



# Riverside County Aviation

## ADDENDUM NUMBER 1

Dated July 13, 2023  
to the  
Request for Proposal No. 2023-002  
Lease, Development and Operation of Property  
at the  
Jacqueline Cochran Regional Airport  
Thermal, California

The Request for Proposals (“RFP”) is modified as set forth in this Addendum. The original RFP Documents remain in full force and effect, except as modified by this Addendum, which is hereby made part of the RFP. The following questions were submitted to the County of Riverside, Transportation and Land Management – Aviation Division (“TLMA Division”) and will supplement the information provided in the RFP.

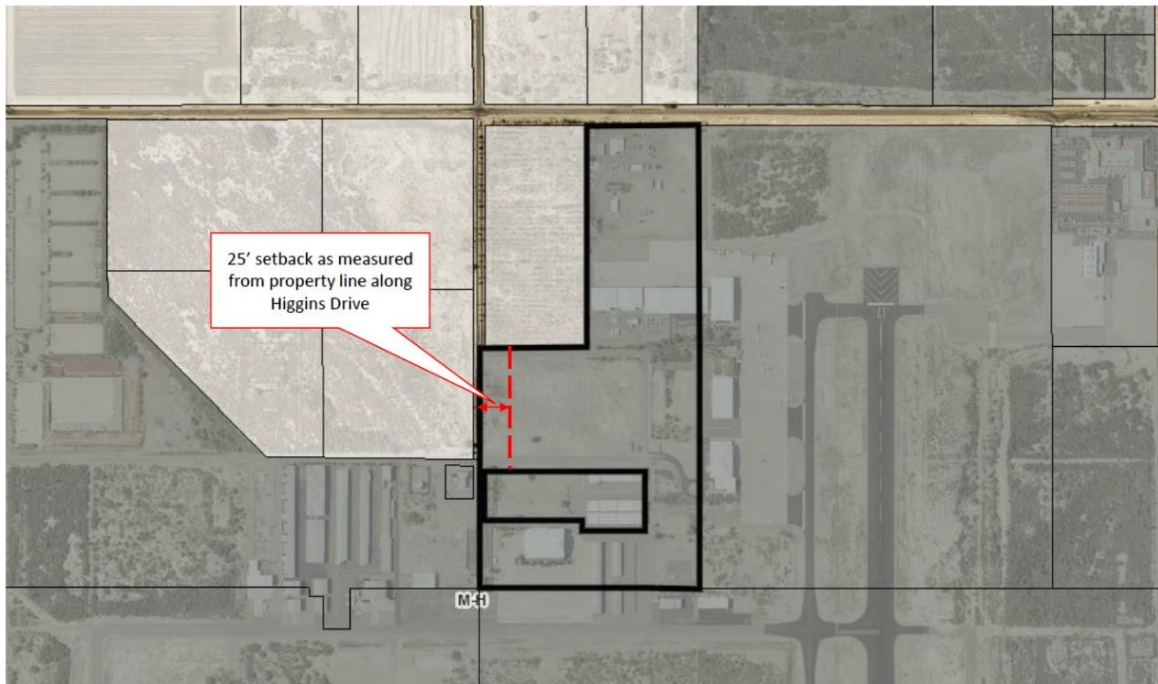
Questions submitted to TLMA-Aviation and responses are as follows:

- Q1: Are there current utilities within the entire Airport envelope?  
a. Is Coachella Valley Water District (CVWD) the water company for this location?  
b. Is Imperial Irrigation District (IID) the electric company for this location?  
c. Are there Sewer Lines or a septic tank?
- R1: a. Yes, Coachella Valley Water District (CVWD) is the available utility company for the area.  
b. Yes, Imperial Irrigation District (IID) is the available utility company for the area.  
c. Yes, there are privately owned sewer lines that feed into the airport pumping station. The winning Respondent will be responsible for the installation of the sewer lines and connection to the airport pumping station.
- Q2: Are previous soil tests available to review? Any issues? Further soil tests to perform?
- R2: To the best of our knowledge, there are no previous soil tests to review. It is unknown whether there are any soil issues. Be advised that any required soil testing on the property shall be completed at the winning Respondent’s sole costs and responsibility.
- Q3: On the 10 Acre parcel pertaining to the RFP are their utilities to the parcel either down Lightning, Avenger, Higgins or Invader? If so, do we know the amount of power available?
- R3: Please see the depiction below where we identify an electrical line, and domestic water line within the vicinity. Although those utility lines are within the vicinity, we cannot guarantee that the winning respondent will be able to bifurcate those utility lines. We are unaware of the amount of power available at this time. Additionally, all off-site improvements will be at the sole cost and responsibility of the winning Respondent.



- Q4: Pending our proposal and plan for the parcel, will the County of Riverside consider changing the land designation from non-aeronautical use to aeronautical use? Specifically, could Avenger or Invader be incorporated within our plan for light planes to access existing ramps and taxiways on the land-locked parcel behind Atlantic hanger (West) or via the additional 3-acre parcel south across Avenger?
- R4: The roads surrounding the parcel provide access to existing tenants of the airport and cannot be closed off. There is no access to the airfield from this parcel.
- Q5: What are the side setbacks/variances on this 10-acre parcel? Can you furnish a map of the entire building envelope regarding this parcel?
- R5: To the best of our knowledge the setbacks are set forth below.
- B. Setbacks.
1. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line.
  2. Where the front, side, or rear yard adjoins a lot with a zoning classification other than those zones specified in paragraph (1) above, there is no minimum setback.
  3. Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line.

The setback set forth above is delineated in red below (Please note this is not a scaled drawing, but for illustrative purposes only):



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