



# RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

9:30 A.M.

APRIL 20, 2011

**PLANNING  
COMMISSIONERS  
2011**

**1<sup>st</sup> District**  
John Roth  
Chairman

**2<sup>nd</sup> District**  
John Snell  
Vice Chairman

**3<sup>rd</sup> District**  
John Petty

**4<sup>th</sup> District**  
Jim Porras

**5<sup>th</sup> District**  
Jan Zuppardo

**Planning Director**  
Carolyn  
Syms Luna

**Legal Counsel**  
Michelle Clack  
Deputy County  
Counsel

Phone  
951 955-3200

Fax  
951 955-1811

## AGENDA

• REGULAR MEETING • CITY OF LA QUINTA •  
RIVERSIDE COUNTY PLANNING COMMISSION  
CITY OF LA QUINTA COUNCIL CHAMBERS  
78-495 CALLE TAMPICO  
LA QUINTA, CA 92247

CALL TO ORDER - ROLL CALL  
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Desiree Bowie at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org). Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

**1.0**     CONSENT CALENDAR

**1.1**     **RESOLUTION AMENDING THE RESOLUTION ESTABLISHING PROCEDURAL RULES FOR MATTERS REQUIRING A PLANNING COMMISSION HEARING.**

**Click on the link below for this agenda item number:**

[1.1 Resolution](#)

**2.0**     GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:30 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

**2.1**     **GENERAL PLAN AMENDMENT NO. 1108 - (Entitlement/Policy) (Fast Track No. 2011-02) – Applicant: Riverside County Redevelopment Development Agency (RDA) – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre), Community Center Policy Overlay and Rubidoux Village Policy Area – Location: Northerly of Tilton Avenue, southerly of Mission Boulevard and easterly of Riverview Drive – 28.65 Gross Acres – Zoning: Rubidoux-Village Commercial West (R-VC), General Commercial (C-1/C-P) and General Residential – 2,500 Square Foot Minimum**

(R-3-2,500) – **REQUEST:** The General Plan Amendment proposes to amend the existing Riverside County General Plan Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre) to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) and Very High Density Residential (CD: VHDR) (14 - 20 Dwelling Units per Acre). The General Plan Amendment also proposes to remove 16.68 gross acres from the Rubidoux Village Policy Area. . Project Planner, Christian Hinojosa at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org).

**Click on the link below for this agenda item number:**

[2.1 Staff Report](#)

**3.0 PUBLIC HEARING: 9:30 a.m. or as soon as possible thereafter:**

3.1 **PUBLIC USE PERMIT NO. 474, REVISED PERMIT NO. 3** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Behavioral Systems Southwest, Inc. – Engineer/Representative: KWC Engineers – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) – Location: easterly of Rubidoux Boulevard and westerly of Pontiac Avenue – 1.02 Gross Acres – Zoning: General Residential (R-3) – **REQUEST:** This, the third Revised Permit to the approved Public Use Permit proposes to add 3,636 square feet of building area and 30 parking spaces to the existing permitted 5,091 square foot Residential Reentry Center (RRC) facility for a total building area of 8,727 square feet. The existing 609 square foot office and 2 storage buildings at 120 square feet each will remain. The Revised Public Use Permit additionally requests to have a life span of 20 additional years from the existing expiration date (November 22, 2012) conditioned under the previous Revised Permit and will expire on November 22, 2032. Project Planner, Christian Hinojosa at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org). (Quasi-judicial)

**Click on the link below for this agenda item number:**

[3.1 Staff Report](#) (25 MB)

[3.1 Environmental Assessment](#) (2 MB)

[3.1 Conditions of Approval](#) (1 MB)

[3.1 Exhibit - Elevations](#) (5 MB)

[3.1 Exhibit - Grading](#) (1 MB)

[3.1 Exhibit - Landscape](#) (115 MB)

[3.1 Exhibit – Line of Sight](#) (2 MB)

[3.1 Exhibit – Materials](#) (8 MB)

[3.1 Exhibit – Photometric](#) (1 MB)

[3.1 Exhibit – Site Plan](#) (1 MB)

[3.1 Exhibit – Wall and Fence Plan](#) (1 MB)

[3.1 Exhibit – Floor Plans](#) (1 MB)

3.2 **SPECIFIC PLAN NO. 303, AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 1104 (CIRCULATION), CHANGE OF ZONE NO. 7742, TENTATIVE TRACT MAP NO. 33487, TENTATIVE PARCEL MAP NO. 36315, TENTATIVE PARCEL MAP NO. 36293, PLOT PLAN NO. 24690** – Adopt an **Addendum to Environmental Impact Report No. 396** – Owner/Applicant(s): Kohl Ranch II, LLC and TRM- 122, LLC - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Public Facilities (CD:PF) (less than .60 FAR); Community Development: Heavy Industrial (CD: HI) (.15 - .50 FAR); Community Development: Light Industrial (CD:LI) (.25 - .60 FAR); Community Development: Commercial Office (CD: CO) (.35 - 1.0 FAR); Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR); Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.); Community Development: Medium High Density Residential (CD: MHDR) (5-8 D.U./Ac.); Community Development: Very High Density Residential (CD:

VHDR) (14-20 D.U./Ac.); and Open Space: Conservation (OS-C) – Location: Southerly of Avenue 60, northerly of Avenue 66, westerly of Polk Street, and easterly of Harrison Street in Thermal, CA – 2163 Gross Acres - Zoning: Specific Plan (S-P) – **REQUEST: Specific Plan Amendment No. 303, Amendment No. 2** proposes to: modify the Land Use section by updating Land Use Designations to conform to the County of Riverside General Plan; modify Planning Areas to reflect new boundaries resulting from street re-alignments and reallocation of land uses; incorporate new land uses outlined from the substantial conformance (SP00303S2) that allows for alternative energy development and large scale recreational uses consisting of a motorsports race track, golf courses and ancillary uses; remove the Industrial Overlay Designation; remove Land Use Concepts 2 through 6; reduce the phasing scenarios from five phases to four phases; reduce the overall number of Planning Areas from 93 to 92; update the circulation section to reflect changes consistent with the Draft General Plan Circulation Element; addition of Tyler Street north of Avenue 62 and “E” Street south of Avenue 64; update design guidelines to reflect changes to streetscapes, wall and fencing, and trails; and modify Plant Palette to conform to Riverside County Ordinance 859. **General Plan Amendment No. 1104 (Circulation)** proposes to amend the Circulation Element of the General Plan to: change Avenue 62 from the west Specific Plan No. 303 project boundary to Polk Street which changes the designation from Secondary to Expressway; change Avenue 60 from the west project boundary to Tyler Street from an Expressway to Arterial; remove “A” Street from the west project boundary to Polk Street which is an existing Expressway; remove portions of “C” Street between Avenue 66 and Avenue 64 and also between Avenue 62 and “A” Street which is an existing Secondary; add “E” Street between Avenue 66 and Avenue 64 as a Major; add Tyler Street from Avenue 66 to north end of school site as a Collector; add Tyler Street from north end of school site to Avenue 64 as a Modified Secondary; add Tyler Street from Avenue 64 to Avenue 62 as a Secondary; add Tyler Street from Avenue 62 to Avenue 60 as an Arterial; change “B” Street between Avenue 62 and Tyler Street from a Secondary to Collector; and, add a new “A” Street north of Avenue 62 along the west project boundary as a Collector. **Change of Zone No. 7742** proposes a comprehensive update to the Zoning Ordinance for Specific Plan No. 303 in which: to change the zoning of the Planning Areas within the project to allow for the race track use within the Heavy Industrial designation; reflect changes in density north of Avenue 62 and south of Avenue 64, formalize certain Planning Area boundaries, change permitted uses within certain Planning Areas to include facilities related to alternative energy development and large scale recreational uses such as golf courses and a motorsports race track and facilities related thereto, including but not limited to, race track, private garages, clubhouse, tuning shop, observation tower, museum, vehicle display areas and ancillary uses in support thereof, along with changes to minimum lot sizes and building setbacks within certain Planning Areas. **Tentative Tract Map No. 33487** is a Schedule “A” subdivision to divide 286 gross acres into 879 residential lots (5,000 sq. ft. minimum) consisting of single family homes, open space, and recreational facilities, including a lake of approximately 33 acres. This proposed subdivision includes 10 separate phases. **Tentative Parcel Map No. 36315** is a Schedule “I” subdivision to divide 563 acres into six (6) parcels ranging in size from 21 acres to 263 acres for conveyance purposes including to separate out Parcels 1 & 6 for a proposed private race track. **Tentative Parcel Map No. 36293** is a Schedule E subdivision to divide 330 acres into 295 lots with lots ranging in size from .17 acres to 139.7 acres as part of a proposed private race track including 254 founders lots, 11 track facility lots, 16 private street lots, 13 open space lots, and one street “C” dedication lot. The proposed tentative map is comprised of two phases including Phase I consisting of approximately 255 acres (183 lots) on the southerly portion and Phase II consisting of approximately 75 acres (112 lots) on the northerly portion. **Plot Plan No. 24690** proposes a members-only private race track 4.5 miles in length with multiple configurations for simultaneous use, with associated race track buildings including 7,850 sq. ft. administration/registration building up to approximately 25 feet in height, 12,515 sq. ft. team garages (9 buildings), 25,220 sq. ft. members storage garages (3 buildings) up to 30 feet in height, 11,138 sq. ft. control tower up to 70 feet in height, 3,600 sq. ft. corporate event tent, 22,496 sq. ft. track side garage/luxury suite up to 35 feet in height, 11,310 tuning shop, 4,027 sq. ft. maintenance building up to 18 feet in height, and up to 1,816,100 sq. ft. members private garages (7,150 sq. ft. each on 254 lots ) up to 42 feet in height, and a Kart Track. The race track and associated building areas are to be built in two phases with Phase I consisting of approximately 255 acres on the southerly portion of the 330 acre site and Phase II consisting of approximately 75 acres on the northerly portion of the 330 acre site. APN’s: 751-030-(003, 004, 005, 010, 011, 013, 015, 016, 017), 751-040-(001,002, 003,

**PLANNING COMMISSION**

**APRIL 20, 2011**

004, 005, 008, 009, 010, 012), 751-070-(004, 017, 018, 019, 020, 021, 023, 025, 031, 032, 033, 034), 759-130-003, 759-140-(005, 007, 009, 011, 012, 013, 014, 015), 759-150-001, 759-160-001, 759-170-001, 759-180-001, and 759-190-004. Project Planner, Jay Olivas at 951-955-1195 or e-mail [jolivas@rctlma.org](mailto:jolivas@rctlma.org). (Legislative)

**Click on the link below for this agenda item number:**

[3.2 Staff Report Part 1](#) (8 MB) [3.2 Specific Plan Document](#) (27 MB) [3.2 Exhibits for PP24690](#) (10 MB)  
[3.2 Staff Report Part 2](#) (7 MB) [3.2 Addendum to EIR](#) (14 MB) [3.2 Exhibits for PM36293](#) (3 MB)  
[3.2 Staff Report Part 3](#) (4 MB) [3.2 Design Manual for PP24690](#) (14 MB)  
[3.2 Staff Report Part 4](#) (3 MB) [3.2 Exhibits for TR33487](#) (9 MB)  
[3.2 Staff Report Part 5](#) (100 KB) [3.2 Exhibits for PM36315](#) (1 MB)

**4.0** WORKSHOPS: 9:30 a.m. or as soon as possible thereafter:

4.1 **NONE**

**5.0** ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

**6.0** DIRECTOR'S REPORT

**7.0** COMMISSIONER'S COMMENTS