

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

726 B



SUBMITTAL DATE:
May 6, 2010

FROM: TLMA - Planning Department

SUBJECT: SPECIFIC PLAN NO. 303, SUBSTANTIAL CONFORMANCE NO. 2 – No New Environmental Documentation Required - Applicant: Kohl Ranch II, LLC – Engineer/ Representative: Webb Associates– Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Commercial Office (CD:CO) (.25 – 1.0 FAR), Commercial Retail (CD:CR) (.20 -.35 FAR), Light Industrial (CD:LI) (.20 - .60 FAR), Heavy Industrial (CD: HI) (.15 - .50 FAR), Open Space Conservation (OS:C), Very High Density Residential (CD:VHDR) (14-20 DU/AC) – Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street - 294 Acres - Zoning: Specific Plan Zone (SP Zone) - **REQUEST:** This, the second substantial conformance to adopted Specific Plan No. 303 (Kohl Ranch), is to expand the uses allowed in Planning Area E-2 "Heavy Industrial" and Planning Areas E-1, D-1 "Open Space" to include an automotive race track with ancillary uses and activities plus alternative energy facilities.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission in Riverside on April 7, 2010.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A 4-0 VOTE (Commissioner Roth absent):

APPROVED SPECIFIC PLAN NO. 303, SUBSTANTIAL CONFORMANCE NO. 2, subject to

Ron Goldman
Planning Director

Initials:
RG:jon

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE 5/6/2010
Tina Grande

Departmental Concurrence

☐ Policy
☐ Policy

☒ Consent
☒ Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The Substantial Conformance was filed in November 2009. The main purpose of the Substantial Conformance is to add text to the Specific Plan (SP) to allow a possible future race track within the Heavy Industrial and Open Space portions of the SP since the existing SP does not mention this type of use. Any future race track would require an implementing project such as a plot plan where all environmental and land use impacts would be reviewed. One of the key issues resolved with the Substantial Conformance was review by the Airport Land Use Commission (ALUC). The Airport Land Use Commission found the Substantial Conformance to be consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Plan at a public hearing on March 11, 2010 which included a revised layout which relocated the future race track entirely outside the object free area of the Runway Protection Zone (RPZ). In addition, this Substantial Conformance received nine letters of support which are attached to this report.