

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
February 19, 2015

**SUBJECT: RESOLUTION NO. 2015-060 FOR SPECIFIC PLAN NO. 303, AMENDMENT NO. 3 (KOHL RANCH), ORDINANCE NO. 348.4801 FOR CHANGE OF ZONE NO. 7852, SPECIFIC PLAN AMENDMENT NO. 303 AMENDMENT NO. 3, CHANGE OF ZONE NO. 7852, NOISE ORDINANCE EXCEPTION NO. 6, (FTA2011-11) – Consider an Addendum to a Certified EIR - EA42726- Applicant: Thermal Operating Company – Engineer/Representative: Albert A. Webb and Associates – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Location: Easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street – Gross Acreage: 2,177 acres – Zoning: Specific Plan (SP) – REQUEST: Specific Plan No. 303 Amendment No. 3 proposes to alter the land use, divide the existing planning area E-2 into 5 new planning areas, and allow for limited overnight stay accommodation in all for sale units within Planning Areas E-5 through E-8. The existing planning area A-8 will be consolidated into existing planning area E-4. The Change of Zone proposes to amend the Specific Plan zoning text to reflect the land use changes related to the Thermal Club Race Track development north of Avenue 62 and east of Tyler Street. More specifically, the zone change defines and includes horizontal and vertical mixed use development and outdoor film studio uses to the Land Use Designations labeled Mixed Use and define certain planning area boundaries.**

Departmental Concurrence

*Steve Weiss*

Steve Weiss, AICP  
Planning Director

(Continued on next page)

*Juan C Perez*

Juan C Perez  
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

**SOURCE OF FUNDS:** Deposit based funds

Budget Adjustment:

For Fiscal Year:

**C.E.O. RECOMMENDATION:**

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 4

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: RESOLUTION NO. 2015-060 FOR SPECIFIC PLAN NO. 303, AMENDMENT NO. 3 (KOHL  
RANCH), ORDINANCE NO. 348.4801 FOR CHANGE OF ZONE NO. 7852, SPECIFIC PLAN AMENDMENT  
NO. 303 AMENDMENT NO. 3, CHANGE OF ZONE NO. 7852, NOISE ORDINANCE EXCEPTION NO. 6,  
(FTA2011-11)**

**DATE:** February 19, 2015

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**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **CONSIDER ADDENDUM No. 5 for ENVIRONMENTAL IMPACT REPORT NO. 396**, based on the findings incorporated in the initial study and Addendum No. 5 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 and thus will not have a significant effect on the environment beyond those identified in the EIR; and,
2. **APPROVE SPECIFIC PLAN NO. 303, AMENDMENT NO. 3** subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report; and,
3. **ADOPT RESOLUTION NO. 2015-060 FOR SPECIFIC PLAN NO. 303, AMENDMENT NO. 3**, and,
4. **APPROVE CHANGE OF ZONE NO. 7852** to amend Ordinance No. 348 to incorporate the Specific Plan Zoning Standards and define new planning area boundaries for planning areas A-6, E-2, and E-4; and,
5. **ADOPT ORDINANCE NO. 348. 4801 CHANGE OF ZONE NO. 7852**; and,
6. **APPROVE NOISE ORDINANCE EXCEPTION NO. 6** based on the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

**Summary**

The Kohl Ranch Specific Plan was first adopted by the Riverside County Board of Supervisors and the related Environmental Impact Report No. 396 (EIR No. 396) was certified on November 16, 1999 (Resolution No. 99-378). Specific Plan No. 303, Amendment No. 1 amended the Kohl Ranch Specific Plan in January 2003 which included the addition of an 88 acre portion for the Coachella Valley Unified School District. Specific Plan Amendment No 2 along with Plot and Plan No. 24690 was approved in 2011 entitling a private members only race track.

The Specific Plan Amendment (number 3) proposes to alter the land use within the northeastern section of the project area in order to incorporate outdoor film studio uses, racing related residential uses, live/work units as allowable under the new Mixed-Use land use designation, revision of zoning ordinance, revision of existing standards for Mixed-Use designation, and a more detailed specific plan implementation and administrative processing discussion. In addition, the project proposal will divide the existing planning area E-2 into 5 new planning areas which will consist of E-2, E-5, E-6, E-7, and E-8. The existing planning area A-8 will be consolidated into existing planning area E-4. Planning areas A-6, E-2, E-4, E-5, E-6, E-7, and E-8, will have a land use designation of Mixed-Use and will be used to define and describe land use restrictions and conditions relative to ALUC Safety zones, and identify the special development needs related to a motorsports racing park. Target densities have been adjusted for planning areas F-2, G-5, G-10, G-11, H-2, and H-4 to allow for mixed-use residential units in planning areas E-5, E-6, E-7, and E-8 so as not to exceed the maximum unit count of 7,171. The intent of the changes to the Specific Plan and zoning are to accommodate overnight stays. The change will make the units residential in nature, not commercial; however, the change will not permit permanent residency. Limits have been added to the conditions of approval that will create limits on how many sequential overnight stays will be permitted. While these are for sale units to a sole owner, they are

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: RESOLUTION NO. 2015-060 FOR SPECIFIC PLAN NO. 303, AMENDMENT NO. 3 (KOHL  
RANCH), ORDINANCE NO. 348.4801 FOR CHANGE OF ZONE NO. 7852, SPECIFIC PLAN AMENDMENT  
NO. 303 AMENDMENT NO. 3, CHANGE OF ZONE NO. 7852, NOISE ORDINANCE EXCEPTION NO. 6,  
(FTA2011-11)**

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being treated more like an extended stay accommodation because they are within the walls of the Thermal Motorsports Club, a private club.

The Change of Zone proposes to amend the Specific Plan zoning text to reflect the land use changes related to the Thermal Club Race Track development north of Avenue 62 and east of Tyler Street. More specifically the zone change defines and includes horizontal and vertical mixed use development and outdoor film studio uses to the Land Use Designations labeled Mixed Use. Additionally, the zone change proposes to define new planning area boundaries for planning areas A-6, E-2, and E-4.

Noise Ordinance Exception No. 6 proposes a continuous event exception to the provisions of Ordinance No. 847 as outlined in Section 7 of the Ordinance because the revisions to the project as outlined above will introduce residential units contiguous to the race track which will place residential uses in an environment where noise is continually higher (when racing and maintaining vehicles) than is permitted by the Ordinance without such an exception.

Addendum No. 5 to Environmental Impact Report No. 396 has been prepared to inform decision-makers and the public that potential significant environmental effects have been analyzed in an earlier EIR with changes and additions for the proposed mixed use Specific Plan, and would not result in significant effects on the environment with additional mitigation measures. An Addendum was prepared to the previously certified EIR No. 396 because some changes or additions were necessary but none of the conditions described in CEQA Guidelines section 15162 calling for preparation of a subsequent EIR have occurred. A brief explanation of the decision not to prepare a subsequent EIR is included in the Addendum.

#### **Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff.

#### **ATTACHMENTS:**

- A. RESOLUTION NO. 2015-060**
- B. ORDINANCE NO. 348.4801**
- C. STAFF REPORT/FINDINGS/CONCLUSIONS/CONDITIONS OF APPROVAL**
- D. ADDENDUM NO. 5 to EIR 396**



Agenda Item No.:  
Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisory District: Fourth  
Project Planner: Matt Straite  
Board of Supervisors: March 24, 2015

SPECIFIC PLAN NO. 303, AMENDMENT NO. 3  
CHANGE OF ZONE NO. 7852  
NOISE ORDINANCE EXCEPTION NO. 6  
ADDENDUM No. 5 TO EIR NO. 396  
(FTA2011-11)  
Applicants: Thermal Operating Company LLC  
Engineer/Rep.: Albert A. Webb & Associates

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT- AMENDED

### PROJECT DESCRIPTION AND LOCATION:

**SPECIFIC PLAN AMENDMENT NO. 3** proposes to alter the land use within the northeastern section of the project area in order to incorporate an outdoor film studio, racing related residential uses, live/work units as allowable under the new Mixed-Use land use designation, revision of zoning ordinance, revision of existing standards for Mixed-Use designation, and a more detailed specific plan implementation and administrative processing discussion. In addition, the project proposal will divide the existing planning area E-2 into 5 new planning areas which will consist of E-2, E-5, E-6, E-7, and E-8. The existing planning area A-8 will be consolidated into existing planning area E-4. Planning areas E-2, E-4, E-5, E-6, E-7, and E-8, will have a land use designation of Mixed-Use and will be used to define and describe land use restrictions and conditions relative to ALUC Safety zones, and identify the special development needs related to a motorsports racing park. Target densities have been adjusted for planning areas F-2, G-5, G-10, G-11, H-2, and H-4 to allow for mixed-use residential units in planning areas E-5, E-6, E-7, and E-8 so as not to exceed the maximum unit count of 7,171. The intent of the changes to the Specific Plan and zoning are to accommodate overnight stays. The change will make the units residential in nature, not commercial; however, the change will not permit permanent residency. Limits have been added to the conditions of approval that will create limits on how many sequential overnight stays will be permitted. While these are for sale units to a sole owner, they are being treated more like an extended stay accommodation because they are within the walls of the Thermal Motorsports Club, a private club.

**CHANGE OF ZONE NO. 7852** proposes to amend the Specific Plan zoning text to reflect the land use changes related to the Thermal Club Race Track development north of Avenue 62 and east of Tyler Street. More specifically the zone change defines and includes horizontal and vertical mixed use development and outdoor film studio uses to the Land Use Designations labeled Mixed Use. Additionally, the zone change proposes to define new planning area boundaries for planning areas A-3, A-6, A-8, E-2, and E-4 and change the zoning on two properties (APN's 751-040-006 and 011) from Specific Plan to General Residential (R-1). These two properties zones were erroneously changed to Specific Plan (SP) in a previous zone change.

**NOISE ORDINANCE EXCEPTION NO. 6** proposes a continuous event exception to the provisions of Ordinance No. 847 as outlined in Section 7 of the Ordinance because the revisions to the project as outlined above will introduce residential units contiguous to the race track which will place residential uses in an environment where noise is continually higher (when racing and maintaining vehicles) than is permitted by the Ordinance without such an exception.

**ADDENDUM No 5 to ENVIRONMENTAL IMPACT REPORT (EIR) NO. 396** has been prepared to inform decision-makers and the public that potential significant environmental effects have been analyzed in an earlier EIR with changes and additions for the proposed mixed use Specific Plan, and would not result in significant effects on the environment with additional mitigation measures. An Addendum was prepared to the previously certified EIR No. 396 because some changes or additions were necessary but none of the conditions described in CEQA Guidelines section 15162 calling for



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CHANGE OF ZONE NO. 7852  
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preparation of a supplemental or subsequent EIR have occurred. A brief explanation of the decision not to prepare a supplemental or subsequent EIR is included in the Addendum.

The proposed Specific Plan Amendment is located in the Eastern Coachella Valley Area Plan, more specifically, the proposed development is located southerly of Avenue 60, northerly of Avenue 66, westerly of Polk Street, and easterly of Harrison Street / State Highway 86.

**PROJECT HISTORY:**

The Kohl Ranch Specific Plan was first adopted by the Riverside County Board of Supervisors and related Environmental Impact Report No. 396 (EIR No. 396) was certified on November 16, 1999 (Resolution No. 99-378). Specific Plan No. 303, Amendment No. 1 amended the Kohl Ranch Specific Plan in January 2003 which included the addition of an 88 acre portion for the Coachella Valley Unified School District. Specific Plan Amendment No 2 along with Plot and No. 24690 was approved in 2011 entitling a private members only race track.

**CONDITIONS OF APPROVAL:**

Due to the specific nature of the Thermal Motorsports Race track, and the surrounding area, including the Jacqueline Cochran airport, conditions of approval have been added to the project that permit residential construction standards on all units within the club (Planning Areas E-5 through E-8, while clarifying that the intent is not to permit long term residential use of the units. These conditions will include 10.Planning.3 which clarifies that these units are not to be used as primary residences, 10.Planning.4 which limits the overnight stays in the units to 45 consecutive days; and 30.Planning.39 which requires disclosure statements be provided to homeowners regarding the limitation of overnight stays and noise.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5):  
Community Development: 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)
2. Existing Zoning (Ex. #3):  
Specific Plan (S-P) Zone
3. Surrounding Zoning (Ex. #3):  
Heavy Manufacturing (M-H) to the north, Light Agriculture - 10 Acre Minimum (A-1-10) and Heavy Agriculture 20 Acre Minimum (A-2-20) to the east

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4. Existing Land Use (Ex. #1): and west, Light Agriculture – 10 Acre Minimum (A-1-10) to the south  
Vacant, Agriculture, Scattered Single Family Dwellings, School Site, and Lake
5. Surrounding Land Use (Ex. #1): Vacant, Agriculture, Scattered Single Family Dwellings to the east, west, and south; Cochran Airport to the north.
6. Project Data: Total Acreage: 2,163 Gross Acres

**RECOMMENDATIONS:**

**CONSIDER ADDENDUM No. 5 for ENVIRONMENTAL IMPACT REPORT NO. 396**, based on the findings incorporated in the initial study and Addendum No. 5 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 and thus will not have a significant effect on the environment beyond those effects previously identified in the EIR; and,

**APPROVE SPECIFIC PLAN NO. 303, AMENDMENT NO. 3** subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report; and,

**ADOPT RESOLUTION NO. 2015-060 FOR SPECIFIC PLAN NO. 303, AMENDMENT NO. 3**, and,

**APPROVE CHANGE OF ZONE NO. 7852** to amend Ordinance No. 348 to incorporate the Specific Plan Zoning Standards and define new planning area boundaries for planning areas A-6, E-2, and E-4; and,

**ADOPTION** of **ORDINANCE NO. 348. 4801 CHANGE OF ZONE NO. 7852**; and,

**APPROVE NOISE ORDINANCE EXCEPTION NO. 6** based on the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings.

1. The project site is currently designated on the Eastern Coachella Valley Area Plan as 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) as reflected on the Specific Plan Land Use Plan.
2. The land uses on surrounding parcels consist of Agriculture and Indian Lands to the east and west, Public Facilities and Light Industrial to the north, and Indian Lands to the south.
3. The existing and proposed zoning for the subject site is Specific Plan (SP Zone).

**SPECIFIC PLAN NO. 303, AMENDMENT NO. 3**  
**CHANGE OF ZONE NO. 7852**  
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4. The proposed project is consistent with the development standards set forth in the proposed Specific Plan Zoning Ordinance.
5. The project site is surrounded by properties which are zoned Light Agriculture - 10 Acre Minimum (A-1-10) and Heavy Agriculture - 20 Acre Minimum (A-2-20) to the east and west, and Controlled Development Areas (W-2) further to the west. Adjacent zoning to the north is Heavy Manufacturing – ½ Acre Minimum (M-H) and adjacent zoning to the south is Light Agriculture – 10 Acre Minimum (A-1-10).
6. The zoning change proposed on two properties (APN's 751-040-006 and 011) from Specific Plan (SP) zoning to General Residential (R-1) is consistent with the current General Plan Land Use designation on those two properties of Medium Density Residential (MDR). These two properties zones were erroneously changed to Specific Plan (SP) in a previous zone change.
7. The proposed use as a private race track with associated buildings is a permitted use, subject to approval of a plot plan (PP24690) in the Specific Plan (S-P) zone.
8. The existing, approved, race track is consistent with the development standards set forth in the Specific Plan (S-P) zone.
9. The intent of the changes to the Specific Plan and zoning are to accommodate overnight stays. The change will make the units residential in nature, not commercial; however, the change will not permit permanent residency. Limits have been added to the conditions of approval that will create limits on how many sequential overnight stays will be permitted. While these are for sale units to a sole owner, they are being treated more like an extended stay accommodation because they are within the walls of the Thermal Motorsports Club, a private club.
10. The overall Specific Plan is approximately one mile from a fire station. The project will provide appropriate fire protection improvements, such as fire hydrants and a water system, in conformance with the fire services policies of the General Plan.
16. Domestic water and sanitation is proposed to be provided by the Coachella Valley Water District from existing sewer and water lines. Domestic water and sanitation shall be provided in conformance with the water and sewer land use standards of the General Plan.
17. The Specific Plan is bordered by Tyler Street (128' R-O-W), Avenue 60 (78' R-O-W), Avenue 62/South Valley Parkway (220' R-O-W), Polk Street (128' R-O-W) and Avenue 66 (152' R-O-W). The project will provide appropriate street and off-site traffic mitigation, such as, Transportation Uniform Mitigation Fees (TUMF), in compliance with the requirements of the circulation element of the General Plan.
18. Based on review by the Airport Land Use Commission, the project was found "conditionally consistent" with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan.
19. The proposed revisions will place residential uses next to a race track, and uses within the residential units include large vehicle garages designed to permit maintenance of loud vehicles. For these reasons, the proximity of residential uses may exceed the noise maximum of 55 decibels as outlined in Ordinance No. 847. However, these will not be detrimental to the health, safety, and welfare of occupants and visitors to the residential units because:



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- a. The potential users of the residential facilities are purchasing the residential units and potentially staying on site or visiting because the units are next to the race track.
  - b. All residential unit owners must be members of the club, specifically designed for enthusiasts of loud vehicles.
  - c. The units have floor plans that allow sensitive receptors to close all doors and windows to seek shelter from sounds outside the unit, where noise levels will be significantly reduced.
  - d. Mitigation measures were proposed in the original EIR (LU-1, LU-3, and LU-4) and additional measures were added in the Addendum (MM Noise 3 through 9) to address project related noise. Additionally, EIR396-A2 identified that racing operations are not anticipated to commence prior to 7:00 a.m., or continue beyond daylight hours (after 7:00 p.m.), which would comply with the County's 45 dBA Leq (10 minutes) nighttime noise limit.
  - e. Ordinance No. 847 lists General Plan Land Use designations and their permitted noise levels. However, the list does not include the Mixed Use Land Use Designation, which is proposed in SP303A3. Therefore, in an abundance of caution, a Noise Ordinance Exception is appropriate.
20. The project is not located within the sphere of influence of any city.
21. The Project is within the Coachella Valley Multi Species Habitat Conservation Plan (CVMSHCP), however, the project site is not required for a conservation area.
22. The Specific Plan Amendment was subject to Native American Consultation in accordance with SB 18. Consultations with the Torres Martinez Tribe were held.
23. The environmental impacts of the proposed Project do not require substantial changes to EIR396, will not create any form of significant environmental impacts which were not previously analyzed, nor will the impacts of the Modified Project be more severe than those already analyzed in the Previous CEQA Documents. Given that fact, the Riverside County Planning Department determined that an Addendum to EIR396 is the proper form of environmental review for the Pending Applications based on the following facts:
- a. The boundary of the Specific Plan is not being changed, only the boundaries of internal planning areas. As a result the environmental impacts to natural land resources that are associated with the physical boundary of the Project were previously analyzed. For example, potential impacts to agricultural resources, biological resources, cultural resources, geology and soils, hydrology/water quality, and mineral resources would be no greater than the effects that were previously analyzed.
  - b. Although the proposed Project would modify the boundaries and the land uses of the internal planning areas, the maximum number of residential dwelling units to be permitted on the site would not change from the number originally approved for the entire Kohl Ranch Specific Plan (i.e., 7,171 residential units) and analyzed in the Previous CEQA Documents.
  - c. The proposed Project would not modify the boundaries of the Specific Plan and would not result in additional dwelling units. As such, the proposed land uses were accounted for in the aggregate unit count that was used to prepare the Water Supply Assessment for EIR396-A-2. Therefore, the proposed Project would not increase water demand beyond what was previously analyzed.

- d. An updated Air Quality/Greenhouse Gas Analysis was prepared for the proposed Project (Appendix A) which found that the potential impacts to air quality are no worse than those previously analyzed; and in some instances the proposed Project's impacts were found to be less severe than previously analyzed. For instance, the proposed Project will decrease the total amount of industrial land uses from what was originally approved for SPA2 and will result in fewer emissions than previously analyzed.
- e. The proposed Project does not include any revisions to the Circulation Plan approved for SPA2 and analyzed in EIR396-A-2. The proposed Project will however modify access points that will be subject to approval by the Riverside County Transportation Department.
- f. An updated Traffic Impact Analysis was prepared for the proposed Project which is included as Appendix C. As a result of the changes proposed by this Project, the overall daily trip generation for the proposed Project will decrease by approximately 1 percent. The proposed Project will also result in an approximately 18 percent decrease in the AM peak hour and an approximately 3 percent decrease in the PM peak hour when compared to the land uses currently approved by SPA2. It should also be noted that the Specific Plan maintains the same overall trip distribution as was presented in the original traffic study for EIR396.
- g. An updated Noise Assessment was prepared for the proposed Project and is included as Appendix B. The analysis determined that the proposed Project will not substantially alter the present or planned land use of the area, and noise impacts from operations will be similar to those examined previously.
- h. Subsequent to the certification of EIR396-A2, no new information of substantial importance has become available which was not known or could not have been known at the time EIR396-A-2 was prepared.
- i. Mitigation measures identified in EIR396-A2, other than those that have been changed as a result of this EIR Addendum, remain appropriate and feasible for the proposed Project.
- j. In addition, for the reasons outlined above, no supplemental or subsequent EIR is required either. There are no substantial changes proposed that require major revisions of the EIR. The basic purpose of the project revision is to accommodate overnight stays in the project. As outlined in great detail in the Addendum, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken, no new information, which was not known and could not have been known at the time the EIR was certified. As outlined in great detail in the Addendum, the project will not have any significant effects not discussed in the previous EIR, the significant effects previously examined will not be substantially more severe than shown in the previous EIR. No mitigation measures or alternatives were previously found to be not feasible. Some additional mitigation measures were added which will further reduce potential impacts. No mitigation measures or alternatives were declined that could have substantially reduced one or more significant effects on the environment.

**CONCLUSIONS:**

- 1. The proposed project is in conformance with the Specific Plan (SP00303A3), and with all other elements of the Riverside County General Plan and the Specific Plan's Land Use Plan.
- 2. Upon adoption of the proposed specific plan zoning ordinance text by the Board of Supervisors, the proposed project will be consistent with the proposed Specific Plan zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.

3. The public's health, safety, and general welfare are protected through project design.
4. Since this project is consistent with SP 303A3, it is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSCHP).
6. Mitigation measures introduced in the Addendum to Environmental Impact Report No. 396 have been deemed as adequate by Riverside County to minimize the potential environmental impacts.
7. With the incorporated mitigation, the changes to the proposed project, as identified and analyzed in the Addendum to Environmental Impact Report No. 396, will not have a significant impact on the environment.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence;
  - b. A Conservation Area;
  - c. A High Fire Area;
  - d. A Dam Inundation Area; or
  - e. A Sand Source Preserve.
3. The project site is located within:
  - a. County service area Thermal 125;
  - b. The Thermal and Jackie Cochran Airport Redevelopment Area;
  - c. The boundaries of the Coachella Valley Unified School District;
  - d. The Whitewater Watershed;
  - e. Zone B of the Mount Palomar Lighting Area;
  - f. An area of high (High B) paleontological sensitivity;
  - g. An area susceptible to subsidence; and,
  - h. An area of high liquefaction potential; and,
  - i. An Airport Influence Area.
4. The subject site is currently designated as Assessor Parcel Number's: 759-180-004 through 759-180-006; 759-180-008; 759-180-011 through 759-180-014; 759-190-011 through 759-190-014; 759-200-001 through 759-200-018; 759-210-001 through 759-210-028; 759-220-001 through 759-220-031; 759-230-001 through 759-230-019; 759-240-001 through 759-240-018; 759-250-001 through 759-250-038; 759-260-001 through 759-260-038; and 759-270-001 through 759-270-027





# Fast Track Authorization

Case No.: PP24690; PM36315;  
PM36293

FTA No. 2011-11

SUPERVISOR John Benoit

SUPERVISORIAL DISTRICT: 4

Company/Developer: TRM 122, LLC Contact: Phil Clayton

Address: 50-855 Washington Street #C234, La Quinta, CA 92253

Phone: (310) 486-4774 Fax: \_\_\_\_\_ Email: phil.clayton@thermal122.com

Architectural Firm: N/A Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Engineering Firm: Land Development Consult Contact: Hersel Zahab

Address: 1520 Brookhollow Drive #433, Santa Ana, CA 92705

Phone: (714) 329-0333 Fax: (714) 557-7707 Email: \_\_\_\_\_

Land Use Application(s):  General Plan Amendment  Conditional Use Permit  Change of Zone

Plot Plan  Parcel Map  Other \_\_\_\_\_

### Site Information:

Assessor's Parcel Number(s) 759-180-001; 759-190-004; 759-150-001; 759-160-001; 759-170-001

Cross Streets/Address NWC of 62nd Ave. and Polk St. Site Acreage 330

Land Use Designation HI; OS-C; CO; VRDR; LI; CR; MHDR Zoning SP

Redevelopment Project Area/Sub-Area: Thermal and Airport Sub-Area

Unincorporated Community Thermal

### Project Information (Estimate Amounts):

Eligibility Criteria  Full Time Jobs  Capital Investment  Annual Taxable Sales  Board of Supervisors  Child Care

Workforce Housing  Other \_\_\_\_\_

Permanent Full-Time Jobs 120 Wages per Hour \$10-25 Construction Jobs 40

Capital Investment \$80,000,000 Taxable Sales \$2,000,000 Bldg Size: 2,000,000

Project Type  Commercial  Industrial  Office  Residential  Other \_\_\_\_\_

Industrial Classification N/A Other \_\_\_\_\_

Commercial Classification Other Other Race Track

### Project Description:

330 acre automobile race track with 254 founders lots and kart track.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. \*This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Lisa Brandl, Managing Director of EDA \_\_\_\_\_ Date \_\_\_\_\_

Robert Moran, EDA Development Manager \_\_\_\_\_ Date \_\_\_\_\_

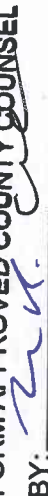
2  
3 **RESOLUTION NO. 2015-060**  
4 **ADOPTING**  
5 **AMENDMENT NO. 3 TO SPECIFIC PLAN NO. 303**  
6 **(THE KOHL RANCH)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., a public  
8 hearing was held before the Riverside County Board of Supervisors on March 24, 2015, to consider  
9 Amendment No. 3 ("Amendment No. 3") to Specific Plan No. 303 (The Kohl Ranch Specific Plan), which  
10 Specific Plan was adopted by the Riverside County Board of Supervisors pursuant to Resolution No. 99-  
11 378; amended by Amendment No. 1 ("Amendment No. 1") to Specific Plan No. 303 pursuant to  
12 Resolution No. 2003-053; and amended by Amendment No. 2 ("Amendment No. 2") to Specific Plan No.  
13 303 pursuant to Resolution No. 2011-144; and,

14 **WHEREAS**, the Board of Supervisors closed the March 24, 2015, public hearing and approved  
15 Amendment No. 3; and,

16 **WHEREAS**, all the procedures of the California Environmental Quality Act ("CEQA") and the  
17 Riverside County CEQA implementing procedures have been met, and Environmental Impact Report No.  
18 396, which was prepared in connection with the adoption of Specific Plan No. 303 and certified by the  
19 Riverside County Board of Supervisors on November 16, 1999, as modified by Amendment 1, related  
20 cases, and associated Addendum No. 1; Amendment 2, related cases, and associated Addendum No. 2;  
21 Plot Plan 24690 Revised Permit No. 1, Tentative Parcel Map 36293 Minor Change No. 1, and associated  
22 Addendum No. 3; and Addendum No. 5 (Environmental Assessment No. EA42726, hereinafter referred to  
23 as "Addendum No. 5") prepared in connection with this Amendment No. 3 and related cases, including  
24 Change of Zone No. 7852 and Noise Exemption No. 06 (collectively referred to alternatively herein as  
25 "the Project"), is sufficiently detailed so that all the potentially significant effects of the Project on the  
26 environment and measures necessary to avoid or substantially lessen such effects have been evaluated in  
27 accordance with the above-referenced Act and Rules; and,

28 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the  
public and affected agencies; now, therefore,

FORM APPROVED COUNTY COUNSEL  
BY:  MELISSA R. CUSHMAN  
DATE: \_\_\_\_\_

1           **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors  
2 of the County of Riverside in regular session assembled on March 24, 2015, that:

3           A.     Amendment No. 3 modifies Specific Plan No. 303 by the following:

- 4           1.     Reconfiguring existing planning area E-2 into 5 new planning areas (E-2, E-5, E-6, E-7 and  
5           E-8) and combining existing planning areas A-8 and E-4 into one newly formed planning  
6           area (E-4);
- 7           2.     Changing the land use designations of existing planning areas A-6, A-8 and E-2 from  
8           heavy industrial to mixed use and planning area E-4 from commercial-retail to mixed use.  
9           This will result in an increase of 252.73 acres of mixed use and the equivalent loss of  
10           249.94 acres of heavy industrial and 2.79 acres of commercial-retail;
- 11          3.     Adding outdoor film studios and racing facility-related residential uses as allowable land  
12           uses for Planning Areas E-5, E-6, E-7 and E-8 under the new mixed use land use  
13           designation;
- 14          4.     Adding outdoor film studios as an allowable land use for Planning Areas A-6, E-2, and E-4  
15           under the new mixed use land use designation;
- 16          5.     Adjusting target densities for planning areas F-2, G-5, G-10, G-11, H-2 and H-4 to allow  
17           for mixed-use residential units as an allowable use so as not to exceed the maximum unit  
18           count of 7,171; and
- 19          6.     Updating the design guidelines to define standards for the mixed use land use category and  
20           adding Airport Compatibility Design Standards for Mixed Use Residential uses.

21          B.     Amendment No. 3 is associated with Change of Zone No. 7852 and Noise Exemption No. 06.  
22           Change of Zone No. 7852 does not modify the boundary of the specific plan, only the  
23           boundaries of the internal planning areas within the Project to allow for new planning areas  
24           and uses within the proposed mixed use designation. Noise Exemption Case No. 06 is a  
25           proposal for an exception to Ordinance No. 847, regulating noise for a continuous event  
26           exception for sound sources related to motor vehicle racing and related facilities. Amendment  
27           No. 3, Change of Zone No. 7852, and Noise Exemption Case No. 06 are being considered  
28           concurrently at the public hearing before the Board of Supervisors.



1 C. Environmental Assessment No. 42726 concluded that the Project would necessitate some  
2 changes in or additions to EIR No. 396, but none sufficient to necessitate the preparation of a  
3 subsequent EIR or a supplement thereto. Accordingly, an Addendum to EIR No. 396 was  
4 prepared.

5 D. No potentially significant environmental impacts are associated with the proposed amendment  
6 and associated cases other than those identified in EIR No. 396, as modified by its Addenda,  
7 and those impacts would be avoided or lessened (reduced to below a level of significance) by  
8 the mitigation measures listed therein.

9 **BE IT FUTHER RESOLVED** by the Board of Supervisors that the proposed amendment would  
10 be consistent with the intent, design and mitigation approved for Specific Plan No. 303 and with the  
11 Riverside County General Plan.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and  
13 **CONSIDERED** Addendum No. 5 with EIR No. 396, as modified by the prior Addenda thereto, in  
14 evaluating Amendment No. 3 to Specific Plan No. 303 and the associated cases referenced above; that  
15 Addendum No. 5 is an accurate and objective statement that complies with CEQA and reflects the  
16 County's independent judgment; and that Addendum No. 5, EIR No. 396 and its prior Addenda are  
17 incorporated herein by reference.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it accepts the findings of  
19 Addendum No. 5, on the basis of which the Board of Supervisors find that no further environmental  
20 documentation is required because, while some changes or additions are necessary, none of the conditions  
21 described in California Code of Regulations, title 14, section 15062 have occurred, including: (a) all  
22 potentially significant effects of the Project have been adequately analyzed in previously certified EIR No.  
23 396, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier  
24 EIR and/or revisions or mitigation measures that are imposed upon the proposed Project; (b) neither the  
25 Project nor the circumstances under which it will be undertaken require major revisions to the EIR due to  
26 the involvement of new significant environmental effects or a substantial increase in the severity of  
27 previously identified significant effects, nor is there new information of substantial importance which was  
28 not known or reasonably knowable at the time EIR No. 396 was certified which would indicate that the

1 Project will have one or more significant effects not discussed in EIR No. 396 or which would indicate  
2 that the significant effects previously examined would be substantially more severe than shown in EIR No.  
3 396; (c) the Project proponent has not declined to adopt any mitigation measure or alternative found to be  
4 feasible that would substantially reduce one or more significant effects on the environment; and (d) the  
5 Project proponent has not declined to adopt any mitigation measures or alternatives which are  
6 considerably different from those analyzed in the previous EIR that would substantially reduce one or  
7 more significant effects on the environment.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 3 to  
9 Specific Plan No. 303, on file with the Clerk of the Board, including the final conditions of approval and  
10 exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property described and  
11 shown in the plan, and said real property shall be developed substantially in accordance with the plan as  
12 amended, unless the plan is replaced or further amended by the Board.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No.  
14 3 to Specific Plan No. 303 shall be placed on file in the Office of the Clerk of the Board, in the Office of  
15 the Planning Director and in the Office of the Building and Safety Director, and that no applications for  
16 subdivision maps, conditional use permits or other development approvals shall be accepted for the real  
17 property described and shown in the plan, as amended, unless such applications are substantially in  
18 accordance therewith.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisor that the custodians of the  
20 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County  
21 Planning Department and such documents are located at 4080 Lemon Street, Riverside, California.

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1  
2 ORDINANCE NO. 348.4801

3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
4 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

5 The Board of Supervisors of the County of Riverside Ordains as follows:

6 Section 1. Section 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 41.090, as  
7 amended, are further amended by placing in effect in the Lower Coachella Valley District the zone or zones  
8 as shown on the map entitled “Change of Official Zoning Plan Amending Ordinance No. 348, Map No.  
9 41.090, Change of Zone Case No. 7852,” which map is made a part of this ordinance.

10 Section 2. Article XVIIa, of Section 17.87 of Ordinance No. 348 is amended and restated in its  
11 entirety to read as follows:

12 Section 17.87 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO.  
13 303.

14 a. Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-  
15 3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, and M-9.

16 (1) The uses permitted in Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-  
17 1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, and  
18 M-9 of Specific Plan No. 303 shall be the same as those uses permitted in Article VIIIe, Section  
19 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a(1) and (2)  
20 and Section b.(1) shall not be permitted. In addition, the permitted uses identified under Section  
21 8.100.a. shall include public parks; community centers; and when the gross acre of a lot is twenty  
22 (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of Ordinance No. 348  
23 shall also be included.

24 (2) The development standards for Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9,  
25 G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3,  
26 M-8, and M-9 of Specific Plan No. 303 shall be the same as those standards identified in Article  
27 VIIIe, Section 8.101 of Ordinance No. 348.  
28



1 (3) Except as provided above, all other zoning requirements shall be the same as those  
2 requirements identified in Article VIIIe of Ordinance No. 348.

3 b. Planning Areas A-1, A-3, A-7, E-1, and E-3.

4 (1) The uses permitted in Planning Areas A-1, A-3, A-7, E-1, and E-3 of Specific Plan  
5 No. 303 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.  
6 348 except that the uses permitted pursuant to Section 8.100.b.(1) shall not be permitted. In  
7 addition, the permitted uses identified under Section 8.100.a. shall include public parks;  
8 community centers; facilities related to large scale recreational uses such as a motor sports race  
9 track and facilities related thereto, including but not limited to race track, private garages,  
10 clubhouse, tuning shop, observation tower, museum, vehicle display areas and ancillary uses in  
11 support thereof; and when the gross area of a lot is twenty (20) acres or greater, the uses identified  
12 under Article XIII, Section 13.1.b. of Ordinance No. 348 shall also be included.

13 (2) The development standards for Planning Areas A-1, A-3, A-7, E-1, and E-3 of  
14 Specific Plan No. 303 shall be the same as those standards identified in Article VIIIe., Section  
15 8.101 of Ordinance No. 348.

16 (3) If Planning Areas A-1, A-3, A-7, E-1, and E-3 are developed with large scale  
17 recreational uses such as a motor sports race track and facilities related thereto, the development  
18 standards shall be the same as those identified in Article VIIIe., Section 8.101 of Ordinance No.  
19 348 except that the following development standards shall also apply:

20 (A) The minimum front yard setback for any building shall be 20 feet.

21 (B) The minimum side yard setback for any building shall be 5 feet.

22 (4) Except as provided above, all other zoning requirements shall be the same as those  
23 requirements identified in Article VIIIe of Ordinance No. 348.

24 c. Planning Areas A-2.

25 (1) The permitted uses in Planning Areas A-2 of Specific Plan No. 303 shall be the  
26 same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses  
27 permitted pursuant to Sections 9.1.a. (17), (23), (25), (27), (29), (32), (42), (51), (52), (61), (65),  
28 (67), (73), and (93); Sections 9.1.b. (7), (9), (11)a., (18), (19), and (20); and Sections 9.1.d. (4), (5),

1 (7), (10), (11), (12) and (13) shall not be permitted. In addition, the permitted uses identified under  
2 Section 9.1.a. shall include aviation equipment assembly; communication equipment and  
3 microwave sales and installation; computer and office equipment sales, service, repair and  
4 assembly; conference facilities; country clubs, manufacture of dairy products, not including dairies;  
5 emergency and urgent care medical facilities; libraries; manufacture of grain and bakery products;  
6 health and exercise centers; hospitals; ice houses; jewelry manufacture and repair; manufacture of  
7 wearing apparel and accessories; manufacture and repair of measuring devices, watches, clocks and  
8 related items; manufacture and repair of optical goods, medical instruments, supplies and  
9 equipment, engineering, survey and drafting instruments and photography equipment; manufacture  
10 of handbags, luggage, footwear, and other personal leather goods; manufacture of cutlery,  
11 tableware, hand tools and hardware; manufacture of plumbing and heating items; vehicle storage  
12 and impoundment; manufacture of office and computing machines; manufacture, assembly, testing  
13 and repair of components, devices, equipment and systems of an electrical, electronic, or electro-  
14 mechanical nature; manufacture of non-alcoholic beverages; manufacture of confectionery  
15 products; manufacture and repair of refrigeration and heating equipment; printing of periodicals,  
16 books, forms, cards and similar items; public parks and public playgrounds; golf courses; religious  
17 institutions; facilities for research and development of precision components and products; and  
18 water wells and appurtenant facilities.

19 In addition, the permitted uses identified under Section 9.1.b. shall include aerial service  
20 businesses including advertising, photography and tours; aerospace/aeronautical museums; aircraft  
21 equipment sales, service and repair; contractor storage yards; flight schools; intermodal cargo  
22 transfer facilities; manufacture of furniture and fixtures, including cabinets, partitions and similar  
23 small items; manufacture of bicycles; parcel delivery services; warehousing and distribution;  
24 facilities related to large scale recreational uses such as golf courses and a motor sports race track  
25 and facilities related thereto, including but not limited to race track, private garages, clubhouse,  
26 tuning shop, observation tower, museum, vehicle display areas and ancillary uses in support  
27 thereof; and when the gross area of a lot is twenty (20) acres or greater, the uses identified under  
28 Article XIII, Section 13.1.b. of Ordinance No. 348 shall be included.

1           In addition, the permitted uses identified under Section 9.1.d. shall include community  
2 centers; schools; meat and poultry processing not including slaughtering or rendering of animals;  
3 paper shredding facilities; research and manufacture of drugs and pharmaceuticals; manufacture of  
4 soaps, cleaners and toiletries; wrought iron fabrication; machine, welding and blacksmith shops;  
5 breweries, distilleries and wineries; paper storage and recycling within a building; recycling  
6 processing facilities; paper and paperboard mills; manufacture of containers and boxes; and above  
7 ground natural gas storage.

8           (2)     The development standards for Planning Areas A-2 of Specific Plan No. 303 shall  
9 be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348 except  
10 that sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks and other  
11 sporting activities, shall not be permitted.

12           (3)     Except as provided above, all other zoning requirements shall be the same as those  
13 requirements identified in Article IX of Ordinance No. 348.

14     d.     Planning Areas C-6, G-8, H-8 and L-1.

15           (1)     The uses permitted in Planning Areas C-6, G-8, H-8 and L-1 of Specific Plan No.  
16 303 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348,  
17 except that the uses permitted pursuant to Section 7.1.a.(3), (4) and (10); Section 7.1.b(9); and  
18 Section 7.1.c(1) shall not be permitted.

19           In addition, the permitted uses identified under Section 7.1.b. shall include two family  
20 dwellings developed pursuant to Subsections AA. through DD. of this section; lakes, including  
21 those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water and  
22 noncommercial fishing; water wells and appurtenant facilities; and when the gross area of a lot is  
23 twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.a. and b. of  
24 Ordinance No. 348 shall also be included, except that the uses permitted pursuant to Section  
25 13.1.a.(15) shall not be permitted.

26           (2)     The development standards for Planning Areas C-6, G-8, H-8 and L-1 of Specific  
27 Plan 303 shall be the same as those standards identified in Article VII, Sections 7.2 through 7.11  
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1           except that the development standards set forth in Sections 7.3, 7.4, 7.5, 7.6, and 7.10 shall be  
2           deleted and replaced by the following:

3                   A.       Lot area shall be not less than four thousand (4,000) square feet, unless  
4                   cluster development subject to the development standards set forth in subsections AA.  
5                   through DD. of this section is utilized. The minimum lot area shall be determined by  
6                   excluding that portion of a lot that is used solely for access to the portion of a lot used as  
7                   building site.

8                   B.       The front yard shall be not less than 16 feet, measured from the existing  
9                   street line or from any future street line as shown on any Specific Plan of Highways,  
10                  whichever is nearer the proposed structure.

11                  C.       The minimum average width of that portion of a lot to be used as a  
12                  building site shall be forty feet (40'), with a minimum average depth of one hundred feet  
13                  (100') unless cluster development subject to the development standards set forth in  
14                  subsections AA. through DD. of this section is utilized. "Flag" lots shall not be permitted.

15                  D.       The minimum frontage of a lot shall be forty feet (40') except that lots  
16                  fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30')  
17                  unless cluster development subject to the development standards set forth in subsections  
18                  AA. through DD. of this section is utilized. Lot frontage along curvilinear streets may be  
19                  measured at the building setback in accordance with zone development standards.

20                  E.       Side yards on interior and through lots shall be not less than ten percent  
21                  (10%) of the width of the lot, but not less than three feet (3') in width in any event, and  
22                  need not exceed a width of five feet (5') unless cluster development subject to the  
23                  development standards set forth in subsections AA. through DD. of this section is utilized.  
24                  Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the  
25                  existing street line or from any future street line as shown on any Specific Plan of  
26                  Highways, whichever is nearer the proposed structure, upon which the main building sides  
27                  unless cluster development subject to the development standards set forth in subsections  
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1 AA. through DD. of this section is utilized. Where a zero lot line design is utilized, the  
2 alternate side yard shall be not less than ten feet (10') in width.

3 F. The rear yard shall not be less than ten feet (10') unless cluster  
4 development subject to the development standards set forth in subsection AA. through DD.  
5 of this section is utilized.

6 G. Every main building erected or structurally altered shall have a lot or  
7 building site of not less than one thousand one hundred (1,100) square feet for each  
8 dwelling unit in such main building unless cluster development subject to the development  
9 standards set forth in subsections AA. through DD. of this section is utilized.

10 In addition, when a cluster development design is utilized, the following  
11 development standards shall be applicable:

12 AA. The minimum overall area for each individual unit within a two-  
13 family dwelling exclusive of the area set aside for street rights of way shall be two  
14 thousand (2,000) square feet.

15 BB. The minimum lot area for two-family lots used as a residential  
16 building site shall be two thousand (2,000) square feet. The minimum lot area  
17 shall be determined by excluding that portion of a lot that is used solely for access  
18 to the portion of a lot used as a building site. For each two family dwelling,  
19 common open space shall be provided equal to the difference between the lot area  
20 for such two family dwelling and eight thousand (8,000) square feet.

21 CC. Side yards on interior and through lots shall be not less than three  
22 feet (3') for one-story buildings; not less than ten feet (10') for two-story buildings;  
23 and not less than fifteen feet (15') for three-story buildings. Side yards on corner  
24 and reversed corner lots shall be not less than ten feet (10') from the existing street  
25 line as shown on any Specific Plan of Highways, whichever is nearer the proposed  
26 structure, upon which the main building sides, except that where the lot is less than  
27 fifty feet (50') wide the yard need not exceed twenty percent (20%) of the lot  
28 width.

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DD. The rear yard shall not be less than ten feet (10') for one-story buildings; not less than fifteen feet (15') for two-story buildings; and not less than twenty feet (20') for three-story buildings.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

e. Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7, H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E.

(1) The uses permitted in Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7, H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E of Specific Plan No. 303 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(3); Section 7.1.b(9); and 7.1.c(1) shall not be permitted. In addition, the permitted uses identified under Section 7.1.b. shall include two family dwellings developed pursuant to Subsections AA. through FF. of this section; community centers, lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water and non-commercial fishing; water wells and appurtenant facilities; and when the gross area of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of Ordinance No. 348 shall also be included.

(2) The development standards for Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7, H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E of Specific Plan No. 303 shall be the same as those standards identified in Article VII, Sections 7.2 through 7.11, except that the development standards set forth in Sections 7.3, 7.5, 7.6, and 7.11 shall be deleted and replaced by the following:

A. Lot area shall be not less than five thousand (5,000) square feet, unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as building site.



1           B.       The minimum average width of that portion of a lot to be used as a  
2 building site shall be fifty feet (50'), with a minimum average depth of one hundred feet  
3 (100') unless cluster development subject to the development standards set forth in  
4 subsections AA. through FF. of this section is utilized. "Flag" lots shall not be permitted.

5           C.       The minimum frontage of a lot shall be fifty (50') except that lots fronting  
6 on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30') unless cluster  
7 development subject to the development standards set forth in subsections AA. through FF.  
8 of this section is utilized. Lot frontage along curvilinear streets may be measured at the  
9 building setback in accordance with zone development standards.

10          D.       Side yards on interior and through lots shall be not less than ten percent  
11 (10%) of the width of the lot, but not less than three feet (3') in width in any event, and  
12 need not exceed a width of five feet (5') unless cluster development subject to the  
13 development standards set forth in subsections AA. through FF. of this section is utilized.  
14 A zero lot line design may be used, in which event the alternate side yard shall be not less  
15 than ten feet (10') in width. Side yards on corner and reverse corner lots shall be not less  
16 than ten feet (10') from the existing street line or from any future street line as shown on  
17 any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the  
18 main building sides, unless cluster development subject to the development standards set  
19 forth in subsections AA. through FF. of this section is utilized.

20          E.       The rear yard shall not be less than ten feet (10') unless cluster  
21 development subject to the development standards set forth in subsections AA. through FF.  
22 of this section is utilized.

23               In addition, when a cluster development design is utilized, for either single family or two  
24 family dwellings, the following development standards shall be applicable:

25           AA.     The minimum overall area for each single-family dwelling unit or  
26 each individual unit within a two-family dwelling, exclusive of the area set aside  
27 for street rights of way shall be four thousand (4,000) square feet.  
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BB. The minimum lot area for individual single-family and two-family lots used as a residential building site shall be four thousand (4,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. For each dwelling unit, common open space shall be provided equal to the difference between the single-family or two-family lot area and five thousand (5,000) square feet for each single-family dwelling or ten thousand five hundred (10,500) square feet for each two-family dwelling.

CC. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50'), with a minimum average depth of ninety feet (90'). "Flag" lots shall not be permitted.

DD. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or culs-de-sac may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

EE. Side yards for single-family dwellings on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5'). Side yards for single-family dwellings on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides. Where a zero lot line design is utilized for single-family dwellings, the alternate side yard shall be not less than ten feet (10') in width. Side yards for two-family dwellings on interior and through lots shall be not less than five feet (5') for one-story buildings; not less than ten feet (10') for two-story buildings; and not less than fifteen feet (15') for three-story buildings. Side yards for two-family dwellings on corner and reverse corner lots shall be measured from the existing street line or from any future street line as

1 shown on any Specific Plan of Highways, whichever is nearer the proposed  
2 structure, upon which the main building sides.

3 FF. The rear yard for single-family dwellings shall be not less than ten  
4 feet (10'). The rear yard for two-family dwellings shall be not less than ten feet  
5 (10') for one-story buildings, not less than fifteen feet (15') for two-story buildings;  
6 and not less than twenty feet (20') for three-story buildings.

7 (3) Except as provided above, all other zoning requirements shall be the same as  
8 those requirements identified in Article VII of Ordinance No. 348.

9 f. Planning Areas A-5, G-1 and F-4.

10 (1) The uses permitted in Planning Areas A-5, G-1 and F-4 of Specific Plan No. 303  
11 shall be the same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that  
12 the uses permitted pursuant to Sections 9.1.a. (29), (51) and (93), b.(11)a., (12), (18), (19), and  
13 (20), d.(2), (3), (4), (5), (6), (9), (10), (11), (12) and (13), shall not be permitted.

14 In addition, the permitted uses identified under Section 9.1.a. shall include public parks and  
15 public playgrounds; golf courses; country clubs; animal hospitals with all kennels entirely indoors;  
16 health clubs; computer sales and repair stores; parcel delivery services; libraries; religious  
17 institutions; community centers; schools; and water wells and appurtenant facilities.

18 In addition, when the gross area of a lot is twenty (20) acres or greater, the permitted uses  
19 identified under Section 9.1.b. shall include the uses permitted under Article XIII, Section 13.1.b.  
20 of Ordinance No. 348.

21 In addition, the permitted uses identified under Section 9.1.d. shall include electric vehicle  
22 charging stations.

23 (2) The development standards for Planning Areas A-5, G-1 and F-4 of Specific Plan  
24 No. 303 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No.  
25 348.

26 (3) Except as provided above, all other zoning requirements shall be the same as those  
27 requirements identified in Article IX of Ordinance No. 348.  
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1 g. Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10,  
2 I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B, M-6A, M-6B, and M-7A.

3 (1) The uses permitted in Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9,  
4 I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B, M-6A, M-6B, and  
5 M-7A of Specific Plan No. 303 shall be the same as those uses permitted in Article VI, Section 6.1  
6 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b(5); and Section  
7 6.1.c(1). shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall  
8 include two family dwellings developed pursuant to subsection AA. through GG. of this section;  
9 lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable  
10 irrigation water; water wells and appurtenant facilities; and when the gross acre of a lot is twenty  
11 (20) acres or greater, the uses identified under Article XIII, Section 13.1.a. and b. of Ordinance No.  
12 348 shall also be included, except that the uses permitted pursuant to Section 13.1.a(15) shall not  
13 be permitted.

14 In addition the permitted uses identified under Section 6.1.b. shall include day care centers;  
15 libraries; religious institutions; community centers; and schools.

16 (2) The development standards for Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-  
17 13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B, M-6A, M-  
18 6B, and M-7A of Specific Plan No. 303 shall be the same as those standards identified in Article  
19 VI, Section 6.2, except that the development standards set forth in Article VI, Section 6.2.b, c., d.,  
20 e.(2), e.(3) and g shall be deleted and replaced by the following:

21 A. Lot area shall be not less than six thousand (6,000) square feet, unless  
22 cluster development subject to the development standards set forth in subsection AA.  
23 through GG. of this section is utilized. The minimum lot area shall be determined by  
24 excluding that portion of a lot that is used solely for access to the portion of a lot used as  
25 building site.

26 B. The minimum average width of that portion of a lot to be used as a  
27 building site shall be sixty feet (60'), with a minimum average depth of one hundred feet  
28

1 (100') unless cluster development subject to the development standards set forth in  
2 subsections AA. through GG. of this section is utilized. "Flag" lots shall not be permitted.

3 C. The minimum frontage of a lot shall be sixty feet (60') except that lots  
4 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')  
5 unless cluster development subject to the development standards set forth in subsections  
6 AA. through GG. of this section is utilized. Lot frontage along curvilinear streets may be  
7 measured at the building setback in accordance with zone development standards.

8 D. Side yards on interior and through lots shall be not less than ten percent  
9 (10%) of the width of the lot, but not less than three feet (3') in width in any event, and  
10 need not exceed a width of five feet (5') unless cluster development subject to the  
11 development standards set forth in subsection AA. through GG. of this section is utilized.  
12 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the  
13 existing street line or from any future street line as shown on any Specific Plan of  
14 Highways, whichever is nearer the proposed structure, upon which the main building sides  
15 unless cluster development subject to the development standards set forth in subsections  
16 AA. through GG. of this section is utilized.

17 E. The rear yard shall not be less than ten feet (10') unless cluster  
18 development subject to the development standards set forth in subsections AA. through  
19 GG. of this section is utilized.

20 In addition, when a cluster development design is utilized for single family or two  
21 family dwellings, the following development standards shall be applicable:

22 AA. The minimum overall area for each single-family dwelling unit or  
23 each individual unit within a two-family dwelling, exclusive of the area set aside  
24 for street rights of way shall be five thousand (5,000) square feet.

25 BB. The minimum lot area for individual single-family lots used as a  
26 residential building site shall be five thousand (5,000) square feet. The minimum  
27 lot area for two-family lots shall be five thousand (5,500) square feet. The  
28 minimum lot area shall be determined by excluding that portion of a lot that is used

1 solely for access to the portion of a lot used as a building site. For each dwelling  
2 unit, common open space shall be provided equal to the difference between the  
3 single-family or two-family lot area and six thousand (6,000) square feet for each  
4 single-family dwelling or twelve thousand (12,000) square feet for each two-  
5 family dwelling.

6 CC. The minimum average width of that portion of a lot to be used as a  
7 building site shall be fifty-five feet (55'), with a minimum average depth of one  
8 hundred feet (100'). "Flag" lots shall not be permitted.

9 DD. The minimum frontage of a lot shall be fifty-five feet (55'), except  
10 that lots fronting on knuckles or cul-de-sac may have a minimum frontage of thirty  
11 feet (30'). Lot frontage along curvilinear streets may be measured at the building  
12 setback in accordance with zone development standards.

13 EE. Side yards on interior and through lots shall be not less than ten  
14 percent (10%) of the width of the lot, but not less than three feet (3') in width in  
15 any event, and need not exceed a width of five feet (5'). Side yards on corner and  
16 reverse corner lots shall be not less than ten (10') from the existing street line or  
17 from any future street line as shown on any Specific Plan of Highways, whichever  
18 is nearer the proposed structure, upon which the main building sides. Where a zero  
19 lot line design is utilized the alternate side yard shall be not less than ten feet (10')  
20 in width.

21 FF. The rear yard for single-family dwellings shall be not less than ten  
22 feet (10'). The rear yard for two-family dwellings shall be not less than ten feet  
23 (10') for one-story buildings, not less than fifteen feet (15') for two-story buildings,  
24 and not less than twenty feet (20') for three-story buildings.

25 GG. In no case shall more than sixty percent (60%) of any lot be  
26 covered by buildings or structures.

27 (3) Except as provided above, all other zoning requirements shall be the same as those  
28 requirements identified in Article VI of Ordinance No. 348.

1 h. Planning Area A-4

2 (1) The uses permitted in Planning Area A-4 of Specific Plan 303 shall be the same as  
3 those uses permitted in Article XII, Section 12.2 of Ordinance No. 348, except that the uses  
4 permitted pursuant to Section 12.2.c. (3), (7), (11) and (12); Section 12.2.d.; Section 12.2.e., 12.2.f.  
5 and 12.2.g. shall not be permitted. In addition, the permitted uses identified under Section 12.2.b.  
6 shall include water wells and appurtenant facilities, facilities related to large scale recreational uses  
7 such as golf courses and a motor sports race track and facilities related thereto, including but not  
8 limited to race track, private garages, clubhouse, tuning shop, observation tower, museum, vehicle  
9 display areas, underground fuel storage and ancillary uses in support thereof; and when the gross  
10 acre of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.a.  
11 and b. of Ordinance No. 348 shall also be included, except that the uses permitted pursuant to  
12 Section 13.1.a.(15) shall not be permitted.

13 In addition, the permitted uses identified under Section 12.2.b shall include aerial services  
14 including advertising, photography and tours; aerospace/aeronautical museums; aircraft taxiways;  
15 catering services/flight kitchens; conference facilities; golf courses and appurtenant facilities;  
16 convenience stores; dry cleaners; flight schools; hospitals; hotels and motels; intermodal cargo  
17 transfer terminals; research and development facilities for biomedical, chemical, electronic,  
18 mechanical and other scientific purposes; paper recycling facilities; parcel delivery services; and  
19 rental car agencies including the storage of rental cars.

20 In addition, the permitted uses identified under Section 12.2.c. shall include cogeneration  
21 plants; structures and facilities necessary and incidental to the development, generation and  
22 transmission of electric power and gas such as power plants, booster or conversion plants,  
23 transmission lines, pipelines and the like; and incarceration and detention facilities.

24 (2) The development standards for Planning Area A-4 of Specific Plan No. 303 shall  
25 be the same as those standards identified in Article XII, Section 12.4 of Ordinance No.348,  
26 provided however that Article XII, Section 12,4(b)(3) shall apply only to setbacks calculated from  
27 public streets. Article XII, Section 12.4.a. is modified to provide that the minimum lot area shall  
28 be seven thousand (7,000) square feet with no minimum average width. There shall be no



1 minimum setback from any private street. Article XII, Section 12.4c.(2) is modified to provide that  
2 an observation tower built within Planning Areas A-4 and built as part of a large scale recreational  
3 use shall not exceed 70 feet in height and sports lighting, consisting of exterior nighttime lighting  
4 for ballfields, racetracks and other sporting activities, shall not be permitted.

5 (3) Except as provided above, all other zoning requirements shall be the same as  
6 those requirements identified in Article XII of Ordinance No.348.

7 i. Planning Area A-6, E-2, and E-4

8 (1) The uses permitted in Planning Areas A-6, E-2 and E-4 of Specific Plan 303 shall  
9 be the same as those uses permitted in Article IX, Section 9.1a of Ordinance No. 348, except that  
10 the uses permitted pursuant to Article IX, Sections 9.1.a. (17), (23), (25), (27), (29), (32), (42),  
11 (51), (52), (61), (65), (67), (73), (83), (93) and (96-within Airport Land Use Compatibility Zone  
12 C); allowed under Sections 9.1.b. (7), (9), (10), (11.c), (13), (14), (15), (16), (18), (19), and (20);  
13 and allowed under Sections 9.1.d. (2), (4), (5), (9), (10), (12), (13), and (16) shall not be permitted;  
14 and uses permitted pursuant to Article IX, Section 9.1.a (35) shall not be permitted in Planning  
15 Areas E-2 and E-4.

16 In addition, the uses identified under Section 9.1.b as allowable with a plot plan shall  
17 include aerial services including advertising, photography and tours; aerospace/aeronautical  
18 museums; aircraft equipment sales, service, and repair; aircraft taxiways; airports; aviation  
19 equipment assembly; body and fender shops; building materials and sales yard; building movers  
20 storage yard; catering services/flight kitchens; cold storage plant; communications and microwave  
21 installations; computer and office equipment sales, service, repair and assembly; conference  
22 facilities; contractor storage yards; country clubs; dry cleaners; emergency and urgent care medical  
23 facilities; facilities related to large scale recreational uses such as a motor sports race track and  
24 facilities related thereto, including but not limited to race track, private garages, clubhouse, tuning  
25 shop, observation tower, museum, vehicle display areas, underground fuel storage and ancillary  
26 uses in support thereof; flight schools; hardware and home improvement centers; health and  
27 exercise centers; heliports; ; intermodal cargo transfer terminals; libraries; industrial and  
28 manufacturing uses involving food products including beverages, including alcoholic beverages,

1           canning and preserving fruits and vegetables, dairy products-not including dairies, grain and bakery  
2           products, ice, meat and poultry products-including meat packing but not slaughtering, sugar and  
3           confectionary products, and wineries, distilleries, and breweries; textile products including cotton,  
4           wool, and synthetic weaving and finishing mills, wearing apparel and accessory products, knitting  
5           mills, floor covering mills, and yard and thread mills; lumber and wood products including saw and  
6           planing mills, manufacture of containers and crates, fabrication of wood building structures,  
7           lumber yards, manufacture of furniture and fixtures including cabinets, partitions, and similar  
8           items; paper products including paper and paperboard mills, manufacture of containers and boxes,  
9           paper shredding, printing and publishing of newspaper, periodicals, books, forms cards and similar  
10          items, binding of books and other publications; chemicals and related products including  
11          manufacture of organic and inorganic compounds-not including those of a hazardous nature,  
12          manufacture of drugs and pharmaceuticals, soaps, cleaners, and toiletries, manufacture of  
13          agricultural chemicals-not including pesticides and fertilizers, paints and varnishes; rubber and  
14          plastic and synthetic products including manufacture of tires and tubes, fabrication of rubber,  
15          plastics, and synthetic products; leather products including tanning and finishing of leather,  
16          manufacture of handbags, luggage, footwear, and other personal leather goods; stone clay, glass,  
17          and concrete products including stone cutting and related activities, pottery and similar items, glass  
18          blowing, pressing and cutting, glassware products, manufacture of concrete, gypsum, plaster and  
19          mineral products; metal products including manufacture of cans and containers, cutlery, tableware,  
20          hand tools and hardware, plumbing and heating items, wrought iron fabrication, manufacture and  
21          assembly of fencing, machine, welding, and blacksmith shops, metal stamps and forged metal  
22          products, fabrication of metal buildings, manufacture of ordnance and firearms, not including  
23          explosives, jewelry; primary metal industries including foundries, rolling and drawing metals,  
24          casting metals, blast furnaces, smelting of metals; machinery including engines, turbines, and parts,  
25          farm, garden construction, industrial machinery, office and computing machines, manufacture and  
26          repair of refrigeration and heating equipment, equipment sales, rental, and storage; electrical  
27          equipment including electrical and electronic apparatus and components, appliances, lighting and  
28          wiring, radio, television and communications equipment, musical and recording equipment,

1 musical and recording equipment; transportation and related industries including vehicles, aircraft,  
2 boats and parts manufacture, railroad equipment, motorcycles, bicycles, and parts, travel trailers  
3 and recreational vehicles manufacture, draying, freighting, and trucking operations, railroad yards  
4 and stations, vehicle storage and impoundment, trailer and boat storage; engineering of scientific  
5 instruments including manufacture and repair of measuring devices, watches, clocks and related  
6 items; manufacture and repair of optical goods, medical instruments, supplies and equipment,  
7 engineering, survey and drafting instruments and photography equipment; manufacture, assembly,  
8 testing and repair of components, devices, equipment and systems of an electrical, electronic, or  
9 electro-mechanical nature; manufacture of wearing apparel and accessories; mini warehouses;  
10 nurseries and garden supply; outdoor film studio; paper recycling facilities; parcel delivery  
11 services; parking lots and parking structures; public parks and public playgrounds; public utility  
12 substations and storage yards; recycling of wood, metal and construction wastes;; repair of jewelry;  
13 research and development facilities for biomedical, chemical, electronic, mechanical and other  
14 scientific purposes; research and development facilities for precision components and products;  
15 sand blasting; trailer and truck sales and rentals; vehicle and motorcycle repair; water wells and  
16 appurtenant facilities; and warehousing and distribution.

17 In addition, the uses conditionally permitted identified under Section 9.1.d shall include  
18 hospitals; abattoirs; above ground natural gas storage less than 6,000 gallons; acid and abrasives  
19 manufacturing; auto wrecking and junk yards; concrete batch plants; cotton ginning; disposal  
20 service operations; electric vehicle charging stations; fertilizer production, and processing organic  
21 or inorganic; gas, steam, and oil drilling operations; recycling processing facilities; processing and  
22 rendering of fats and oils; and sewerage treatment plants.

23 (2) The development standards for Planning Areas A-6 ,E-2, and E-4 of Specific Plan  
24 No. 303 shall be the same as those standards identified in Article XII, Section 12.4 of Ordinance  
25 No. 348 except those development standards set forth in Article XII, a, b, c(2), and k shall be  
26 deleted and replaced by the following:

- 27 a. Lot Size. Minimum lot area shall be seven thousand (7,000) square feet with no  
28 minimum average width.

1                   b. Standard Setbacks.

- 2                           1. Where the front, side, or rear yard adjoins a street, the minimum setback shall  
3                           be 25 feet from any public street.
- 4                           2. No minimum setback is required from any private street.
- 5                           3. Front Yard: No minimum.
- 6                           4. Rear Yard: No minimum.
- 7                           5. Side Yard: No minimum.

8                   c. Height Requirements. Buildings shall not exceed 50 feet unless a height up to 75 feet  
9                           is approved pursuant to Article XVIII, Section 18.34. An observation tower built as  
10                           part of large scale recreational use shall not exceed 70 feet in height.

11                   d. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other  
12                           means of illumination for signs, structures, landscaping, parking, loading, unloading  
13                           and similar areas, shall be focused, directed, and arranged to prevent glare or direct  
14                           illumination on streets or adjoining property. Sports lighting, consisting of exterior  
15                           nighttime lighting for ballfields, racetracks, and other sporting activities, shall not be  
16                           permitted.

17                   (3) Except as provided above, all other zoning requirements shall be the same as those  
18                           requirements identified in Article XII of Ordinance No. 348.

19                   j. Planning Area E-6

20                           (1) The uses permitted in Planning Area E-6 of Specific Plan 303 shall be the same as  
21                           those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses permitted  
22                           pursuant to Article IX, Sections 9.1.a. (17), (23), (25), (27), (29), (32), (42), (51), (52), (61), (65),  
23                           (67), (73), (83), and (93); allowed under Sections 9.1.b. (7), (9), (10), (11.c), (13), (14), (15), (16),  
24                           (18), (19), and (20); and allowed under Sections 9.1.d. (2), (4), (5), (9), (10), (12), (13), and (16)  
25                           shall not be permitted.

26                           In addition, the uses identified under Section 9.1.b as allowable with a plot plan shall  
27                           include aerial services including advertising, photography and tours; aerospace/aeronautical  
28                           museums; aircraft equipment sales, service, and repair; aircraft taxiways; airports; aviation



1 equipment assembly; body and fender shops; building materials and sales yard; building movers  
2 storage yard; catering services/flight kitchens; cold storage plant; communications and microwave  
3 installations; computer and office equipment sales, service, repair and assembly; conference  
4 facilities; contractor storage yards; country clubs; dry cleaners; emergency and urgent care medical  
5 facilities; facilities related to large scale recreational uses such as a motor sports race track and  
6 facilities related thereto, including but not limited to race track, private garages, single family  
7 residential including duplex units defined as a structure with two dwelling units placed beside one  
8 another sharing a common wall, clubhouse, tuning shop, observation tower, museum, vehicle  
9 display areas, underground fuel storage and ancillary uses in support thereof; flight schools; health  
10 and exercise centers; intermodal cargo transfer terminals; libraries; industrial and manufacturing  
11 uses involving food products including beverages- including alcoholic beverages, canning and  
12 preserving of fruits and vegetables, dairy products-not including dairies, grain and bakery  
13 products, ice, meat and poultry products-including meat packing but not slaughtering, sugar and  
14 confectionary products, and wineries, distilleries, and breweries; textile products including cotton,  
15 wool, and synthetic weaving and finishing mills, wearing apparel and accessory products, knitting  
16 mills, floor covering mills, and yard and thread mills; lumber and wood products including saw and  
17 planning mills, manufacture of containers and crates, fabrication of wood building structures,  
18 lumber yards, manufacture of furniture and fixtures including cabinets, partitions, and similar  
19 items; paper products including paper and paperboard mills, manufacture of containers and boxes,  
20 paper shredding, printing and publishing of newspaper, periodicals, books, forms cards and similar  
21 items, binding of books and other publications; chemicals and related products including  
22 manufacture of organic and inorganic compounds-not including those of a hazardous nature,  
23 manufacture of drugs and pharmaceuticals, soaps, cleaners, and toiletries, manufacture of  
24 agricultural chemicals-not including pesticides and fertilizers, paints and varnishes; rubber and  
25 plastic and synthetic products including manufacture of tires and tubes, fabrication of rubber,  
26 plastics, and synthetic products; leather products including tanning and finishing of leather,  
27 manufacture of handbags, luggage, footwear, and other personal leather goods; stone clay, glass,  
28 and concrete products including stone cutting and related activities, pottery and similar items, glass

1 blowing, pressing and cutting, glassware products, manufacture of concrete, gypsum, plaster and  
2 mineral products; metal products including manufacture of cans and containers, cutlery, tableware,  
3 hand tools and hardware, plumbing and heating items, wrought iron fabrication, manufacture and  
4 assembly of fencing, machine, welding, and blacksmith shops, metal stamps and forged metal  
5 products, fabrication of metal buildings, manufacture of ordnance and firearms, not including  
6 explosives, jewelry; primary metal industries including foundries, rolling and drawing metals,  
7 casting metals, blast furnaces, smelting of metals; machinery including engines, turbines, and parts,  
8 farm, garden construction, industrial machinery, office and computing machines, manufacture and  
9 repair of refrigeration and heating equipment, equipment sales, rental, and storage; electrical  
10 equipment including electrical and electronic apparatus and components, appliances, lighting and  
11 wiring, radio, television and communications equipment, musical and recording equipment,  
12 musical and recording equipment; transportation and related industries including vehicles, aircraft,  
13 boats and parts manufacture, railroad equipment, motorcycles, bicycles, and parts, travel trailers  
14 and recreational vehicles manufacture, draying, freighting, and trucking operations, railroad yards  
15 and stations, vehicle storage and impoundment, trailer and boat storage; engineering of scientific  
16 instruments including manufacture of wearing apparel and accessories; manufacture and repair of  
17 measuring devices, watches, clocks and related items; manufacture and repair of optical goods,  
18 medical instruments, supplies and equipment, engineering, survey and drafting instruments and  
19 photography equipment; manufacture, assembly, testing and repair of components, devices,  
20 equipment and systems of an electrical, electronic, or electro-mechanical nature; mini warehouses;  
21 nurseries and garden supply; outdoor film studio; paper recycling facilities; parcel delivery  
22 services; parking lots and parking structures; public parks and public playgrounds; public utility  
23 substations and storage yards; recycling of wood, metal and construction wastes; repair of jewelry;  
24 research and development facilities for biomedical, chemical, electronic, mechanical and other  
25 scientific purposes; research and development facilities for precision components and products;  
26 sand blasting; trailer and truck sales and rentals; vehicle and motorcycle repair; water wells and  
27 appurtenant facilities; and warehousing and distribution.

1           In addition, the uses conditionally permitted identified under Section 9.1.d shall include  
2 hospitals, abattoirs; above ground natural gas storage less than 6,000 gallons; concrete batch plants;  
3 cotton ginning, disposal service operations; electric vehicle charging stations; fertilizer production,  
4 and processing organic and inorganic; gas, steam and oil drilling operations; processing and  
5 rendering of fats and oils; recycling processing facilities; and sewerage treatment plants.

6           (2)     The development standards for Planning Area E-6 of Specific Plan No. 303 shall  
7 be the same as those standards identified in Article XII, Section 12.4 except those development  
8 standards set forth in Article XII, a, b, c(2), and k shall be deleted and replaced by the following:

9           a.     If residential uses are located contiguous to nonresidential uses, then the following  
10 standards shall apply:

11                     1.   Lot Size. Minimum lot area shall be seven thousand (7,000) square feet with  
12                             no minimum average width.

13           b.     Standard Setbacks.

14                     1.   Where the front, side, or rear yard adjoins a street, the minimum setback shall  
15                             be 25 feet from any public street.

16                     2.   No minimum setback is required from any private street.

17                     3.   Front Yard: No minimum.

18                     4.   Rear Yard: No minimum.

19                     5.   Side Yard: No minimum.

20           c.     Building Height. Buildings shall not exceed 50 feet unless a height up to 75 feet is  
21                     approved pursuant to Article XVIII, Section 18.34. An observation tower built within  
22                     as part of large scale recreational use shall not exceed 70 feet in height.

23           d.     Lighting. All lighting fixtures, including spot lights, electrical reflectors and other  
24                     means of illumination for signs, structures, landscaping, parking, loading, unloading  
25                     and similar areas, shall be focused, directed, and arranged to prevent glare or direct  
26                     illumination on streets or adjoining property. Sports lighting, consisting of exterior  
27                     nighttime lighting for ballfields, racetracks, and other sporting activities, shall not be  
28                     permitted.

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e.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XII of Ordinance No. 348.

k. Planning Areas E-5, E-7 and E-8

(1) The uses permitted in Planning Areas E-5, E-7 and E-8 of Specific Plan 303 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses permitted pursuant except that the uses permitted pursuant to Article IX, Sections 9.1.a. (17), (23), (25), (27), (29), (32), (35), (42), (51), (52), (61), (65), (67), (73), (83), (93), and (96); Sections 9.1.b. (7), (9), (10), (11.a.) (11.b), (11.c), (13), (14), (15), (16), (18), (19), and (20); and Sections 9.1.d. (2), (4), (5), (9), (10), (12), (13), and (16) shall not be permitted.

In addition, the uses identified under Section 9.1.b as allowable with a plot plan shall include aerial services including advertising, photography and tours; aerospace/aeronautical museums; aircraft equipment sales, service, and repair; aircraft taxiways; airports; aviation equipment assembly; body and fender shops; building materials and sales yard; building movers storage yard; catering services/flight kitchens; cold storage plant; communications and microwave installations; computer and office equipment sales, service, repair and assembly; conference facilities; contractor storage yards;; country clubs; dry cleaners; emergency and urgent care medical facilities; facilities related to large scale recreational uses such as a motor sports race track and facilities related thereto, including but not limited to race track, private garages, single family residential including duplex units defined as a structure with two dwelling units placed beside one another sharing a common wall, clubhouse, tuning shop, observation tower, museum, vehicle display areas, underground fuel storage and ancillary uses in support thereof; flight schools; hardware and home improvement centers; health and exercise centers; heliports;; intermodal cargo transfer terminals; libraries; industrial and manufacturing uses involving food products including beverages, including alcoholic beverages, canning and preserving fruits and vegetables, dairy products-not including dairies, grain and bakery products, ice, meat and poultry products-including meat packing but not slaughtering, sugar and confectionary products, and wineries, distilleries, and breweries; textile products including cotton, wool, and synthetic weaving and finishing mills,



1 wearing apparel and accessory products, knitting mills, floor covering mills, and yard and thread  
2 mills; lumber and wood products including saw and planing mills, manufacture of containers and  
3 crates, fabrication of wood building structures, lumber yards, manufacture of furniture and  
4 fixtures including cabinets, partitions, and similar items; paper products including paper and  
5 paperboard mills, manufacture of containers and boxes, paper shredding, printing and publishing of  
6 newspaper, periodicals, books, forms cards and similar items, binding of books and other  
7 publications; chemicals and related products including manufacture of organic and inorganic  
8 compounds-not including those of a hazardous nature, manufacture of drugs and pharmaceuticals,  
9 soaps, cleaners, and toiletries, manufacture of agricultural chemicals-not including pesticides and  
10 fertilizers, paints and varnishes; rubber and plastic and synthetic products including manufacture of  
11 tires and tubes, fabrication of rubber, plastics, and synthetic products; leather products including  
12 tanning and finishing of leather, manufacture of handbags, luggage, footwear, and other personal  
13 leather goods; stone clay, glass, and concrete products including stone cutting and related activities,  
14 pottery and similar items, glass blowing, pressing and cutting, glassware products, manufacture of  
15 concrete, gypsum, plaster and mineral products; metal products including manufacture of cans and  
16 containers, cutlery, tableware, hand tools and hardware, plumbing and heating items, wrought iron  
17 fabrication, manufacture and assembly of fencing, machine, welding, and blacksmith shops, metal  
18 stamps and forged metal products, fabrication of metal buildings, manufacture of ordnance and  
19 firearms, not including explosives, jewelry; primary metal industries including foundries, rolling  
20 and drawing metals, casting metals, blast furnaces, smelting of metals; machinery including  
21 engines, turbines, and parts, farm, garden construction, industrial machinery, office and computing  
22 machines, manufacture and repair of refrigeration and heating equipment, equipment sales, rental,  
23 and storage; electrical equipment including electrical and electronic apparatus and components,  
24 appliances, lighting and wiring, radio, television and communications equipment, musical and  
25 recording equipment, musical and recording equipment; transportation and related industries  
26 including vehicles, aircraft, boats and parts manufacture, railroad equipment, motorcycles,  
27 bicycles, and parts, travel trailers and recreational vehicles manufacture, draying, freighting, and  
28 trucking operations, railroad yards and stations, vehicle storage and impoundment, trailer and boat

1 storage; engineering of scientific instruments including manufacture and repair of measuring  
2 devices, watches, clocks and related items; manufacture and repair of optical goods, medical  
3 instruments, supplies and equipment, engineering, survey and drafting instruments and  
4 photography equipment; manufacture, assembly, testing and repair of components, devices,  
5 equipment and systems of an electrical, electronic, or electro-mechanical nature; manufacture of  
6 wearing apparel and accessories; mini warehouses; nurseries and garden supply; outdoor film  
7 studio; paper recycling facilities; parcel delivery services; parking lots and parking structures;  
8 public parks and public playgrounds; public utility substations and storage yards; recycling of  
9 wood, metal and construction wastes;; repair of jewelry; research and development facilities for  
10 biomedical, chemical, electronic, mechanical and other scientific purposes; research and  
11 development facilities for precision components and products; sand blasting; trailer and truck sales  
12 and rentals; vehicle and motorcycle repair; water wells and appurtenant facilities; and warehousing  
13 and distribution.

14 In addition, the uses conditionally permitted identified under Section 9.1.d shall include  
15 hospitals, abattoirs; above ground natural gas storage less than 6,000 gallons; concrete batch plants;  
16 cotton ginning, disposal service operations; electric vehicle charging stations; fertilizer production,  
17 and processing organic and inorganic; gas, steam and oil drilling operations; processing and  
18 rendering of fats and oils; recycling processing facilities; and sewerage treatment plants.

19 (2) The development standards for Planning Areas E-5, E-7 and E-8 of Specific Plan  
20 No. 303 shall be the same as those standards identified in Article XII, Section 12.4 , except those  
21 development standards set forth in Article XII, a, b, c(2) and k shall be deleted and replaced by the  
22 following:

23 a. If residential uses are located contiguous to nonresidential uses, then the following  
24 standards shall apply:

25 1. Lot Size. Minimum lot area shall be seven thousand (7,000) square feet with  
26 no minimum average width.

27 b. Standard Setbacks.  
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1. Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from any public street.
2. No minimum setback is required from any private street.
3. Front Yard: No minimum.
4. Rear Yard: No minimum.
5. Side Yard: No minimum.

c. **Building Height.** Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Article XVIII, Section 18.34. An observation tower built within as part of large scale recreational use shall not exceed 70 feet in height.

d. **Lighting.** All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. Sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks, and other sporting activities, shall not be permitted.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XII of Ordinance No. 348.

l. Planning Area M-4.

(1) The uses permitted in Planning Area M-4 of Specific Plan No. 303 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses identified under Section 6.1.a. shall include government offices, courthouses, police stations, fire stations, libraries, museums, and public schools.

(2) The development standards for Planning Area M-4 of Specific Plan No. 303 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

Section 3. This ordinance shall take effect 30 days after its adoption.

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

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By: \_\_\_\_\_  
Chairman

ATTEST:

KECIA HARPER-IHEM  
Clerk of the Board

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
3/4/2015

By:  \_\_\_\_\_  
MELISSA R. CUSHMAN  
Deputy County Counsel



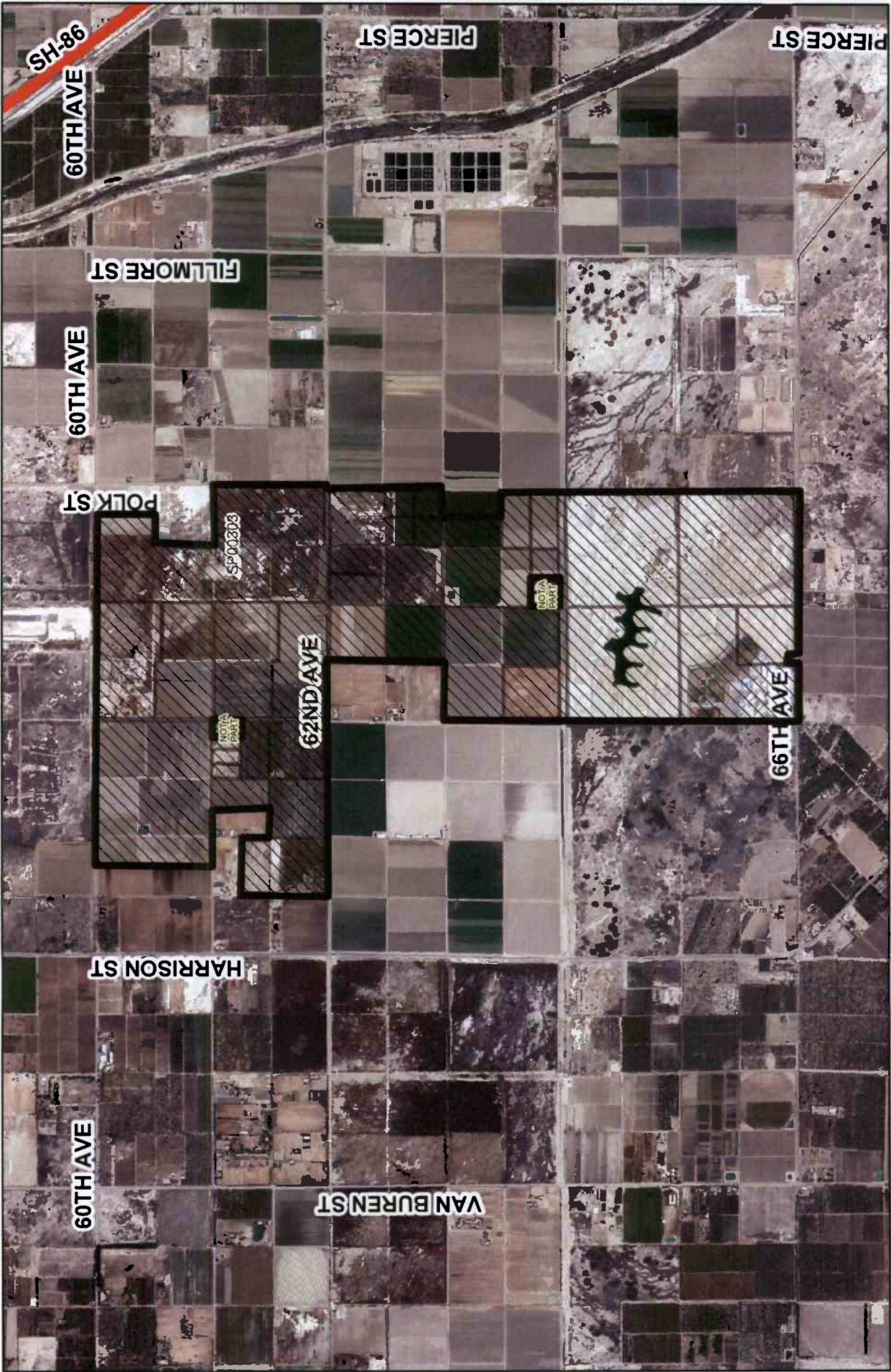
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## SP303A3 CZ7789 NE6

### VICINITY MAP

Supervisor Benoit  
District 4

Date Drawn: 03/3/15  
Vicinity Map



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by msr/ztale on 3/4/2015



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

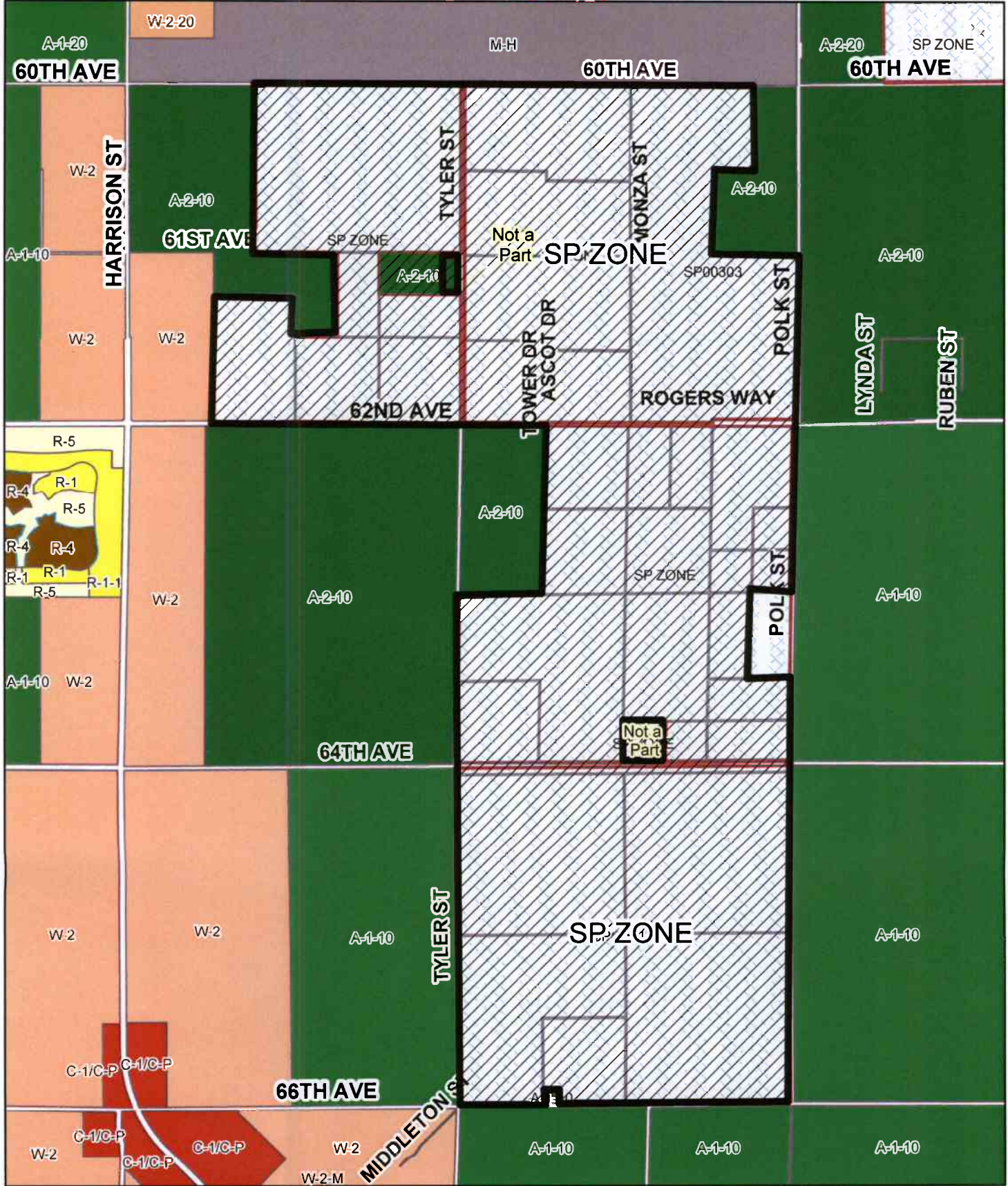
## SP303A3 CZ7789 NE6

### PROPOSED ZONING

Supervisor Benoit  
District 4

Date Drawn: 03/4/15

Exhibit 3



0 1,000 2,000 4,000 Feet  
1 inch = 2,000 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by mstraita on 3/4/2015



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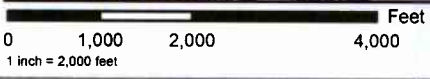
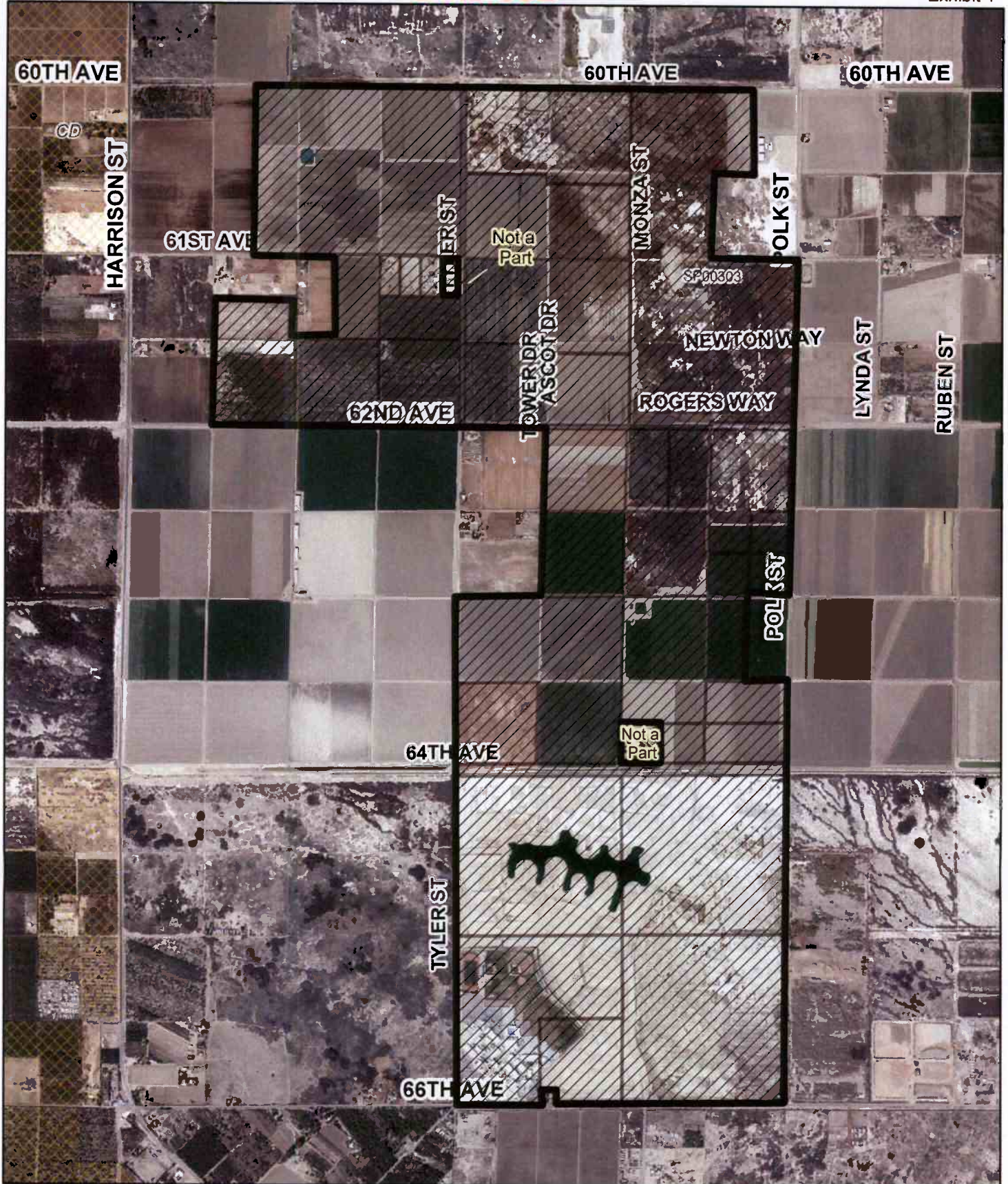
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## SP303A3 CZ7789 NE6

### LAND USE

Supervisor Benoit  
District 4

Date Drawn: 03/4/15  
Exhibit 1



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
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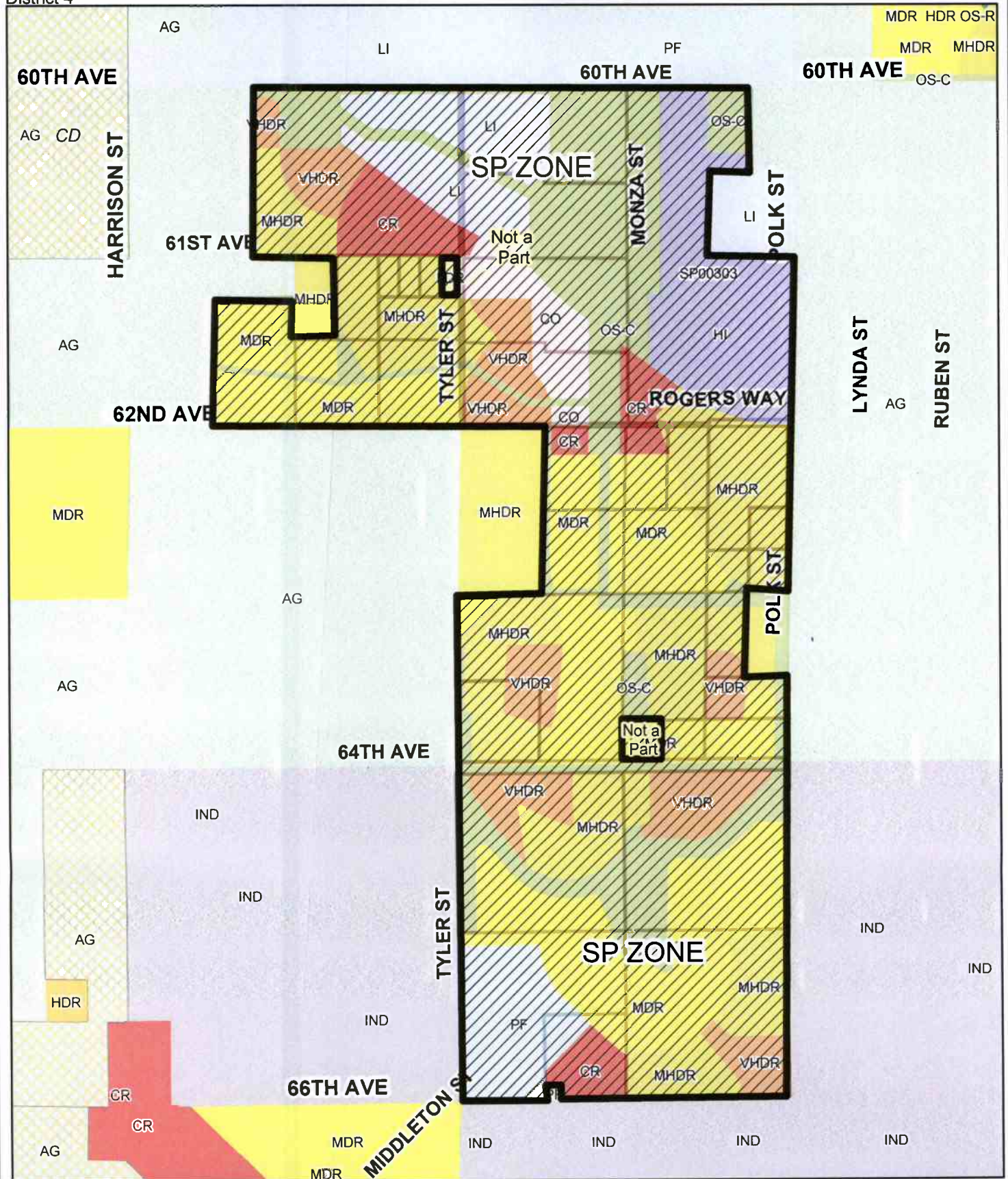
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## SP303A3 CZ7789 NE6 EXISTING GENERAL PLAN

Supervisor Benoit  
District 4

Date Drawn: 03/4/15

Exhibit 5



0 1,000 2,000 4,000 Feet  
1 inch = 2,000 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by mstraita on 3/4/2015



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## 1 EXECUTIVE SUMMARY

### 1.1 Introduction

#### 1.1.1 Purpose and Authority of the Specific Plan

The purpose of the Kohl Ranch Specific Plan is to guide development and to stimulate responsible design through customized regulations and guidelines. The original Kohl Ranch Specific Plan was adopted November 16, 1999, Amendment No. 1 was adopted January 28, 2003, and Amendment No. 2 was adopted June 7, 2011. The third amendment to the Specific Plan (SPA3) was prepared pursuant to the authority granted to the County of Riverside by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 to 65457.

#### 1.1.2 Purpose and Authority of the EIR

The Environmental Impact Report (EIR) addresses potential environmental impacts of the Specific Plan for the Kohl Ranch project in the County of Riverside. The California Environmental Quality Act (CEQA) requires that all state and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority. When the original Kohl Ranch Specific Plan was adopted, an EIR was prepared and certified to satisfy CEQA, as set forth in Public Resources Code Section 21000, *et seq.*, the State *CEQA Guidelines*, 14 California Administrative Code Section 15000, *et seq.*, and the County of Riverside's *CEQA Guidelines*. The original EIR was certified on November 16, 1999. A draft Addendum is being prepared to review the impacts of changes being made to the original EIR as the result of proposed SPA3. The EIR is the public document designed to provide local and state governmental agency decision makers with an analysis of environmental effects of the proposed project, to indicate possible ways to reduce or avoid environmental damage through mitigation measures and alternatives. The EIR also must disclose significant environmental impacts that cannot be avoided; growth-inducing impacts; effects not found to be significant; and significant cumulative impacts of all past, present, and reasonably foreseeable future projects.

#### 1.1.3 Scope of the EIR

As noted above, the EIR is an informational document used in local and state agency decision-making processes. It is not the purpose of the EIR to either recommend approval or denial of a project or to present political, social, or economic reasons to project approval or denial. Pursuant to CEQA, the County of Riverside served as the Lead Agency for the original EIR and prepared an Initial Study (see Technical Appendix A). For SPA3, a third Initial Study was conducted to analyze the potential environmental impacts of SPA3 as compared to the impacts studied in the EIR for the original Specific Plan (see Technical Appendix A). The County determined through the Initial Study for the original project that the adoption of a Specific Plan for the Kohl Ranch project may have significant adverse environmental impacts and that an EIR is required. The Initial Study for the original Specific Plan identified those environmental issues that may be significantly impacted by this project and are addressed in this EIR. The Initial Study for

SPA3 did not identify any environmental issues associated with SPA3 that were not previously identified in the original EIR. These issues include:

- General Plan Land Use Determination
- Land Use Element Consistency
- Existing Land Use and Zoning
- Landform and Topography/Slopes and Erosion
- Soils and Agriculture
- Biology
- Geology and Seismicity
- Hydrology, Flooding, and Drainage
- Air Quality
- Water Quality
- Noise
- Energy Resources
- Open Space and Conservation
- Toxic Substances
- Cultural Resources
- Aesthetics, Visual Analysis, Light and Glare
- Circulation and Traffic
- Water and Sewer
- Fire Services
- Sheriff Services
- Schools
- Parks and Recreation
- Utilities
- Solid Waste
- Health Services
- Disaster Preparedness
- Libraries
- Airports
- Housing Element
- Regional Element
- Administrative Element

#### **Intended Uses of the EIR**

On October 14, 1994, the County of Riverside, in its role as Lead Agency for this project, issued a Notice of Preparation (NOP) to the State Clearinghouse, responsible agencies, and other interested parties. The NOP and comments resulting from the distribution of the NOP are contained in Technical Appendix A.

Applications covered by the EIR Addendum, are as follows:

- Specific Plan 303 Amendment No. 3 (SP00303A3)
- Change of Zone No. 7852 (CZ007852): modifies the Specific Plan Zoning Ordinance to accommodate changes to planning areas and designations, and changes to zoning and design standards in the existing planning areas.

A lead agency is the agency with primary responsibility for approval of the project. Other agencies having discretionary approval over a project are "Responsible Agencies" under CEQA. This document will provide environmental information for several other agencies affected by the

project, or which are likely to have an interest in the project. Various state and federal agencies exercise control over certain aspects of the project area. The various public, private, and political agencies and jurisdictions with a particular interest in the proposed project include the following:

#### Federal Agencies

- *Fish and Wildlife Service (FWS)* – Responsible for conserving and protecting wild birds, endangered species, and their habitat.
- *Federal Highway Administration (FHWA)* – Responsible for approving changes to the interstate freeway system.
- *Environmental Protection Agency (EPA)* – Responsible for administration of the Superfund program.

#### State Agencies

- *California Department of Fish and Wildlife (CDFW)* – Responsible for the protection, conservation, propagation, and enhancement of California's wildlife resources. This department enforces laws and regulations, and issues licenses relative to and cooperates with local agencies in developing projects. This agency will act as a Trustee.
- *California Regional Water Quality Control Board (CRWQCB)* – Responsible for evaluating appropriate uses of water and for issuing National Pollution Discharge Elimination System (NPDES) permits and waste discharge requirements.
- *California Reclamation Board (CRB)* – Responsible for delineation of flooding and regulation of encroachments into designated floodways.
- *California Department of Transportation (Caltrans)* – Responsible for approval of roadway improvements along state highways, including State Routes 86 and 195.
- *California Environmental Protection Agency (CALEPA)* – This agency is the primary state agency concerned with degradation of the environment and how it affects human health. It is responsible for the examination and prevention of pollution of sources of public water supplies; establishment of ambient standards of air quality; monitoring of environmental pollution, regulation of the quality of water supplies and sewage disposal systems; regulation of hazardous waste; regulation of pesticides; regulation and control of radioactive materials; and providing certain laboratory support to other state agencies.
- *California Department of Toxic Substances Control (DTSC)* – This CALEPA agency is the primary state agency that regulates matters related to hazardous waste. It is responsible for the cleanup of hazardous waste sites and permitting, surveillance and enforcement of hazardous waste facilities.
- *State Air Resources Board (CARB)* – This CALEPA agency is responsible for ensuring implementation of the California Clean Air Act, responding to the Federal Clean Air Act and for regulating emissions from consumer products and motor vehicles.
- *California Department of Conservation* – This agency reviews projects for their impacts on agricultural resources.

#### Local Agencies

- *County of Riverside* – Responsible for land use control, and the provision of urban services on and to the project site. The County will act as the Lead Agency for the proposed project.
- *South Coast Air Quality Management District (SCAQMD)* – Has responsibility for the implementation of the California Clean Air Act. This agency's authority includes Los Angeles and Orange Counties and the western portion of Riverside County.

- *Southern California Association of Governments (SCAG)* – Stimulates intergovernmental cooperation in planning and development activities, and assures better coordination of federally assisted projects. Reviews applications of local and regional agencies for federal grants related to more than 100 programs. Responsible for preparing components of the California Regional Transportation Plan. Programs range from open space planning, waste control and water basin studies to aviation, housing and research in economics and demography.
- *Adjacent Cities* – The cities of Indio, Coachella, and La Quinta are located adjacent to the unincorporated portion of Riverside County where the project is located and will be affected by the proposed project.
- *Coachella Valley Water District (CVWD)* – Responsible for providing domestic water, sanitation, and regional stormwater protection for the site. This area is within District No. 1 of the Coachella Valley Water District for irrigation service. Water from the Coachella Canal is available and shall be used to irrigate golf courses and greenbelts. CVWD can also provide agricultural drainage to this area.
- *Coachella Valley Association of Governments (CVAG)* – Responsible for programming transportation improvements in the project area, preparing demographic forecasts, and solid waste and air quality planning.
- *Riverside County Airport Land Use Commission (ALUC)* – Responsible for reviewing land use proposals for consistency with the Comprehensive Land Use Plan for the Jacqueline Cochran Regional Airport.

Public agencies and interested parties, who did not respond to a request for comment during the preparation of the EIR, will have an opportunity to comment during the public review period for the Draft EIR.



## 1.2 PROJECT SUMMARY

### 1.2.1 Project Location

The 2,163.78-acre Kohl Ranch Specific Plan is located in the Coachella Valley portion of Riverside County as depicted by **Figure 1-1, Regional Location**. The site is just south of Jacqueline Cochran Regional Airport, and is roughly east of Harrison Street/Highway 86, west of Highway 111, and north of Highway 195<sup>1</sup>. The project is bounded by Avenue 60 on the north, Polk Street on the east, Avenue 66 on the South, and by a line approximately 3,900 feet west of Tyler Street on the west as depicted in **Figure 1-2, Project Vicinity**.

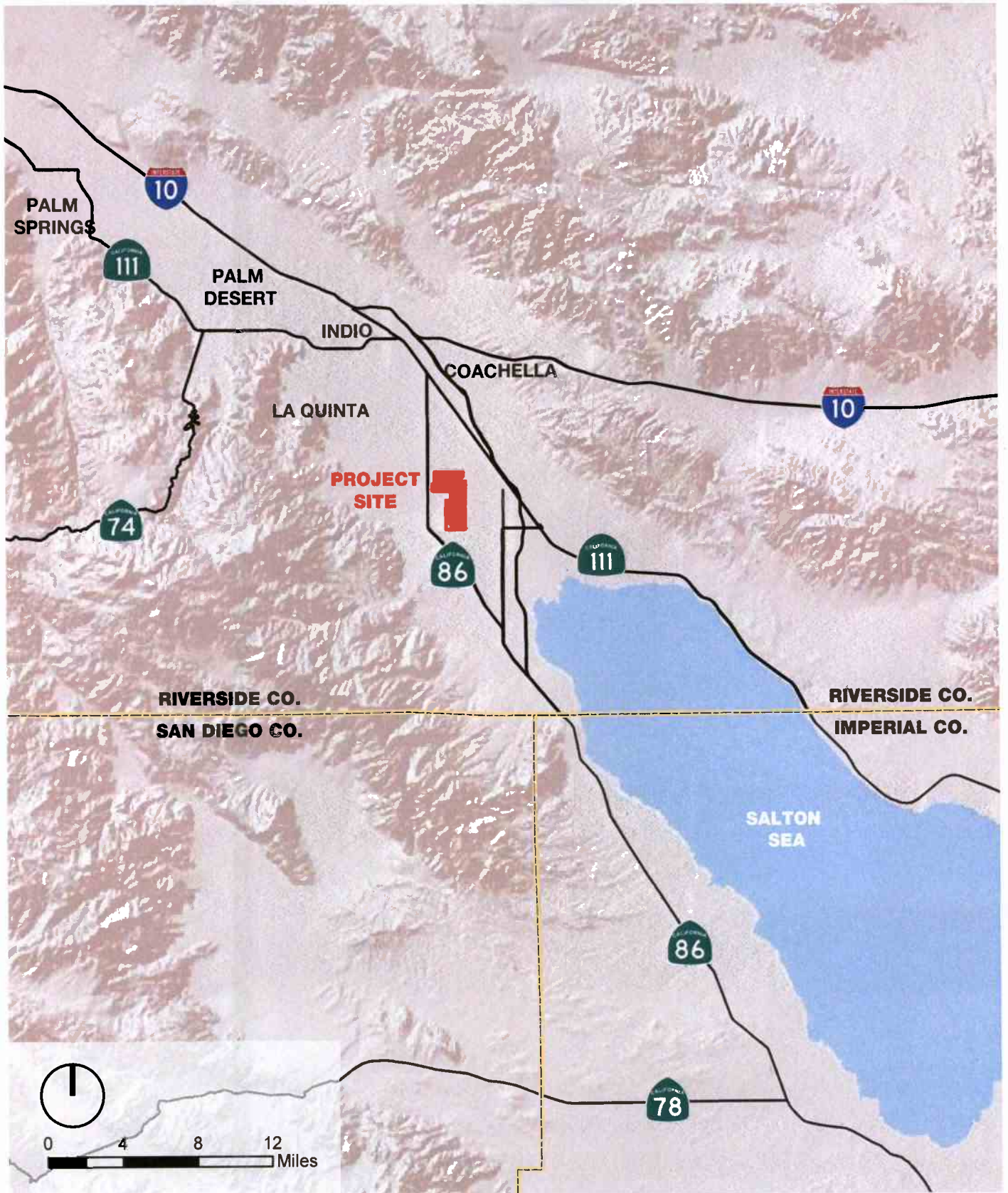
### 1.2.2 Site Description

The Kohl Ranch site is characterized by flat terrain, with a very gentle slope from northwest to southeast. Elevations range between approximately 125 and 164 feet below sea level. The majority of the site is currently in agricultural use, although a significant portion in the southern section is vacant, disturbed land with sparse, non-native vegetation as depicted in **Figure 1-3, Aerial Photograph**. Existing man-made features include the Avenue 64 Evacuation Channel which flows west to east through the project site, and structures associated with current and past farming activities, including the Kohl Ranch headquarters and an abandoned feed lot. Some limited residential uses occur along the project periphery and Avenue 61. Adjacent, off-site land uses include vacant land, farms and related uses, a former sludge processing operation<sup>2</sup>, residences, and the Jacqueline Cochran Regional Airport. The Torres Martinez Indian Reservation abuts Section 9 on the west, south, and east. These Native American lands are held in individual and tribal ownership.

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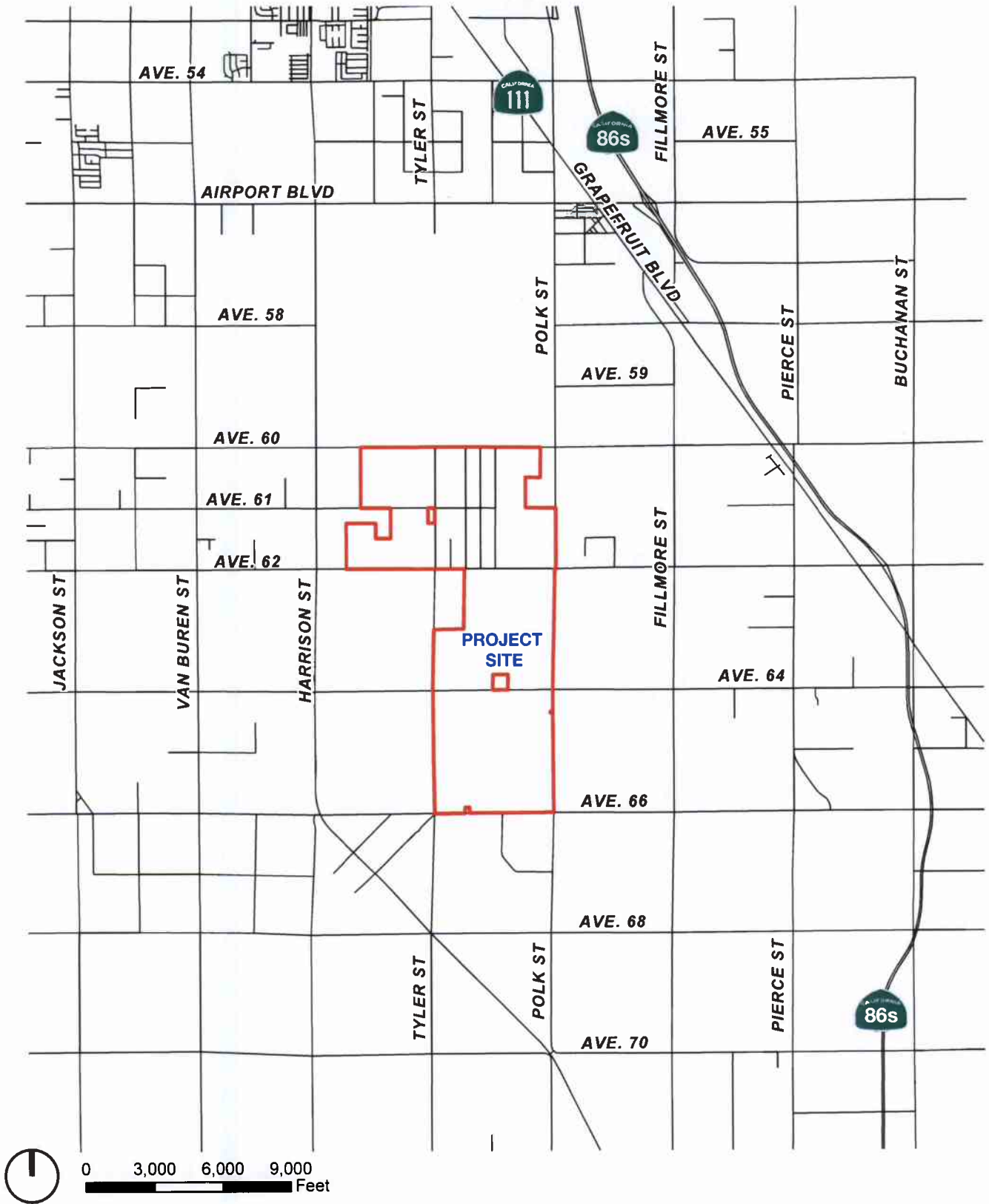
<sup>1</sup>Please note that for clarification purposes, this Specific Plan refers to the "old" Highway 86 as Harrison Street, its local street name. The designation SR-86S refers to the new freeway constructed east of the Whitewater River.

<sup>2</sup>On November 28, 1994, a U.S. District Court judge issued a preliminary injunction preventing more sludge from being brought to the site. A late March 2011 hearing has been scheduled to make the injunction permanent. Two companies composting sewage sludge announced in December 2010 that they are closing their operations at the site.

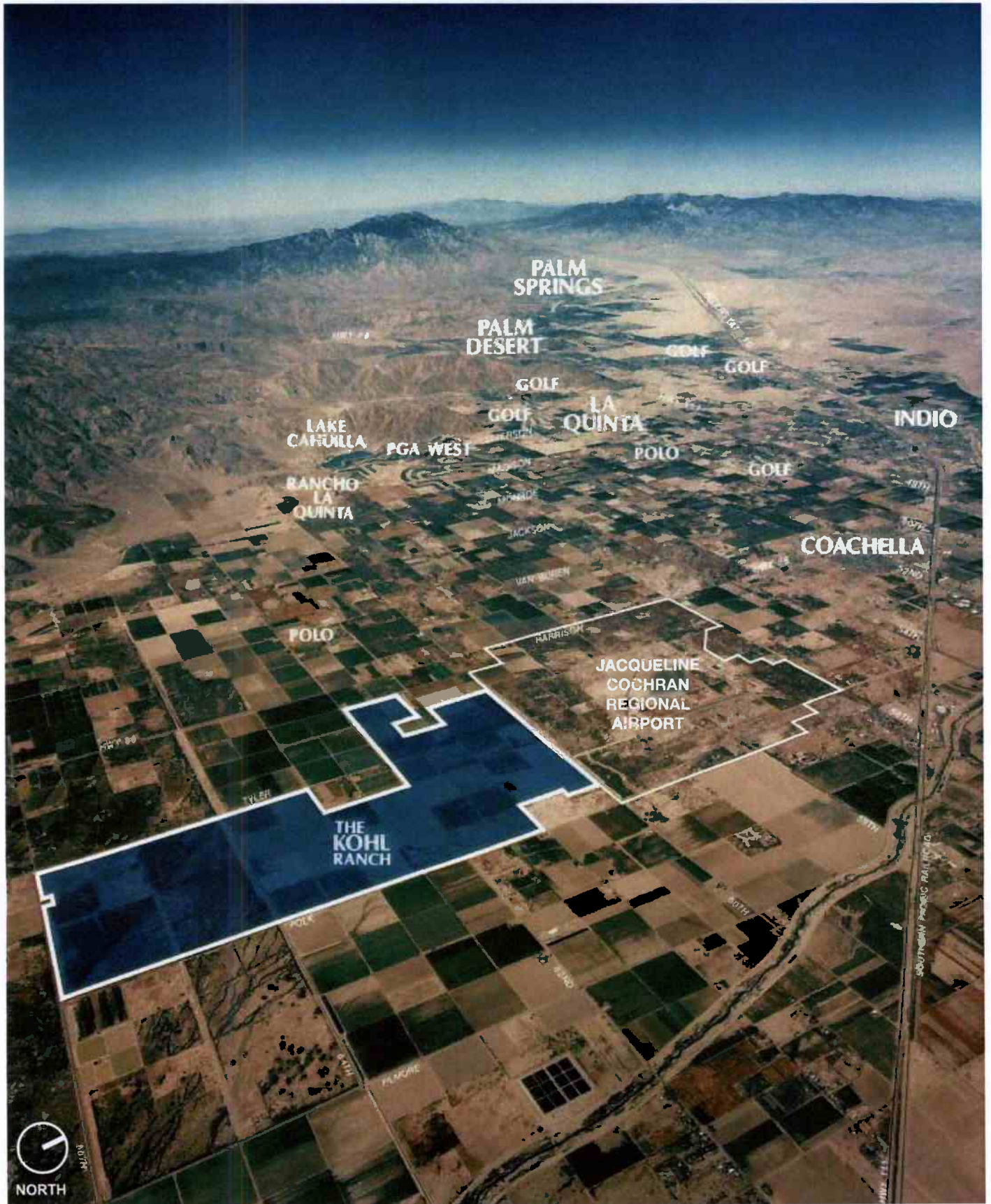


# THE KOHL RANCH

COACHELLA VALLEY, CALIFORNIA

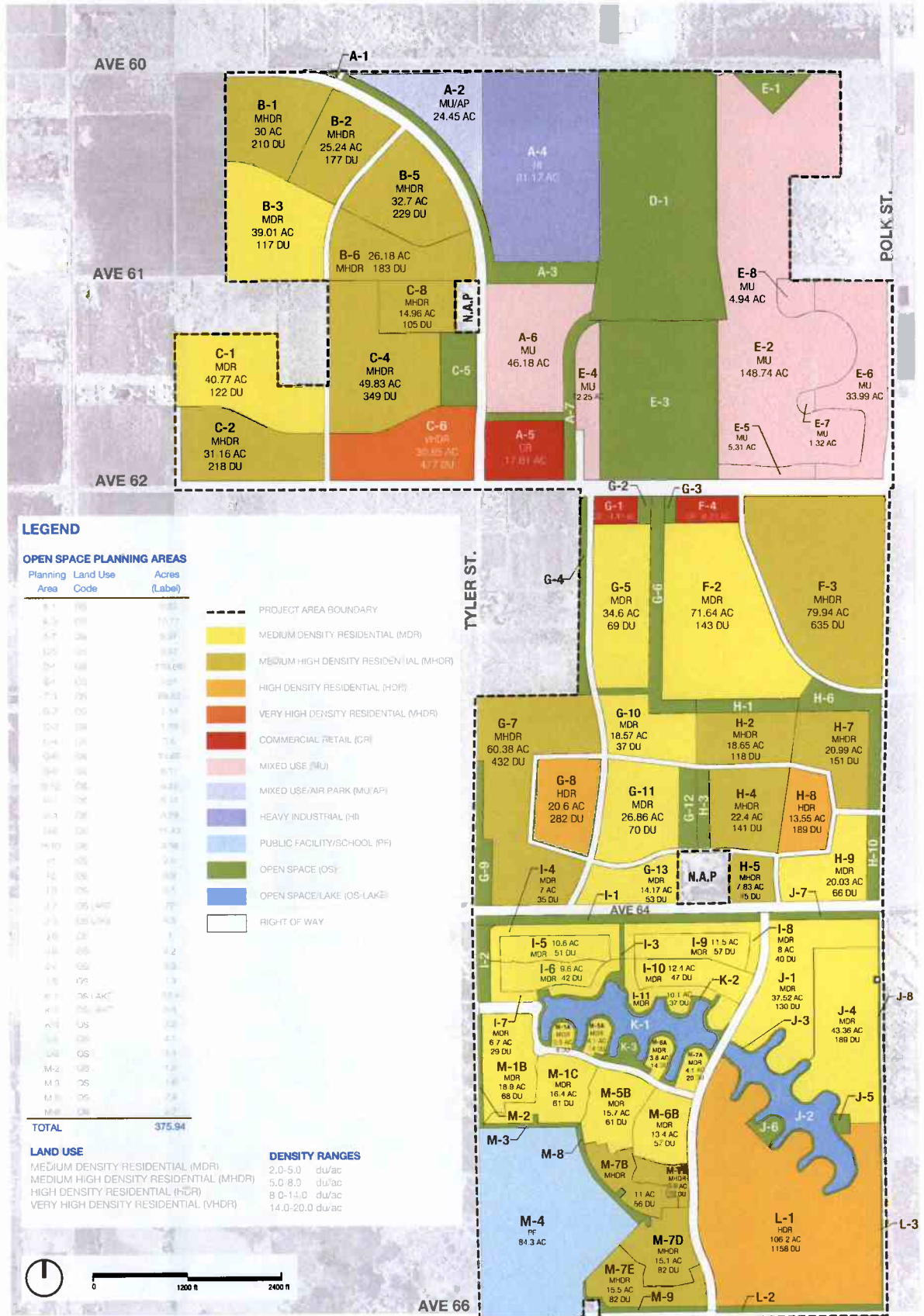


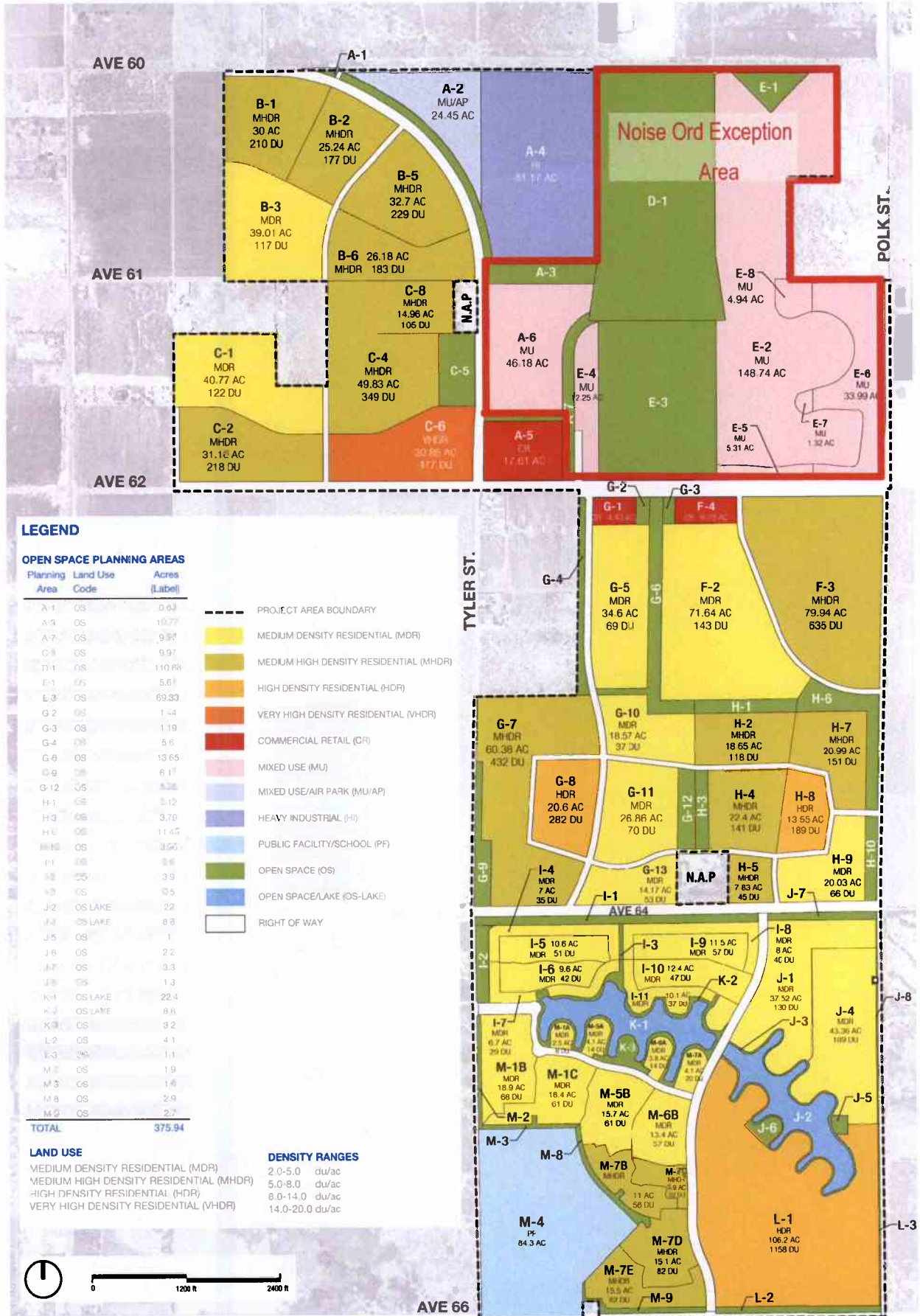




**THE KOHL RANCH**  
COACHELLA VALLEY, CALIFORNIA







# ENVIRONMENTAL IMPACT REPORT NO. 396, ADDENDUM NO. 5

## The Kohl Ranch Specific Plan No. 303



Prepared by:

**County of Riverside  
Planning Department**  
4800 Lemon Street, 12<sup>th</sup> Floor  
Riverside, California 92501



Assisted by:

**Albert A. WEBB Associates**  
3788 McCray Street  
Riverside, California 92506

DATE: January 16, 2015

EA 42726



**INTRODUCTION TO  
ENVIRONMENTAL IMPACT REPORT NO. 396, ADDENDUM NO. 5  
Environmental Assessment No. EA42726**

In 1999, the County of Riverside approved The Kohl Ranch Specific Plan No. 303 (SP), which was prepared pursuant to the authority granted to the County by California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 655450 to 65457. The SP included land uses which allow for development of approximately 7,161 single family residential dwelling units, as well as commercial and industrial land uses, and open space. In conjunction with its approval of the SP, the County of Riverside complied with the California Environmental Quality Act ("CEQA") by preparing and certifying Environmental Impact Report No. 396 (EIR396). The SP was later modified by the County of Riverside's approval of Amendment No. 1 (SPA1) and EIR396, Addendum No. 1 (EIR396-A1), adopted January 28, 2003. In April, 2010, the Applicant requested that the County of Riverside determine whether a member's private automotive race course was a use which substantially conformed to the permitted uses within the Heavy Industrial and Open Space zones within the SP. On April 7, 2010, the County of Riverside Planning Commission determined that the proposed race course was a use in substantial conformance with the Heavy Industrial and Open Space zones within the SP. Subsequently, SPA1 was modified to include this use by County of Riverside approval of Amendment No. 2 (SPA2) and EIR396, Addendum No. 2 (EIR396-A2), adopted June 7, 2011. This approval also included related entitlement applications for the Thermal Club Motorsports Track including Plot Plan 24690, Tentative Parcel Map 36315, and Tentative Parcel Map 36293. The Applicant requested revisions to the motorsports track including adjustments to lots, On April 1, 2014, the County approved and adopted Plot Plan 24690 Revised Permit No. 1 (PP24690R1), Minor Change to Tentative Parcel Map 36293 (PM36293M1), and EIR 396, Addendum No. 3 (EIR396-A3).

The Applicant now proposes amendment number 3 (SP00303A3) to the SP, along with related applications including Change of Zone CZ007852, Tentative Map (TR36851), and Noise Exemption (NE02), (collectively the "Pending Applications"). The Pending Applications provide the entitlements allowing for proposed changes in land use allowances for uses related to The Thermal Club Motorsports Park. For the purpose of the following analysis, EIR396, EIR396-A1, EIR396-A2, and EIR396-A3 are jointly referred to as the "Previously Approved Project" or "Previous CEQA Documents."

Under the *State CEQA Guidelines*, Section 15162, if an Environmental Impact Report (EIR) has been prepared for a project, there is a strong presumption against requiring further environmental review. Public Resources Code 21166 provides that once an EIR has been completed, the lead agency may not require a subsequent or supplemental EIR unless:

- Substantial changes are proposed in the project that will require major revisions of the EIR ;
- Substantial changes have occurred in the circumstances under which the project is being undertaken that will require major revisions in the EIR; or
- New information of substantial importance to the project that was not known and could not have been known at the time the EIR was certified as complete becomes available.



The *State CEQA Guidelines* further clarify these criteria by providing that further environmental review is required only if proposed changes to the project will require "major revisions" to the previously approved EIR because of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts (14 CCR 15162.). Therefore, once an EIR has been approved, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
  - a) The project will have one or more significant effects not discussed in the previous EIR;
  - b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (14 CCR 15162.)

In processing the Pending Applications in conformity with CEQA, the attached Environmental Assessment (EA) was conducted to determine if the changes proposed by the Project, represented by the Pending Applications, will trigger any new or more severe significant environmental impacts as compared to those analyzed in the context of EIR396. The EA therefore classifies impacts in one of four ways:

Potentially Significant Impact

*This category is utilized for any potentially significant new impact that was not analyzed in EIR396, EIR396-A1, EIR396-A2, or EIR396-A3.*

Less than Significant with Mitigation Incorporated

*This category is utilized for any new impacts which were not analyzed or found less than significant in EIR396, EIR396-A1, EIR396-A2, or EIR396-A3, but are nonetheless found to be less than significant with mitigation incorporated.*

*This category is also utilized to identify impacts which are equal to or less than the impacts found and analyzed EIR396, EIR396-A1, EIR396-A2, or EIR396-A3 that require revised or eliminated mitigation measures that are specific to the proposed Project.*

Less than Significant Impact

*This category is utilized for any new impacts which were not analyzed or found in EIR396, EIR396-A1, EIR396-A2, or EIR396-A3 but which are nonetheless less than significant.*

No Impact

*This category is utilized for impacts which are equal to or less than the impacts found and analyzed in EIR396, EIR396-A1, EIR396-A2, or EIR396-A3.*

The result of the EA is that the environmental impacts of the proposed Project, as modified by the Pending Applications, do not require substantial changes to EIR396, will not create any form of significant environmental impacts which were not previously analyzed, nor will the impacts of the Modified Project be more severe than those already analyzed in the Previous CEQA Documents. Given that fact, the Riverside County Planning Department determined that an Addendum to EIR396 is the proper form of environmental review for the Pending Applications based on the following facts:

- The boundary of the Specific Plan is not being changed, only the boundaries of internal planning areas. As a result the environmental impacts to natural land resources that are associated with the physical boundary of the Project were previously analyzed. For example, potential impacts to agricultural resources, biological resources, cultural resources, geology and soils, hydrology/water quality, and mineral resources would be no greater than the effects that were previously analyzed.
- Although the proposed Project would modify the boundaries and the land uses of the internal planning areas, the maximum number of residential dwelling units to be permitted on the site would not change from the number originally approved for the entire Kohl Ranch Specific Plan (i.e., 7,171 residential units) and analyzed in the Previous CEQA Documents.
- The proposed Project would not modify the boundaries of the Specific Plan and would not result in additional dwelling units. As such, the proposed land uses were accounted for in the aggregate unit count that was used to prepare the Water Supply Assessment for EIR396-A-2. Therefore, the proposed Project would not increase water demand beyond what was previously analyzed.
- An updated Air Quality/Greenhouse Gas Analysis was prepared for the proposed Project (Appendix A) which found that the potential impacts to air quality are no worse than those previously analyzed; and in some instances the proposed Project's impacts were found to be less severe than previously analyzed. For instance, the proposed Project will decrease the total amount of industrial land uses from what was originally approved for SPA2 and will result in fewer emissions than previously analyzed.
- The proposed Project does not include any revisions to the Circulation Plan approved for SPA2 and analyzed in EIR396-A-2. The proposed Project will however modify access points that will be subject to approval by the Riverside County Transportation Department.

- An updated Traffic Impact Analysis was prepared for the proposed Project which is included as Appendix C. As a result of the changes proposed by this Project, the overall daily trip generation for the proposed Project will decrease by approximately 1 percent. The proposed Project will also result in an approximately 18 percent decrease in the AM peak hour and an approximately 3 percent decrease in the PM peak hour when compared to the land uses currently approved by SPA2. It should also be noted that the Specific Plan maintains the same overall trip distribution as was presented in the original traffic study for EIR396.
- An updated Noise Assessment was prepared for the proposed Project and is included as Appendix B. The analysis determined that the proposed Project will not substantially alter the present or planned land use of the area, and noise impacts from operations will be similar to those examined previously.
- Subsequent to the certification of EIR396-A2, no new information of substantial importance has become available which was not known or could not have been known at the time EIR396-A-2 was prepared.
- Mitigation measures identified in EIR396-A2, other than those that have been changed as a result of this EIR Addendum, remain appropriate and feasible for the proposed Project.

This Introduction, the EA and the mitigation monitoring program collectively make up the Environmental Impact Report No. 396, Addendum No. 4 (EIR396-A5), applicable to the Pending Applications.

# INITIAL STUDY

## The Kohl Ranch Specific Plan No. 303, Amendment No. 3



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January 19, 2015



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 Appendix B *Acoustical Analysis Update for The Thermal Club (Phase 1)* prepared by Christopher Jean & Associates dated May 14, 2013  
           *Preliminary Acoustical Impact Analysis for The Kohl Ranch Specific Plan No. 303 – Amendment 2*, prepared by Albert A. WEBB Associates dated December 1, 2010  
           *Noise Assessment for the Kohl Ranch Specific Plan No. 303 Amendment No. 3* prepared by Albert A. WEBB Associates dated September 12, 2014  
 Appendix C *Traffic Analysis Addendum* prepared by Albert A. WEBB Associates dated September 18, 2014.

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## INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000–21177), this Initial Study has been prepared to determine potentially significant impacts upon the environment resulting from the proposed Amendment No. 3 to The Kohl Ranch Specific Plan (No. 303 and EIR No. 396) and related entitlement applications (hereinafter collectively referred to as “the Project”). In accordance with Section 15063 of the State *CEQA Guidelines*, this Initial Study is a preliminary analysis prepared by the County of Riverside (“County”) as Lead Agency, in consultation with other jurisdictional agencies, to inform the County decision makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the Modified Project.

### Organization of the Initial Study

The Initial Study is organized as follows:

- **Introduction**, which provides the context for the review along with applicable citation pursuant to CEQA and the State *CEQA Guidelines*
- **County of Riverside Environmental Assessment Form: Initial Study**, which provides the Project Description, a brief discussion of the existing environmental setting, a discussion of the relationship of the Project to the *Riverside County General Plan*, and an environmental impact assessment consisting of an environmental checklist and accompanying analysis for responding to checklist
- **References**, which includes a list of reference sources
- **List of Initial Study Preparers**, which identifies those responsible for preparation of this Initial Study and other parties contacted during the preparation of the Initial Study
- **Acronyms and Abbreviations**, which contains a list of the acronyms and abbreviations used in the Initial Study

### Environmental Process

The environmental process being undertaken as part of the Modified Project began with the initial Project and environmental research. The Initial Study and updated technical studies document that an Addendum to EIR No. 396 will be prepared, which does not require a public review period. If the Board of Supervisors determines that the Project will have no significant long-term, immitigable environmental effects, an Addendum will be incorporated into the file for the Project.

### Incorporation by Reference

Pertinent documents relating to this Initial Study have been cited and incorporated, in accordance with Sections 15148 and 15150 of the State *CEQA Guidelines*, to eliminate the need for inclusion of large planning documents within the Initial Study. Of particular relevance are those previous studies that present information regarding description of the environmental setting, future development-related growth, and cumulative impacts. The following documents are hereby identified as being incorporated by reference:

- *Riverside County General Plan*, adopted October 2003, amended through March 11, 2014
- *Riverside County Integrated Project, General Plan Final Program Environmental Impact Report (SCH No. 20020511430)*, certified October 2003
- *The Kohl Ranch Specific Plan No. 303 & EIR No. 396 (SCH No. 1994112032)*, certified November 16, 1999

- *The Kohl Ranch Specific Plan No. 303 Amendment No. 1 & EIR No. 396 Addendum No. 1, adopted January 28, 2003*
- *The Kohl Ranch Specific Plan No. 303 Amendment No. 2 & EIR No. 396 Addendum No. 2, adopted June 7, 2011*
- *The Kohl Ranch Specific EIR No. 396 Addendum No. 3, adopted April 1, 2014*



## COUNTY OF RIVERSIDE

### ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY Attachment to EA42726

**Environmental Assessment (E.A.) Number:** EA42726

**Project Case Type (s) and Number(s):**

Fast Track (FTA-2011-11)

Specific Plan Amendment 3 (SP00303A3)

Change of Zone (CZ07852)

Noise Exemption (NE02)

Condo Map (TR36851)

**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4800 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501  
**Contact Person:** Matt Straite  
**Telephone Number:** (951) 955-8631  
**Applicant's Name:** Thermal Operating Company, LLC  
**Applicant's Address:** 1983 W. 190<sup>th</sup> Street, Suite 100  
 Torrance, CA 90504

## I. PROJECT INFORMATION

### A. Project Description

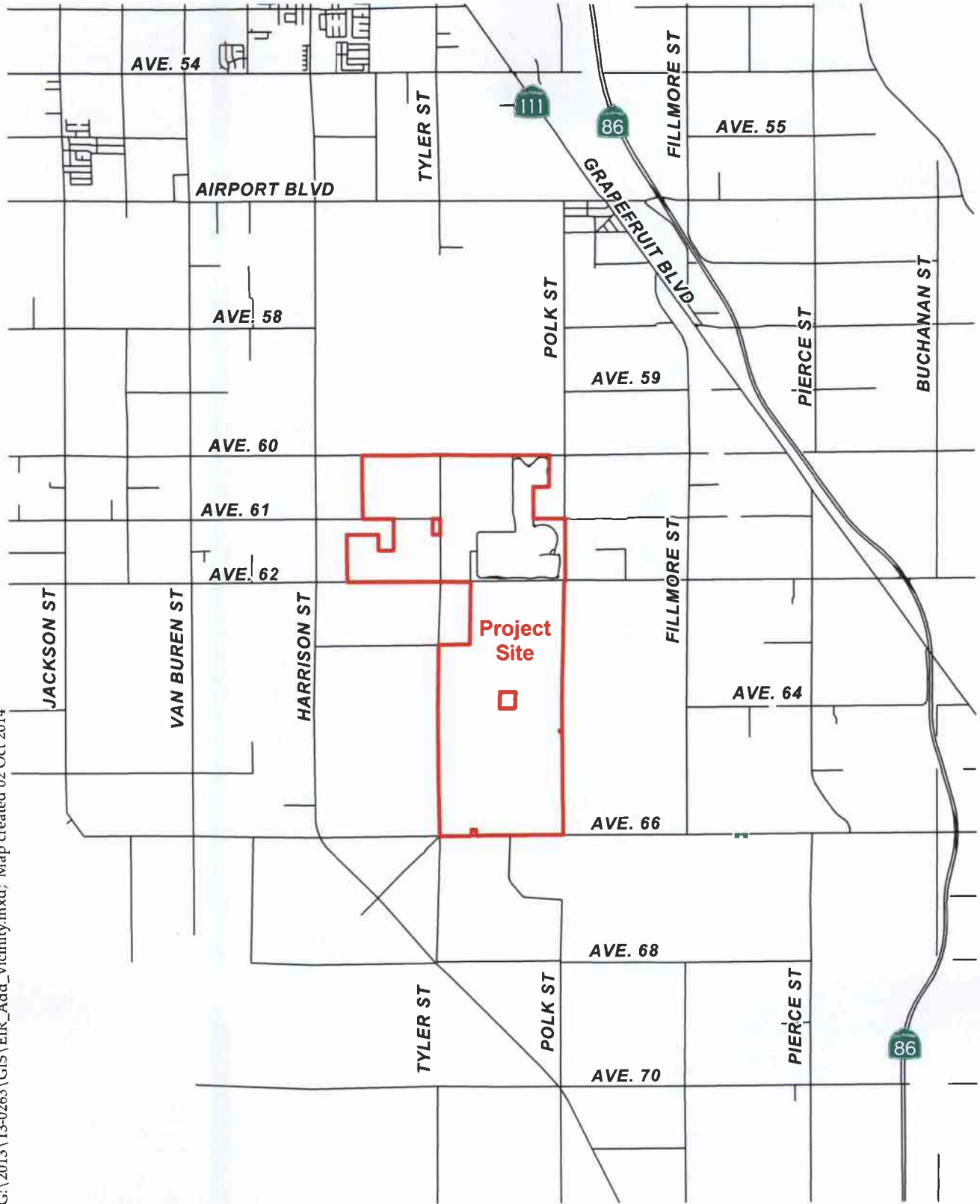
#### 1. Background

The Modified Project is located within The Kohl Ranch Specific Plan No. 303 (Specific Plan), which is located in the Coachella Valley portion of Riverside County just south of Jacqueline Cochran Regional Airport and is roughly east of Harrison Street/Highway 86, and west of Highway 111, as reflected in **Figure 1, Vicinity Map**. The Kohl Ranch Specific Plan is bounded by Avenue 60 on the north, Polk Street on the east, Avenue 66 on the south, and approximately 3,900 feet west of Tyler Street to the west. Since adoption of the Specific Plan in 1999, it has undergone two amendments. The Kohl Ranch Specific Plan No. 303, Amendment No. 2 (SPA2) is the latest revision which pertains to the Project and consists of a balanced array of land uses including residential, business, commercial, industrial, open space/recreation, and public facilities. The residential portion of SPA2 includes 7,161 dwelling units distributed among four different density classifications on 1,140.29 acres and approximately 376 acres of open space provide for passive and active recreation, including trails and parks. The business, commercial, and industrial land use categories will comprise 24.45, 31.06, and 330.85 acres, respectively. SPA2 also allows for the development of large-scale recreational uses including a motorsports race track north of Avenue 62.

The Thermal Club Motorsports Park (TTC) is a proposed motorsports park development to be constructed under the Kohl Ranch Specific Plan. It is proposed as a private facility that would be the first



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Source: Kohl Ranch SPA No. 303, Amendment No. 3; Riverside Co. GIS, 2014

**Figure 1 - Vicinity Map**

The Kohl Ranch Specific Plan No. 303, Amendment No. 3



0    3,000    6,000    9,000 Feet



world class road course built in Southern California. Features would include a membership program similar to a golf course country club, allowing only members, their invited guests, staff and credentialed third parties within the gates. Exceptions would be made for groups, such as manufacturers utilizing the track for testing and corporations. Unlike many other tracks, TTC would not allow purchase of a pass for the privilege of driving laps around the track. Property owners would pay a property owner's association ("POA") fee for expenses associated with common areas, such as maintenance of interior streets and landscaped areas, property taxes and insurance.

#### **Previously Approved Related Items**

- **Environmental Impact Report No. 396 (SCH No. 1994112032)**  
Environmental Impact Report No. 396 (EIR396) was prepared for The Kohl Ranch Specific Plan No. 303 (SP), certified by the County of Riverside November 16, 1999
- **Environmental Impact Report No. 396, Addendum No. 1**  
Environmental Impact Report No. 396, Addendum No. 1 (EIR396-A1) was prepared for The Kohl Ranch Specific Plan No. 303, Amendment No. 1 (SPA1), approved by the County of Riverside January 28, 2003
- **Environmental Impact Report No. 396, Addendum No. 2**  
Environmental Impact Report No. 396, Addendum No. 2 (EIR396-A2) was prepared for The Kohl Ranch Specific Plan No. 303, Amendment No. 2 (SPA2), approved by the County of Riverside June 7, 2011. In addition, Plot Plan 24690, Tentative Parcel Map 36315, and Tentative Parcel Map 36293 for the Thermal Racetrack were also approved by the County of Riverside June 7, 2011.
- **Environmental Impact Report No. 396, Addendum No. 3**  
Environmental Impact Report No. 396, Addendum No. 3 (EIR396-A3) was prepared for Plot Plan 24690 Revised Permit No. 1 (PP24690R1) and Tentative Parcel Map 36293, Minor Change No. 1 (PM36293M1), approved by the County of Riverside April 1, 2014.

For the purpose of the following analysis, EIR396, EIR396-A1, EIR396-A2, and EIR396-A3 are jointly referred to as the "Previously Approved Project" or "Previous CEQA Documents." Reference to these documents is identified as "EIR396, et. al"

## **2. Modified Project**

### **Detailed Project Description**

TTC development is comprised of the northeasterly 392 acres of Kohl Ranch in the community of Thermal, California; specifically located at the northwest corner of Polk Street and Avenue 62 as part of existing Kohl Ranch Specific Plan Amendment No. 2 planning areas E-1, E-2, E-3, E-4, A-8, A-7, A-6. The automobile track is currently comprised of existing planning areas A-7 and E-1 through E-4 with a total of 250 lots.

Under the approved Kohl Ranch Specific Plan No. 303, Amendment No. 2 (SPA2), each private lot serves as a private member's garage and overnight occupancy within TTC related planning areas are prohibited. The proposed Kohl Ranch Specific Plan No. 303, Amendment No. 3 (SPA3) would modify the Specific Plan to allow for overnight occupancy in a select number of these private lots and for additional land uses related to TTC. A change of zone will be processed for adjustment to the existing planning areas and the addition of new planning areas, as well as revisions to the Specific Plan zoning ordinance text to allow for these additional land uses and to define a Mixed Use zoning designation for uses related specifically to TTC.

The proposed changes will result in the Kohl Ranch Specific Plan No. 303, Amendment No. 3 (SPA3) affecting planning areas related to TTC development. Several changes are proposed as outlined below and as depicted on **Figure 2, Proposed Land Use Plan**.

### Planning Areas

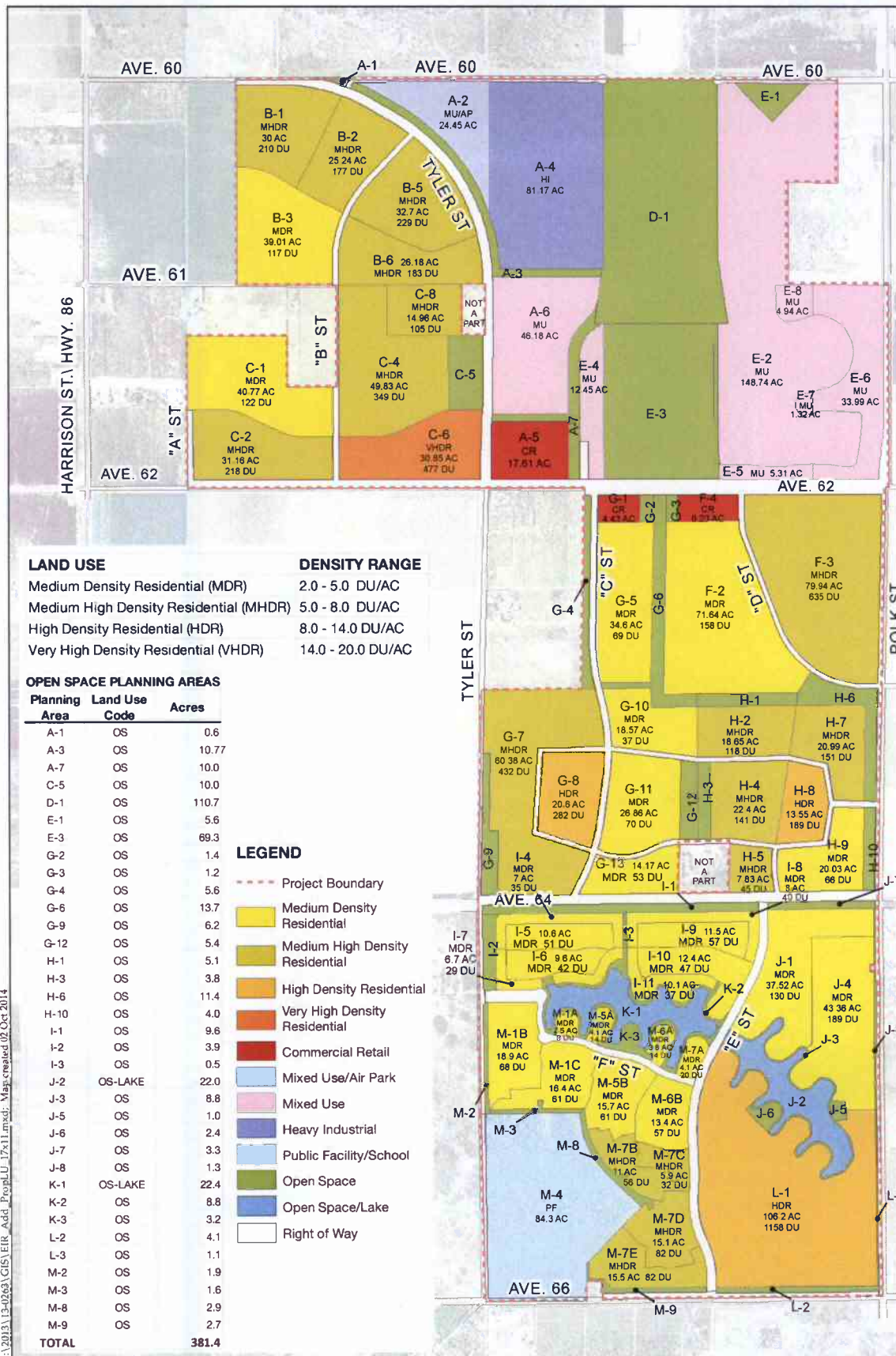
Existing Planning Area E-2 will be divided into five new planning areas (E-2, E-5, E-6, E-7, and E-8) to identify and describe restrictions and conditions based upon Riverside County Airport Land Use Commission (ALUC) Land Use Compatibility Zones (due to the proximity of Jacqueline Cochran Regional Airport). Existing Planning Areas A-8 and E-4 will be combined to create one new Planning Area (E-4). Proposed uses are described below in **Table A, Proposed Lot Usage and Unit Count**.

**Table A, Proposed Use by New Planning Area**

Planning Area	Maximum Total Units	Description/Proposed Use
A-6		<ul style="list-style-type: none"> <li>Up to 523,000 square feet of business park and/or racetrack related facilities development</li> </ul>
E-2		Includes: <ul style="list-style-type: none"> <li>Racetrack track and related facilities and structures;</li> <li>110 lots for Member Garage Units currently approved to be constructed to existing commercial standards.</li> </ul>
E-4		Allows for: <ul style="list-style-type: none"> <li>Nonresidential Mixed Use development associated with track facilities.</li> <li>Lot are envisioned to be owned and utilized by automotive manufacturers as marketing suites or private individuals seeking larger garage space for car collections.</li> </ul>
E-5	19	<ul style="list-style-type: none"> <li>Units to be constructed to residential standards as allowable by SPA3 Zoning Ordinance.</li> </ul>
E-6	120	<ul style="list-style-type: none"> <li>Units to be constructed to residential standards as allowable under SPA3 and SPA3 Zoning Ordinance.</li> </ul>
E-7	5	<ul style="list-style-type: none"> <li>Units to be constructed to residential standards as allowable under SPA3 and SPA3 Zoning Ordinance.</li> </ul>
E-8	15	<ul style="list-style-type: none"> <li>Units to be constructed to residential standards as allowable under SPA3 and SPA3 Zoning Ordinance.</li> </ul>

As part of the Modified Project, a Condo Map is being processed to allow for 23 of the already approved lots to be utilized as duplex units. The square footage of these previously approved lots has not changed.





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Source: Kohl Ranch SPA No. 303, Amendment No. 3

**Figure 2 - Proposed Land Use Plan**  
The Kohl Ranch Specific Plan No. 303, Amendment No. 3



Moreover, in order to stay within the maximum dwelling unit count of 7,171 that was approved for the entire Kohl Ranch Specific Plan, the target densities will be revised for planning areas identified in **Table B, Target Dwelling Unit Revisions**, below, to allow for the 159 units proposed as part of the Mixed Use development associated with TTC racetrack facilities.

**Table B, Target Dwelling Unit Revisions**

Planning Area	Existing Target Dwelling Unit Count	New Target Dwelling Unit Count	Difference between Existing and New
F-2	215	158	(57)
G-5	104	69	(35)
G-10	56	37	(19)
G-11	81	70	(11)
H-2	134	118	(16)
H-4	161	141	(20)
<b>TOTAL</b>	<b>751</b>	<b>592</b>	<b>(159)</b>

**Table C, Units by ALUC Zone**, provides a summary of the number the types of member garage units proposed in each of the ALUC Land Use Compatibility Zones by unit type.

**Table C, Units by ALUC Zone**

Type of Unit	Mixed Use Units in Zone D	Mixed Use Units in Zone C
Mixed Use (Overnight)	120	39
Mixed Use (Non-Overnight)	0	110

### Land Use Designations

Land Use Designation for existing Planning Areas A-6 and E-2 will change from Heavy Industrial and Commercial-Retail to Mixed Use. New Planning Areas E-4, E-5, E-6, E-7, and E-8 will have a Mixed Use designation.

### Zoning

The SPA Zoning Ordinance text will be revised to include a Mixed Use Land Use Designation for planning areas related to TTC designed to allow for a unique combination of commercial, business, industrial, recreation, and residential product types within close proximity to one another..

Due to the unique nature of large scale recreational development north of Avenue 62, the Mixed Use designation allows for two or more different types of uses contiguous to one another, planned as a unit. For instance, with racetrack development north of Avenue 62, certain planning areas could develop as residential product types adjacent to racetrack facilities. These planning areas will also allow for duplex units defined as a structure with two dwelling units placed beside one another sharing a common wall. A maximum of 159 mixed-use dwelling units is proposed across 46 acres. Outdoor Film Studio will also be added as an allowable use within this Mixed Use land use designation, while golf course will no longer be allowable.

### Access Points

- Tyler Street - Access point to Planning Area A-6 from Tyler Street at the northern boundary will be replaced by access at Tyler Street in the southern portion of Planning Area A-6 which will consist of restricted access with a right-in/right-out with left turn pocket into Planning Area A-6.
- Tyler Street – Full signalized access to Planning Area A-5 will remain.
- Tower Drive – TTC will eliminate all access into track from Tower Drive. Tower Drive will remain only to provide the full access required into Planning Area A-5 (Kohl Ranch Commercial Property) and in the interim until access point to Planning Area A-6 is developed.
- All other access points remain as approved in SPA2.

**Other**

- Reservoir and Pump Station currently reflected in Planning Area A-4 will move to the northeast corner of planning area A-6.
- Propose option to construct an 18 foot high soundwall in place of berm located within ALUC ETZ zone along Avenue 62.

While no development plan is currently proposed, the mixed use designation does allow for future hotels and resort hotels within Planning Areas A-6 and E-6 lending these planning areas to future resort uses that may include associated amenities such as pools, kids club, tennis courts, health spas, etc. The following analysis includes the use of such facilities under the assumption that:

- one may occur within Planning Area E-6;
- one may occur within Zone D of Planning Area A-6;
- each facility is up to 10,000 square feet with up to 16 rooms; and
- facility is open only to members of TTC and their guests.

**TTC FACILITIES**

As previously approved, TTC development consists of the following facilities:

**Member Lots**

A total of 250 track lots (201 Trackside and 49 Off-Track) are available for construction as Member Entertainment Garages (MEGs). Trackside lots range from approximately 7,000 to 20,700 square feet with 7,540 square feet being a typical lot. Trackside lots were previously proposed to be constructed into a 15 foot earthen berm with 10-foot soundwall located atop the berm. However, subsequent analysis was conducted to determine the sufficiency of interim mitigation which entails each unit being designed to connect to the adjacent berm/wall or garage structure in such a way as to create a continuous 25 foot sound barrier, which is being accomplished in the completed southern portion of the track through a combination of earthen berms and 18 foot high soundwalls, located 8 feet inside of the rear property line.



### Member Garage Units

Typical Member Garage Units are approximately 51 feet wide by 73 feet deep which the lower floor designed for the storage of 6-12 cars, with room for tools and workshop. Units located on a Trackside lot feature upper level offices, bathrooms, small kitchen, entertainment room. Through SPA3, a select number of lots propose overnight occupancy. Bedrooms would be included in such units. The entertaining room opens to a side and a rear patio extending to the top of the garage space enabling a patio to be built over the top of sound wall. The maximum height of units is 42 feet. Because of noise concerns from the track, units are located relatively close to one another to provide further noise reduction provided by the sound wall.

### The Track

The Grand Prix Loop (entire course) is approximately 5 miles in length containing multiple configurations varying in length. The track is typically 56 feet wide, comprised of asphaltic surface with a proprietary blend of custom materials, designed for the desert's heat and anticipated usage. Construction of the southernmost portion of the track, referred to as the "South Palm Circuit" is complete. A 30 foot wide area on each side of the Track covered in natural mulch material referred to as the "verge" is designed as a safety buffer to slow down a car should it leave the track. Beyond the verge, are various types of other safety features including "runoff" areas. Depending on the location and depth of the runoff area, the anticipated speed of a car in distress and the proximity to buildings or other features outside the track, runoff areas consist of asphalt or gravel pits. Other safety features in the track area include safety barricades and guard railing which runs the entire length of the track with only designated safety, emergency, and trackside personnel allowed inside the railing. Construction of the northernmost portion of the track, referred to as the "North Palm Circuit," is anticipated to be complete in the fall of 2014.

### Main Paddock

The Main Paddock, located in the central area of the Track, is designed to be utilized primarily for parking and staging. The Main Paddock will also be utilized for karting (which consists of temporary barriers and is currently in place), autocross, vehicle storage, staging, filming, and display. It has been designed not only for the anticipated demand of cars using structures within the gates, but for parking of truck transports. The Main Paddock has been constructed on an approximately 12-acre paved asphalt surface with designated areas for vehicular travel.

### Motorsports Village

The Motorsports Village houses the Control Tower/Clubhouse, Tuning Shop, Trackside Garage, and Fuel Island as depicted in **Table D, Proposed Facility Square Footages** and the descriptions below.

**Table D, Proposed Facility Square Footages**

Building Name	Size (Square Feet)
Control Tower/Clubhouse	9,197
Tuning shop	8,392
Trackside Garage	13,174
Fuel Island	2,296
<b>TOTAL</b>	<b>33,059</b>

***Control Tower/Clubhouse***

The Control Tower/Clubhouse is a 3-story building functioning as track control and safety and operations. The building is also intended to provide food service, driver instruction classroom, and operational offices.

***Tuning Shop***

The tuning shop is a single-story masonry/concrete structure housing the Club Mechanic and tuning operations for the racing facility. The building includes 6 maintenance bays, offices, waiting area, changing rooms, restrooms, kitchen, and a small theater viewing room to view recorded track activity. Construction of the tuning shop is underway with anticipated completion in the fall of 2014.

***Trackside Garage***

The trackside garage is a single-story masonry/concrete structure designed to be utilized as a storage area for TTC members, equipment, and track cars for use by TTC members. This building includes a wash detail bay designed to house 40 to 60 cars utilized as daily track cars, safety vehicles, and track operations equipment. Construction of the trackside garage is underway with anticipated completion in the fall of 2014.

***Fuel Island***

Construction of the fuel island is complete. It is located in the main paddock area and features self-serve fuel dispensers. Different grades of fuels are provided and all tanks are below grade.

**TTC Operations**

The Track operates between the hours of 7:00 a.m. and 7:00 p.m. Kitchen and club facilities remain open 24 hours. Because valuable vehicles are stored on site, there are security gates and security personnel on-site 24 hours a day and the site was previously approved for a 6 foot high masonry perimeter wall constructed along Avenue 62, Polk Street, Avenue 60 and Tyler Street. Along the boundary of Planning Areas D-1 and E-2, a six foot or higher wall is to be constructed. At Project entries on Polk and Tyler Streets, six foot high decorative block walls will be constructed. All perimeter walls would be treated with an anti-graffiti coating.

**Project Phasing**

The motorsports race track was previously proposed to be constructed in two phases. However, under Revised Plot Plan PP24690R1, as approved April 1, 2014 TTC Motorsports Park development will now be constructed in seven phases as follows:

**Table E, TTC Motorsports Park Phasing**

<b>Phase</b>	<b>Est. Timing</b>	<b>Short Description</b>	<b>Detailed Description</b>
1	Completed	Fuel Island, Paddock, Temporary Sales and Operations Facilities	Approximately 11.23 acres and include a portion of parcel 226 of Parcel Map 36293-1. On-site work would include the Fuel Island, Main Paddock, temporary sales trailer and operations tent.
2	2015	All PMG lots south of Ave 61, Reservoir, Streets and Utilities south of Ave 61	Approximately 36.81 acres and include parcels 1 through 90, parcels 192 through 215, and portions of parcels 226 and 227 of Parcel Map 36293-1. On-site work would include 114 founders lots, the irrigation reservoir, and adjacent on-site streets and utilities. Future on-site utility connections would also be constructed in this phase. A second entrance would be added from Polk Street. Off-site improvements of Polk Street would be constructed after the last occupancy permit in Phase 2.
3	2015	Tuning Shop and Trackside Garage	Approximately 1.84 acres and include a portion of parcel 226 of Parcel Map 36293-1. On-site work would include a portion of the Motorsports Village. Construction would include the tuning shop and trackside garage.
4	2017	Control Tower	Approximately 1.79 acres and include a portion of parcel 226 of Parcel Map 36293-1. On-site work would include a portion of the Motorsports Village. Construction would include the Project Control Tower.
5	2017	Minor Change Exhibit Lots, 42 Acre Site, Ascot Lots, Realigned Storm Drain Channel south of Ave 62	Approximately 86.43 acres and include a portion of parcel 226 of Parcel Map 36293-1, a portion of parcel map 36315 not mapped in Parcel Map 36293-1, and off-site improvements. On-site construction would include corporate lots and track support facilities, and off-site improvements. On-site construction would include corporate lots and track support facilities. Off-site improvements include Tyler Street and a reconfigured storm drain channel. Tyler Street improvements to be constructed after last occupancy permit in Phase 5.
6	2018	East half of the PMG north of Ave 61, CVWD Well Site	Approximately 18.57 acres and include parcels 91 through 145 and a portion of parcel 227 of Parcel Map 36293-1, and off-site improvements. On-site work would include 55 founder lots, adjacent on-site streets and utilities, as well as a Coachella Valley Water District (CVWD) well site in the northern portion of the Project. Off-site improvements of Avenue 60 would be constructed after last occupancy permit in Phase 6.
7	2019	West half of the PMG north of Ave 61	Approximately 15.38 acres and include parcels 146 through 191 of Parcel Map 36293-1 and off-site improvements. On-site work would include 46 founders lots and adjacent on-site streets and utilities. Off-site work would include the construction of Avenue 60 culvert, Avenue 62 culvert, and Avenue 62 improvements. Off-site improvements would be constructed before the 10 <sup>th</sup> to the last occupancy permit in Phase 7.



This Initial Study is intended to analyze information from the following applications related to the Project and determine if any new significant adverse impacts result which were not previously analyzed in EIR No. 396 and which cannot be mitigated to less than significant levels.

**3. Project Applications**

The Modified Project identified within the analysis of Environmental Impact Report No. 396, Addendum No. 5 (EIR396-A5) is the changes proposed to by The Kohl Ranch Specific Plan No. 303, Amendment No. 3, consisting of the following applications:

**Project Applications**

***Specific Plan Amendment No. 303, Amendment No. 3 (Case No. SP00303A3)***

Addresses proposed changes to TTC planning areas, as described above.

***Change of Zone (Case No. CZ07852)***

The boundary of the specific plan is not being changed; only the boundaries of internal planning areas within the Project area to allow for new planning areas and uses within the proposed Mixed Use Land Use Designation related to TTC development.

***Noise Exemption (Case No. NE02)***

Proposal for exception to Ordinance No 847, regulating noise for a continuous event exception for sound sources related to motor vehicle racing and related facilities.

***Condo Map (Case No. TR36851)***

Proposal to subdivide 19 single lots into 38 condominium units.

**B. Type of Project**

Site Specific ; Countywide ; Community ; Policy .

**C. Total Project Area**

The Project site encompasses approximately 2,164 acres.

<b>Residential Acres:</b> 1,140 total in SP	<b>Lots:</b> n/a	<b>Units:</b> 7,161 total in SP	<b>Project No. of Residents:</b> 21,483 (at 3 per DU) total in SP
<b>Commercial Acres:</b> 28	<b>Lots:</b> n/a	<b>Sq. Ft. of Building Area<sup>1</sup></b> 170,755 total in SP	<b>Est. No. of Employees<sup>2</sup></b> 342 total in SP
<b>Industrial Acres:</b> 81	<b>Lots:</b> n/a	<b>Sq. Ft. of Building Area<sup>3</sup></b> 1,587,762 total in SP	<b>Est. No. of Employees<sup>4</sup></b> 1,059 total in SP
<b>Other:</b> 25 (Mixed Use/Air Park) 248 (Mixed Use)	<b>Lots:</b> n/a n/a	<b>Sq. Ft. of Bldg Area<sup>5</sup></b> 272,250 total in SP 2,700,720 total in SP	<b>Est. No. of Employees<sup>6</sup></b> 4,273 total in SP 4,501 total in SP

1. Based upon Floor Area Ratio (FAR) of 0.14, identified in EIR 396, Addendum No. 2, p. 22
2. Source: Riverside County General Plan Appendix E: Socioeconomic Buildout Projection Assumptions & Methodology (Assumes 1 employee per 500 square feet)
3. Based upon FAR of 0.45, identified in EIR 396, Addendum No. 2, p. 22
4. Source: Riverside County General Plan Appendix E: Socioeconomic Buildout Projection Assumptions & Methodology (Assumes 1 employee per 1,500 square feet)
5. Based on FAR of 0.25, identified in EIR 396, Addendum No. 2, p. 22
6. Source: Riverside County General Plan Appendix E: Socioeconomic Buildout Projection Assumptions & Methodology (Assumes 1 employee per 600 square feet)

**D. Assessor's Parcel No(s)**

759-180-004 through 759-180-006; 759-180-008; 759-180-011 through 759-180-014; 759-190-011 through 759-190-014; 759-200-001 through 759-200-018; 759-210-001 through 759-210-028; 759-220-001 through 759-220-031; 759-230-001 through 759-230-019; 759-240-001 through 759-240-018; 759-250-001 through 759-250-038; 759-260-001 through 759-260-038; and 759-270-001 through 759-270-027

**E. Street References**

The Project is located on the northwest corner of Avenue 62 and Polk Street bound by Avenue 60 to the north and Tyler Street to the west.

**F. Section, Township & Range Description**

Section 33, Township 6 South, Range 8 East, San Bernardino Baseline and Meridian as reflected in **Figure 3, USGS Map**

**G. Brief Description of the Existing Environmental Setting of the Project site and its Surroundings****Kohl Ranch Specific Plan Boundary**

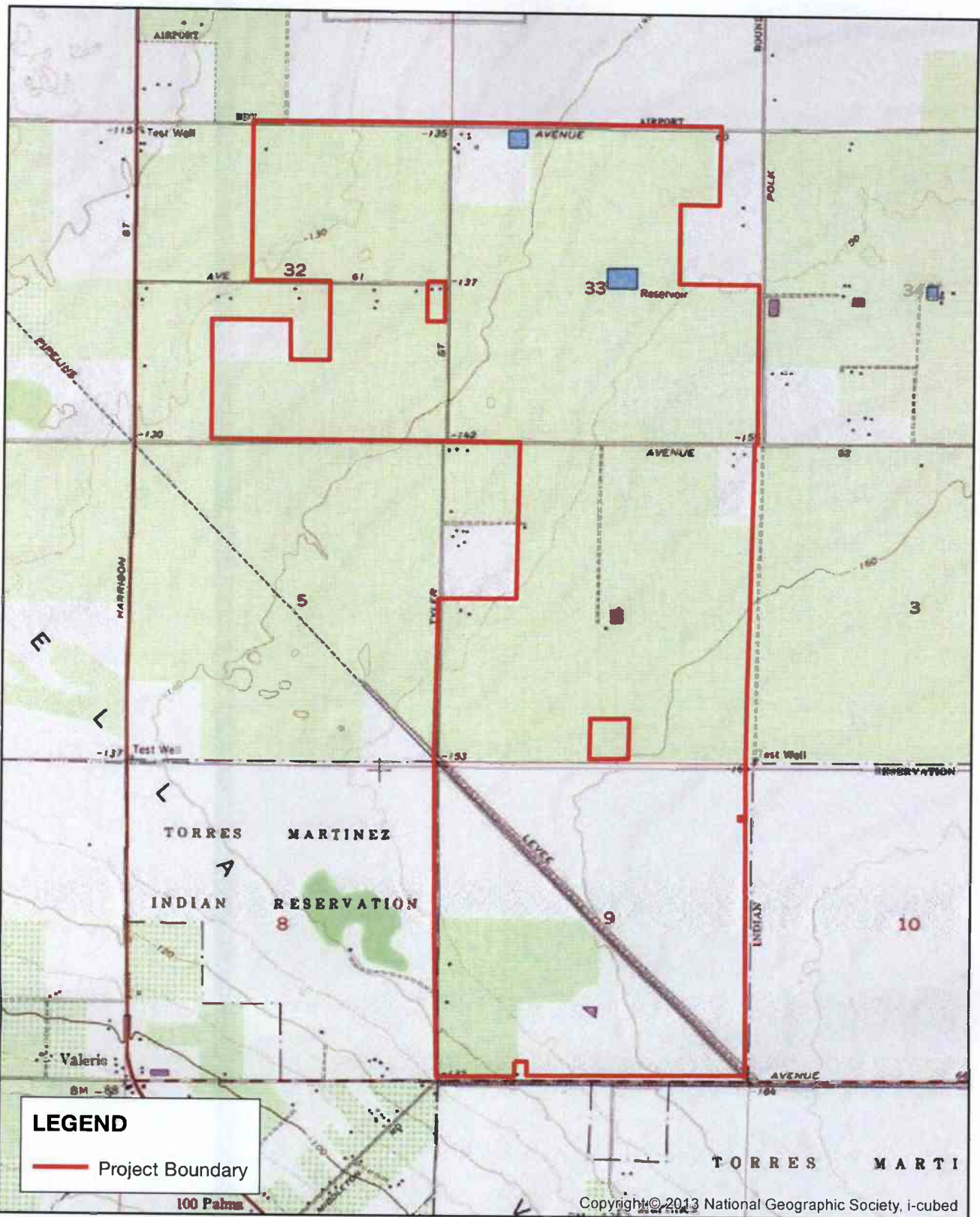
As reflected in **Figure 4, Aerial Map**, the majority of the Kohl Ranch Specific Plan site is in agricultural use or vacant, although a portion in the southern section is developed with three schools and a future on-site subdivision at the southeast corner of Avenue 64 and Tyler Street has been graded. Existing man-made features include the Avenue 64 Evacuation Channel which flows west to east through the Specific Plan boundary, and structures associated with current and past farming activities, including the Kohl Ranch headquarters and an abandoned feed lot. Some limited residential uses occur along the specific plan periphery and Avenue 61. Adjacent, off site land uses include vacant land, farms and related uses, a former sludge processing operation, residences and the Jacqueline Cochran Regional Airport. The Torres Martinez Indian Reservation abuts the southern portion of the Specific Plan area on the west, south and east. These Native American lands are held in individual and tribal ownership. The specific plan site is relatively flat with elevations ranging from approximately 125 feet below mean sea level (AMSL) to approximately 164 feet below mean sea level.

**Modified Project Site**

The Modified Project with respect to development at TTC north of Avenue 62 has completed the following improvements:

- Fuel Island complete
- Main Paddock complete
- South Palm Circuit (Southern portion of track) including hot and cold pit area complete
- North Palm Circuit (Northern portion of track) anticipated completion October 2014
- Water and Sewer along Ascot Road complete
- Paving of Riverside, Rogers, Monza, and Ascot anticipated to be complete October 2014
- Soundwall around lots 1-90 and 192-201 (as identified by approved Revised Plot Plan 24690R1) complete
- Pads for lots 1-90, 192-201 and 202-215 (as identified by approved Revised Plot Plan 24690R1) complete
- 6 foot Perimeter wall adjacent to Ave 62 and Polk St. are complete.
- Tower Road currently constructed as temporary 30 feet of pavement.
- Construction of dry utilities, sewer and water for lots 1-90, 192-01, and 202-215 are complete.
- Construction of Tuning Shop and Trackside Garage underway with anticipated completion October 2014.
- Construction of 150 foot by 250 foot acre reservoir on 2 acres located in northeast corner of Planning Area A-6 that includes a bird screen to prevent a congregation of birds, is complete.

G:\2013\13-0263\CIS\EIR\_Add\_USGS.mxd; Map created 02 Oct 2014



Source: Kohl Ranch SPA No. 303, Amendment No. 3; USGS 7.5min Quad DRG: VALERIE

**Figure 3 - USGS Map**

The Kohl Ranch Specific Plan No. 303, Amendment No. 3

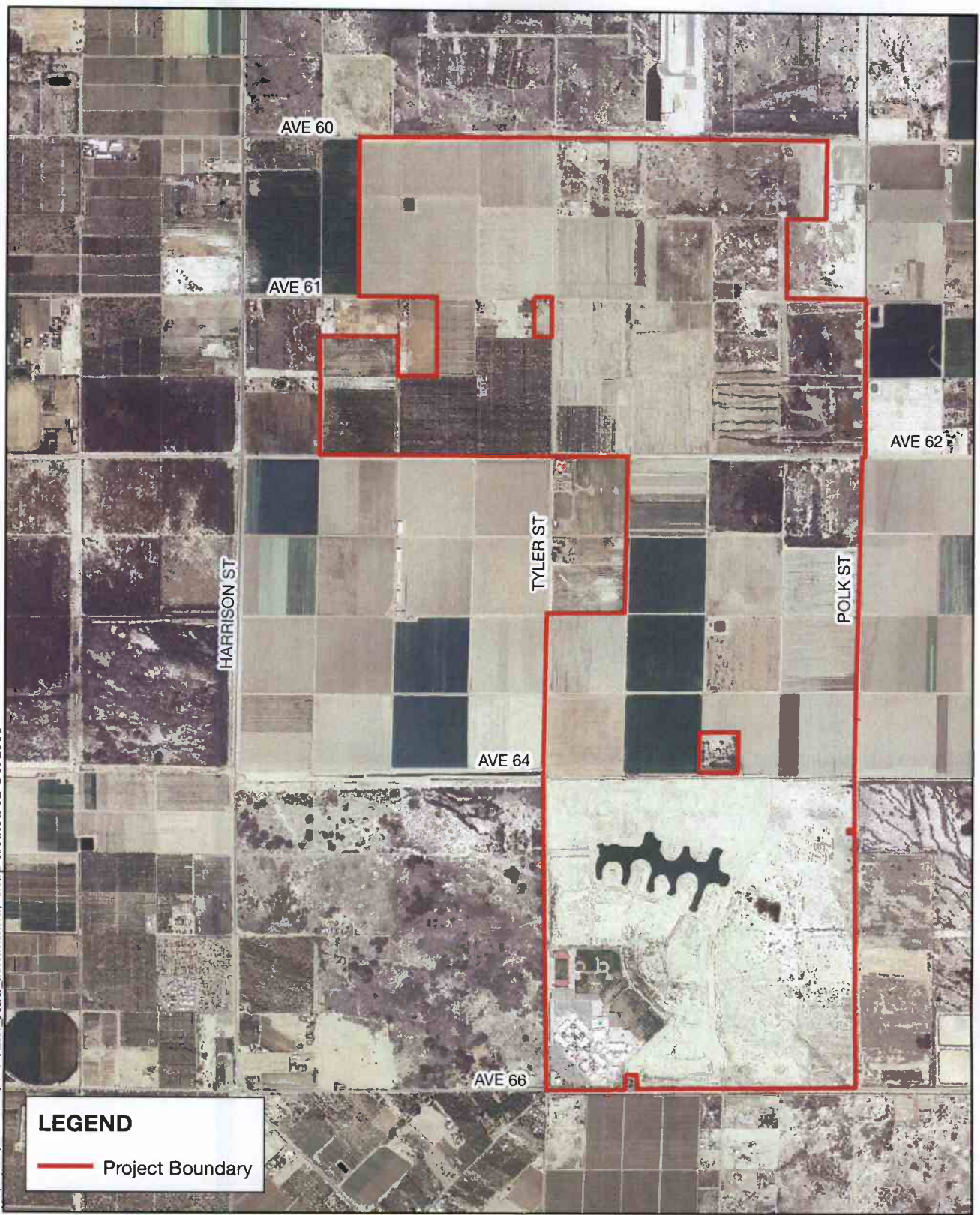


0 1,000 2,000 3,000 Feet





G:\2013\13-0263\GIS\EIR\_Add\_aerial.mxd; Map created 02 Oct 2014



Source: Kohl Ranch SPA No. 303, Amendment No. 3; Eagle Aerial, 2012.

**Figure 4 - Aerial Map**

The Kohl Ranch Specific Plan No. 303, Amendment No. 3



0 1,000 2,000 3,000 Feet



**B. General Plan Area Plan(s)**

The Modified Project site is located within the Eastern Coachella Valley Area Plan (ECVAP).

**C. Foundation Component(s)**

The Modified Project site is located within the Community Development Foundation Component.

**D. Land Use Designation(s)**

The Modified Project site's current land use designation is Heavy Industrial (HI), Commercial Office (CO), Commercial Retail (CR), Very High Density Residential (VDHR), and Open Space – Conservation (OS-C)

**E. Overlay(s), if any**

The Modified Project is not in a General Plan Policy Overlay or Zoning Overlay Area, including the Community Development Overlay.

**F. Policy Area(s), if any**

N/A

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

- 1. Land Use:** The Modified Project site is designated Specific Plan. No land use change is proposed. However, the Modified Project does propose to change the zone designation associated with The Thermal Club in the northeastern part of the Specific Plan from Heavy Industrial and Commercial-Retail to Mixed Use (MU). The Proposed Project would be consistent with SPA3 with approval of associated change of zone (CZ07852). The proposed Project would not conflict with any General Plan Land Use policies.
- 2. Circulation:** No circulation changes are proposed. No policies are applicable. Therefore, the Modified project will not conflict with the General Plan
- 3. Multipurpose Open Space:** The Modified Project will not conflict with areas identified for conservation, preservation, or reservation within the Multipurpose Open Space Element. The Modified Project is located within the boundaries of the Coachella Valley Multi Species Habitat Conservation Plan (CVMSHCP) but is not located within any CVMSHCP conservation area. The Modified Project will not conflict with any General Plan Multipurpose Open Space policies
- 4. Safety:** The Modified Project site is not located within a Fault Zone but is within a ground shaking zone, an active subsidence zone and has a high potential for liquefaction. In addition, it is located within the Jacqueline Cochran Regional Airport Influence Policy Area. The Modified Project is not located within a 100-year flood plain, dam inundation area or area drainage plan. The Modified Project is located in an area considered to be at very low susceptibility for wildfire. The land uses proposed by the Modified Project do allow for future structures that will be occupied by humans. Those structures will be required to comply with all applicable local and state regulations including the California Building Code to ensure the health and safety of future occupants:

There are no known hazardous waste sites in the area but the industrial uses proposed within the Modified Project site and sites within the Modified Project vicinity that handle hazardous materials will be required to comply with all applicable state and local laws concerning the handling, storage and disposal of hazardous wastes.

As the Modified Project lies directly south of the Jacqueline Cochran Regional Airport, it is within the influence area. As the Modified Project was found to be consistent with the Jacqueline Cochran Regional Airport on January 8, 2015, the Modified Project is consistent with the General Plan.

- 5. Noise:** Noise impacts from the Project will be generated during construction, from future on-site activities, and from future Project specific traffic increases that will occur as a result of the Project. During the lifetime of the Project, noise impacts to the Project site will be generated from vehicular-sourced noise from nearby roadways. However, with adherence to the recommendations that are contained in the Noise Assessment that was prepared for the Project (Appendix B) the Project would not conflict with any General Plan Noise Element policies.
- 6. Housing:** Implementation of the Modified Project does not entail the displacement of significant numbers of existing housing nor does it create a need for new housing; thus, the Modified Project will not conflict with General Plan Housing Element policies.
- 7. Air Quality:** The Modified Project includes site preparation and construction-related activities. The Modified Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.



**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any**

Item	Direction	Designation
Area Plans	North	Eastern Coachella Valley Area Plan, County of Riverside
	East	Eastern Coachella Valley Area Plan, County of Riverside
	South	Eastern Coachella Valley Area Plan, County of Riverside
	West	Eastern Coachella Valley Area Plan, County of Riverside
Foundation Components	North	Community Development
	East	Agriculture
	South	Community Development
	West	Agriculture
Land Use Designations	North	Public Facilities (PF), Light Industrial (LI)
	East	Agricultural (AG), Tribal Lands (IND)
	South	Tribal Lands (IND), Medium High Density Residential (MHDR)
	West	Public Facilities (PF), Tribal Lands (IND), Agriculture (AG).
Overlays	There are no zoning or general plan policy overlays in the vicinity of the Project site.	
Policy Areas	There are no Policy Areas in the vicinity of the Project site.	

**H. Adopted Specific Plan Information**

**1. Name and Number of Specific Plan, if any**

The Kohl Ranch Specific Plan No. 303, Amendment No. 2

**2. Specific Plan Planning Area, and Policies, if any**

Planning Areas A-3, A-5, A-6, A-7, A-8, E-2, E-3, and E-4

**I. Existing Zoning**

Specific Plan (SP) – The Kohl Ranch Specific Plan No. 303, Amendment No. 2

**J. Proposed Zoning, if any**

A zone change is proposed to create new planning area boundaries with the Specific Plan related to the Thermal Motorsport Club. These changes affect existing planning areas A-3, A-6, A-8, E-2, and E-4.

**K. Adjacent and Surrounding Zoning**

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North:	M-H (Manufacturing-Heavy) M-SC (Manufacturing Service Commercial)
East:	A-2 (Heavy Agriculture) A-1 (Light Agriculture)
South:	A-1 (Light Agriculture) W-2-M(Controlled Development Area with Mobile homes)
West:	A-2 (Heavy Agriculture) A-1 (Light Agriculture) W-2 (Controlled Development Area)

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### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) were identified in EIR No. 396 and/or by current Project proposals as being potentially affected by this Project, involving at least one impact that is a, "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated," as indicated by the checklist on the following pages. The boxes marked with a green "X" were found to be consistent with EIR No. 396 with only the mitigation measures previously required in the original EIR. Boxes marked with a red "X" include new or updated mitigation measures.

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics                       | <input checked="" type="checkbox"/> Greenhouse Gas Emissions      | <input checked="" type="checkbox"/> Population/Housing                 |
| <input checked="" type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services                    |
| <input checked="" type="checkbox"/> Air Quality                      | <input checked="" type="checkbox"/> Hydrology/Water Quality       | <input checked="" type="checkbox"/> Recreation                         |
| <input checked="" type="checkbox"/> Biological Resources             | <input checked="" type="checkbox"/> Land Use/Planning             | <input checked="" type="checkbox"/> Transportation/Traffic             |
| <input checked="" type="checkbox"/> Cultural Resources               | <input checked="" type="checkbox"/> Mineral Resources             | <input checked="" type="checkbox"/> Utilities/Service Systems          |
| <input checked="" type="checkbox"/> Geology/Soils                    | <input checked="" type="checkbox"/> Noise                         | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

### IV. DETERMINATION

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the Modified Project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that although the Modified Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project, described in this document, have been made or agreed to by the Project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the Modified Project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the Modified Project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects of the Modified Project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the Modified Project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the Modified Project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the Modified Project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input checked="" type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.



I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the Project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the Project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the Project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The Project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the Project, but the Project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the Project on the environment, but the Project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date

Matt Straite

Planner

Riverside County Planning Department

## V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the Modified Project to determine any potential significant impacts upon the environment that would result from implementation of the Project. An Initial Study (Environmental Assessment) is normally a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the Modified Project, in accordance with California Code of Regulations, Section 15063. The purpose of this Initial Study is to inform the decision makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the Modified Project.

This Project already has a previously-certified EIR; therefore, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, to determine whether an Addendum, Subsequent EIR or a Supplement to an EIR is required for the Modified Project, in accordance with California Code of Regulations (CCR), Sections 15164, 15162, or 15163, respectively. Pursuant to CCR Sections 15164(a) and 15162(a)(1), if the proposed action/revisions to the previous Project do not cause "new significant environmental effects or a substantial increase in the severity of previously identified significant effects," then an addendum to the previously certified EIR shall be prepared. For the purposes of the following Environmental Issues Assessment checklist, the above text shall be shortened to the following: "new or substantially increased impacts."

### AESTHETICS

AESTHETICS Would the Project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Sources:** COR ECVAP; COR GP, Figure C-9 "Scenic Highways"; Project Description; EIR396, et. al; SPA3; TTC Design Guidelines

#### Findings of Fact:

- a) *EIR396 Conclusion: Not specifically addressed in the DEIR because the Environmental Assessment determined that no scenic highway corridors would be affected by the Specific Plan.*

*Discussion of the Modified Project:* The Modified Project is not located within a scenic highway corridor. The closest state-eligible scenic highway is State Route 111, from Bombay Beach on the Salton Sea to State Route 195 near Mecca, located approximately 4.4 miles to the southeast.

*Finding:* No new scenic highways have been designated in the vicinity since EIR396 was prepared. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396. .

- b) *EIR396 Conclusion – Less Than Significant with Mitigation:* Implementation of the Kohl Ranch Specific Plan would result in a more aesthetically pleasing area by ensuring architectural and landscaping consistency in Projects by creating a unique and unifying theme throughout the area (EIR, p. V-185).

“The Santa Rosa Mountains and the San Jacinto Mountains are important visual resources in the Coachella Valley. Views of these resources have been preserved in the Kohl Ranch Specific Plan” (EIR, p. V-185).

*Mitigation Measure C13-1* – All future development Projects in the Kohl Ranch Specific Plan Project area shall be designed in accordance with applicable criteria in the Planning Standards and Design Guidelines in the Kohl Ranch Specific Plan (EIR, p. V-185).

*Discussion of the Modified Project:* The Modified Project contains no major rock outcroppings, unique or landmark features and continues to include Planning Standards and Design Guidelines which will ensure the Modified Project results in an aesthetically pleasing area and views of the surrounding scenic resources are not obstructed by the Modified Project.

The proposed uses associated with the Modified Project will be guided by TTC and SPA3 Design Guidelines, which have been designed to ensure high-quality aesthetic appeal is maintained among the new and modified Planning Areas. The Design Guidelines and SPA3 incorporate design considerations to create a sense of arrival into the community and a special place within Coachella Valley, as well as to enhance aesthetics and create visual consistency with proposed structures and features including landscaping and walls. The Design Guidelines and SPA3 establish architecture, roof variations, themed road plans, landscaped streetscapes, and building color and materials within the Mixed Use planning areas, which encourage an innovative array of uses, to provide compatibility among buildings within the same development. Moreover, the proposed structures will be designed to meet Riverside County requirements and ALUC conditions of approval.

TTC will be generally screened from passing motorists and pedestrians by a 6-foot-high perimeter masonry wall as required by SPA3. However, as the permitted maximum height of the member garage units are 42 feet, some views of these structures may be seen from Polk Street and Avenue 60. At ultimate buildout, lot buildings are 40 feet to 50 feet away from Polk Street while buildings along Avenue 62 will be as much as 115 feet away from the street. These large setbacks and perimeter walls will aid in shielding potential views.

The four Project entries are located off of Avenue 62 (temporary), Tyler Street, Avenue 60, and Polk Street. Each entrance is setback from these streets and will include accent landscaping including tall Date Palm trees as visual cues. Each entry shall have detailed entry walls, signage, planting and specimen trees. Project signage will be designed into the theme and style of the entry and walls. The entries will be landscaped enhanced with desert plantings providing a visual continuity from the perimeter parkway landscape to the interior community landscape. A central landscape island with display area, a focal accent/theme trees and underlying shrubs and colorful desert groundcovers will be the centerpiece of the arrival. The entry will be framed on both sides by complementing theme trees, shrubs and ground cover, enclosing the arrival space and entry experience. Sidewalks and pedestrian gates will provide pedestrian access along the perimeter street frontage as required by County standards.

Walls along Avenue 62, Polk Street, Avenue 60, and Tyler Street will be masonry wall in natural earth tones to match the desert region. This masonry wall will be constructed for all perimeter fencing and sound walls around and throughout the Project. At Project entries decorative precision and split face block with an



integral desert color will be used as an accent at these locations. All walls will be treated with an anti-graffiti coating.

The parkways along Avenue 60, Avenue 62, Polk Street, and Tyler Street will be landscape enhanced with a variety of desert plantings providing color, texture, massing and vertical variation. This perimeter street landscape will establish the initial "personality" of the Project and initiate the arrival experience. The design and layout will work in harmony with the site grading, and perimeter wall layout creating a pleasing visual experience for motorists and pedestrians. The combination of layering, palm trees canopy trees and accent trees will present a pleasing visual complement to the lower level shrubs, groundcovers and decorative grasses. Attention to plant material colors and textures will provide an additional layer of visual enhancement. The perimeter planting design will include canopy trees 30 feet to 45 feet on center, based upon species.

An expanded landscape easement will be provided to create a wide landscaped parkway along the perimeter public streets. Where possible, a meandering 8-foot wide sidewalk through the landscaped parkway will help separate pedestrians from the roadway. Canopy trees will be planted to provide shade along the walkway.

TTC proposes to construct a 62-foot tall Control Tower to accommodate track control, safety, and operations approved under EIR396-A3. The Control Tower will also provide food service preparation, driver instruction classroom, and operational classes. The height of the tower could potentially result in it being visible to public view from Avenue 62 and Polk Street. However, the top of the tower has been designed with interesting roof line and details which will be aesthetically pleasing, and the streetscape in the foreground along both Polk Street and Avenue 62 will contain landscaping with trees that, upon maturity, will ultimately lessen or eliminate the view of the tower. Further, the Tower will be located in the center of the racetrack generally surrounded by a combination earthen berm and 18-foot-high soundwall totaling 25 feet in height incorporated into the member garage units, as well as a 6-foot-high perimeter wall, obstructing views of the tower from Avenue 62. Furthermore, the TTC Motorsports Park Development was originally approved with a 70 foot tall control tower. As the structure was reduced in height as part of Plot Plan 24690, Revised Permit No. 1, visual impacts will be further reduced. In addition, the County requires design guidelines for each implementing development. As such, the Modified Project will be guided by TTC and SPA3 Design Guidelines. Further, mitigation measure C13-1 remains in effect for the Modified Project to ensure impacts remain less than significant.

*Finding:* With implementation of mitigation measure C13-1, impacts resulting from the Modified Project are less than significant. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

AESTHETICS Would the Project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: COR Ordinance 655; RCLIS; EIR396 et al

Findings of Fact:

- a) *EIR396 Conclusion – Less than Significant with Mitigation:* Skyglow (light which interferes with the use of the telescope at the Observatory) impacts to the Mt. Palomar Observatory are not expected to be significant, as the Kohl Ranch Specific Plan proposes to install lighting fixtures that are sensitive to the Mt. Palomar Observatory and that are consistent with the requirements in Riverside County Ordinance 655 (EIR, p. V-186).

*Mitigation Measure C13-2 –* Lighting shall conform to the Lighting Guidelines Section, Section IV.C2.j, of the Kohl Ranch Specific Plan (EIR, p.V-186).

*Discussion of the Modified Project:* The Modified Project is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area (approximately 42.4 miles southwest is the Mt. Palomar Observatory). Therefore, the Modified Project will be required to incorporate, through the standard plan check process, the requirements for Zone B developments as set forth in Riverside County Ordinance No. 655. The intent of Riverside County Ordinance No. 655 is to restrict the use of certain light fixtures which would direct undesirable light into the night sky, thereby having a detrimental effect on astronomical observation and research. The Modified Project includes no changes in lighting that would be inconsistent with Ordinance No. 655. Further, mitigation measure C13-2 remains in effect for the Modified Project to ensure impacts remain less than significant. For clarification, mitigation measure C13-2 has been revised as follows:

*Mitigation Measure C13-2 (Revised) –* Lighting shall conform to the Lighting Guidelines Section, Section ~~IV.C2.j~~, of the Kohl Ranch Specific Plan.

*Finding:* Through compliance with the regulatory requirements of Ordinance No. 655 and implementation of mitigation measure C13-2 (Revised), the Modified Project will not result in impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

AESTHETICS Would the Project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
<b>3. Other Lighting Issues</b>				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: COR Ordinance 655; Project Description; EIR396 et al; SPA3; TTC Design Guidelines

Findings of Fact:

a-b) EIR396 *Conclusion – Less Than Significant with Mitigation:* The existing and future developments surrounding the Kohl Ranch Project site would be exposed to increases in nighttime glare emanating from on-site lighting sources. Nighttime security lighting for buildings and parking lots would also increase nuisance light emanating from the Project site. Uses that surround the Project site on the valley floor, as well as uses located at higher elevations could be impacted by glare emanating from the Project site. These impacts are not anticipated to be significant. The Kohl Ranch Specific Plan contains general lighting guidelines, as well as guidelines for roadway, parking area, pedestrian and entry way, architectural, landscape, and athletic field, court and driving range lighting.

In addition to the lighting guidelines regarding nighttime light and glare, reflective surfaces can cause daytime glare which can be hazardous to airplanes. Mitigation measure C13-10 reduces this potential impact to less than significant.

*Mitigation Measure C13-2 –* Lighting shall conform to the Lighting Guidelines, Section 3.3, of the Kohl Ranch Specific Plan (EIR, p.V-186).

*Mitigation Measure C13-10 –* The buildings shall use non-metallic, low reflective glass (30 percent or lower reflective factor) and building materials to keep daytime glare to a minimum (EIR, p. V-187).

*Mitigation Measure C13-11 –* Future development Projects shall be subject to the requirements of Section 7 of Ordinance No. 655, which includes the preparation of lighting plans and evidence of compliance (EIR, p. V-188).

*Mitigation Measure C13-12 –* All new light fixtures installed shall be consistent with the guidelines in Section 5 (General Requirements), Section 6 (Requirements for Lamp Source and Shielding), and Section 8 (Prohibitions) of Ordinance No. 655 (EIR, p. V-188).

*Discussion of the Modified Project:* The Modified Project occupies the same area as previously analyzed and does not result in a substantial overall increase in intensity. However, the Modified Project does propose to allow for residential uses in Planning Areas E-5, E-6, E-7 and E-8 which would be located adjacent to the east side of the race track. Potential impacts to the proposed residential uses along the track as well as to surrounding properties will be minimized in part by the race track hours of operation which is expected to close between 5:00 p.m. and 7:00 p.m. (dusk) and the track will not have night lighting other than security purposes. TTC Project lighting will include in-grade lighting throughout landscaped areas, as well as bollards around membership lots and throughout the remainder of the Project area. Low pressure sodium lighting will be utilized as referenced in Ordinance No. 655. Further, the SPA3 Zoning Ordinance prohibits nighttime sports lighting. Spill of light onto the proposed residential uses as well as to surrounding properties and “night glow” will be reduced to less than significant levels by using hoods and other design features on light fixtures used within the Modified Project and through implementation of mitigation measures C13-2 - C13-9, C13-11, and C13-12, and as required through standard County conditions of approval, plan checks, permitting procedures, and code enforcement. Daytime glare will be reduced through the implementation of mitigation measure C13-10. Thus, mitigation measures C13-2, and C13-9 through C13-12 remain in effect for the Modified Project to ensure impacts remain less than significant.

*Finding:* With implementation of mitigation measures C13-2 and C13-9 through C13-12, standard County conditions of approval, plan checks, permitting procedures, and code enforcement, the Modified



Project would result in less than significant impacts associated with light and glare. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

**AGRICULTURE AND FOREST RESOURCES**

AGRICULTURE and FOREST RESOURCES Would the Project:	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	Impacts Fully Analyzed in EIR No. 396
<b>4. Agriculture</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or the conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: COR GP, Figure OS-2, "Agricultural Resources"; Project Description; RCLIS; EIR396 et al; CPRC

**Findings of Fact:**

a) *EIR396 Conclusion – Significant and unavoidable:* Implementation of the Project would result in the loss of Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance. The proposed uses would preclude any return of the land to agricultural use in the foreseeable future. The conversion of non-agricultural uses is considered a significant, unavoidable, and irreversible impact of the Project to which there is no feasible mitigation (EIR, p. V-71).

*Discussion of the Modified Project:* The Modified Project occupies the same area as previously analyzed. The track area is located in farmland of only local importance. No new areas will be affected or result in the loss of Farmland.

*Finding:* The Modified Project's does not result in a conversion of Farmland. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

- b) *EIR396 Conclusion – Less than Significant with Mitigation:* Urban encroachment onto agricultural lands often results in restrictions on agricultural operations, including pesticide spraying. The potential loss or reduction of the productivity of the adjacent agricultural land would be considered a significant impact (EIR, p.V-72). The landscaping and buffer guidelines contained in the Kohl Ranch Specific Plan reduce the impact of the Project on adjacent agricultural uses (EIR, p. V-74). There are no Williamson Act lands within the Project boundary. However, lands under Williamson Act contracts are located immediately adjacent to the eastern border of the Project site and throughout the Project vicinity (EIR, p. V-69).

*Mitigation Measure C2-1* – All future development Projects in the Kohl Ranch Specific Plan Project area shall be designed in accordance with all applicable criteria in the Planning Standards and Design Guidelines (EIR, p. V-74).

*Mitigation Measure C2-2* – The Project shall be subject to Riverside County’s right-to-farm ordinance. Ordinance No. 625, which protects farmer’s rights with respect to urban encroachment. Per Section 6 of Ordinance No. 625, buyers of homes shall be noticed for any land division that lies partly or wholly within, or within 300 feet of any land zoned primarily for agricultural purposes (EIR, p. V-74).

*Mitigation Measure C2-3* – In addition to notice required by Ordinance No. 625, notice shall be provided to future homeowners within the specific plan area of the potential impacts associated with surrounding agricultural use (EIR, p. V-74).

*Discussion of the Modified Project:* The Modified Project occupies the same area as previously analyzed. Farming still occurs within the vicinity of the Modified Project site. No new Williamson Act contracts have been enacted within the Modified Project since 1996 and no active Williamson Act contracts currently exist within the site. The proposed residential uses in Planning Areas E-5, E-6, E-7 and E-8 would not conflict with the adjacent agricultural land to the east of the site because the uses are separated by Polk Street, which is designed as a 128 foot wide arterial roadway. In addition, the residential uses will be setback from Polk Street by some 40 to 50 feet at buildout and would be screened from the roadway by a 6-foot high perimeter block wall. In addition, the landscaping guidelines and streetscape treatments contained in the Kohl Ranch Specific Plan further reduce potential conflicts. Furthermore, mitigation measures C2-1 through C2-3 remain in effect for the Modified Project to ensure impacts remain less than significant.

*Finding:* With implementation of mitigation measures C2-1 through C2-3, the Modified Project would not result in impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by EIR396.

- c) *EIR396 Conclusion – Not analyzed.*

*Discussion of the Modified Project:* “Forest land” is land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits (CPRC 12220(g)). The Modified Project site does not include areas of native tree cover or timber production and is not presently zoned to support this type of use. The Project does not propose to change the zoning of the property.

*Finding:* The Modified Project does not conflict with or cause rezoning of forest land. Therefore, there are no impacts.

- d-f) See responses to Items 4a through 4c, above.