

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

302B

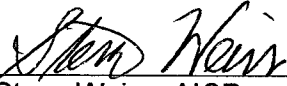


FROM: TLMA – Planning Department

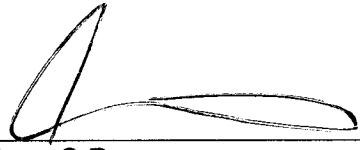
SUBMITTAL DATE:
February 19, 2015

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, AICP
Planning Director

(Continued on next page)


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

On motion of Supervisor Benoit, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved with an amendment to limit night stays to no more than 60 consecutive days; and within 60 days of Board Approval, the Applicant shall enter into agreement to pay a contribution of \$159,000 for a recreational facility for the Thermal Community; and that Ordinance 348.4801 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: March 24, 2015
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.: | District: 4 | Agenda Number:

16-2

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

**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

PAGE: Page 2 of 3

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

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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**

1 Board of Supervisors

County of Riverside

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.

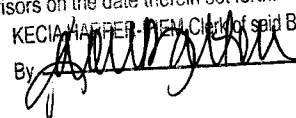
13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No.
14 3 to Specific Plan No. 303 shall be placed on file in the Office of the Clerk of the Board, in the Office of
15 the Planning Director and in the Office of the Building and Safety Director, and that no applications 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 FUTHER 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.

22 ROLL CALL:

23 Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
24 Nays: None
25 Absent: None

26 The foregoing is certified to be a true copy of a
27 resolution duly adopted by said Board of Super-
28 visors on the date therein set forth.

By  Deputy
KECIA HARPER - DEPT. Clerk of said Board

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
28

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.

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

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

6 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,
7 M-7C, M-7D, and M-7E.

8 (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,
9 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
10 those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses
11 permitted pursuant to Section 7.1.a.(3); Section 7.1.b(9); and 7.1.c(1) shall not be permitted. In
12 addition, the permitted uses identified under Section 7.1.b. shall include two family dwellings
13 developed pursuant to Subsections AA. through FF. of this section; community centers, lakes,
14 including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation
15 water and non-commercial fishing; water wells and appurtenant facilities; and when the gross area
16 of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of
17 Ordinance No. 348 shall also be included.

18 (2) The development standards for Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8,
19 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
20 same as those standards identified in Article VII, Sections 7.2 through 7.11, except that the
21 development standards set forth in Sections 7.3, 7.5, 7.6, and 7.11 shall be deleted and replaced by
22 the following:

23 A. Lot area shall be not less than five thousand (5,000) square feet, unless
24 cluster development subject to the development standards set forth in subsections AA.
25 through FF. of this section is utilized. The minimum lot area shall be determined by
26 excluding that portion of a lot that is used solely for access to the portion of a lot used as
27 building site.
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B. 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 one hundred feet (100') unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized. "Flag" lots shall not be permitted.

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

D. Side yards 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') unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized. A zero lot line design may be used, in which event the alternate side yard shall be not less than ten feet (10') in width. Side yards 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, unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized.

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

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

AA. The minimum overall area for each single-family dwelling unit or each individual unit within a two-family dwelling, exclusive of the area set aside 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
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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 planing 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.
28

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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(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.

1. 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.

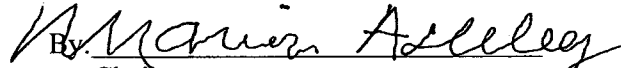
(2) The development standards for Planning Area M-4 of Specific Plan No. 303 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

(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.

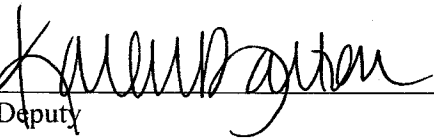
BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

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By: 
Chairman **MARION ASHLEY**

ATTEST:

KECIA HARPER-IHEM
Clerk of the Board

By: 
Deputy

APPROVED AS TO FORM:
3/4/2015

By: 
MELISSA R. CUSHMAN
Deputy County Counsel

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on March 24, 2015, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley
NAYS: None
ABSENT: None

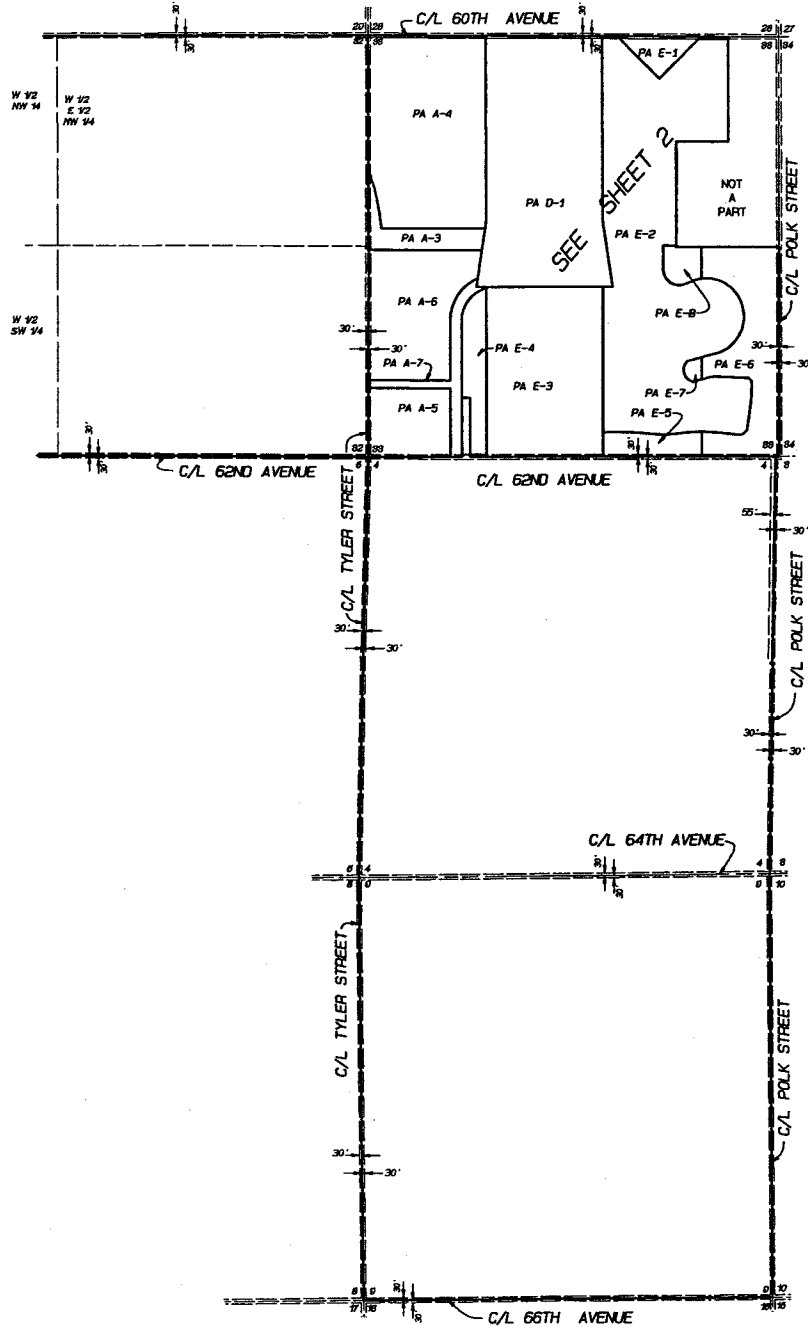
DATE: March 24, 2015

KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

SEAL

SEC. 33, T.6S., R.8E, S.B.B. & M.
SEC. 9, T.7S., R.8E., S.B.B. & M.



LEGEND

SP ZONE

SPECIFIC PLAN (S.P. 303)

MAP NO. 41.090

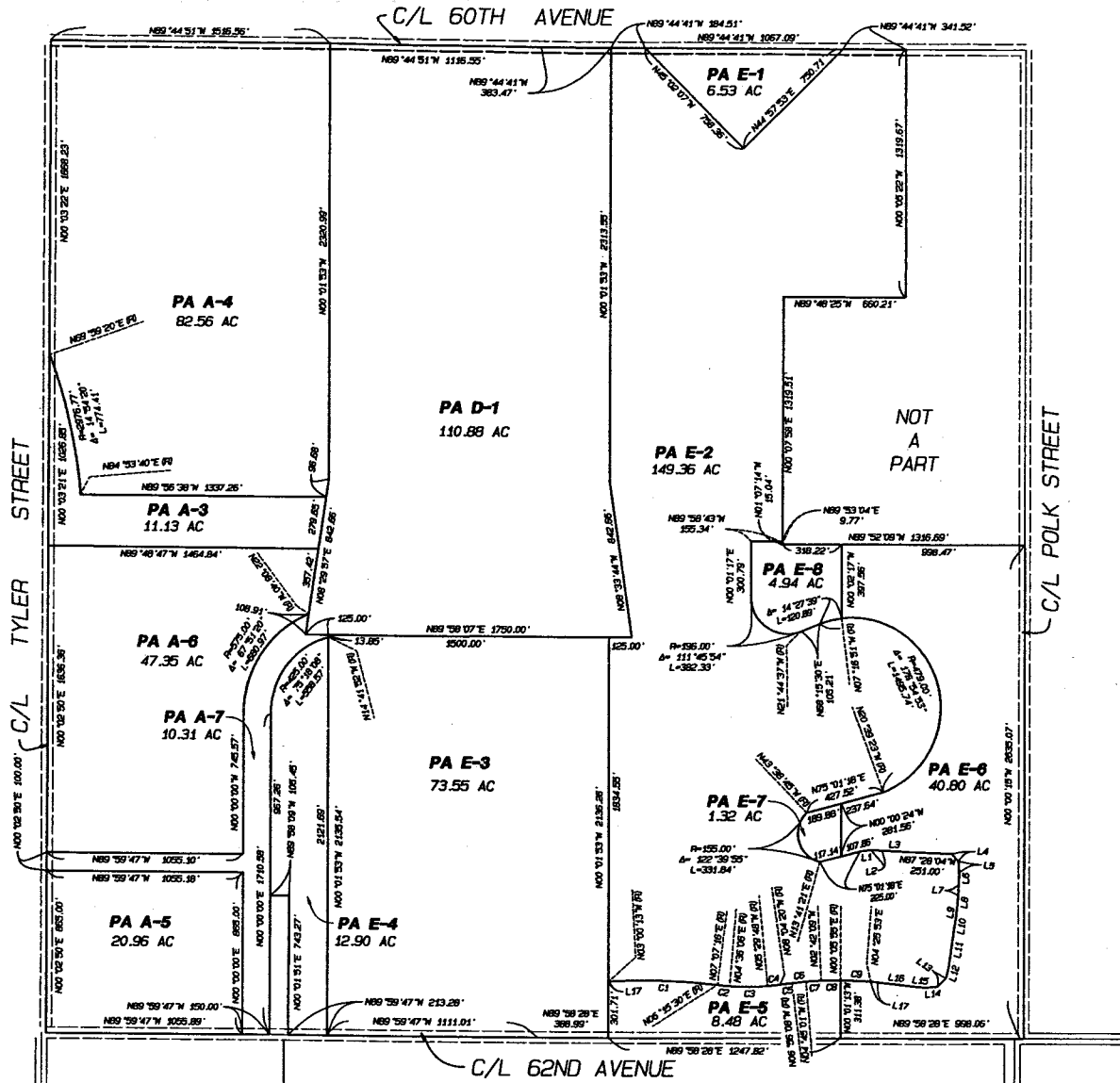
CHANGE OF OFFICIAL ZONING PLAN
LOWER COACHELLA VALLEY DISTRICT



CHANGE OF ZONE CASE NO. 07852
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4801
ADOPTION DATE _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS

03/20/13-08/20/13 CHANGE OF ZONE OFFICIAL PLAN-PLAN- 2013/10/18 2013

SEC. 33, T.6S., R.8E, S.B.B. & M.
 SEC. 9, T.7S., R.8E., S.B.B. & M.



LINE	BEARING	DISTANCE
L1	N82°37'30"E	57.86
L2	N87°28'04"W	62.00
L3	N87°28'04"W	127.00
L4	N43°20'08"W	54.71
L5	N19°30'59"W	62.00
L6	N00°49'09"E	61.99
L7	N03°11'44"E	62.00
L8	N03°14'47"E	62.00
L9	N06°57'50"E	62.00
L10	N07°56'09"E	62.00
L11	N07°56'09"E	369.00
L12	N03°30'29"E	62.00
L13	N43°24'03"E	63.27
L14	N03°30'39"E	70.37
L15	N03°44'28"W	66.39
L16	N03°47'36"W	196.85
L17	N05°04'53"W	36.65

CURVE	RADIUS	DELTA	LENGTH
C1	3005.29	9°25'43"	560.89
C2	3201.63	3°10'52"	65.32
C3	1136.27	40°05'54"	200.27
C4	1244.00	3°10'50"	63.44
C5	2469.93	1°30'42"	65.50
C6	1976.69	2°11'00"	75.38
C7	1993.74	2°05'02"	75.92
C8	1246.23	2°40'38"	105.27
C9	2206.42	4°14'59"	353.65

LEGEND

SP ZONE SPECIFIC PLAN (S.P. 303)

MAP NO. 41.090

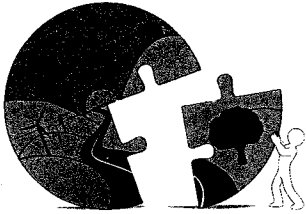
CHANGE OF OFFICIAL ZONING PLAN
 LOWER COACHELLA VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 07852
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4801
 ADOPTION DATE _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET
 0 400



RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

3/3/15
Date

KB
Initial

Steve Weiss AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Specific Plan No. 303 Amendment No. 3, Change of Zone No. 7852, Noise Ordinance Exception No. 6, Addendum No. 5 to EIR No. 6

Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Thermal Operating Company LLC
Project Applicant

1983 West 190th Street Suite 100 Torrance CA 90504
Address

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 Location

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. The existing planning area A-6 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 63 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
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on March 24, 2015, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to an Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency (\$50).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

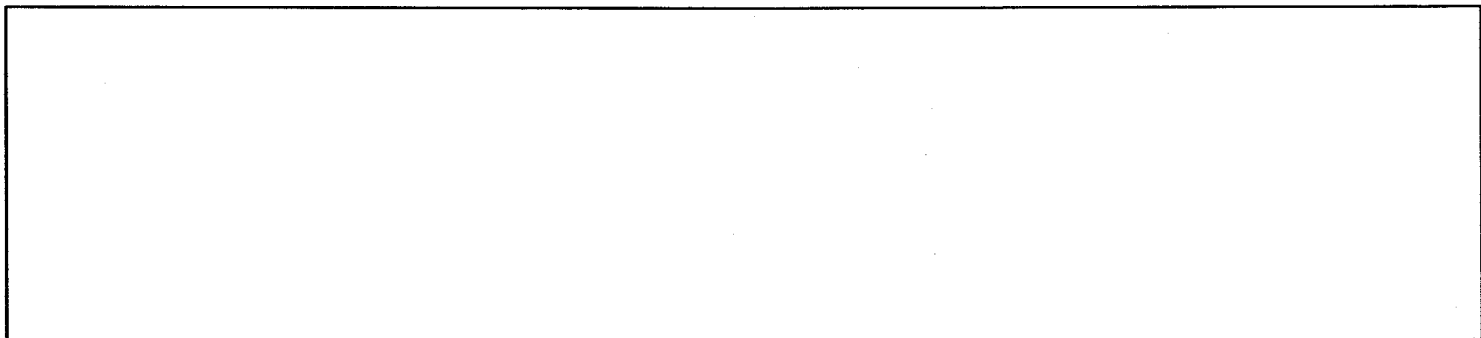
Kaungraten
Signature

Board Assistant
Title

MAR 24 2015
Date

Date Received for Filing and Posting at OPR: _____

MAR 24 2015 16-2



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1409647

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: THERMAL OPERATING COMPANY LLC \$50.00
paid by: CK 66128
paid towards: CFG06114 CALIF FISH & GAME: DOC FEE
EA42726
at parcel #:
appl type: CFG3

By _____ Sep 03, 2014 11:43
MGARDNER posting date Sep 03, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1409647

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: THERMAL OPERATING COMPANY LLC \$50.00
paid by: CK 66128
EA42726
paid towards: CFG06114 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Sep 03, 2014 11:43
MGARDNER posting date Sep 03, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

EA 38298

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200300094

Lead Agency: COUNTY PLANNING Date: 02/06/2003

County Agency of Filing: Riverside Document No: 200300094

Project Title: EA 38298; SP 303 AMEND 1; CZ 6605

Project Applicant Name: REGENT PROPERTIES INC. Phone Number:

Project Applicant Address: 450 ROXBURY DR #600 BEVERLY HILLS, CA 90210

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	\$850.00
<input type="checkbox"/> Negative Declaration	_____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	_____
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	_____
<input checked="" type="checkbox"/> County Administration Fee	\$64.00
<input type="checkbox"/> Project that is exempt from fees (DeMinimis Exemption)	
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	
Total Received	\$914.00

Signature and title of person receiving payment: John Heston

Notes:



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



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

March 10, 2015

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: SP 303 AMD. NO. 3; CZ 7852 FTA 2011-11

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, March 13, 2015.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Tuesday, March 10, 2015 12:41 PM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: SP 303 Amd. No. 3 CZ 7852

Received for publication on March 13. Proof with cost to follow.

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From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Tuesday, March 10, 2015 8:30 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: SP 303 Amd. No. 3 CZ 7852

Good morning! Attached is a Notice of public hearing for publication on Friday, March 13, 2015. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

March 10, 2015

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

E-MAIL: legals@thedesertsun.com
FAX: (760) 778-4731

RE: NOTICE OF PUBLIC HEARING: SP 303 AMD. NO. 3; CZ 7852 FTA 2011-11

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, March 13, 2015.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Moeller, Charlene <CMOELLER@palmspri.gannett.com>
Sent: Tuesday, March 10, 2015 9:03 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: SP 303 Amd. No. 3 CZ 7852

Good Morning! ☺

Ad received and will publish on date(s) requested.

Charlene Moeller | Customer Care Representative / Legals

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From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Tuesday, March 10, 2015 8:31 AM
To: Email, TDS-Legals
Subject: FOR PUBLICATION: SP 303 Amd. No. 3 CZ 7852

Good morning! Attached is a Notice of public hearing for publication on Friday, March 13, 2015. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 10, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 303 AMD. NO. 3 and CZ 7852

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: March 24, 2015 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: March 10, 2015
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkenname@asrclkrec.com>
Sent: Tuesday, March 10, 2015 9:04 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann
Subject: RE: FOR POSTING: SP 303 AMD. NO. 3 ZC 7852

Good Morning,

The notice has been received and will be posted today.

Thank you,
Bonnie

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Tuesday, March 10, 2015 8:31 AM
To: Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: SP 303 AMD. NO. 3 ZC 7852

Good morning. Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT AND CHANGE OF ZONE IN THE LOWER COACHELLA VALLEY DISTRICT – EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 24, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Thermal Operating Company - Albert A. Webb and Associates, on **Specific Plan No. 303 Amendment No. 3**, which proposes to alter the land use, divide the existing planning area E-2 into 5 new planning areas, with the existing planning area A-8 to be consolidated into existing planning area E-4; and, **Change of Zone No. 7852**, which 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 ("the project"), or such other zones as the Board may find appropriate. 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. The project is located easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60 and westerly of Polk Street in the Lower Coachella Valley District – Eastern Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Department approved the project, found that the environmental effects have been addressed and recommended the consideration of an Addendum to **Environmental Impact Report No. 396**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstrait@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: March 10, 2015

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on March 10, 2015, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

SP 303 AMD. NO. 3 and CZ 7852

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: March 24, 2015 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: March 10, 2015
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I Matt Straife, certify that on 2/18/15
the attached property owners list was prepared by Matt
APN(s) or case numbers SP00303A3
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 600.

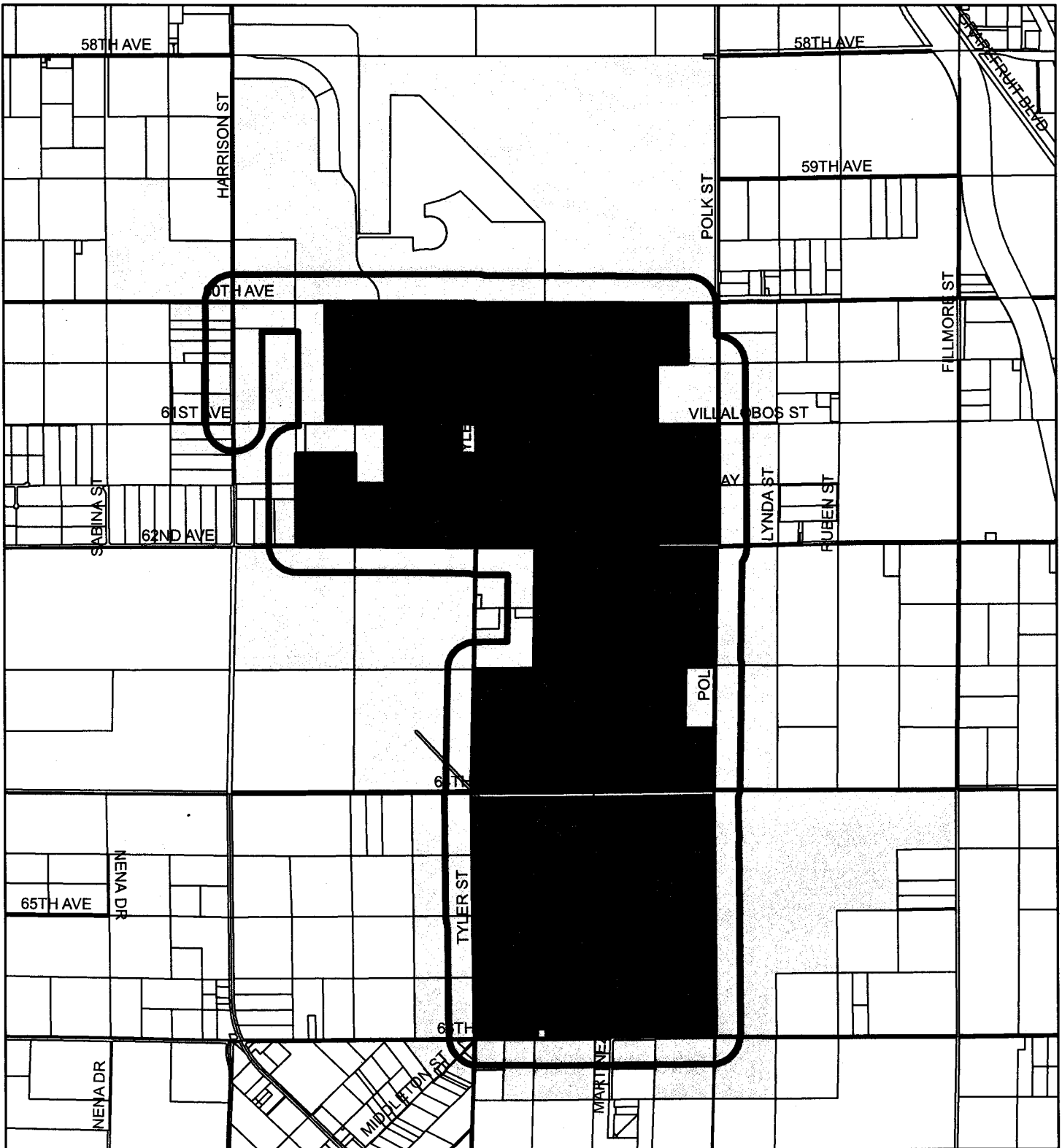
Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

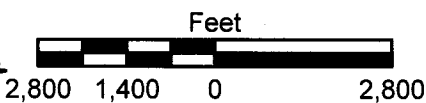
NAME: Matt Straife
TITLE: Planner
ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501
TELEPHONE: 586 31

*val by matt
CFP 8/18/15*

SP00303 (600 Foot Buffer)



- Case Owner Buffer
- Case Boundary
- Parcel Boundaries
- Surrounding Owner Parcels



Printed by mstrait on 2/18/2015

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

Desert Recreation District
45-305 Oasis St.
Indio, CA 92201-4337

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

Applicant/Owner:
Kohl Ranch II, LLC
11990 San Vicente Blvd, Ste. 200
Los Angeles, CA 90049

Eng-Rep:
Land Development Consultants
1520 Brookhollow Drive, Ste. 33
Santa Ana, CA 92705

Eng-Rep:
Albert A. Webb & Associates
37888 McCray Street
Riverside, CA 92506

Applicant:
TRM 122, LLC
50-855 Washington Street, #C234
La Quinta, CA 92253

City of Indio Planning Dept.
100 Civic Center Mall
Indio, CA 92201

City of Coachella Planning Dept.
1515 6th Street
Coachella, CA 92236

City of La Quinta Planning Dept.
78495 Calle Tampico
La Quinta, CA 92253

4th District Supervisors Office
73-710 Fred Waring Drive
Palm Desert, CA 92260

Jacqueline Cochran Airport
56850 Higgins Drive
Thermal, CA 92274

Agua Caliente Planning Dept.
5401 Dinah Shore Drive
Palm Springs, CA 92264

Torres Martinez Planning Dept.
66725 Martinez Street
Thermal, CA 92274

Airport Land Use Commission
4080 Lemon Street, 14th Floor
Riverside, CA 92505

Gabriel Ortiz
85981 Avenue 61
Thermal, CA 92274

Department of Public Health
Office of Industrial Hygiene
P.O. Box 7600
Riverside, CA 92513-7600

Thermal Community Council
P.O. Box 284
Thermal, CA 92274

EXTRA LABELS

SP 303 ZC 7852

103

MANUEL C VILLALOBOS
60171 HIGHWAY 86
THERMAL, CA. 92274

DAVID A WHEELER
6 SEAGREENS
NEWPORT COAST, CA. 92657

WOODSPUR FARMING
C/O COLE FRATES
113 S LA BREA AVE 3RD FL
LOS ANGELES, CA. 90036



THERMAL LOT NO 84
C/O BLAKE MIRAGLIA
50855 WASHINGTON NO C234
LA QUINTA, CA. 92253

THERMAL MOTORSPORTS
21700 OXNARD ST STE 850
WOODLAND HILLS, CA. 91367

THERMAL MOTORSPORTS
8833 W OLYMPIC BLV
BEVERLY HILLS, CA. 90211

THERMAL OPERATING CO
1983 W 190TH ST NO 100
TORRANCE, CA. 90504

TR RACING
930 S ANDREASEN DR NO H
ESCONDIDO, CA. 92029

USA 749
BUREAU OF INDIAN AFFAIRS
P O BOX 2245
PALM SPRINGS, CA. 92262

USA 749
BUREAU OF INDIAN AFFAIRS
P O BOX 2245
PALM SPRINGS, CA. 92263

USA 751
0
. . 0

USA 751
US DEPT OF INTERIOR
WASHINGTON DC, MD. 21401

USA 751
BUREAU OF INDIAN AFFAIRS
P O BOX 2245
PALM SPRINGS, CA. 92262

USA 751
NONE
0
. . 0

ARTHUR VALENZUELA
62800 TYLER ST
THERMAL, CA. 92274

LUCIANO VELASQUEZ
49745 ALTHEA CT
LA QUINTA, CA. 92253

ANTONIO C VILLALOBOS
60171 HIGHWAY 86
THERMAL, CA. 92274





PAVEL V PETRIK MEDICAL CORP PENSION PLAN
41651 MISHA LN
PALMDALE, CA. 93551

RALPH PESCADOR
P O BOX 759
THERMAL, CA. 92274

PAUL PORTEOUS
600 E HUENEME RD
OXNARD, CA. 93033

KEITH PROKOP
800 SAN LORENZO ST
SANTA MONICA, CA. 90402

REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE, CA. 92502

ANTHONY RENAUD
47690 WINDSPIRIT DR
LA QUINTA, CA. 92253

SAGE MOTORSPORTS
C/O MICHAEL SAGE
3550 CAHUENGA BLV
WEST LOS ANGELES, CA. 90068

KENNETH E STRICKLAND
85495 AVENUE 61
THERMAL, CA. 92274

MICHAEL DENNIS SULLIVAN
14900 HINDY AVE
HAWTHORNE, CA. 90250

SYNDIC HOLDINGS INC
C/O LEO POULOUS
59980 HIGHWAY 86
THERMAL, CA. 92274

DAVID R TENHULZEN
3001 SW SCHAEFFER RD
WEST LINN, OR. 97068

THERMAL 5
8188 LINCOLN AVE STE 100
RIVERSIDE, CA. 92504

THERMAL CLUB GARAGE
C/O STEVE KNUDSON
1200 17TH ST STE 660
DENVER, CO. 80202

THERMAL GARAGE
C/O BLAKE MIRAGLIA
50855 WASHINGTON NO C234
LA QUINTA, CA. 92253

LOT 48 RACING
100 BAYVIEW CIR NO 4500
NEWPORT BEACH, CA. 92660

MANGO THERMAL CLUB
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DENVER, CO. 80202

ALEJANDRINA MARTINEZ
81329 PALMYRA AVE
INDIO, CA. 92201

MB35
86030 62ND AVE
THERMAL, CA. 92274

JON R MCDANIEL
41410 MAROON TOWN
INDIO, CA. 92201

JON RICHARD MCDANIEL
41410 MAROON TOWN
BERMUDA DUNES, CA. 92201

MICHAEL MENTE
2415 CARMAN CREST DR
LOS ANGELES, CA. 90068

PEDRO MONREAL
440 S EL CIELO RD STE 20
PALM SPRINGS, CA. 92262

ISMAEL ESCOBEDO MORIN
82687 SMOKETREE AVE
INDIO, CA. 92201

NLN PROP
607 N NASH ST
EL SEGUNDO, CA. 90245

GABRIEL ORTIZ
85981 AVENUE 61
THERMAL, CA. 92274

PETE ORTIZ
C/O JEFFREY BECKER
40 S OAK ST
VENTURA, CA. 93001

LUCIA ZAMOREZ PALAFOX
85255 AVENUE 61
THERMAL, CA. 92274

FRANCISCO PANIAGUA
60275 HIGHWAY 86
THERMAL, CA. 92274



RAMON IBARRA
12350 ELLIOTT AVE
EL MONTE, CA. 91732

DAVID A JENKINS
49385 RCH SAN FRANCISQUITO
LA QUINTA, CA. 92253

JERNIGAN SPORTING GOODS
C/O BRUCE JERNIGAN
82740 MILES AVE
INDIO, CA. 92201

JERNIGAN SPORTING GOODS
C/O BRUCE L JERNIGAN
82740 MILES AVE
INDIO, CA. 92201

JTM LAND CO
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TORRANCE, CA. 90504

JTM LAND CO
800 SAN LORENZO ST
SANTA MONICA, CA. 90402

K & J RANCH
C/O JOE KITAGAWA
P O BOX 371
THERMAL, CA. 92274

K & S RANCH
C/O JOE KITAGAWA
P O BOX 371
THERMAL, CA. 92274

DANA KEMPER
11817 NW 7TH AVE
VANCOUVER, WA. 98685

KIRKJAN INV PROP
86740 INDUSTRIAL WAY
COACHELLA, CA. 92236

KOHL RANCH CO
C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES, CA. 90049

KOHL RANCH II
C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES, CA. 90049

J B LEARY
86027 AVENUE 62
THERMAL, CA. 92274

JUAN LOPEZ
7255 BAYMEADOWS WAY
JACKSONVILLE, FL. 32256



COACHELLA VALLEY UNIFIED SCHOOL DIST
82224 CHURCH ST
THERMAL, CA. 92274

COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE, CA. 92502

CRYSTAL ORGANIC FARMS
C/O JEFFREY A GREEN
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BAKERSFIELD, CA. 93380

CVCWD
P O BOX 1058
COACHELLA, CA. 92236

CVWD
P O BOX 1058
COACHELLA, CA. 92236

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THERMAL, CA. 92274

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PARKER, CO. 80134

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SAN MARCOS, CA. 92069

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THERMAL, CA. 92274

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THERMAL, CA. 92274

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C/O GUY DREIER
74105 MOCKINGBIRD TER
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C/O REAL PROPERTY DIVISION
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RIVERSIDE, CA. 92502

GUADALUPE MALDONADO ACOSTA
C/O SAM ACOSTA
P O BOX 463
THERMAL, CA. 92274

DOUGLASS G ADAIR
60499 HARRISON ST
THERMAL, CA. 92274

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SAN JACINTO, CA. 92581

AIDA S AGUIRRE
P O BOX 727
INDIO, CA. 92202

ARUSS
1407 BOYD ST
LOS ANGELES, CA. 90033

ALFREDO BAZUA
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MECCA, CA. 92254

RODOLFO BAZUA
P O BOX 545
MECCA, CA. 92254

SALVADOR R BECERRA
85885 MIDDLETON ST
THERMAL, CA. 92274

BEHRENS FAMILY TRUST
801 HWY AVE
MANHATTAN BEACH, CA. 90266

FIDEL A BOTELLO
52120 CALLE CAMACHO
COACHELLA, CA. 92236

GUY DAVID CARTWRIGHT
22410 MISSION HILLS LN
YORBA LINDA, CA. 92887

GINA CHAPA
44526 CASSIA DR
INDIO, CA. 92201

RAHUL CHOPRA
6926 OROZCO DR
RIVERSIDE, CA. 92506

PAUL CLAYTON
4745 E CHARLES DR
PARADISE VALLEY, AZ. 85253

Kecia Harper-Ihem, Clerk of the Board
4080 Lemon St., 1st Floor
Post Office Box 1147
Riverside, Ca 92502-1147
% Cecilia Gil, Board Assistant

Dear Ms. Gil,

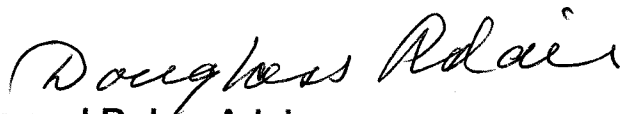
I am writing to express my concerns in relation to Environmental Impact Report No. 396, and proposed amendment/ addendum on Specific Plan No. 303, amendment No. 3 (change of Zone No. 7852 relating to Thermal Club race track.

Our property and residence is at 60-499 Harrison St., between Ave. 60 and Ave. 61. We have lived here since 1977.

We are now aware of considerable noise coming from the race track, similar to a chain saw or weed eater or leaf blower, going on for hours on some mornings.

This is from racing cars, not construction, though the project is far from completion. We are concerned that this "noise pollution" will increase as the project is expanded and finished.

Sincerely,



Douglass and Debra Adair
60-499 Harrison St.
Thermal, Ca 92274

3/24/15

2015-3-12(499)

10-2

SPECIFIC PLAN NO. 303 AMENDMENT NO. 3, CHANGE OF ZONE NO. 07852, and NOISE ORDINANCE EXCEPTION NO. 6 - Addendum to EIR- 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:** The **Specific Plan Amendment** 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-6 will be consolidated into existing planning area E-4. Planning areas the new Planning Areas 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 **Change of Zone** proposes to amend the Specific Plan zoning text and map to reflect the land use changes related to the Thermal Club Race Track development north of Avenue 63 and east of Tyler Street. More specifically, the change of zone will amend the zoning designation of a portion of Planning Area 6 (A-6) of the Kohl Ranch Specific Plan from a Heavy Industrial (HI) to Mixed-Use (MU). The **Noise Ordinance Exception** 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. APN: 759-250-028, 759-240-016, 759-240-013, 759-240-010, 759-240-003, 759-240-003, 759-240-002, 759-240-001, 759-220-023, 759-220-017, 759-220-015, 749-220-014, and 759-220-012

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

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 |

- | | |
|-----------------------------------|--|
| | and west, Light Agriculture – 10 Acre Minimum (A-1-10) to the south |
| 4. Existing Land Use (Ex. #1): | 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
NOISE ORDINANCE EXCEPTION NO. 6
Board of Supervisors: March 24, 2015
Page 4 of 7

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:

- 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

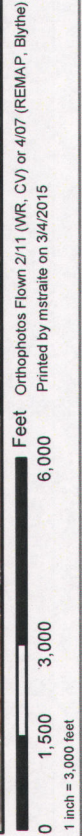
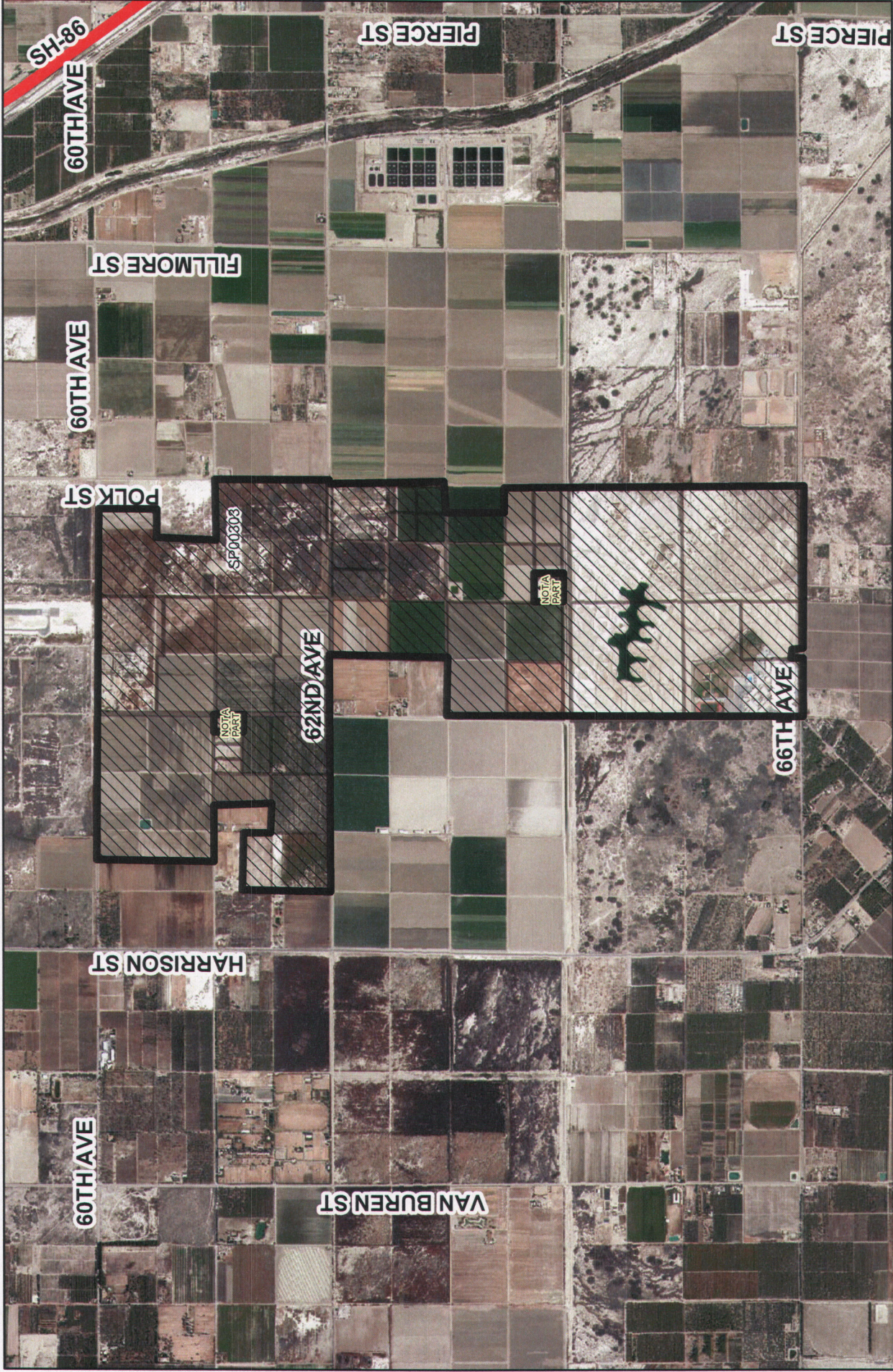
Robert Moran, EDA Development Manager

Date

RIVERSIDE COUNTY PLANNING DEPARTMENT
SP303A3 CZ7789 NE6
VICINITY MAP

Date Drawn: 03/3/15
 Vicinity Map

Supervisor Benoit
 District 4



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



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RIVERSIDE COUNTY PLANNING DEPARTMENT

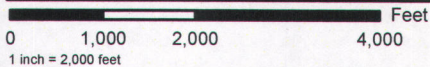
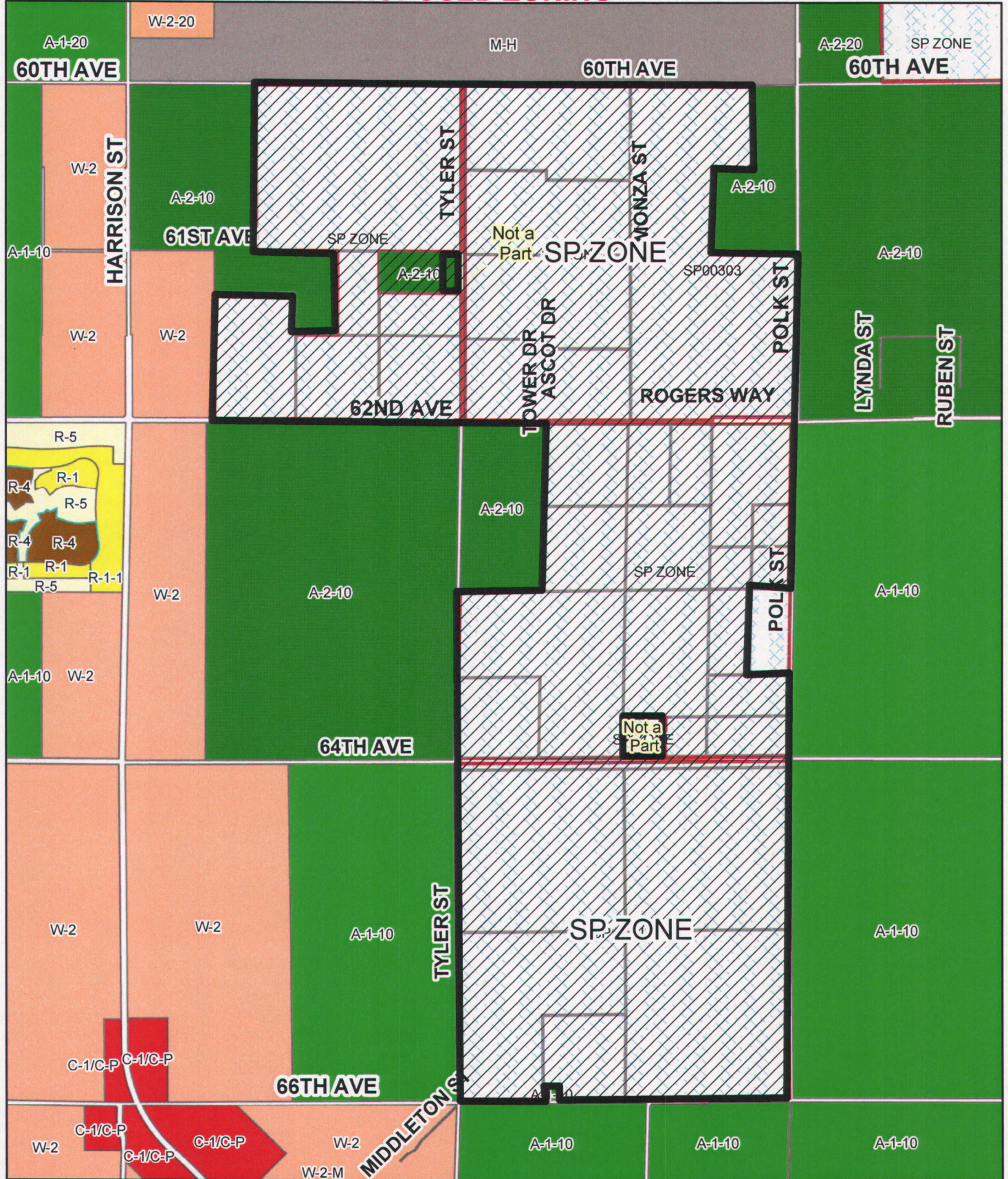
SP303A3 CZ7789 NE6

PROPOSED ZONING

Supervisor Benoit
District 4

Date Drawn: 03/4/15

Exhibit 3



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

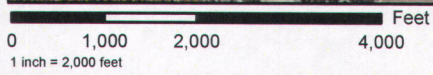
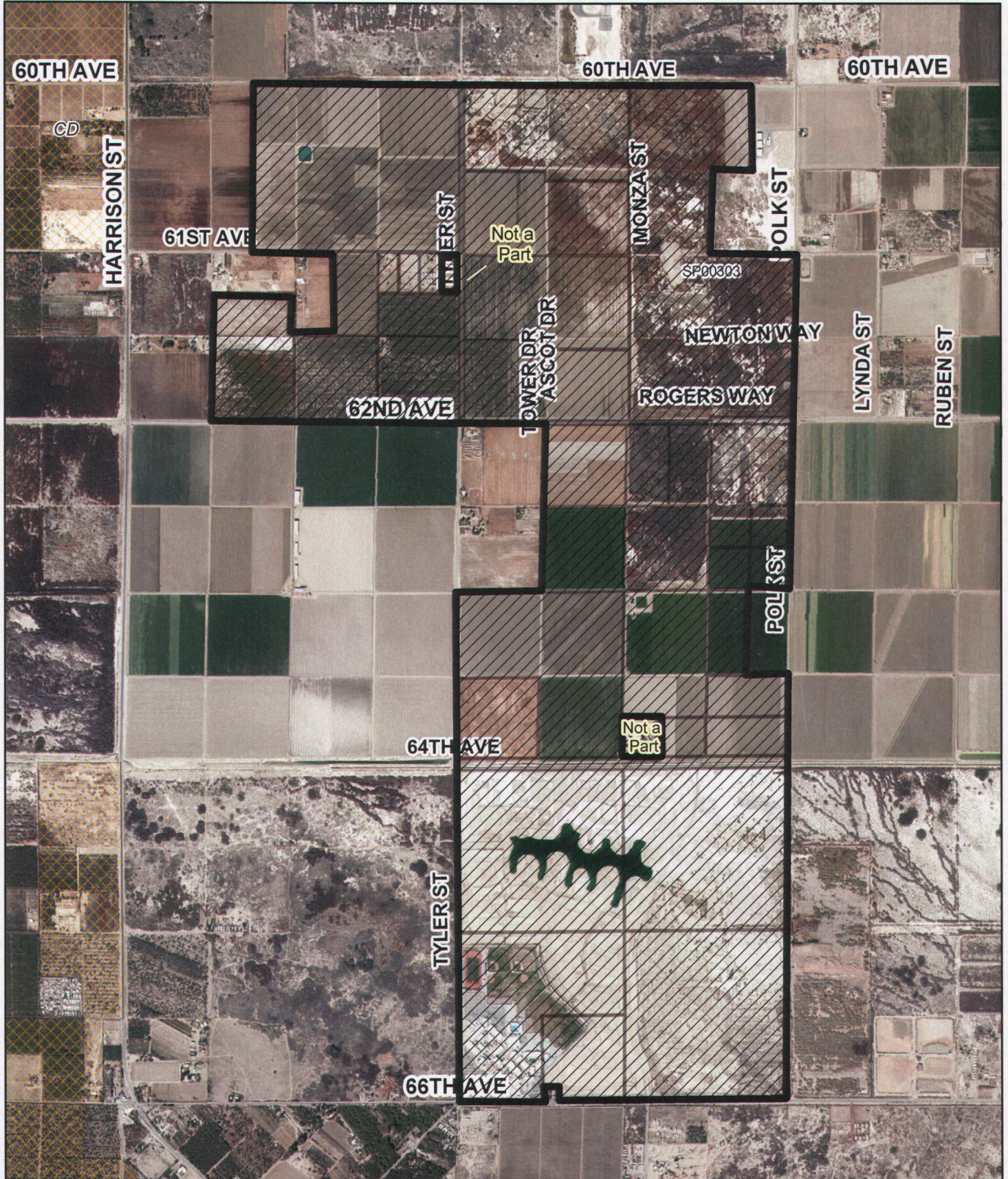
SP303A3 CZ7789 NE6

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

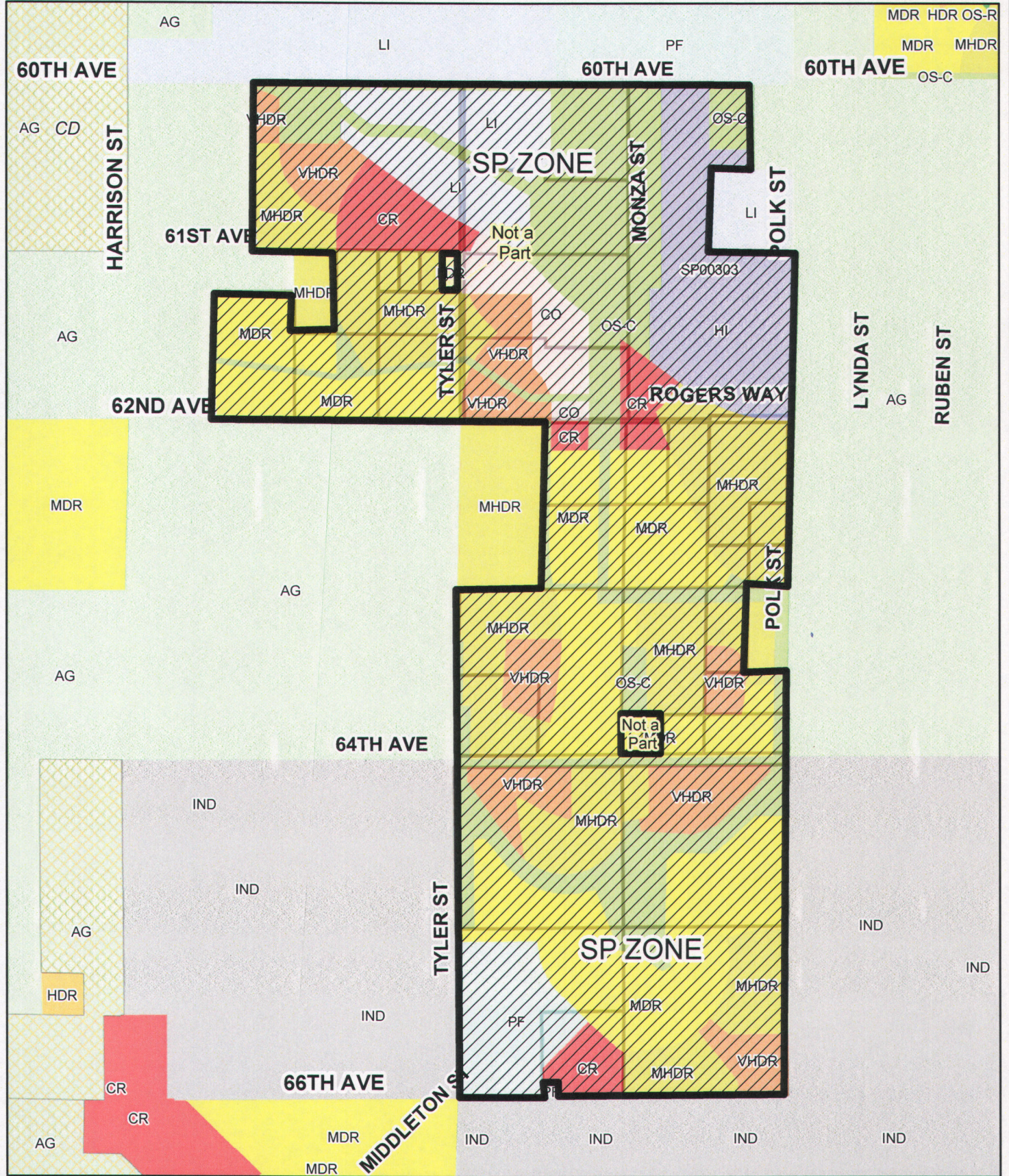
SP303A3 CZ7789 NE6

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 mstrate 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

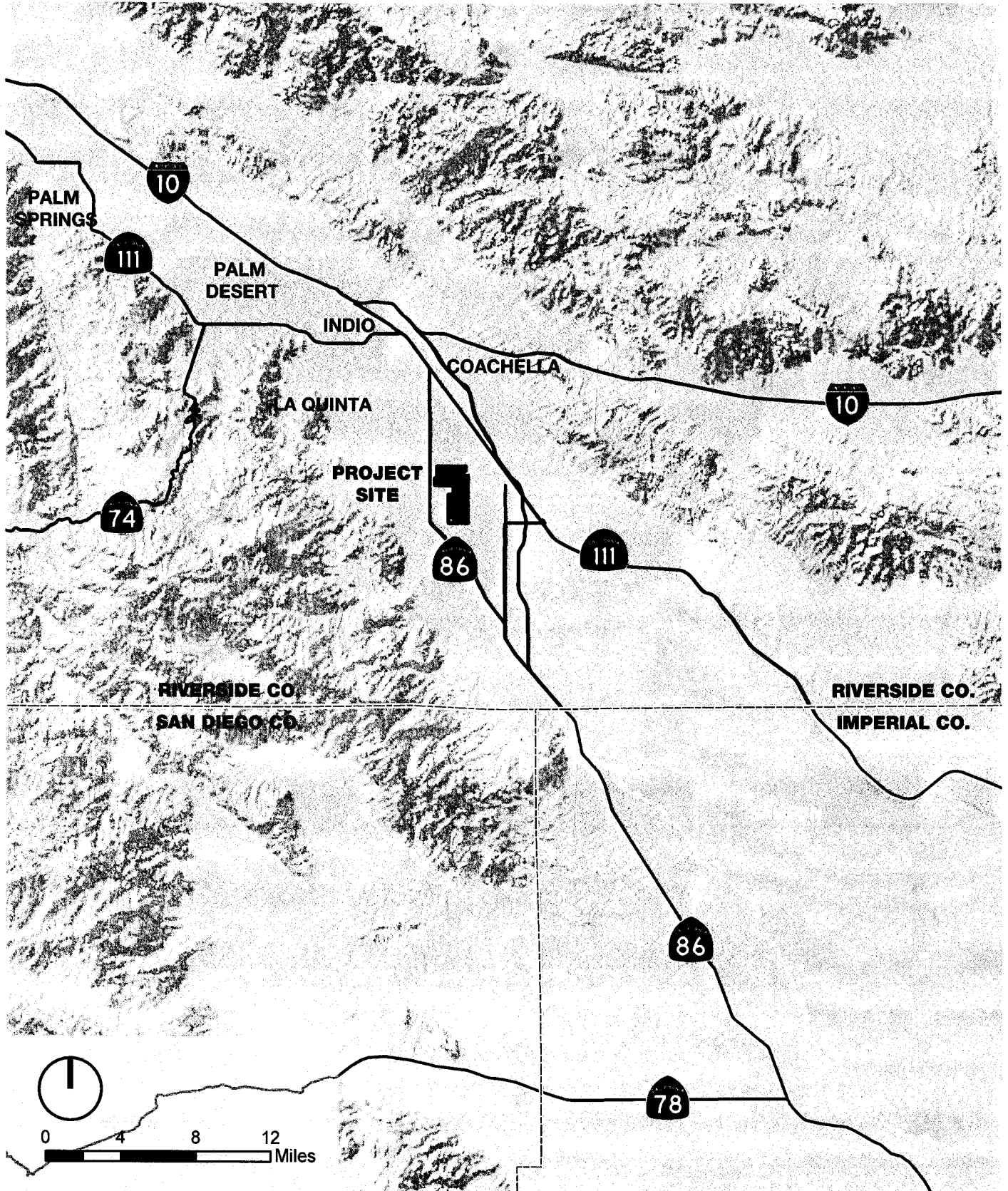
The 2,163.78-acre Kohl Ranch Specific Plan is located in the Coachella Valley portion of Riverside County as depicted by **Figure 1-1, Regional Location**. The site is just south of Jacqueline Cochran Regional Airport, and is roughly east of Harrison Street/Highway 86, west of Highway 111, and north of Highway 195¹. 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**.

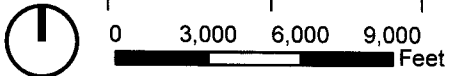
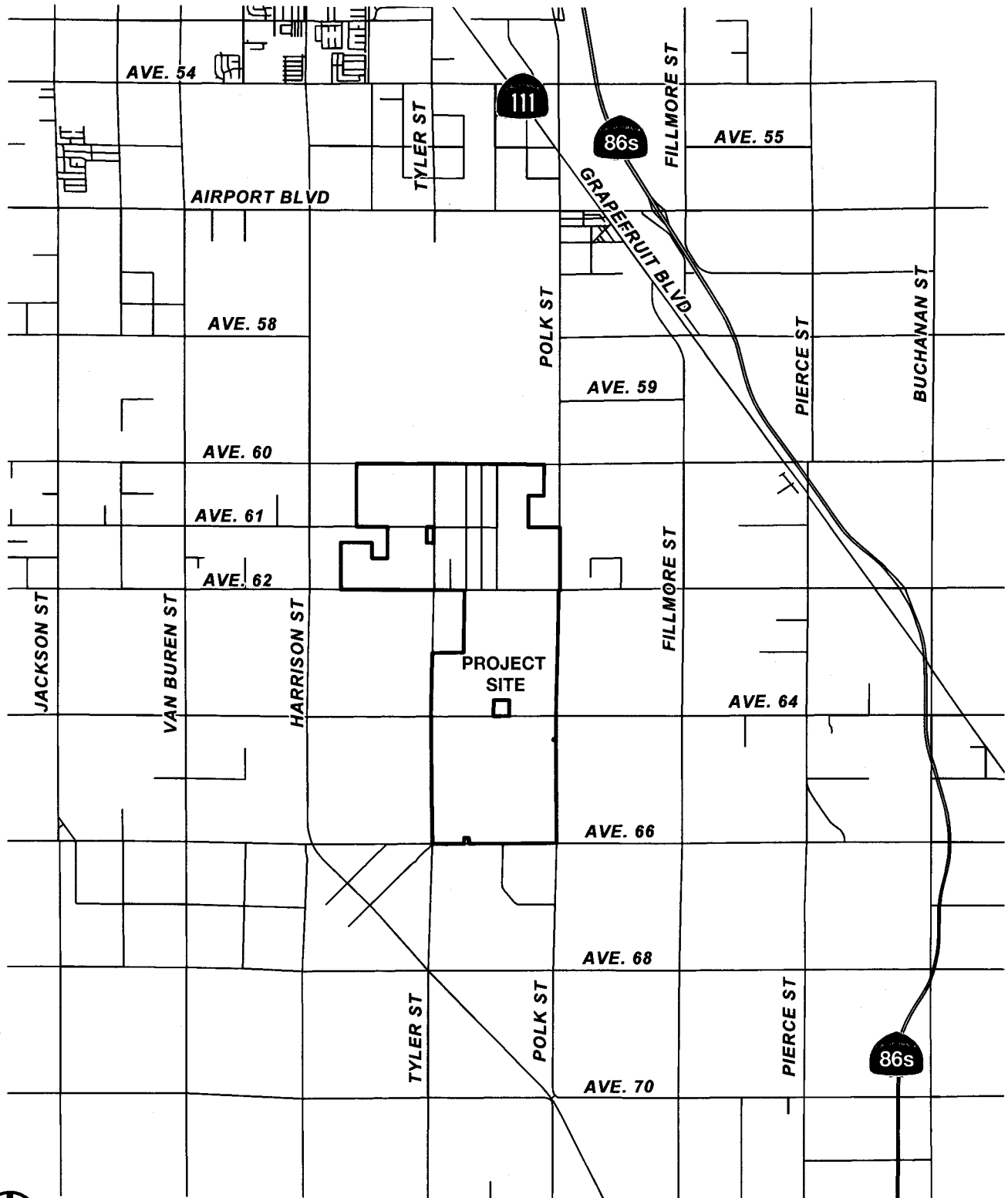
1.2.2 Site Description

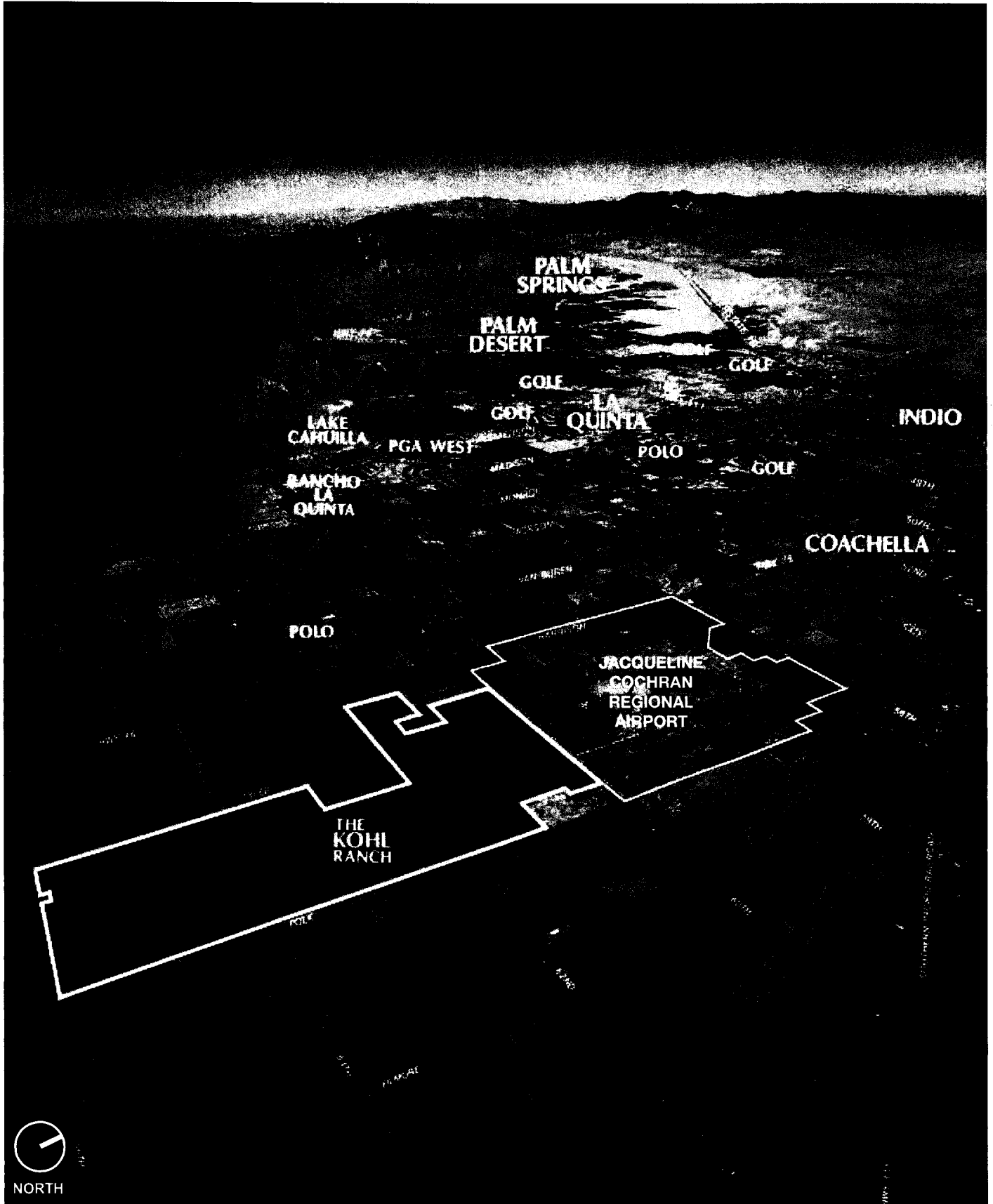
The Kohl Ranch site is characterized by flat terrain, with a very gentle slope from northwest to southeast. Elevations range between approximately 125 and 164 feet below sea level. The majority of the site is currently in agricultural use, although a significant portion in the southern section is vacant, 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 operation², 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.

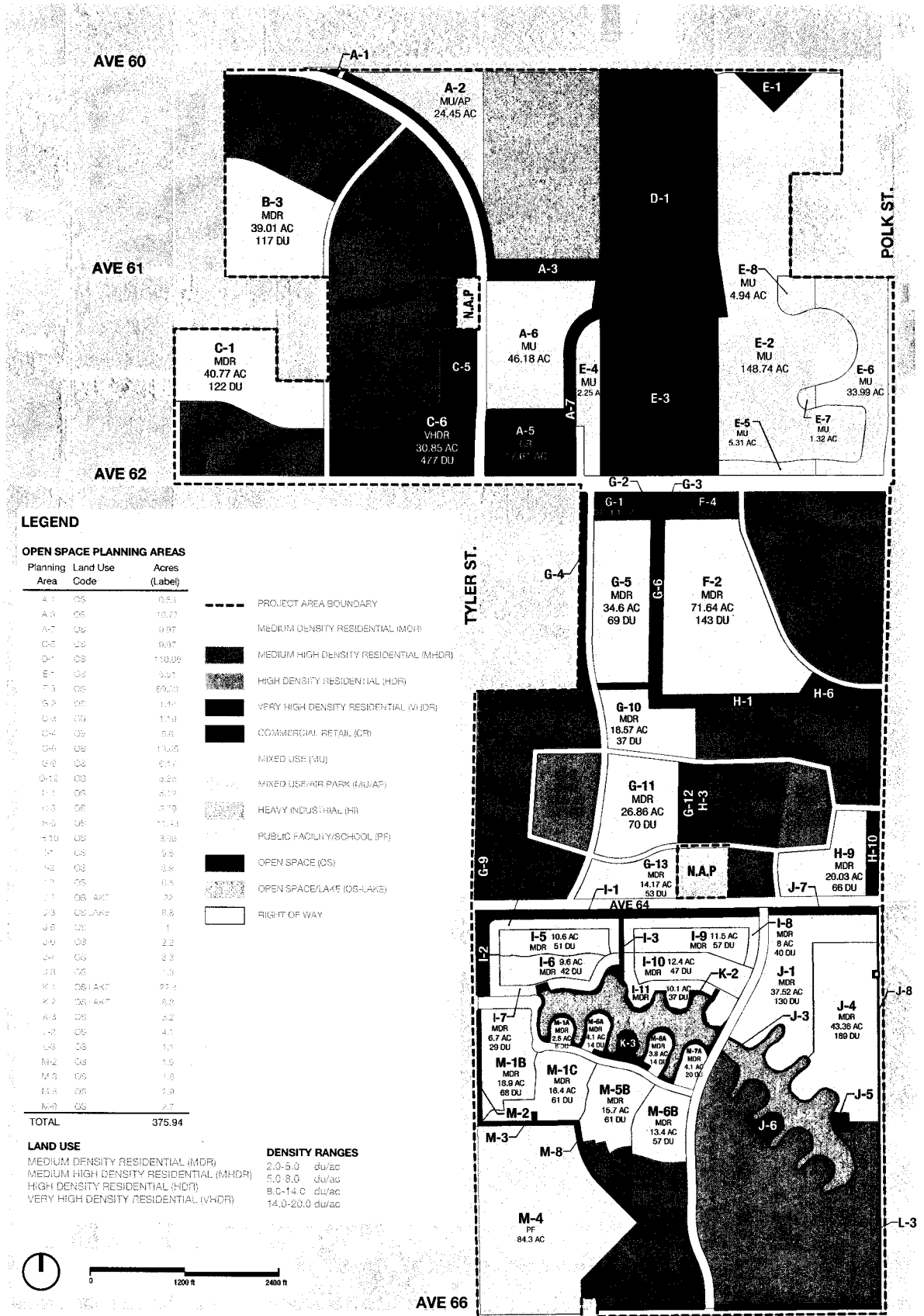
¹Please note that for clarification purposes, this Specific Plan refers to the "old" Highway 86 as Harrison Street, its local street name. The designation SR-86S refers to the new freeway constructed east of the Whitewater River.

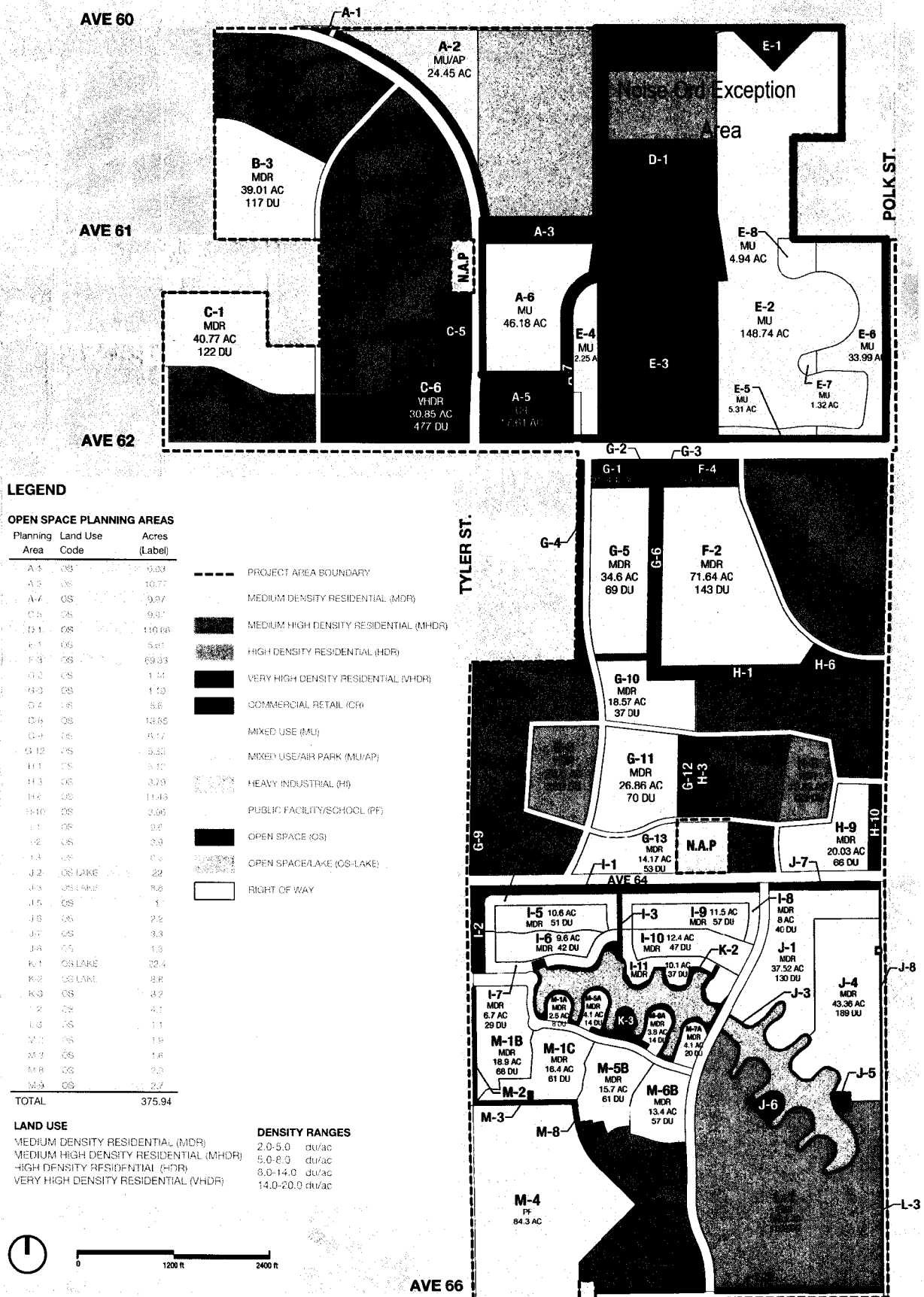
²On November 28, 1994, a U.S. District Court judge issued a preliminary injunction preventing more sludge from being brought to the site. A late March 2011 hearing has been scheduled to make the injunction permanent. Two companies composting sewage sludge announced in December 2010 that they are closing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











ENVIRONMENTAL IMPACT REPORT NO. 396, ADDENDUM NO. 5

The Kohl Ranch Specific Plan No. 303



Prepared by:

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DATE: January 16, 2015

**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 A *Air Quality/Greenhouse Gas Analysis* prepared by Albert A. WEBB Associates, dated October 7, 2014

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*