

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

902B



FROM: TLMA – Planning Department

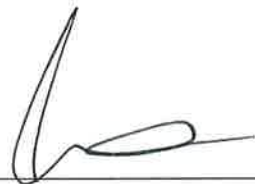
SUBMITTAL DATE:
April 17, 2015

SUBJECT: PLOT PLAN NO. 25677 (FAST TRACK NO. 2011-11) – Intent to Consider Addendum No. 4 to EIR No. 396 – Applicant/Engineer/Representative: Thermal Operating Company – Fourth Supervisorial District – Lower Coachella Valley Zoning Area – Eastern Coachella Valley Area Plan: Mixed Use (MU) as reflected in the Specific Plan (SP303A3) Land Use Plan – Location: Easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street – 46.0 Acres – Zoning: Specific Plan (SP) REQUEST: The Plot Plan proposes to develop a BMW driving school.

(Continued on next page)

Departmental Concurrence


Steve Weiss, AICP
Planning Director


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 checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	
SOURCE OF FUNDS: Deposit based funds				Budget Adjustment:	
				For Fiscal Year:	

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Positions Added
☐

Change Order
☐

A-30
☐

4/5 Vote
☐

Prev. Agn. Ref.:

District: 4

Agenda Number:

16-1

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: PLOT PLAN NO. 25677 (FAST TRACK NO. 2011-11)**

DATE: April 17, 2015

PAGE: Page 2 of 3

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER ADDENDUM No. 4 for ENVIRONMENTAL IMPACT REPORT NO. 396**, based on the findings incorporated in the initial study and Addendum No. 4 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 PLOT PLAN NO. 25677**, subject to the attached conditions of approval, and based upon 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 Plan No. 24690 was approved in 2011 entitling a private, members only, race track.

The Thermal Club Motorsports Park (TTC) is an approved private motorsports park development currently under construction under the Kohl Ranch Specific Plan. It features 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. Property owners 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.

Plot Plan 24690 covers a large portion of the Specific Plan, including the site of Plot Plan No 25677 (planning area A-6). The original Plot Plan permitted the main race track, and many other race related uses including a go cart track on the same site as the plot plan proposed in this staff report. The applicant is now requesting to eliminate the go cart track and propose a BMW track instead. In September 2014, an approximately one mile driving instruction track with an approximately 49,087 square foot skid pad was found to be substantially consistent with PP24690 (PP24690SC2). A grading permit was subsequently approved and grading of track area took place. Additionally, the County recently approved the Kohl Ranch Specific Plan Amendment No. 3 (SPA3) which changed the land uses in Planning Areas A-6, A-8 and E-2 to Mixed Use. The proposed project is fully consistent with the newly approved Specific Plan Amendment.

The operational plan is to run driver instruction programs twice daily for small groups of students. The proposed BMW Performance Driving School would offer a number of driver training programs including Driver's Program, Teen School, and the Ultimate M School experience.

The project was reviewed by the Airport Land Use Commission and on January 5, 2015 they issued a letter indicating that the project was determined to be consistent with the 2005 Jacqueline Cochran Airport Land Use Compatibility Plan.

Impact on Citizens and Businesses

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

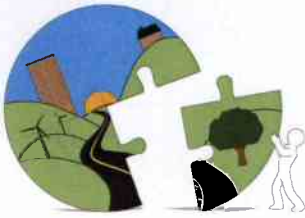
**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: PLOT PLAN NO. 25677 (FAST TRACK NO. 2011-11)**

DATE: April 17, 2015

PAGE: Page 3 of 3

ATTACHMENTS:

- A. STAFF REPORT/FINDINGS/CONCLUSIONS/CONDITIONS OF APPROVAL**
- B. ADDENDUM NO. 4 to EIR 396**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

DATE: April 17, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: PLOT PLAN NO. 25677 (FAST TRACK NO. 2011-11)
(Charge your time to these case numbers)

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

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

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist) Desert Sun and Press Enterprise

Please schedule for May 19

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

Desert Office • 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

Agenda Item No.:**Area Plan: Eastern Coachella Valley Area Plan****Zoning District: Lower Coachella Valley District****Supervisory District: Fourth****Project Planner: Matt Straite****Board of Supervisors: May 19, 2015****PLOT PLAN NO. 25677****ENVIRONMENTAL ASSESSMENT NO. 42726****(FAST TRACK NO. 2011-11)****Applicant: Thermal Operating Company****Engineer/Representative: Albert A. Webb**

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN NO. 25677 is a proposal for a BMW Driving Facility located within Planning Area A-6 of the existing Kohl Ranch Specific Plan. The school is also within the Thermal Motorsports Club (behind the gates) which is a private, member's only club. The facility will not be open to the general public, it will be for members and guests only. The project proposes to develop a BMW driving school consisting of a two-story, 8,850 square foot visitor driving instruction building, a 2,000 square foot grounds maintenance shade structure, a 2,400 square foot shade structure to be utilized as BMW staging area, an 800 square foot guardhouse that will be utilized as a manned and gated control point for security and track safety, a 740 square foot grounds maintenance building to be utilized by grounds maintenance personnel, a 2,800 square foot BMW maintenance building to be utilized as a two bay maintenance building with interior spray manual car wash, and retention basin on the northernmost 37 acres of Planning Area A-6. The driving school would accommodate up to 42 participants per session and is assumed to have a maximum of 10 vehicles active in the area at one time. Vehicles utilized would be street legal with no performance modifications. The site will be landscaped and will include a 10-foot high sound wall that will be constructed along the northern and southern boundary of the site, and a combination 4-foot high berm and 8-foot high sound that will be constructed at the western boundary of the site.

The Plot Plan is located easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street.

BACKGROUND:

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 Plan No. 24690 was approved in 2011 entitling a private members only race track.

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

Plot Plan 24690 covered a large portion of the Specific Plan, including the site of Plot Plan No 25677 (planning area A-6). The original Plot Plan permitted the main race track, and many other race related uses including a go cart track on the same site as the plot plan proposed in this staff report. The applicant is now requesting to eliminate the go cart track and propose a BMW track instead. It was decided that a new Plot Plan would be more appropriate than a revision to PP24690 because the conditions of approval would function better as a separate entitlement. In September 2014, an approximately one mile driving instruction track with an approximately 49,087 square foot skid pad was found to be substantially consistent with PP24690 (PP24690SC2). A grading permit was subsequently approved and grading of track area took place. Additionally, the County recently approved the Kohl Ranch Specific Plan Amendment No. 3 (SPA3) which changed the land uses in Planning Areas A-6, A-8 and E-2 to Mixed Use. The proposed project is fully consistent with the newly approved Specific Plan Amendment.

The operational plan is to run driver instruction programs twice daily for small groups of students. The proposed BMW Performance Driving School would offer a number of driver training programs including Driver's Program, Teen School, and the Ultimate M School experience. School activities would begin in spring of 2015 to occur within already constructed areas of TTC Motorsports Park development, with the anticipation of a dedicated driving campus to be completed in 2015.

There have been no projects constructed within the Specific Plan except the track and a High School located to the south of the project site, at the southern edge of the Specific Plan. More specifically:

Previously Approved Related Items (related to the Thermal Motorsports area)

- **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.
- **Environmental Impact Report No. 396, Addendum No. 5 (Addendum 4 is for this project)**
Environmental Impact Report No. 396, Addendum No. 4 (EIR396-A4) was prepared for The Kohl Ranch Specific Plan No. 303, Amendment No. 3 (SPA3) and Noise Ordinance No. 6, approved by the County of Riverside March 24, 2015.

Regarding the facilities and operation, the proposed BMW Performance Driving School would teach driving skills and include a driver-training track approximately one mile in length and a skid pad for

training of accident avoidance and steering control. The driving school would accommodate up to 42 participants per session and is assumed to have a maximum of 10 vehicles active in the area at one time. As a member of the Thermal Club, the BMW Performance Driving Facilities would not be open directly to the public. Vehicles utilized would be street legal with no performance modifications. The visitors conference building would be a two-level structure with exterior cladding and architecture built to BMW's corporate identity requirements utilized for marketing, lounge, boutique, office and dining spaces.

The operational plan is to run driver instruction programs twice daily for small groups of students. The proposed BMW Performance Driving School would offer a number of driver training programs including Driver's Program, Teen School, and the Ultimate M School experience. School activities would begin in spring of 2015 to occur within already constructed areas of TTC Motorsports Park development, with the anticipation of a dedicated driving campus to be completed in 2015.

The staffing plan includes approximately 6 driving instructors, 3 reception and coordination staff members, 1 manager, 5 service personnel, 1 housekeeping and 2 maintenance personnel.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Mixed Use (MU) as reflected in the Specific Plan (SP303A3) Land Use Plan. |
| 2. Surrounding General Plan Land Use (Ex. #5): | Mixed Use (MU) to the north and east, Commercial Retail (CR) to the south and Open Space (OS) and Medium High Density Residential (MHDR) to the west as reflected in the Specific Plan (SP303A3) Land Use Plan. |
| 3. Existing Zoning (Ex. #2): | Specific Plan (SP303A3) |
| 4. Surrounding Zoning (Ex. #2): | Specific Plan (SP303A3) to the north, south, east and west. |
| 5. Existing Land Use (Ex. #1): | Vacant graded lot. |
| 6. Surrounding Land Use (Ex. #1): | Existing date orchard to the north and south, graded lot to the east, and an existing date orchard and residences to the west. |
| 7. Project Data: | Total Acreage: 37.53 (Plot Plan Area) |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

PLANNING STAFF RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER ADDENDUM No. 4 for ENVIRONMENTAL IMPACT REPORT NO. 396, based on the findings incorporated in the initial study and Addendum No. 4 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,

APPROVE PLOT PLAN NO. 25677, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Mixed Use (MU) as reflected in the Specific Plan (SP303A3) Land Use Plan in the Eastern Coachella Valley Area Plan.
2. The proposed automobile driving facility with a minimum lot size of 15,951 square feet, is a permitted use within the Mixed Use (MU) designation as reflected in the Specific Plan Land Use Plan.
3. The zoning for the subject site is Specific Plan (SP).
4. The project site is surrounded by properties which are zoned Specific Plan (SP303A3) to the north, south, east and west.
5. The existing land uses consist of a date orchard to the north and south, graded lot to the east, and an existing date orchard and residences to the west.
6. This project is not located within a Criteria Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
7. This project is not within a City Sphere of Influence.
8. This land division is not located within a CAL FIRE state responsibility area, nor within a very high fire hazard severity zone.
9. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
10. As defined in CEQA Guidelines section 15164, CEQA allows for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. Preparation of an Addendum can occur in cases where changes or additions create no new significant environmental impacts and the proposed project does not meet any of the conditions outlined in section 15162 of the CEQA Guidelines. As provided in the attached Addendum No. 4, the proposed Project will not result in any new significant environmental impacts not identified in the previously certified EIR No. 396. The proposed Project will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to

EIR No. 396, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. Pursuant to Section 15162 of the CEQA State Guidelines, the project did not trigger the need for a new, supplemental, or subsequent EIR because:

- No changes to Planning Area A-6 boundary are being proposed. 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.
- No changes to the Specific Plan land uses or to the allowable land uses are being proposed that would 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-A5. Therefore, the proposed Project would not increase water demand beyond what was previously analyzed.
- Since no changes to the Specific Plan land uses or to the allowable land uses are being proposed, the potential impacts to air quality are no worse than those previously analyzed.
- The 40 trips per day added to the project does not lead to a significant increase in impacts based on the analysis contained in the Addendum.
- The proposed Project does not include any revisions to the Circulation Plan approved for SPA3 and analyzed in EIR396-A-5.
- The proposed project will result in approximately 40 more trips per day than those estimated under SPA3 for an overall daily trip generation increase of approximately 0.025 percent. This does not represent a substantial increase beyond what was previously analyzed.
- 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-A5, no new information of substantial importance has become available which was not known or could not have been known at the time EIR396-A5 was prepared.
- Mitigation measures identified in EIR396-A5, other than those that have been changed as a result of the EIR Addendum, remain appropriate and feasible for the proposed Project.

CONCLUSIONS:

1. The proposed project is in conformance with the Mixed Use (MU) Land Use Designation as reflected in the Specific Plan (SP303A3) Land Use Plan.
2. The proposed project is consistent with the zoning classification (Specific Plan) 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. The proposed project is conditionally compatible with the present and future logical development of the area.

5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
7. No new, supplemental, or subsequent EIR is required.

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 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. A City Sphere of Influence;
 - c. A fault zone;
 - d. A high fire and State Responsibility Area;
 - e. Coachella Valley Multi Species Habitat Conservation Plan (CVMSHCP); or,
 - f. A dam inundation area.
3. The project site is located within:
 - a. Airport Influence Area;
 - b. A County Service Area (Thermal No. 125);
 - c. Coachella Valley Unified School District;
 - d. A high liquefaction area;
 - e. CVMSHCP fee area;
 - f. An active area for subsidence; and,
 - g. A high area for Paleontological sensitivity.
4. The subject site is currently designated as Assessor's Parcel Number 759-180-004.

ms

Y:\Planning Case Files-Riverside office\PP25677\DH-PC-BOS Hearings\BOS\PP25677 Staff Report.docx

Date Prepared: 02/04/15

Date Revised: 05/06/15



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

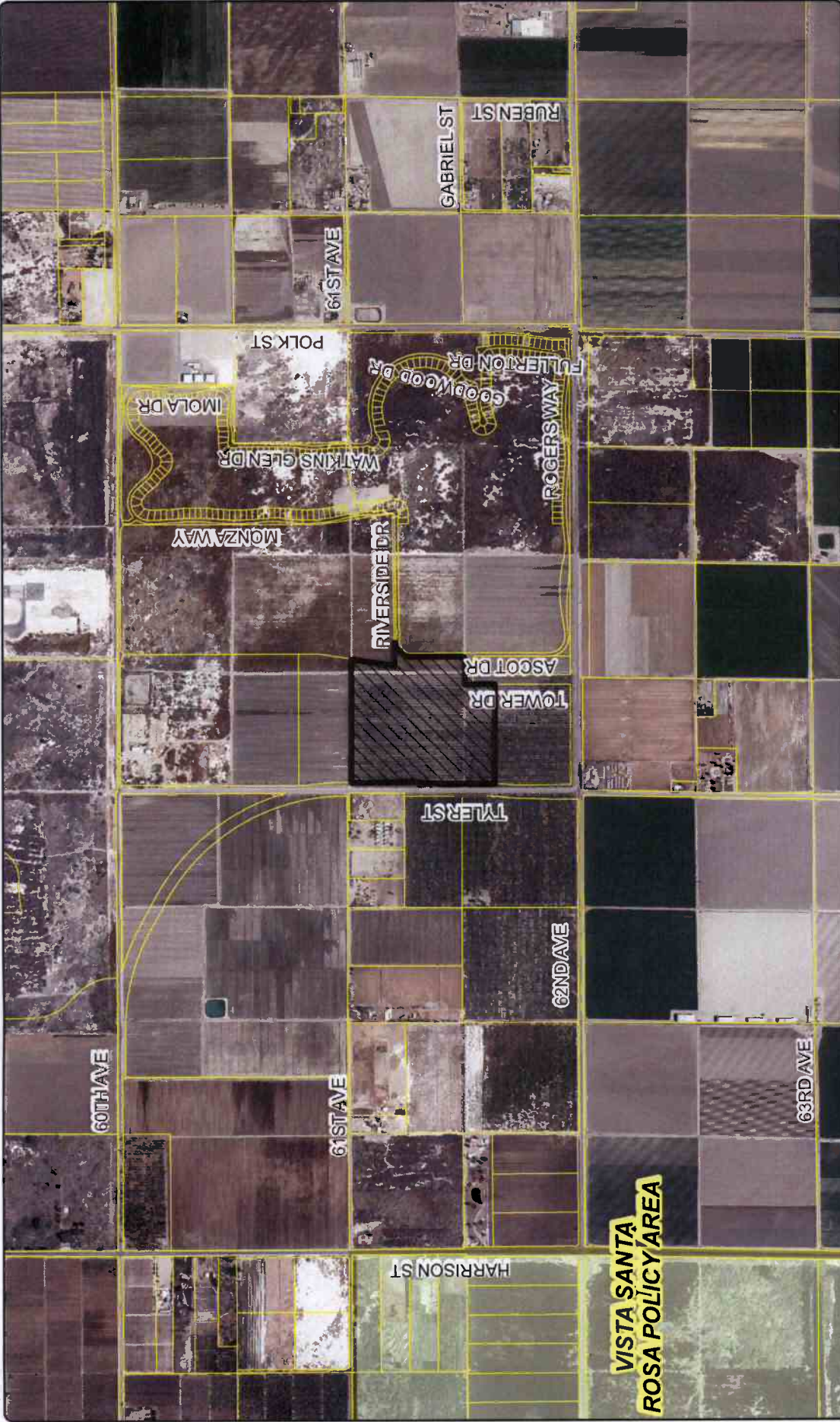
Robert Moran, EDA Development Manager

Date

RIVERSIDE COUNTY PLANNING DEPARTMENT **CZ07852 PM36735 PP25677** **VICINITY/POLICY AREAS**

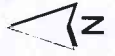
Supervisor Benoit
 District 4

Date Drawn: 02/11/2015
 Vicinity Map



Zoning District: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2013, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use than is provided herein. The new General Plan may also contain different types of land use than is provided herein. For further information, please contact the Riverside County Planning Department at (951) 960-3477 (Riverside County) or visit the website <http://www.riversidecounty.net/planning>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

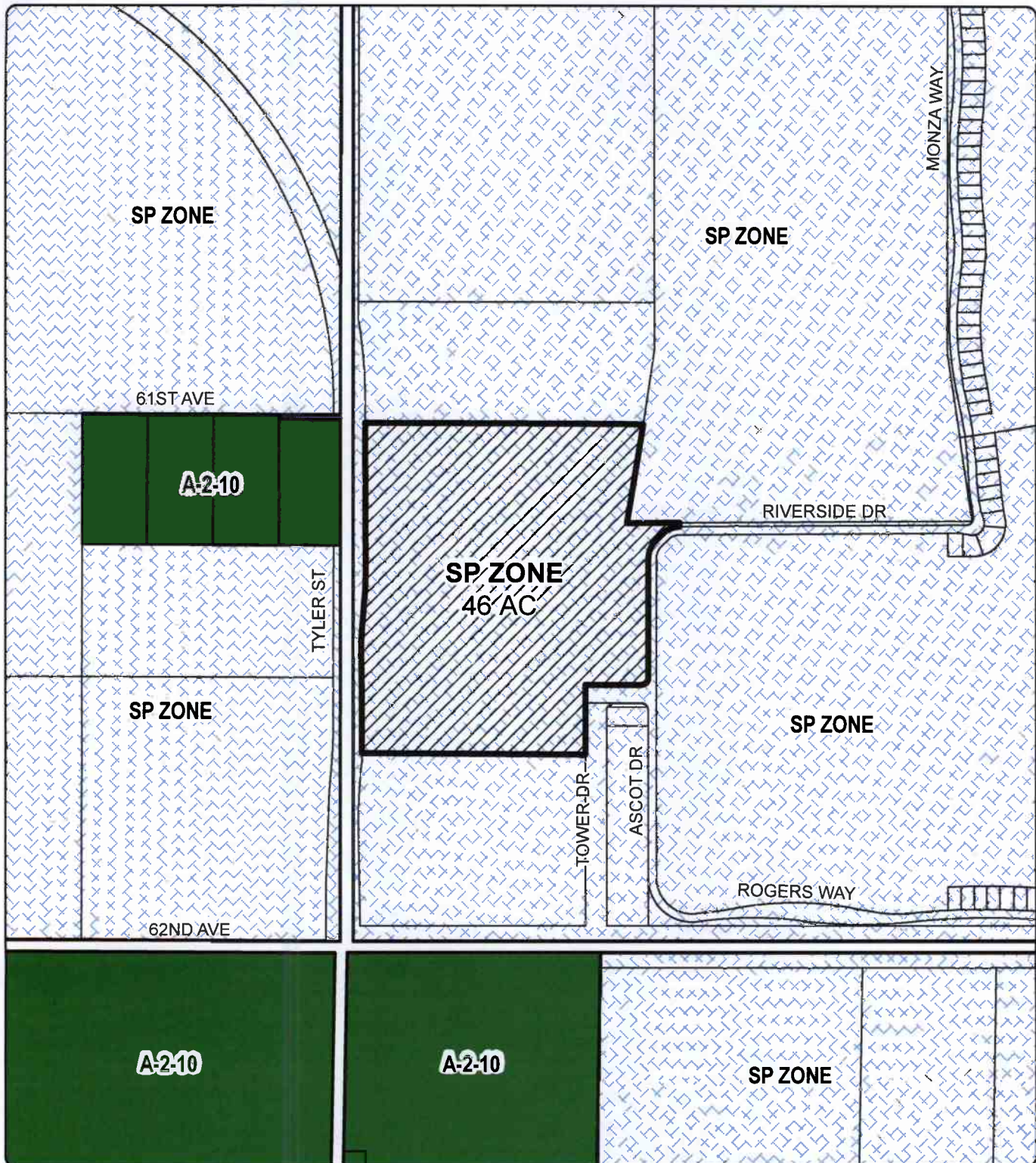
CZ07852 PM36735 PP25677

Supervisor Benoit
District 4

Date Drawn: 02/11/2015

Exhibit 2

EXISTING ZONING



Zoning District: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctm.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

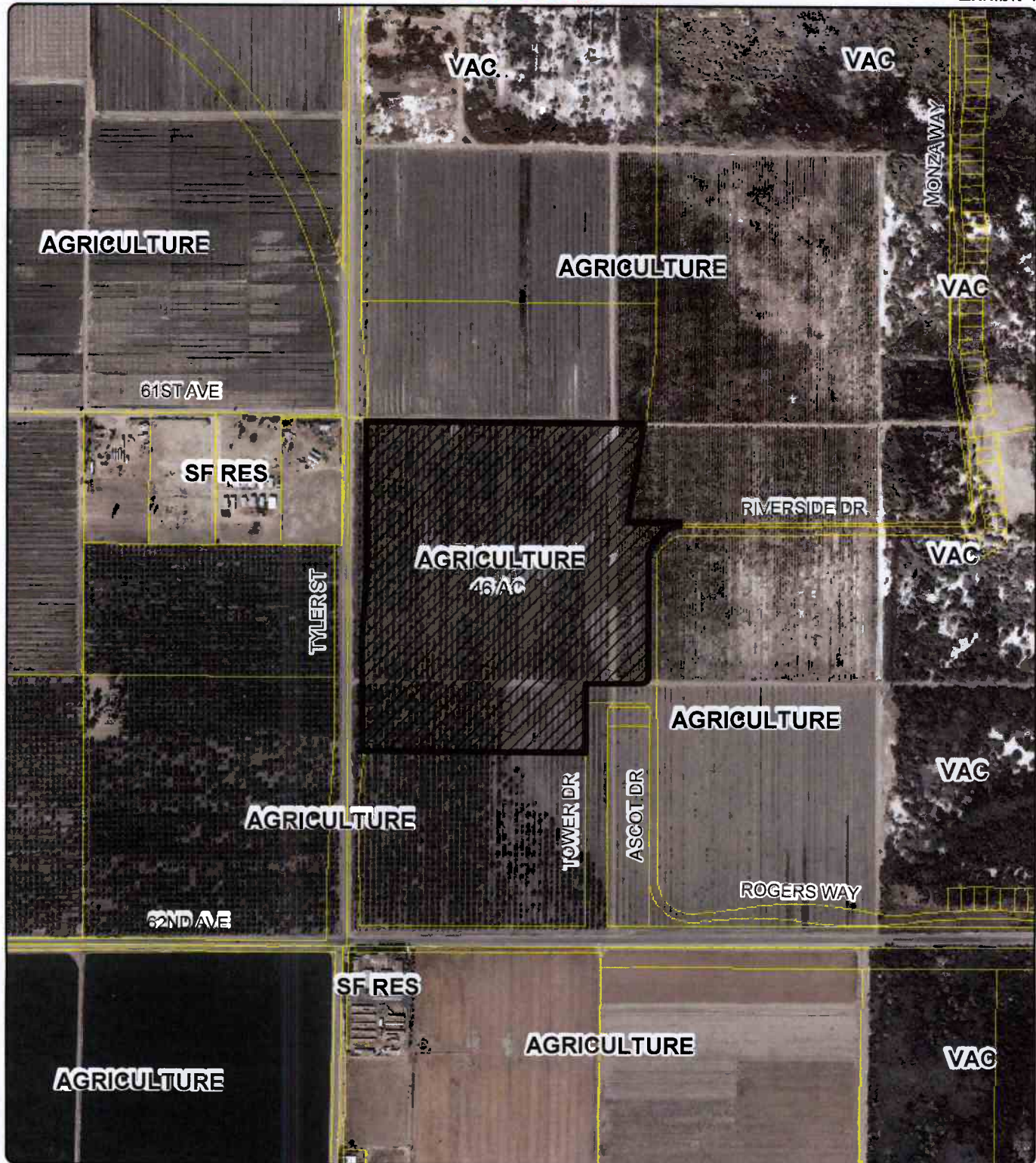
CZ07852 PM36735 PP25677

Supervisor Benoit
District 4

Date Drawn: 02/11/2015

Exhibit 1

LAND USE



Zoning District: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>



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www.hilbertassociates.com

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Fax: 310.274.1101
www.thethermalclub.com



No.	Date	Revision
1	11/11/15	Initial
2	11/11/15	Revised
3	11/11/15	Revised
4	11/11/15	Revised
5	11/11/15	Revised
6	11/11/15	Revised
7	11/11/15	Revised
8	11/11/15	Revised
9	11/11/15	Revised
10	11/11/15	Revised
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24	11/11/15	Revised
25	11/11/15	Revised
26	11/11/15	Revised
27	11/11/15	Revised
28	11/11/15	Revised
29	11/11/15	Revised
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99	11/11/15	Revised
100	11/11/15	Revised

Project Number: B-423
THE THERMAL CLUB
GUARD HOUSE
THERMAL, CALIFORNIA

PROJECT SET

No.	Date	Revision
1	11/11/15	Initial
2	11/11/15	Revised
3	11/11/15	Revised
4	11/11/15	Revised
5	11/11/15	Revised
6	11/11/15	Revised
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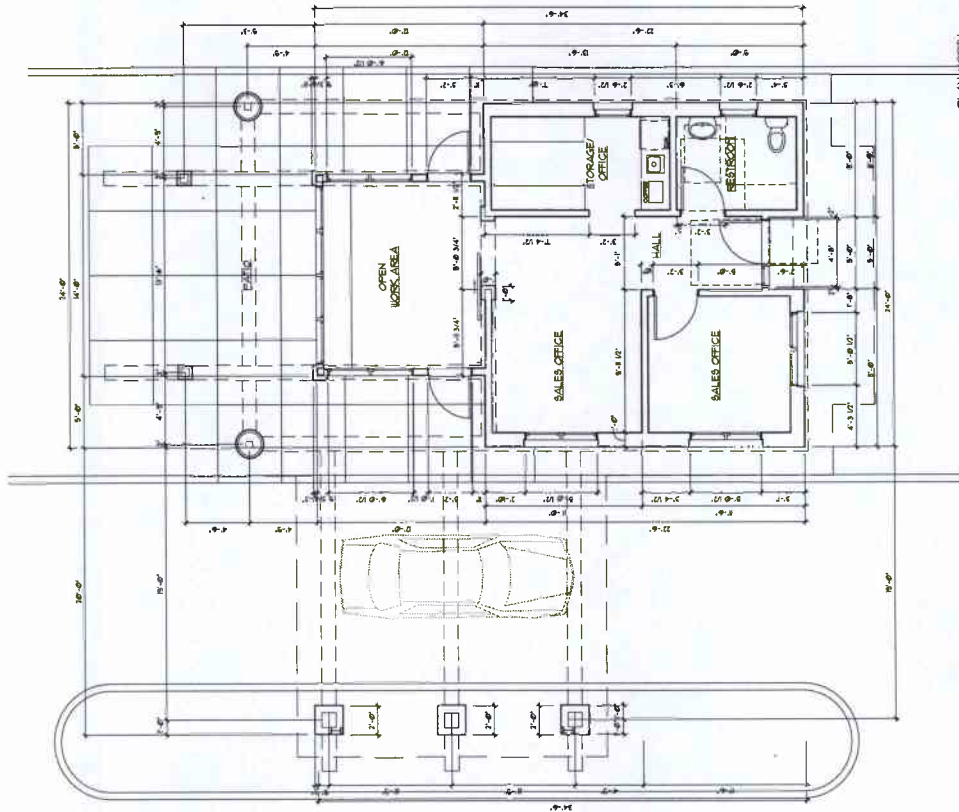
Sheet Title

FLOOR PLAN &
ROOF PLAN

Sheet Number

A2.1

PROGRESS PRINT - NOT FOR CONSTRUCTION



PLAN NORTH
N →

2 FLOOR PLAN
SCALE: 1/4"=1'-0"

CASE: PP25677
EXHIBIT: B-1
DATE: 4/17/15
PLANNER: M. STRAITE



nfa
Norton
architects pc
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.274.1111
Fax: 310.274.1112

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10000 Wilshire Blvd., Suite 1000
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Fax: 310.274.1112

1114 SHERMAN AVE. SUITE 2
PASADENA, CA 91106
P. 818-795-1100 F. 818-795-1105

BD22
1114 SHERMAN AVE. SUITE 2
PASADENA, CA 91106
P. 818-795-1100 F. 818-795-1105



THORNTON
1114 SHERMAN AVE. SUITE 2
PASADENA, CA 91106
P. 818-795-1100 F. 818-795-1105

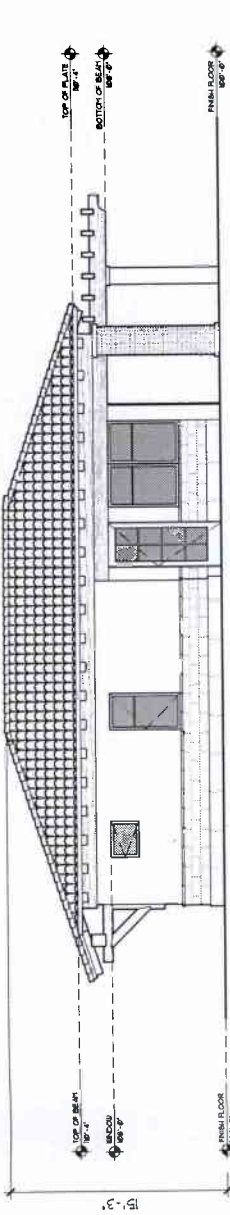


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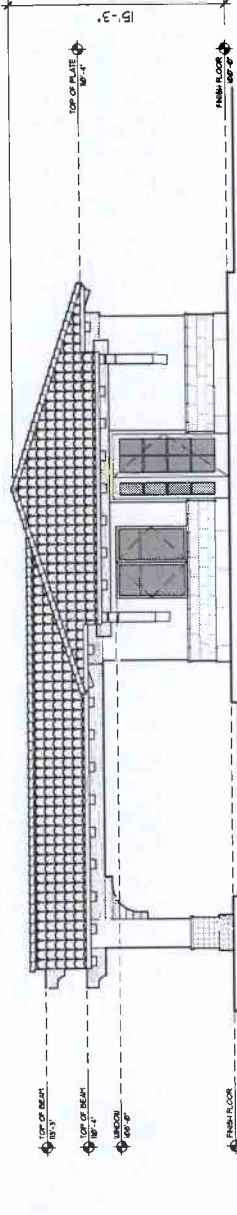
Project Number: 0-013
THE THERMAL CLUB
GUARD HOUSE
THERMAL, CALIFORNIA

PROGRAM SET
1. EXTERIOR ELEVATIONS
2. INTERIOR ELEVATIONS
3. FLOOR PLANS
4. SECTION
5. DETAIL
6. SIGNAGE
7. LANDSCAPE
8. FURNITURE
9. LIGHTING
10. PAINT
11. MATERIALS
12. SPECIFICATIONS
13. SCHEDULE
14. NOTES
15. GENERAL NOTES
16. SPECIAL NOTES
17. FINISHES
18. EQUIPMENT
19. ACCESSORIES
20. OTHER

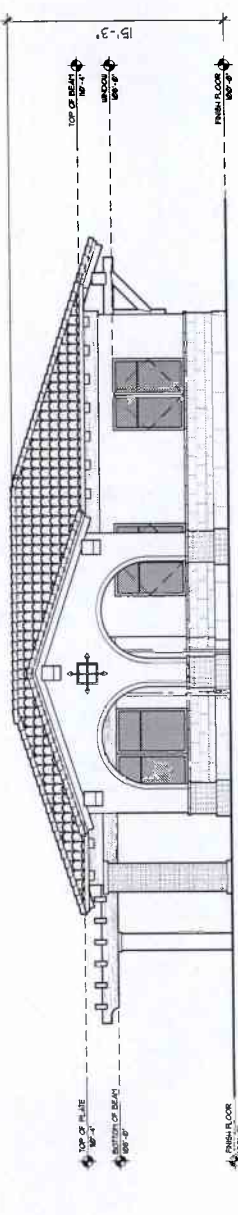
Sheet Title
EXTERIOR ELEVATIONS
Sheet Number
A3.1



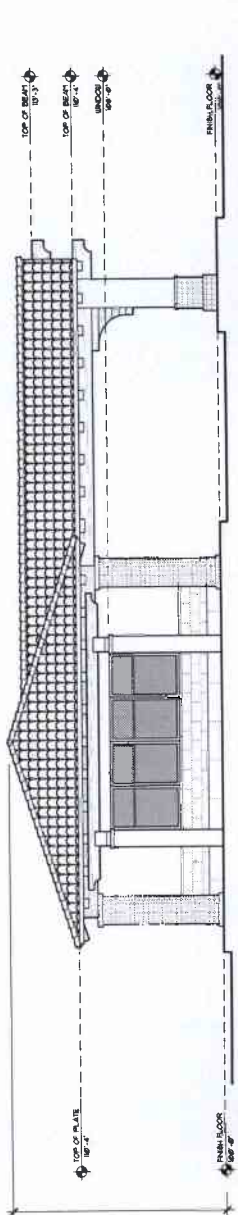
1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 EAST ELEVATION
SCALE: 1/4"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



4 WEST ELEVATION
SCALE: 1/4"=1'-0"

CASE: PP25677
EXHIBIT: C-1
DATE: 4/17/15
PLANNER: M STRAITE

G:\2014\14-0245\GIS\Prop_signage.mxd; Map created 27 Oct 2014

Source: Schlemmer Algaze Associates,
Sept. 2014.

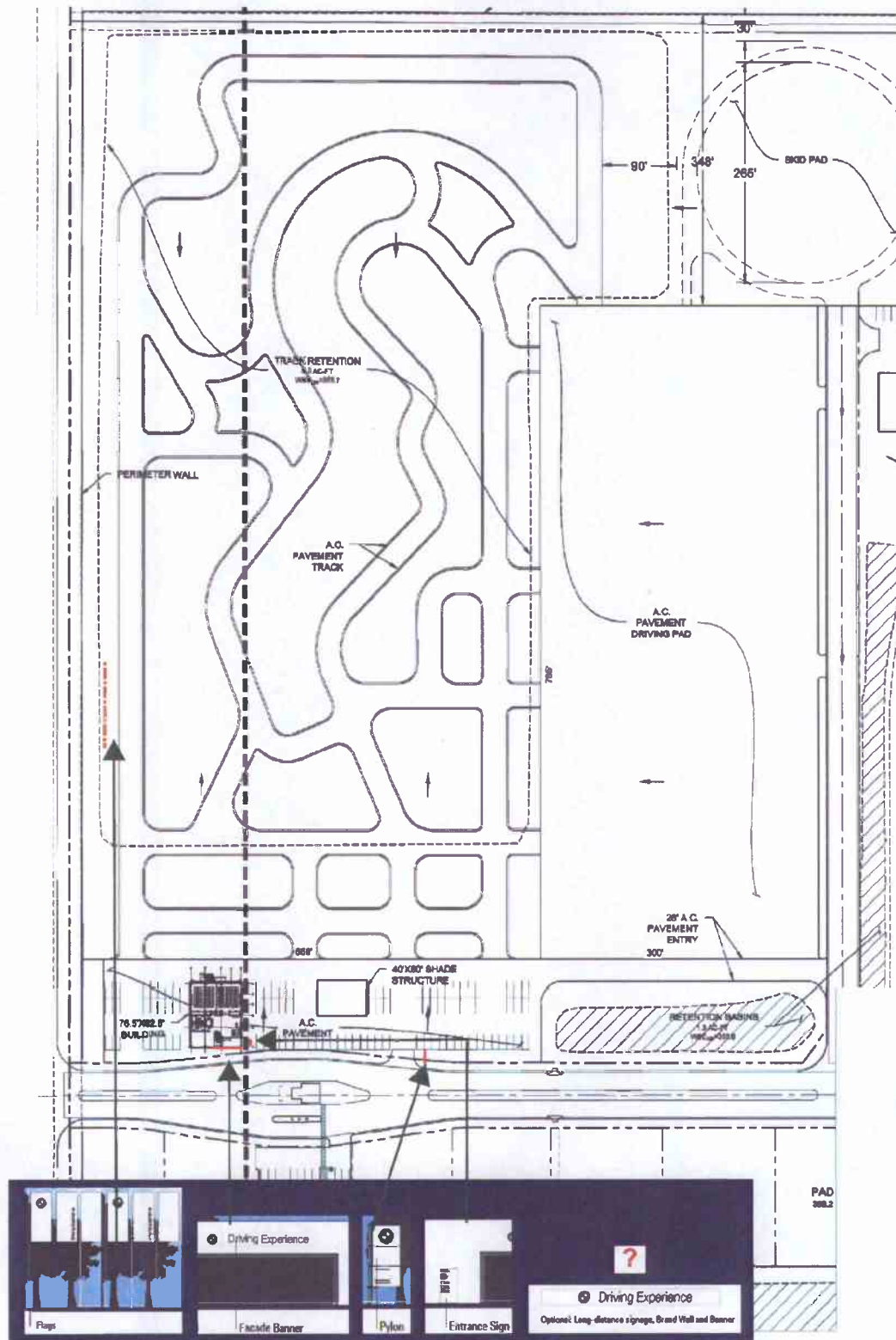


Figure 6 - Proposed Signage

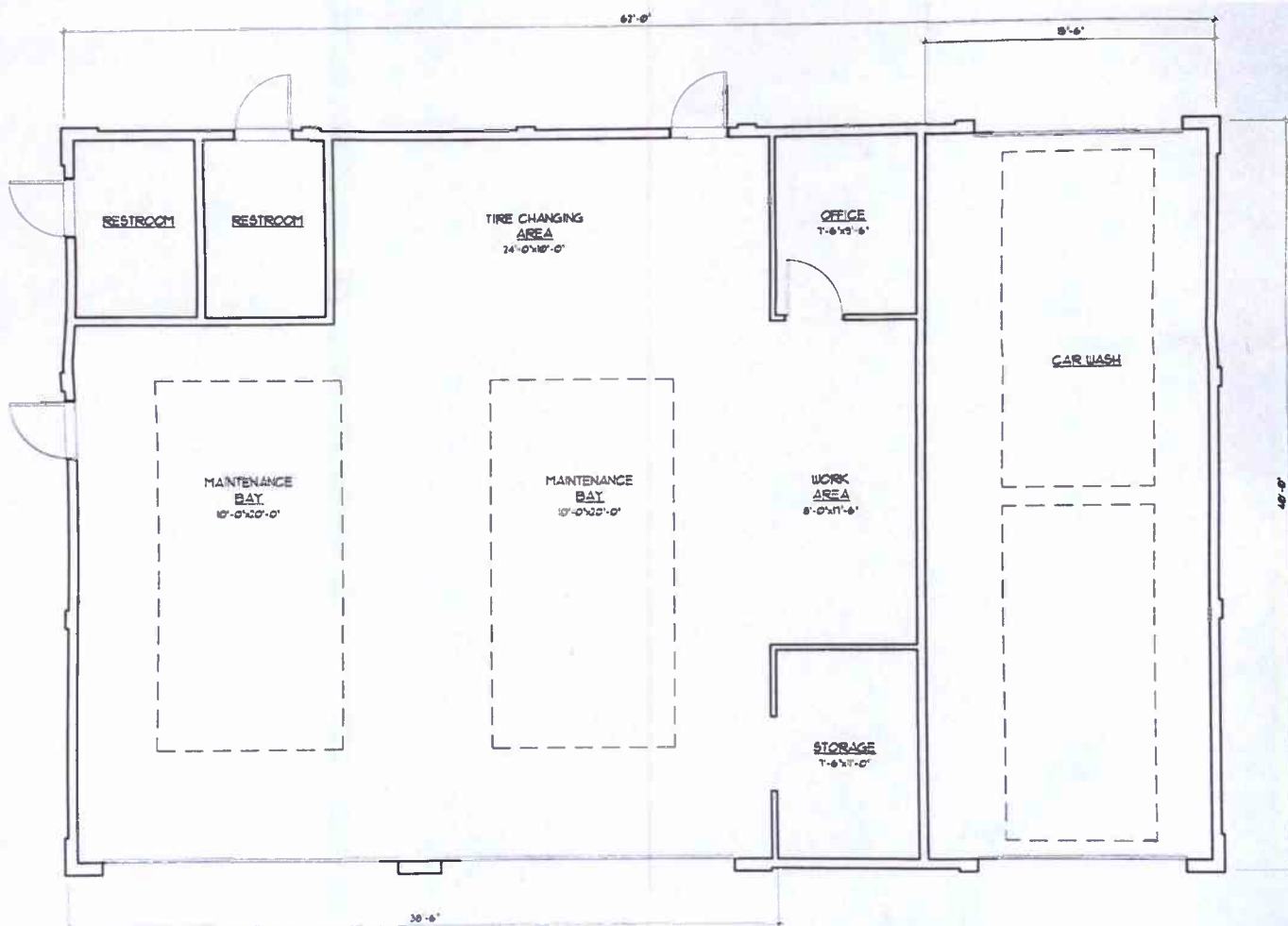
Plot Plan No. 25677 and Tentative Parcel Map No. 36735

Not to Scale

CASE: PP25677
EXHIBIT: S
DATE: 4/17/15
PLANNER: M. STRAITE



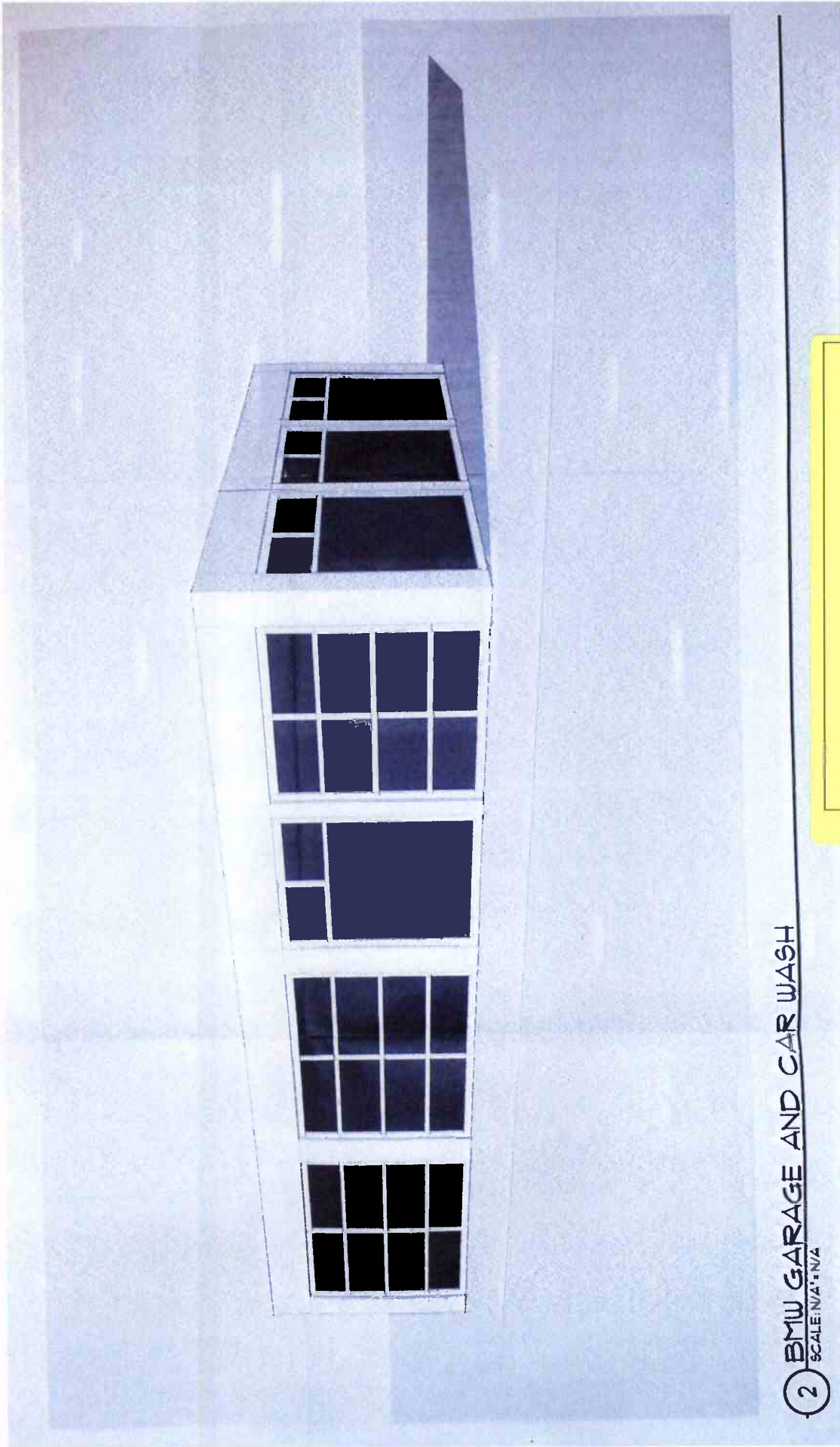
ALBERT A.
WEBB
ASSOCIATES



1 BMW GARAGE AND CAR WASH FLOOR PLAN
SCALE: 1/4" = 1'-0"

CASE: PP25677
EXHIBIT: B-2
DATE: 4/17/15
PLANNER: M. STRAITE

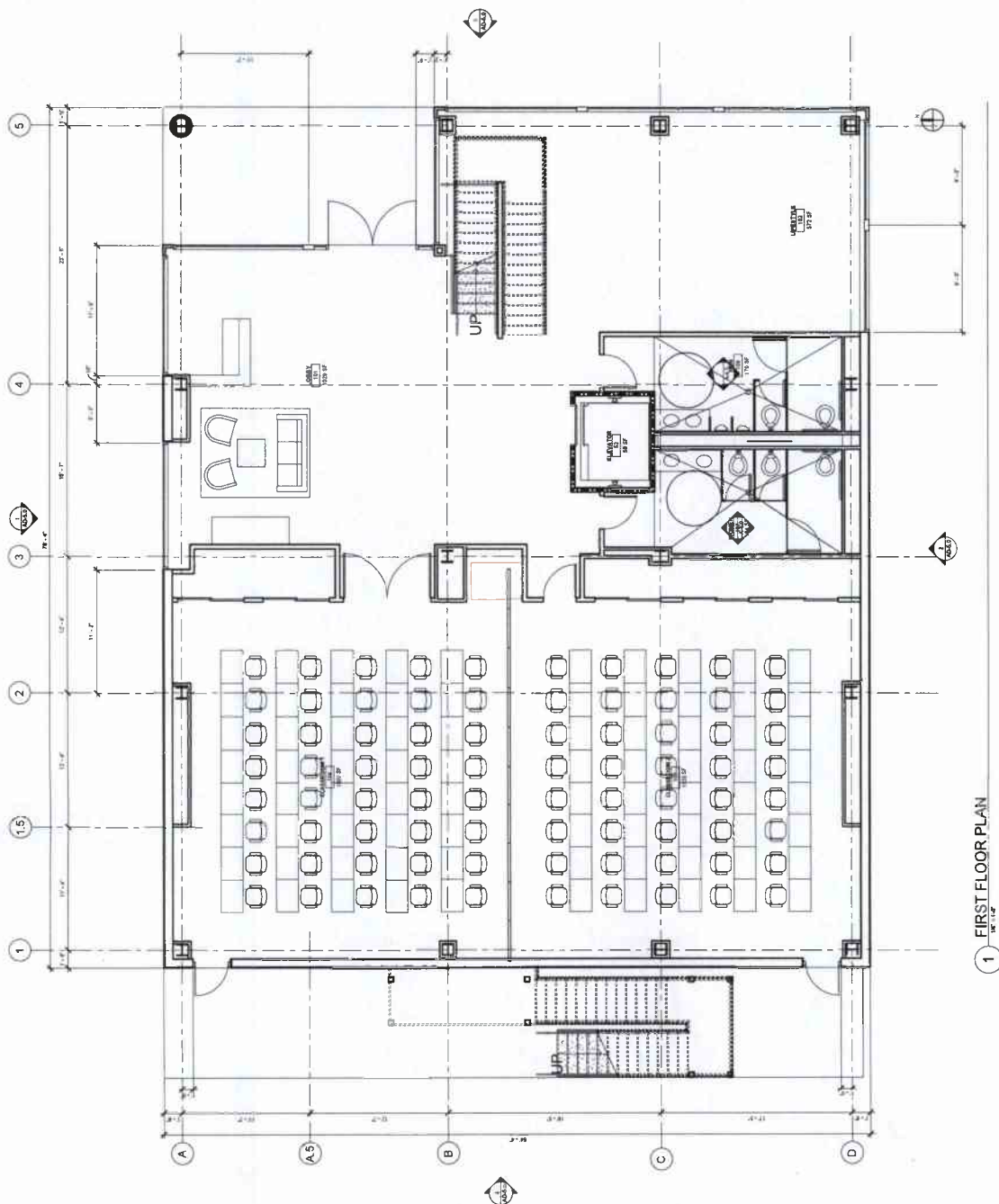




② BMW GARAGE AND CAR WASH
SCALE: N/A * N/A

CASE: PP25677
EXHIBIT: C-2
DATE: 4/17/15
PLANNER: M. STRAITE

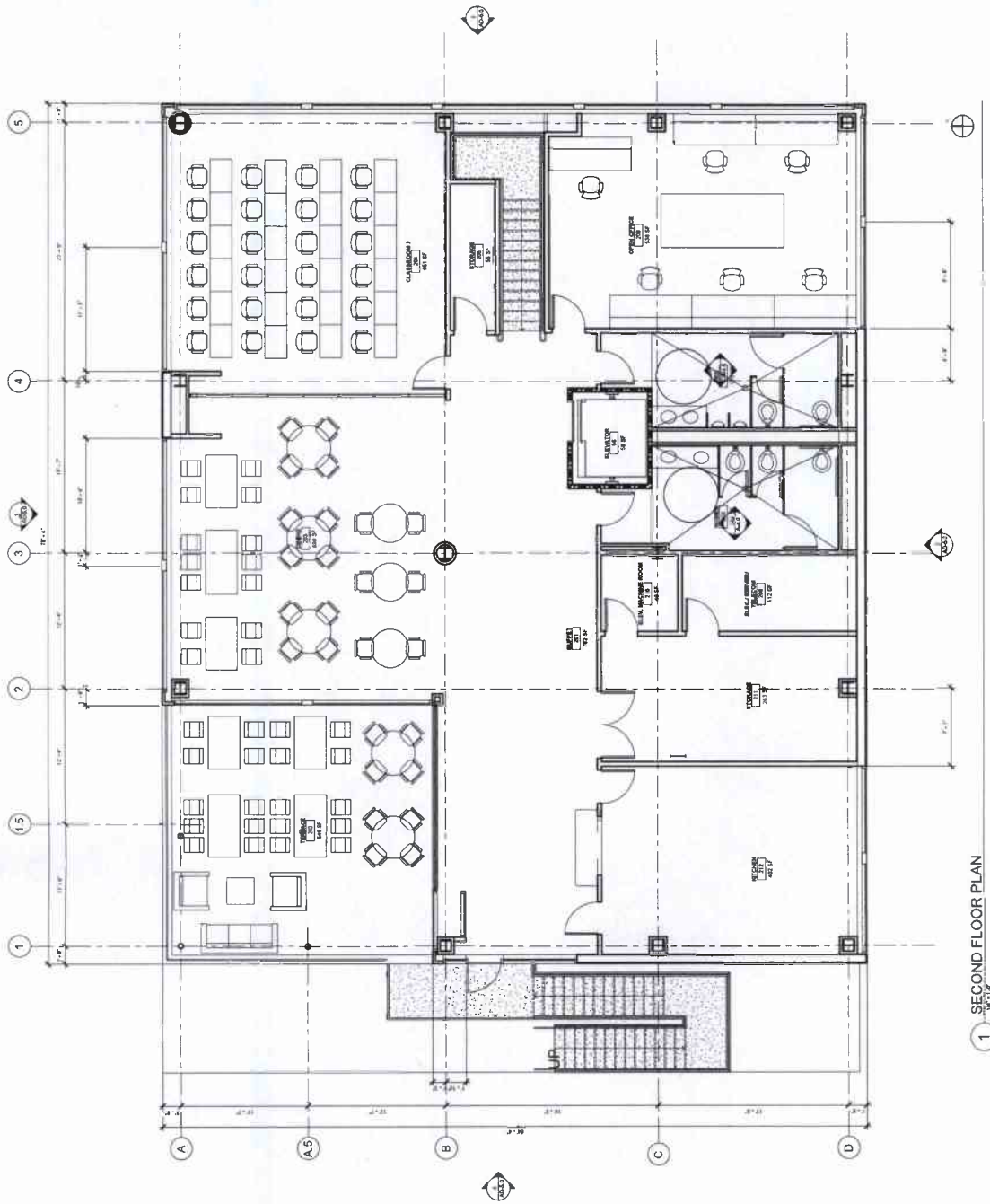




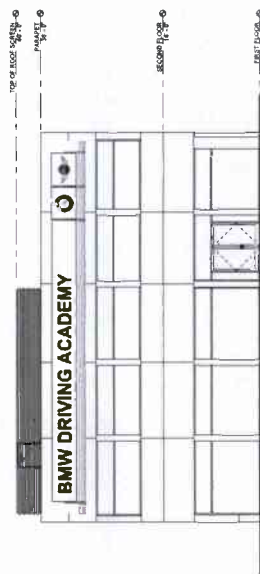
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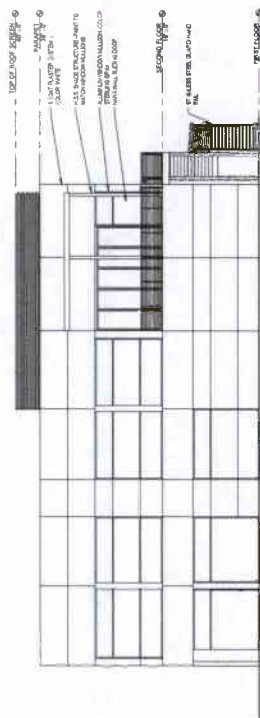
CASE: PP25677
EXHIBIT: B-3
DATE: 4/17/15
PLANNER: M. STRAITE



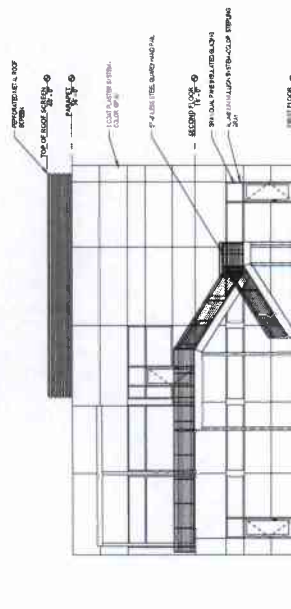
1 SECOND FLOOR PLAN



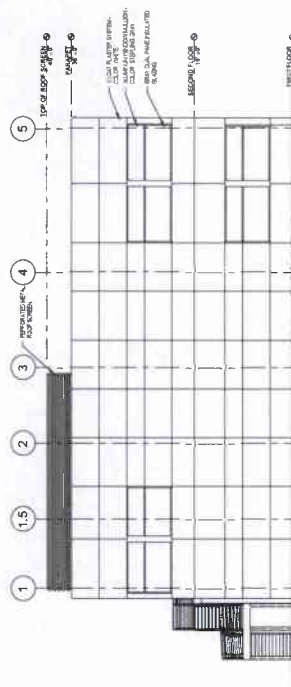
3 EAST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
VP = 1-4'



2 SOUTH ELEVATION
1/8" = 1'-0"

CASE: PP25677
EXHIBIT: C-3
DATE: 4/17/15
PLANNER: M. ST



EXTERIOR BUILDING ELEVATIONS

AD-5.0

2 TRANSVERSE SECTION
1/4" = 1'-0"



Front View 1



Perspective View 1 - From Street



Perspective View 2 - From Parking

Source: Schlemmer Algaze Associates,
Sept. 2014.























Figure 5 - Proposed BMW Building

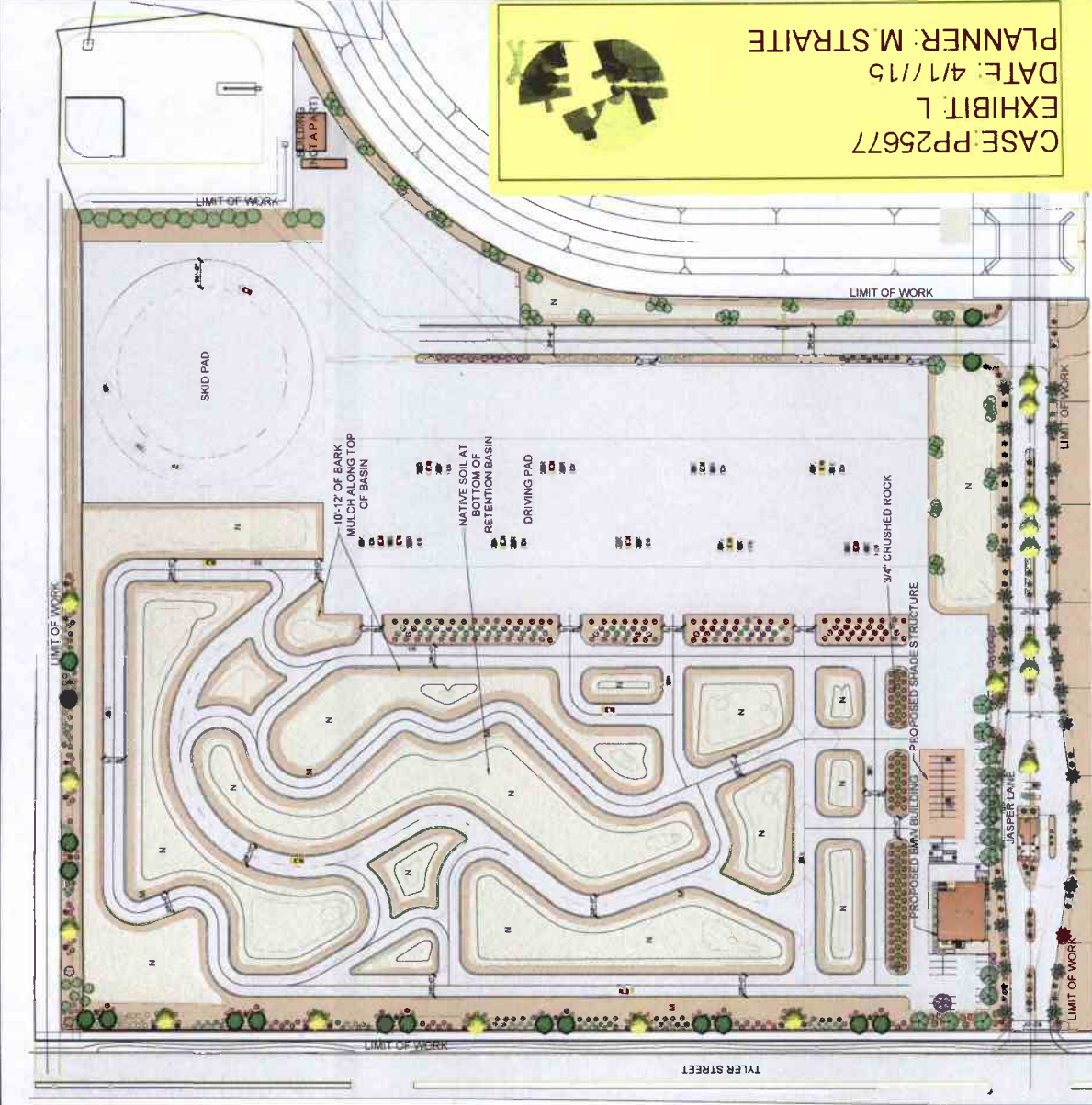
Plot Plan No. 25677 and Tentative Parcel Map No. 36735

Not to Scale

ALBERT A.
WEBB
ASSOCIATES



PLANT SCHEDULE		BOTANICAL NAME / COMMON NAME	
17		Clematis x 'Dorothy Maybourn' / Thornless Polo Verde Low Moist. Use (0.3)	26' to 30'
18		Rosa 'Double Delicate' / Rosewood Low Moist. Use (0.2)	24' to 30'
19		Prospira 'Vigoro' / Thornless Hespale Low Moist. Use (0.2)	24' to 30'
16		Rosa 'Lacina' / African Sunset Mod Moist. Use (0.3)	24' to 30'
PALM TREES			
137		Chamaecyparis 'Inlita' / Mediterranean Fan Palm Mod Moist. Use (0.3)	24' to 30'
39		Phoenix 'dactylifera' / Date Palm Mod Moist. Use (0.3)	12' to 18'
100		Washingtonia 'negundo' / Palm Fan Palm Mod Moist. Use (0.3)	12' to 14'
SHRUBS			
391		Bougainvillea x 'Las Jolita' / Bougainvillea Mod Moist. Use (0.3)	3' to 9'
31		Cassipouira 'pachistoma' / Red Bird of Paradise Low Moist. Use (0.2)	9'
21		Yucca 'filamentosa' / Red Yucca Low Moist. Use (0.2)	9'
11		Lantana 'metastachne' / Trailing Lantana Mod Moist. Use (0.3)	9'
60		Lantana x 'New Gold' / New Gold Lantana Mod Moist. Use (0.3)	9'
27		Lantana x 'New Gold' / New Gold Lantana Mod Moist. Use (0.3)	9'
46		Leucosiphium 'Vigoro' / Green Cloud / Green Cloud Tense Ranger Low Moist. Use (0.2)	9'
51		Leucosiphium 'Inlita' / Green Cloud Tense Ranger Low Moist. Use (0.2)	9'
18		Rosa 'aquatortoise' / Precocious Plant Mod Moist. Use (0.3)	9'
14		Prospira 'Vigoro' / Yellow Gander Multi-Trunk Mod Moist. Use (0.3)	15'
94		Yucca 'coccinea' / Shiny Yucca Mod Moist. Use (0.3)	9'
BOTANICAL NAME / COMMON NAME			
121		Agave 'dactylifera' / Century Plant Very Low Moist. Use (0.2)	18'
94		Echinocactus 'gracilis' / Golden Barrel Cactus Low Moist. Use (0.2)	12' to 14'
8		Prosopis 'spinosissima' / Quailbush Very Low Moist. Use (0.1)	8' to 14'
4		Yucca 'metastachne' / Bearded Yucca Low Moist. Use (0.2)	8' to 14'
<p>3' Depth of Bark Muck in Designated Planting Area and Slopes</p> <p>2' Depth at 3/4' Crushed Bark in Designated Planting Area and Slopes</p> <p>Native Soil</p> <p>Note: No Existing Trees or shrub masses</p>			



andscape Design Concept Statement

10

Project Entry

The goals of the Landscape Design are to create an impressive and Welcoming Entry to The Thermal Club. This is accomplished by a formal layout of Date Palm Trees that are reflective of the agricultural character of the Thermal area. Smaller Mediterranean Palms are placed between each Date Palm. Intersections and Corner areas are accented with Colorful Groundcovers and Accent Plants.

Project Site

The Goal of the Project Site Landscape Design is to Create an Aesthetically pleasing Landscape while providing a Safe Driving Experience. The retention basin slopes along the perimeter of the track are landscaped with groupings of low, water efficient plants. The retention basin slopes along the perimeter of the track are landscaped with groupings of low, water efficient plants. The retention basins along the interior of the track have intentionally been left blank for the safety of drivers, if one is to accidentally go off the track.

PROPOSED MAINTENANCE ENTITY (OR ENTITIES) FOR ON-SITE AND OFF-SITE (ROW) AREAS PROVIDED BY: _____

MAINTENANCE ENTITY: _____

I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH REQUIREMENTS OF ORDINANCE NO. 609.2, ORDINANCE 348, INCLUDING OFF-STREET PARKING AND SHADEING REQUIREMENTS, THE CONDITIONS OF APPROVAL, AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE.

SIGNATURE _____ DATE _____

CASE: PP25677
 EXHIBIT: L
 DATE: 4/11/15
 PLANNER: M.S

PLANNER: M. STRAITE



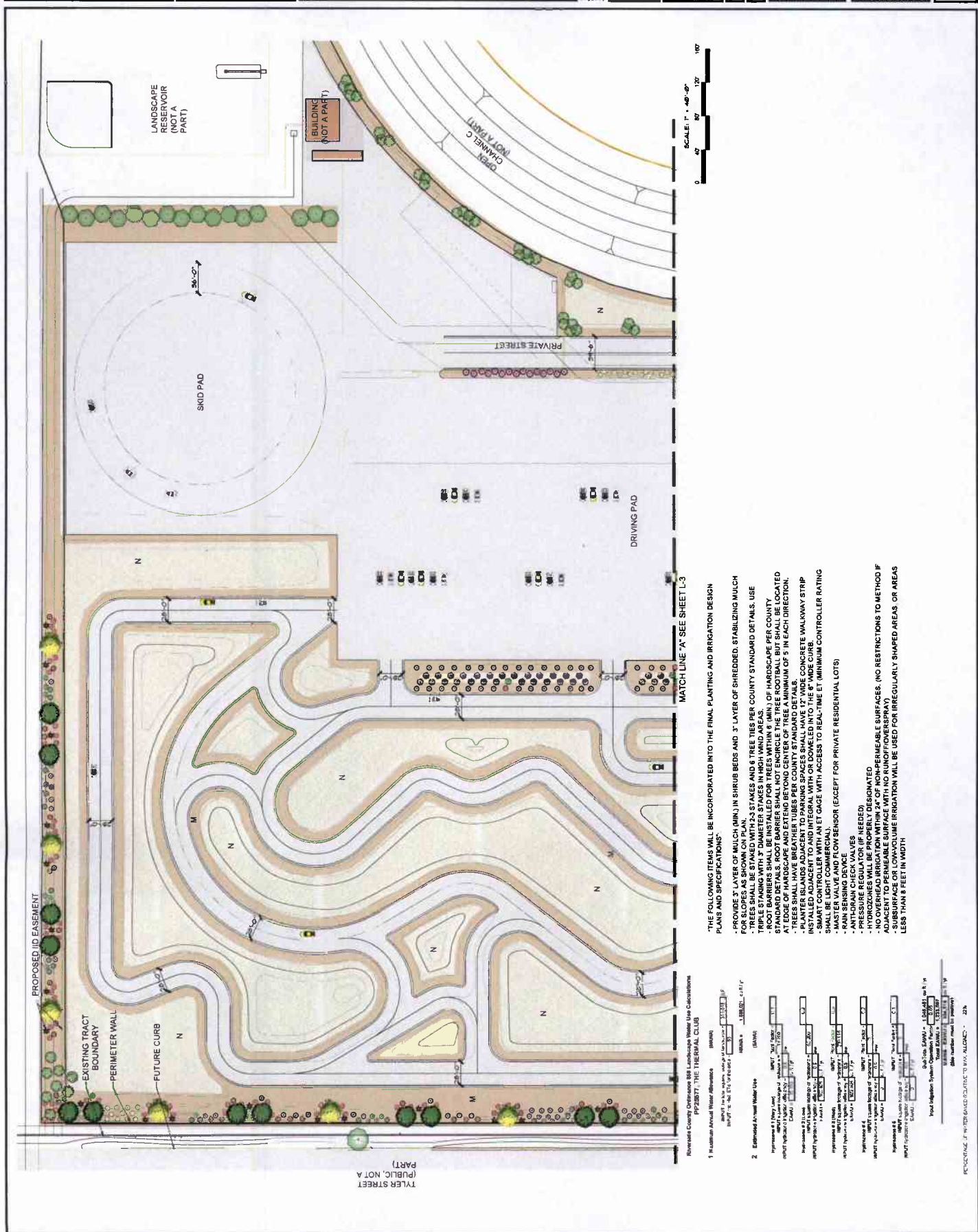
PLOT PLAN NO. 25677
THE THERMAL CLUB
BMW DRIVING FACILITY
CA
THERMAL

IN THE UNINCORPORATED TERRITORY
OF THERMAL, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

[illegible]

DATE NAME:	
PREF FILE:	
DATE:	3-2-75
SUBJECT FOR:	ELINE DAVE.
PERSON BY:	TPO
NAME BY:	JLL
ID NUMBER:	
DATE EXTENDED:	
FILE NO:	104 RM Po 186
TOTAL	17

5



- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL PLANTING AND IRRIGATION DESIGN PLANS AND SPECIFICATIONS:
- PROVIDE 3" LAYER OF MULCH (MIN.) IN SHRUB BEDS AND 3" LAYER OF SHREDED, STABILIZING MULCH FOR SLOPES AS SHOWN ON PLAN.
 - TREES SHALL BE STAKED WITH 6" X 6" WOOD STAKES AND 6" TIE PER COUNTY STANDARD DETAILS. USE TREES SHALL BE STAKED WITH 6" X 6" WOOD STAKES AND 6" TIE PER COUNTY STANDARD DETAILS. USE
 - ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6" (MIN.) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIERS SHALL NOT ENCIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
 - PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWNELO INTO THE 8" WIDE CURB.
 - SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET (MINIMUM CONTROLLER RATING LESS THAN 8 FEET IN WIDTH)
 - MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
 - RAIN SENSING DEVICE
 - ANTI-DRY CHECK VALVES (NEEDED)
 - HYDROZONES WILL BE PROPERLY DESIGNATED
 - NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/SPRAY)
 - IRRIGATION FOR TREES OR PLANTS WITH VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS OR AREAS LESS THAN 8 FEET IN WIDTH

Riverside County Ordinance 94B Landscape Water Use Calculations
PP25877, THE THERMAL CLUB

1. Potential Annual Water Demand	2. Estimated Annual Water Use
<p>Approximate 1 Day Use</p> <p>Approximate 1 Week Use</p> <p>Approximate 1 Month Use</p> <p>Approximate 1 Year Use</p>	<p>Approximate 1 Day Use</p> <p>Approximate 1 Week Use</p> <p>Approximate 1 Month Use</p> <p>Approximate 1 Year Use</p>

Total Irrigation System Operating Hours: 2,000
Total Irrigation System Operating Volume: 1,000,000 gal
Total Irrigation System Operating Cost: \$10,000

[illegible]



ENVIRONMENTAL IMPACT REPORT NO. 396, ADDENDUM NO. 4

Plot Plan No. 25677, Tentative Parcel Map No. 36735



Prepared by:

**County of Riverside
Planning Department**
4800 Lemon Street, 12th Floor
Riverside, California 92501



Assisted by:

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

DATE: May 1, 2015

EA42793

**INTRODUCTION TO
ENVIRONMENTAL IMPACT REPORT NO. 396, ADDENDUM NO. 4
Environmental Assessment No. EA42793**

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 design modifications and construction phasing. 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). Plot Plan 24690 included approval of a public kart racing track for development in planning area A-6 of SPA2. In September 2014, an approximately one mile driving instruction track with an approximately 49,087 square foot skid pad was found to be substantially consistent with PP24690 (PP24690SC2). A grading permit was subsequently approved and grading of track area took place.

The Applicant now proposes applications including Plot Plan No. 25677 (PP25677) and Tentative Parcel Map No. 36735 (PM36735), (collectively the "Pending Applications"). The Pending Applications provide the entitlements allowing for development of proposed BMW facilities including driver instruction track 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 in the Previous CEQA Documents, 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:

- No changes to Planning Area A-6 boundary are being proposed. 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.
- No changes to the Specific Plan land uses or to the allowable land uses are being proposed that would 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.
- Since no changes to the Specific Plan land uses or to the allowable land uses are being proposed, the potential impacts to air quality are no worse than those 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 result in approximately 40 more trips per day than those estimated under SPA2 for an overall daily trip generation increase of approximately 0.025 percent. This does not represent a substantial increase beyond what was previously analyzed.
- 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-A4), applicable to the Pending Applications.

ENVIRONMENTAL IMPACT REPORT NO. 396, ADDENDUM NO. 4

Plot Plan No. 25677, Tentative Parcel Map No. 36735



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EA42793

INTRODUCTION TO ENVIRONMENTAL IMPACT REPORT NO. 396, ADDENDUM NO. 4 Environmental Assessment No. EA42793

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 design modifications and construction phasing. 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). Plot Plan 24690 included approval of a public kart racing track for development in planning area A-6 of SPA2. In September 2014, an approximately one mile driving instruction track with an approximately 49,087 square foot skid pad was found to be substantially consistent with PP24690 (PP24690SC2). A grading permit was subsequently approved and grading of track area took place.

The Applicant now proposes applications including Plot Plan No. 25677 (PP25677) and Tentative Parcel Map No. 36735 (PM36735), (collectively the "Pending Applications"). The Pending Applications provide the entitlements allowing for development of proposed BMW facilities including driver instruction track 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

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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 in the Previous CEQA Documents, 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:

- No changes to Planning Area A-6 boundary are being proposed. 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.
- No changes to the Specific Plan land uses or to the allowable land uses are being proposed that would 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.
- Since no changes to the Specific Plan land uses or to the allowable land uses are being proposed, the potential impacts to air quality are no worse than those 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 result in approximately 40 more trips per day than those estimated under SPA2 for an overall daily trip generation increase of approximately 0.025 percent. This does not represent a substantial increase beyond what was previously analyzed.
- 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-A4), applicable to the Pending Applications.

INITIAL STUDY

Plot Plan No. 25677, Tentative Parcel Map No. 36735



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EA42793

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