

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

802b



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
May 10, 2011

**SUBJECT: SPECIFIC PLAN NO. 303, AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 1104 (CIRCULATION), CHANGE OF ZONE NO. 7742, TENTATIVE TRACT MAP NO. 33487, TENTATIVE PARCEL MAP NO. 36315, TENTATIVE PARCEL MAP NO. 36293, PLOT PLAN NO. 24690 – Adopt an Addendum to Environmental Impact Report No. 396 – Owner/Applicant: Kohl Ranch II, LLC - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Public Facilities (CD:PF) (less than .60 FAR); Community Development: Heavy Industrial (CD:HI) (.15 - .50 FAR); Community Development: Light Industrial (CD:LI) (.25 - .60 FAR); Community Development: Commercial Office (CD:CO) (.35 - 1.0 FAR); Community Development: Commercial Retail (CD:CR) (.20 - .35 FAR); Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.); Community Development: Medium High Density Residential (CD:MHDR) (5-8 D.U./Ac.); Community Development: Very High Density Residential (CD:VHDR) (14-20 D.U./Ac.); and Open Space: Conservation (OS-C) – Location: Southerly of Avenue 60, northerly of Avenue 66, westerly of Polk Street, and easterly of Harrison Street in Thermal, CA – 2,163 Gross Acres - Zoning: Specific Plan (S-P) – **REQUEST: Specific Plan Amendment No. 303, Amendment No. 2** proposes to modify the Land Use section by updating Land Use Designations to conform to the County of Riverside General Plan; modify Planning Areas to reflect new boundaries resulting from street re-alignments and reallocation of land uses; incorporate new land uses outlined from the substantial conformance (SP00303S2) that allows for alternative energy development and large scale recreational uses consisting of a motorsports race track, golf courses and ancillary uses. **General Plan Amendment No. 1104 (Circulation)** proposes to amend the Circulation Element of the General Plan including to change Avenue 62 from the west Specific Plan No. 303 project boundary to Polk Street which changes the designation from Secondary to Expressway and straightens the**

*Carolyn Synis Luna*

Carolyn Synis Luna  
Planning Director

Initials:  
CSL:jo

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REVIEWED BY EXECUTIVE OFFICE

DATE

5/26/11 mg

Tina Grande

Departmental Concurrence

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.1

The Honorable Board of Supervisors

Re: ADDENDUM TO EIR NO. 396, SPECIFIC PLAN NO. 303, AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 1104 (CIRCULATION), CHANGE OF ZONE NO. 7742, TENTATIVE TRACT MAP NO. 33487, TENTATIVE PARCEL MAP NO. 36315, TENTATIVE PARCEL MAP NO. 36293, PLOT PLAN NO. 24690

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roadway alignment. **Change of Zone No. 7742** proposes a comprehensive update to the Zoning Ordinance for Specific Plan No. 303 including to change the zoning of the Planning Areas within the project to allow for the race track use within the Heavy Industrial designation. **Tentative Tract Map No. 33487** is a Schedule "A" subdivision to divide 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities. **Tentative Parcel Map. No. 36315** is a Schedule "I" subdivision to divide 563 acres into six (6) parcels ranging in size from 21 acres to 263 acres for conveyance purposes. **Tentative Parcel Map No. 36293** is a Schedule "E" subdivision to divide 330 acres into 295 lots as part of a proposed private race track including 254 founders lots, 11 track facility lots, 16 private street lots, 13 open space lots, and one street "C" dedication lot. **Plot Plan No. 24690** proposes a members-only private race track 4.5 miles in length with multiple configurations for simultaneous use, with associated race track buildings, including a control tower up to 70 feet in height, private garages, and a Kart Track.

**RECOMMENDED MOTIONS:**

**AT THE APRIL 20, 2011 PLANNING COMMISSION HEARING, THE PLANNING DEPARTMENT RECOMMENDED APPROVAL; and THE PLANNING COMMISSION RECOMMENDS TO:**

**CONSIDER THE ADDENDUM WITH ENVIRONMENTAL IMPACT REPORT NO. 396**, which has been completed in compliance with the EIR Guidelines and Riverside County CEQA implementation procedures prior to making a decision on the project, including final adoption of Resolution No. 2011-144 for SP303A2; and,

**ADOPT GENERAL PLAN AMENDMENT NO. 1104**, to amend the Circulation Element of the General Plan including, but not limited to, changing the designation of Avenue 62 from Scodary Highway to Expressway (220') and change Avenue 62 to a straight alignment throughout the project area, including final adoption of the General Plan Amendment Resolution No. 2011-143; and,

**ADOPT SPECIFIC PLAN NO. 303, AMENDMENT NO. 2**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report, including final adoption of Resolution No. 2011-144 for SP303A2; and,

**ADOPT ORDINANCE NO. 348.4722 (CHANGE OF ZONE NO. 7742)** to incorporate the Specific Plan Zoning Standards, including final adoption of the zoning ordinance and map; and,

**APPROVE TENTATIVE TRACT MAP NO. 33487**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

The Honorable Board of Supervisors

Re: ADDENDUM TO EIR NO. 396, SPECIFIC PLAN NO. 303, AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 1104 (CIRCULATION), CHANGE OF ZONE NO. 7742, TENTATIVE TRACT MAP NO. 33487, TENTATIVE PARCEL MAP NO. 36315, TENTATIVE PARCEL MAP NO. 36293, PLOT PLAN NO. 24690

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**APPROVE TENTATIVE PARCEL MAP NO. 36315**, subject to the attached conditions of approval with exception to the improvement requirements of Riverside County Ordinance No. 460, Section 10.14.A.2 in accordance with provisions of Riverside County Ordinance No. 460, Section 3.1, subsections C. and D., based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE TENTATIVE PARCEL MAP NO. 36293**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE PLOT PLAN NO. 24690**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

#### **BACKGROUND:**

Specific Plan No. 303, Amendment No. 2, General Plan Amendment No. 1104 (Circulation), and Change of Zone No. 7742 are being processed concurrently with four implementation projects including residential tract (TR33487), two parcel maps (PM36315 and PM36293), and a plot plan for a private race track (PP24690). An Addendum to Environmental Impact Report No. 396 was prepared and found no new impacts greater than what was previously analyzed in prior Environmental Impact Report No. 396. Air Quality, Green House Gas Emissions, and Noise impacts were further analyzed in the Addendum with additional mitigation measures to below a level of significance with relevant conditions and standards. The Specific Plan proposes a master-planned community on 2,163 acres supporting traditional single-family residential, multi-family residential, industrial, open space land uses and drainage areas. The Specific Plan includes a maximum target of 7,171 residential dwelling units, a 44 acre recreational lake, and regional trails.

Primary issues discussed at the Planning Commission hearing of April 20, 2011 included avigation easements, water supply, and whether metal buildings could be allowed for members private garages. These issues were resolved since conditions were added to require avigation easements prior to map recordation, the water supply assessment was approved by the Coachella Valley Water District, and a condition was added prohibiting pre-engineered metal buildings. The members private garages are allowed to contain metal facia and siding.