</b>
	<b>Animal Campus</b>	<p><b>Animal campus:</b> Shot clinic, adoption statistics, etc The shelter is full of animals who need good homes. Shot clinics available. Owner of animal must be present for vaccination. Costs for dog vaccines: Rabies (\$10) and others are \$18, microchips are \$21. Upcoming events; Sept. 28 World Rabies Day. The vaccines will be free that day.</p> <p>Stats; For adoptions throughout the County as of 7-23 to 9-23. They adopted out 300 dogs, 409 stray dogs, 30 dogs from known owners. Owner surrenders: 19 dogs and other animals. Animal Samaritans spay and neuters for \$25.</p>
	<b>Department of Public Health:</b>	<p>Covers Coachella Valley and more. Few resources: Sept is <b>Suicide Prevention Month</b> and people can call <b>988</b>. There is a suicide prevention program.</p> <p><b>Overdose in Action:</b> Rise in Fentanyl overdoses. Coachella Valley experiences the highest numbers of overdoses. Narcan is available. Most of these are accidental or placed in food at a party and people die. Narcan can reverse the effects. They will have an awareness meeting at the Community Center on Oct. 18, 2023. Or you can attend in Moreno Valley, regarding racist factors in healthcare. Rabies is carried by bats and other animals. People should consider wearing a mask for bad air quality and covid. This Saturday there will be a Flying Doctors event in Thermal at 8 am. They will have fentanyl testing strips. They have received another round of funding for an awareness event at the community center.</p>
	<p><b>Vista Mine</b></p> <p><b>Parcel 38675</b></p>	<p>Alan Martin: Vista Mine wants to extend the life of the mine and change the zone so they can do other things. No production at mine. They will keep material trucks off Varner and travel Vista Chino instead. Will extend the mine for another 20 years.</p> <p>Also needs to subdivide an 18 acre parcel into two parcels on 27995 Rio del Sol Road.</p>
	<b>Public COMMENTS:</b>	Brian Anderson: Wants us to keep an eye on annexation by Cathedral City.
	<b>Agenda Items for Next Meeting:</b>	<p>Update on dike system by CVWD, Dispensary updates: two previous dispensaries need follow up by county. Recreation District can use funds for Des. Rec. instead. Would like report on Noble solar farm, Triangle at Bob Hope and Rio Del . Senso said they heard they would be bringing back the offramp by Bob Hope.</p> <p>Senso moved to adjourn at 8:06. PM. S</p> <p>Next meetings in 2023: November 16.—Approved by all.</p>
	<b>Adjournment:</b>	<p><b>Respectfully Submitted,</b></p> <p></p> <p><b>Patricia Saleh,</b>  <b>Thousand Palms Community Council Secretary</b></p>

## Property Summary

**Project Name:** Classic Club Specific Plan 343 Amendment No. 3

**Jurisdiction:** County of Riverside

**Location:** North of Interstate 10 and east of the Cook Street Interchange

**Acreage:** Approx. 450 Acres

**Existing use:** Classic Club 18-Hole Golf Course and Clubhouse, Acrisure Hockey Arena, and Events Center, Undeveloped Land.

**Proposed Entitlements:** Specific Plan (SP) amendment, General Plan Map Amendment, Change of Zone.

## Project Description

The Classic Club Specific Plan was originally approved in 1981 and has undergone various name changes and refinements since then including a case numbering change from SP151 to SP343<sup>1</sup>. Within the Specific Plan boundary, the Classic Club Golf Course and Clubhouse were constructed in approximately 2005 and, more recently, the Acrisure Arena and Berger Foundation Iceplex Event Center opened in December 2022. The Acrisure Arena (Arena) is the home of the Coachella Valley Firebirds American Hockey League (AHL) team and hosts AHL hockey games, concerts, and other entertainment and business events. The Berger Foundation Iceplex (Iceplex), located immediately north of the arena, is the training center for the Firebirds and also hosts public skating, public hockey games and private events. As a landmark entertainment venue, the newly constructed Arena/Iceplex has created a unique opportunity to develop a signature regional entertainment and hospitality district in this central location in the Coachella Valley. Amendment 3 to the Specific Plan is proposed to reconfigure the uses allowed by the Specific Plan around the arena and iceplex to establish a master planned regional entertainment and hospitality district.

This Specific Plan Amendment (SPA) will maintain all approved master planned infrastructure and circulation systems while refining the land use plan by removing industrial and office uses and replacing these uses with retail commercial, hospitality, entertainment, and multi-family residential uses surrounding the Arena/Iceplex. This Amendment also reformats and reorganizes the Specific Plan design guidelines to streamline implementation of the specific plan as for future individual development projects. The Classic Club Specific Plan Amendment will update the land use plan to facilitate the development of uses that better complement the Arena/Iceplex.

In particular, the Specific Plan Amendment will update individual Planning Areas as follows:

- Combine Planning Areas 4, 6B, and 8 into one Planning Area (PA-4) and replace industrial and office uses with a variety of mixed-use commercial, resort, retail, recreational, and entertainment uses north and east of the Arena.
- Allow a minor boundary adjustment between PA-1 (Golf Course) and PA-4 (Mixed Use).
- Allow a minor boundary adjustment between PA-1 (Golf Course) and PA-3 (Golf View Hotel)
- Allow for multi-family residential and hospitality uses in Planning Area 5.
- Remove office uses and replace with hospitality and multi-family residential uses in Planning Area 9

---

<sup>1</sup> SP 343 was previously named the NorthStar Specific Plan and has been renamed the Classic Club Specific Plan in connection with this amendment.

- Expand allowable uses to include retail, hotels, convenience stores, markets, etc. in Planning Area 10
- No changes are proposed to Planning Areas 1, 2, 6, 7 and 11.

### Location, Existing Conditions, & Surrounding Land Uses:

The Specific Plan Area approximately 450-acres in the Western Coachella Valley within unincorporated Riverside County. **Figure I** depicts the project location in a regional context. **Figure II** depicts the exterior boundary of the project site, displays the general on and off-site topography and presents the location of the proposed project in relation to key elements of the surrounding street system. As shown, the Specific Plan Area is located north of Interstate 10 and east of the Cook Street Interchange. Access into the site is provided via Varner Road which is located along the southern boundary of the Specific Plan Area. **Figure III** provides an aerial photo of the property showing the current conditions.

The Specific Plan Area incorporates portions of Sections 27, 34 and 35 of Township 4 South, Range 6 East, San Bernardino Base and Meridian. The assessor's parcel numbers comprising the site include 695-100-17, 695-100-001, 695-100-003 695-100, -004, 695-100-005, 695-100-006, 695-100-007, 695-100-011, 695-100-008, 695-100-013, 695-100-020, 695-100-021, 695-100-022, 695- 100-023, 695-100-024, & 695-100-025.

Surrounding land uses include the Coachella Valley Preserve which is designated Open Space – Conservation Habitat in the Riverside County General Plan to the east and northeast, Cook Street to the west and Varner Road to the south. Interstate 10 is located immediately south of Varner Road. The City of Palm Desert, including the Cal State University San Bernardino Desert Campus and additional commercial and industrial uses are situated across Interstate 10.

## Land Use Summary

**Table 1** provides a statistical summary of the land uses as proposed under the Classic Club Specific Plan Amendment No. 3. **Figure IV** illustrates the proposed configuration of project Land Uses.

<b>TABLE 1</b> <b>LAND USE SUMMARY</b> <b>SP 343 AMENDMENT 3</b>					
PA <sup>1</sup>	LAND USE DESCRIPTION	LAND AREA (ACRES)	D.U. /AC	DU TOTAL	MAXIMUM FLOOR AREA (SQ. FT.)
1	Open Space Recreation	237.1	N/A	N/A	N/A
2	Open Space Recreation	6.1	N/A	N/A	81,000
3	Commercial Tourist	19.8	N/A	N/A	366 (key), 25,000 square foot spa, 32,000 square feet of meeting rooms
4	Mixed Use	59.7	15-30	500	275 hotel keys, and 250,000 sf of commercial.
5	Mixed Use	10	15-30	125	175 hotel keys.
6	Very High Density Residential	12.3	14-20	205	N/A
7	Mixed Use	35.3	N/A	150	400,000
8	Mixed Use	11.9	15-30	250	125 hotel keys
9	Commercial Retail	16.2	N/A	N/A	75,000
10	Commercial Tourist	41.4	N/A	N/A	260,000 35,000
TOTAL	N/A	450	N/A	1,230	1,158,000 sf. and 941 Hotel Keys

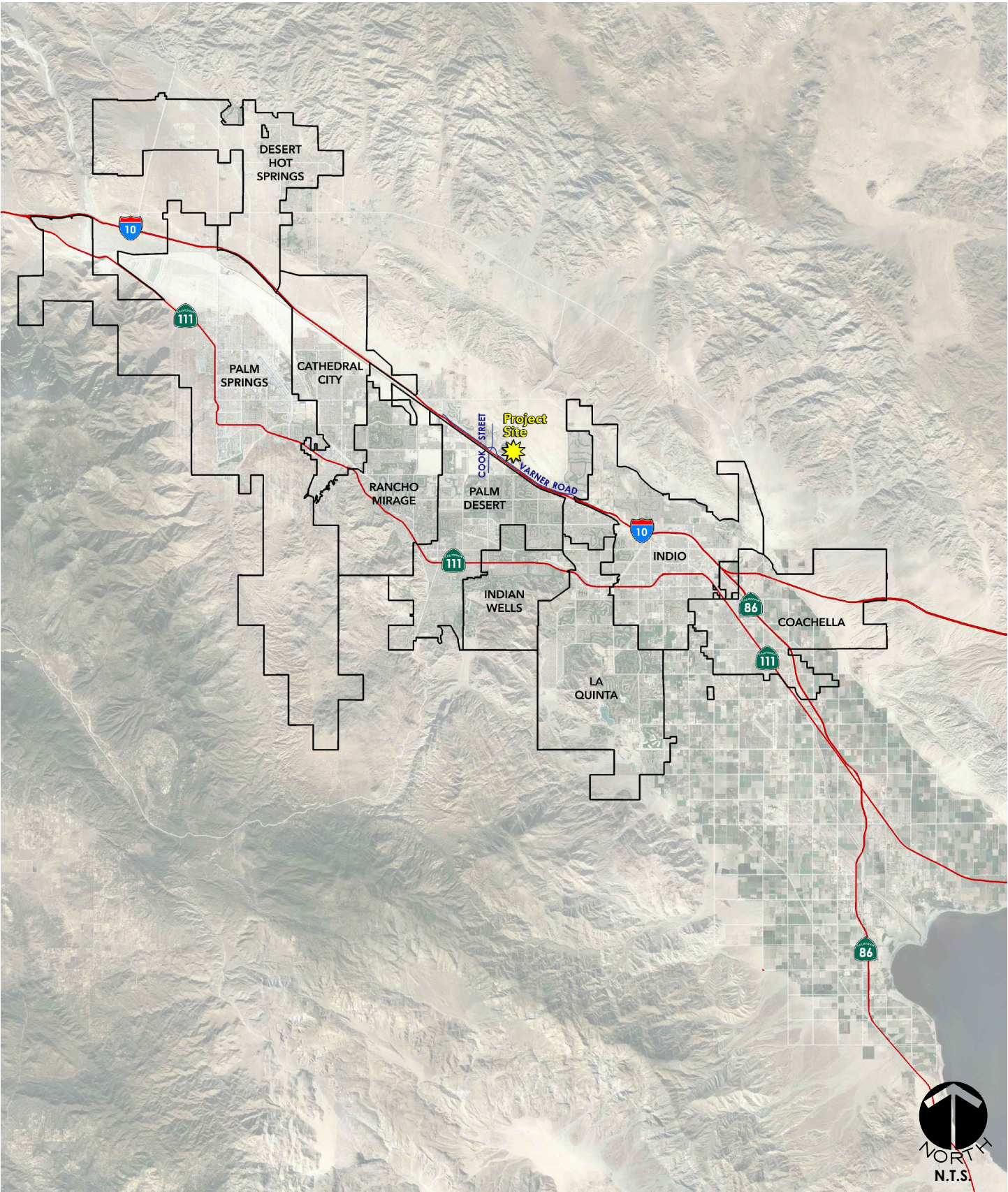
1. This Specific Plan Amendment has reorganized the previous SP's Planning Area (PA) numbering to reflect the latest land use plan. See table below for PA numbering conversion:

## CLASSIC CLUB SPA 343 NO.3 - PROJECT DESCRIPTION

<b>PA Conversion:</b>	
<u>New PA</u>	<u>Old PA</u>
4	4, 6b, 8
6	6b
8	9
9	10
10	11

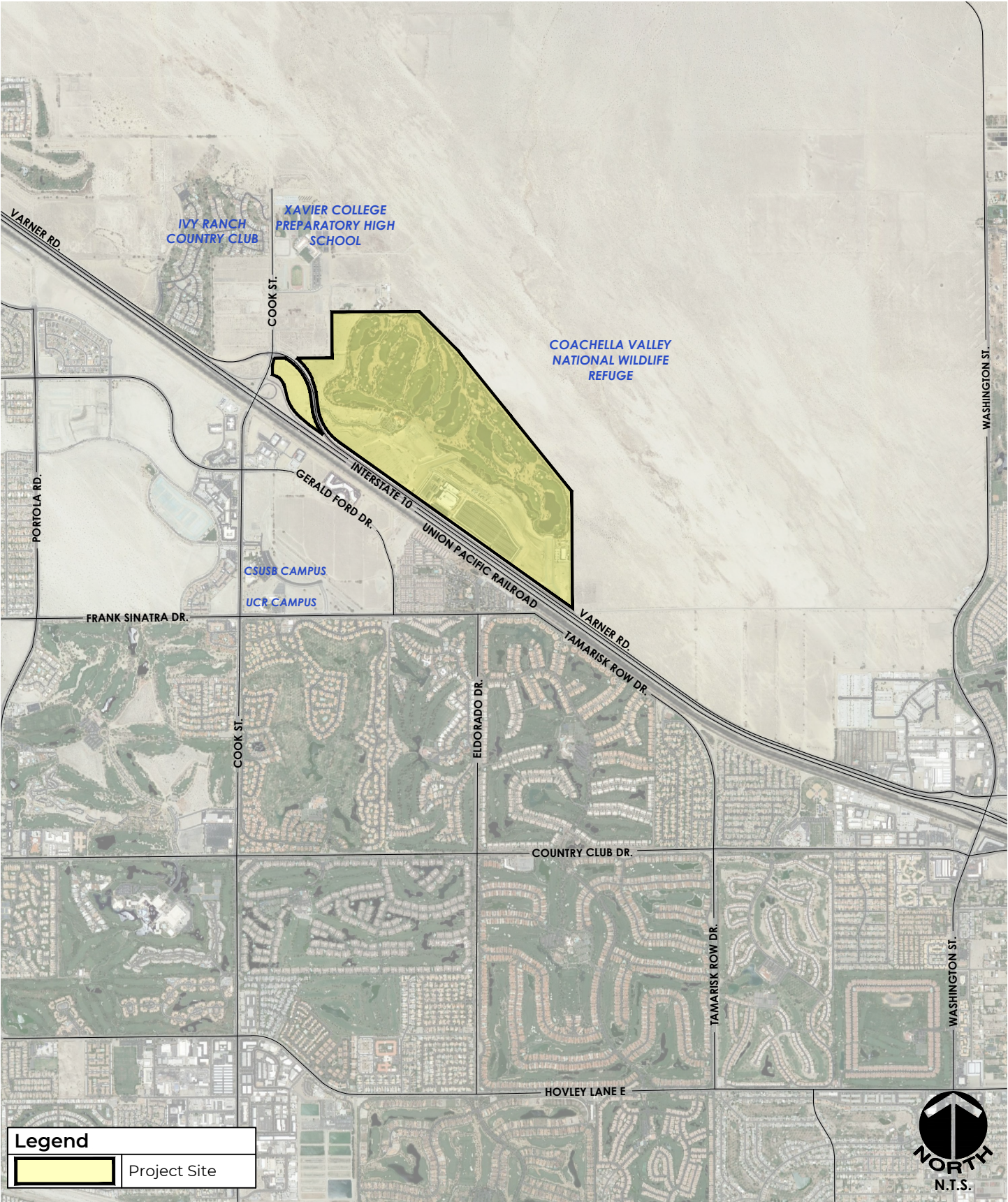
2. This SP would allow for the conversion of hotel rooms to multifamily residential units (1 hotel key per .8 residential units) and multifamily residential units to hotel rooms (.8 residential units per 1 hotel key) without the need for additional specific plan amendments.
3. The proposed SPA would eliminate approximately 381,000 sf of industrial space and 230,000 sf of office uses and would allow for an additional 591 hotel keys, 260 multi-family residences, and 225,000 sf of commercial FAR.
4. PA 8 may be developed alternatively with 75,000 SF of commercial recreational uses in place of the 250 hotel keys and 125 residential units. This option would result in project totals of 1,080 residential units, 966 hotel keys and 1,233,000 SF of commercial FAR.





Source: Unincorporated Area of Riverside County









Source: MSA Consulting, Inc.

Exhibit Date: March 23, 2023

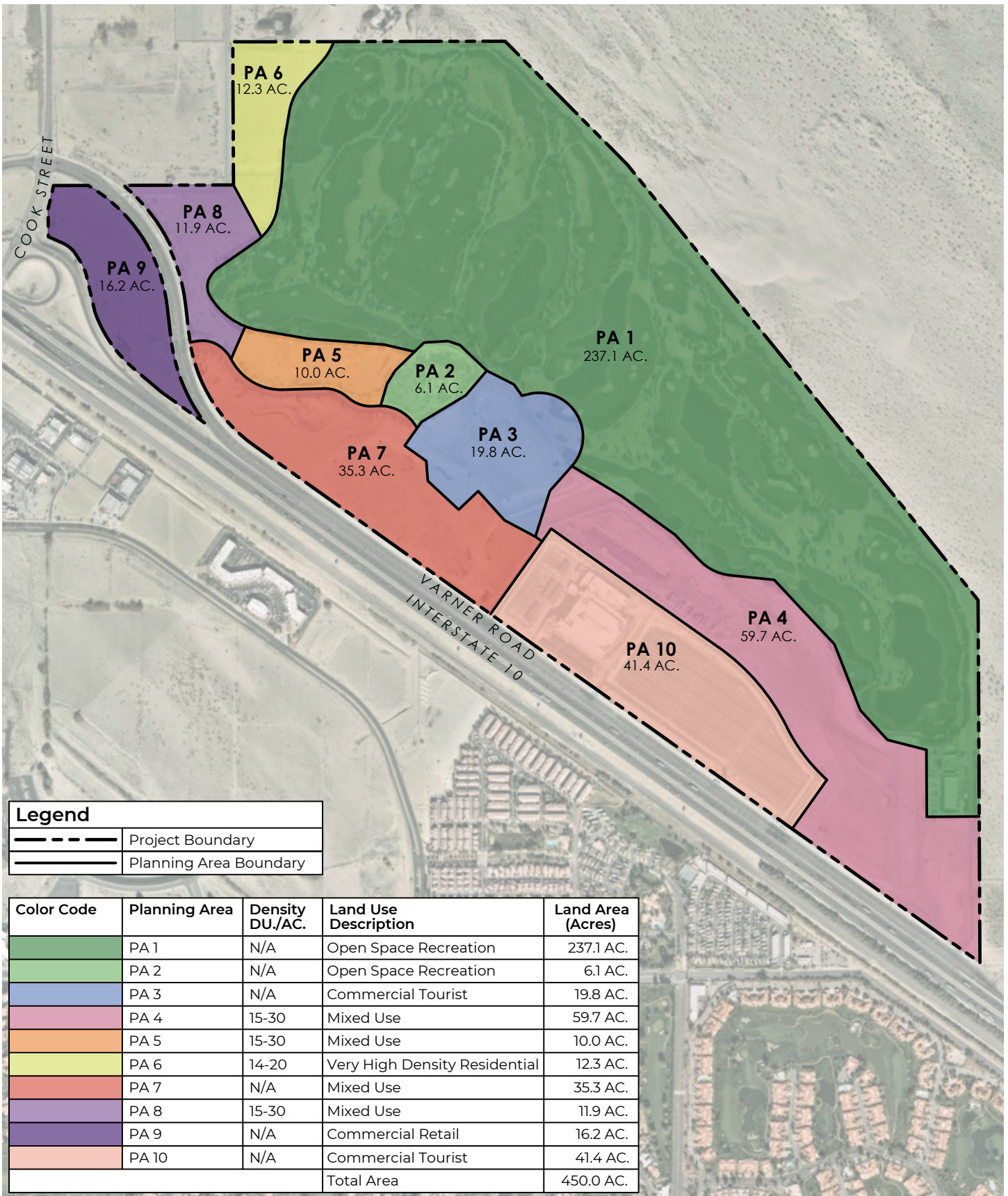
**EXISTING CONDITIONS**



**MSA CONSULTING, INC.**  
 Civil Engineering • Land Surveying • Landscape Architecture  
 Planning • Environmental Services • Dry Utility Coordination • GIS

FIGURE III





Source: MSA Consulting, Inc.

Exhibit Date: March 23, 2023



**MSA CONSULTING, INC.**  
 Civil Engineering • Land Surveying • Landscape Architecture  
 Planning • Environmental Services • Dry Utility Coordination • GIS

## CONCEPTUAL LAND USE MAP

FIGURE- IV

# CLASSIC CLUB

## SPECIFIC PLAN 343 AMD. NO. 3

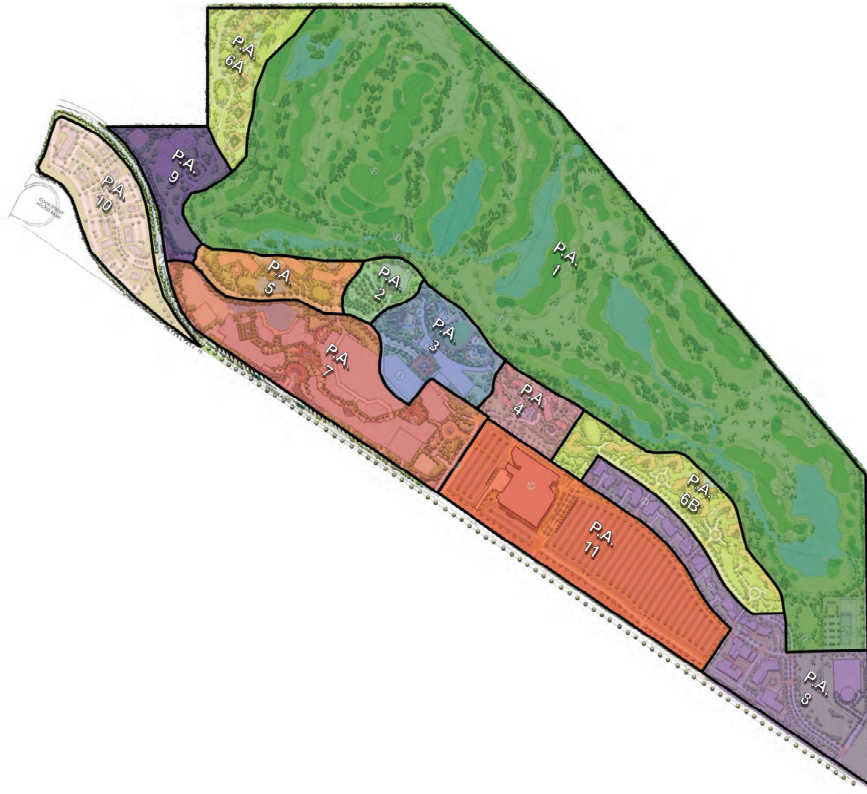
---



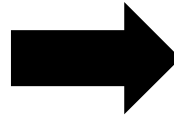








Previous Area Plan Map



New Area Plan Map

**P.A. 6** (±12.3 ac, Not Owned by Borgor)  
Recreation Facilities

**P.A. 9** (±13.0 ac)  
Multi-Family and Hospitality

**P.A. 3** (±16.86 ac)  
Hospitality Resort

**P.A. 4** (±58.47 ac)  
Hospitality/ Experimental / Restaurant / Retail /  
Multi-Family / Entertainment

**P.A. 1**

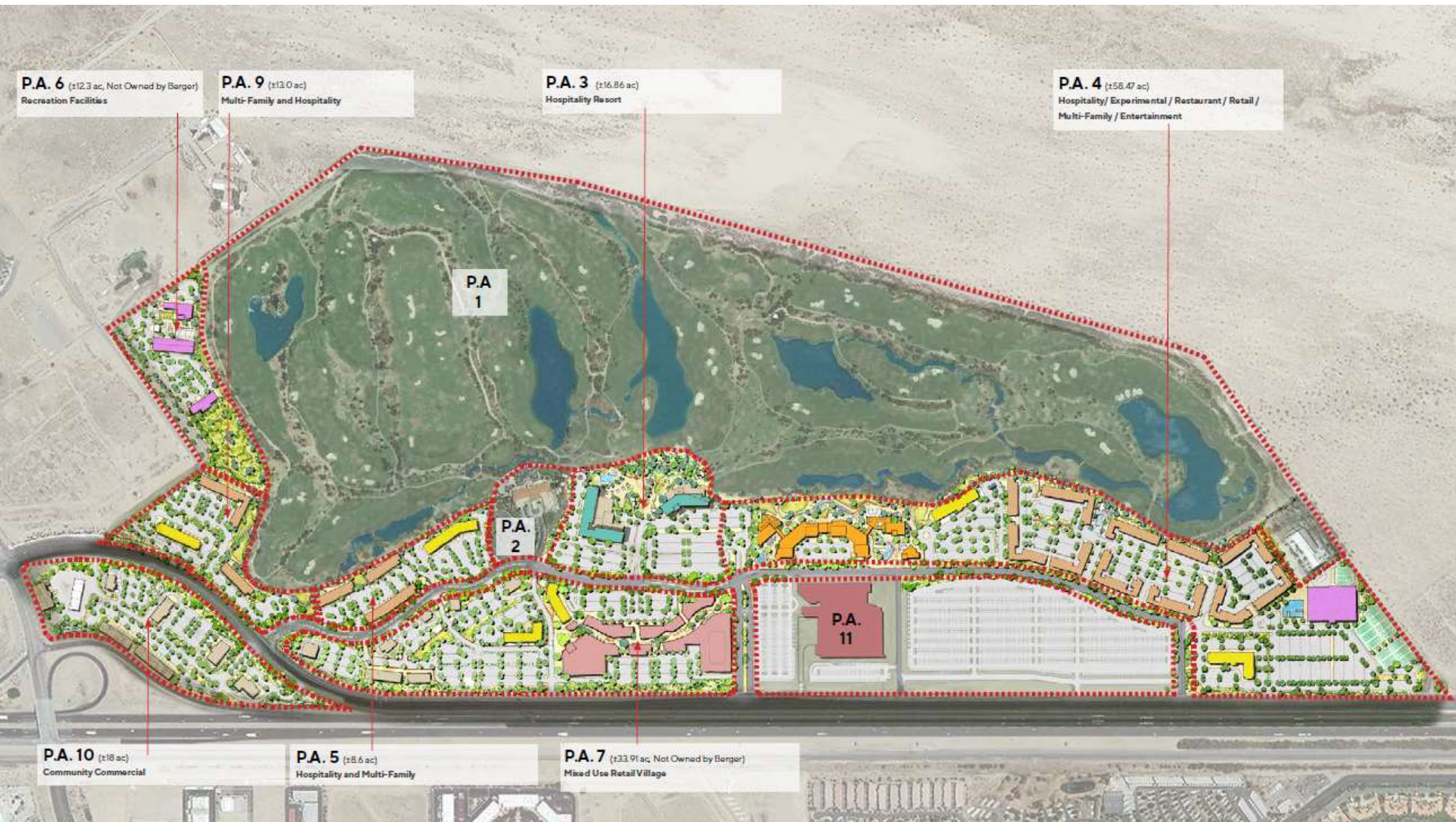
**P.A. 2**

**P.A. 11**

**P.A. 10** (±18 ac)  
Community Commercial

**P.A. 5** (±18.6 ac)  
Hospitality and Multi-Family

**P.A. 7** (±33.91 ac, Not Owned by Borgor)  
Mixed Use Retail Village















# CLASSIC CLUB

## SPECIFIC PLAN 343 AMD. NO. 3

---







