



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Agency Notice of Preparation of an Draft Environmental Impact Report

DATE: January 12, 2018

TO: Responsible Agencies
Organizations
Interested Parties

PROJECT CASE NO./TITLE: Project Title: Prado Raceway

Case Numbers:

- Specific Plan No. 396
- General Plan Amendment (GPA) No. 1220
- Conditional Use Permit (CUP) No. 3773
- Environmental Impact Report No. 553

A description of each application is listed below.

Specific Plan No. 396—to establish a framework for the development of an off –road motorsports facility.

General Plan Amendment (GPA) No. 1220—to change the project site's General Plan Land Use from Open Space Mineral Resources (OS-MIN) to Open Space Recreation (OS-REC).

Conditional Use Permit (CUP) No. 3773—for an off road motorsports facility consisting of several off-road motocross tracks, and a short course off road track for race trucks and UTV's.

Environmental Impact Report No. 553—provides an environmental analysis of the potential impacts of the proposed project. The Environmental Issues section below provides additional detail regarding environmental issues that will be addressed in the Draft Environmental Impact Report.

PROJECT LOCATION

The proposed Prado Raceway Project (Project) is located at 11091 Highway 71, west of Highway 71, and north of the Santa Ana River Trail and State Route 91 in Unincorporated Riverside County. Specifically in Township 3 south, Range 7 west, Section 19, as mapped on the United States Geological Survey (USGS) 7.5-minute Series Prado Dam, California quadrangle. The Project site has regional access via Highway 71 (see Exhibit 1, Regional Location Map and Exhibit 2, Local Vicinity Map).

The Project site comprises approximately 163 acres. The majority of the site is vacant; however, there are activities of sand extraction and mine reclamation that will be phased out by 2036. The site is located within the unincorporated community of Green River. The City of Chino is located to the north,

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unincorporated Prado Basin is located to the east, the City of Corona is located to the south, and Chino Hills State Park is located to the west. Access to the site is off Highway 71. The Assessor Parcel Numbers for the Project site are 101-040-005, 101-040-006, 101-040-007, 101-040-008, and 101-040-009.

PROJECT DESCRIPTION

The Project site comprises approximately 163 acres. The Project consists of nine racetracks for varying ages and expertise levels, sites for car and RV parking, concession stands, restrooms, seating, an operations office, eight desilting basins for drainage, and the ongoing sand extraction and mine reclamation. One access point is proposed off Highway 71, requiring right turns to both enter and exit the Project site (see Exhibit 3: Site Plan).

The Project will be completed in two phases: Phase 1 and Phase 2. Phase 1, located on the southern portion of the site, includes five racetracks, designated parking areas, and pedestrian/spectator areas. Phase 2, located on the northern portion of the site, includes four racetracks, designated parking areas, and grandstands to accommodate attendance for large events.

Project mass grading activities would involve constant alterations to the 163 acres to modify the various closed off road courses; however, the designated parking and spectator areas will remain constant. All grading will be consistent with County, State, and Federal Regulations.

Land use approval needed to implement the Project would include a General Plan Land Use from Open Space Mineral Resources (OS-MIN) to Open Space Recreation (OS-REC) and a CUP to allow grading on the Project site during construction and operation.

Environmental Issues: CEQA Guidelines Section 15063 provides that if a Lead Agency determines that an EIR will clearly be required for a project, an Initial Study is not required. The EIR that will be prepared for the proposed Project is a full-scope EIR, including all of the CEQA Guidelines Appendix G topical issue areas. Potential impacts associated with environmental resource areas that will be analyzed in the EIR include those listed below. A full-scope EIR is proposed, so there are no environmental topics that have been screened out or that are potentially less than significant.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources

- Utilities/Service Systems

The EIR will address the short-term and long-term effects of the Project on the environment. The EIR will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project that may reduce impacts determined to be significant in the EIR will be evaluated. Mitigation measures will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by Section 15097 of the California Environmental Quality Act (CEQA) Guidelines.

LEAD AGENCY:

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

Attn: Brett Dawson, Project Planner

PROJECT SPONSOR:

Applicant: EBR Motorsports, LLC
Contact: Bradley N. Etter

Address: 5 Peters Canyon Road
Suite 120
Irvine, CA 92606

The environmental determination in this Notice of Preparation is subject to a 30-day public review period pursuant to California Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. Accordingly, please provide your written response to the Riverside County Planning Department's address shown above by 5:00 p.m., Monday, February 12, 2018. Public agencies, interested organizations, and individuals have the opportunity to comment on the environmental issues that have the potential to be affected by the Project and, therefore, should be addressed in the EIR. Relevant information should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving this notice.

Public Scoping Meeting

A public scoping meeting will be held on Monday, January 22, 2018 starting at 1:30 p.m. within Conference Room 2A, located at 4080 Lemon Street, 1st Floor, Riverside, CA 92501. At this meeting, public agencies, organizations, and members of the public will be able to review the proposed project application materials and provide comments on the scope of the environmental review process.

If you have any questions please contact Brett Dawson, Project Planner at 951-955-0972 or bdawson@rivco.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E. Assistant TLMA Director



Brett Dawson, Project Planner