



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: May 4, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

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, and Plot Plan No. 24690.

(Charge your time to these case numbers)

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

- | | |
|--|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist-Ely) Desert Sun and Palo Verde Times |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> Addendum to earlier Environmental Document |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist-Ely) Desert Sun and Palo Verde Times

Need Director's signature by ASAP
Please schedule on the June 7, 2011 BOS Agenda

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination
Fish & Game Receipt (CFG05737)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 10, 2011

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

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 Synms Luna

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Planning Director

Initials:
CSL:jo

(Continued on next page)

Dep't Recomm.: Policy

Consent

Per Exec. Ofc.: Policy

Policy

Consent

Policy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

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 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 Secondary 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 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 2011-144 for SP303A2; and,

ADOPT CHANGE OF ZONE NO. 7742, to amend Ordinance No. 348 to incorporate the Specific Plan Zoning Standards, including final adoption of the zoning ordinance; 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,

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,

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. 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.