

SPEEDWAY DEVELOPMENT SUMMARY FROM DEIR

The General Plan Amendment proposes to change the Land Use designation of the entire project site from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD:CR). The Change of Zone proposes to change the zoning of the entire project site from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Plot Plan proposes to develop 6 buildings totaling approximately 61,000 square feet for fast food, retail, office, and gas station use. The Conditional Use Permit proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store and gas station use proposed.

The proposed Project is a commercial development that includes a gas station, restaurants, retail, office, and a supermarket. The overall project would be developed in two phases; Phase I would include development of approximately 12 acres of the southeast portion of the site and Phase II would include future development of the remaining approximately 15 acres of the northwest portion of the site. Development applications (Plot Plan and Conditional Use Permit) that cover Phase I as listed below are in process to be considered concurrently with the environmental document. Subsequent applications for Phase II would be submitted later and will require subsequent environmental review.

Plot Plan No. 26290 proposes to develop 6 buildings totaling approximately 61,000 square feet for fast food, retail, office, and gas station use as outlined in Table 1 below.

Conditional Use Permit No. 3712 proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 3) and gas station use proposed.

General Plan Amendment No. 1146 proposes to change the Land Use designation of the entire project site from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD:CR).

Change of Zone No. 7859 proposes to change the zoning of the entire project site from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S).

Plot Plan No. 26290 covering Phase I of the planned development proposes the construction of 6 buildings totaling approximately 61,000 square feet for fast food, retail, office, and gas station use as outlined in Table 1.0-A below. Buildings 1 and 2 are single story 3,400 square foot fast food restaurants with drive-thrus. Building 3 is a single-story 3,800 square foot gas station with 12 fueling stations, car wash, and a convenience store. Building 4 is a single story 4,500 square foot restaurant. Building 5 is a two-story 39,900 square foot retail and office building. Building 6 is a single story 6,000 square foot restaurant.

Table 1.0-A: Phase I/ Plot Plan No. 26290 Buildings

Building Number	Proposed Use	Square Footage (square feet)	Height (in feet)
1	Fast Food Restaurant	3,400	27
2	Fast Food Restaurant	3,400	27
3	Gas Station with Convenient Store	3,800	27
4	Restaurant	4,500	39
5	Retail (1 st floor) and Office (2 nd floor)	39,900	47
6	Restaurant	6,000	37
Total		61,000	

The combined maximum square footage in Phase I is 6,800 square feet for fastfood restaurant; 10,500 square feet for restaurant; 3,800 square feet for gas station/convenience store; and 39,900 square feet for retail and office. The final development may have adjustments that result in a reduction of square footage. However, the development will not exceed the total square footages outlined herein as these are used in the technical studies and analysis in this Environmental Assessment and subsequent Environmental Impact Report (EIR).

Three access points to Phase I buildings will be located along Temescal Canyon Road. The first entrance into the Phase I development would be between Building 1 and Building 2. The next entrance would be located between Building 3 and Building 4. The most northerly entrance of Phase I is located north of Building 6 and constitutes the northwest extent of Phase I. The six buildings would be served by a total of approximately 389 parking spaces.

Phase II buildings will follow the same architectural design standards as Phase I buildings. Phase II of the planned development would include the construction of an anticipated total of 9 buildings totaling approximately 133,000 square feet for restaurant, bank, office, retail and supermarket uses as outlined in Table 1.0-B below. Building 7 is single story 6,000 square foot restaurant. Buildings 8, 9, and 10 are two-story office buildings each with 14,000 square feet. Building 11 is a single-story 14,000 square foot pharmacy. Building 12 is a single story 21,000 square foot retail building. Building 13 is a single-story 3,500 square foot bank or restaurant building. Building 14 is a single story 3,500 square foot restaurant. Building 15 is a single story 43,000 square foot supermarket.

The combined maximum square footage in Phase I is 6,800 square feet for fastfood restaurant; 10,500 square feet for restaurant; 3,800 square feet for gas station/convenience store; and 39,900 square feet for retail and office. The final development may have adjustments that result in a reduction of square footage. However, the development will not exceed the total square footages outlined herein as these are used in

the technical studies and analysis in this Environmental Assessment and subsequent Environmental Impact Report (EIR).

Three access points to Phase I buildings will be located along Temescal Canyon Road. The first entrance into the Phase I development would be between Building 1 and Building 2. The next entrance would be located between Building 3 and Building 4. The most northerly entrance of Phase I is located north of Building 6 and constitutes the northwest extent of Phase I. The six buildings would be served by a total of approximately 389 parking spaces.

Phase II buildings will follow the same architectural design standards as Phase I buildings. Phase II of the planned development would include the construction of an anticipated total of 9 buildings totaling approximately 133,000 square feet for restaurant, bank, office, retail and supermarket uses as outlined in Table 1.0-B below. Building 7 is single story 6,000 square foot restaurant. Buildings 8, 9, and 10 are two-story office buildings each with 14,000 square feet. Building 11 is a single-story 14,000 square foot pharmacy. Building 12 is a single story 21,000 square foot retail building. Building 13 is a single-story 3,500 square foot bank or restaurant building. Building 14 is a single story 3,500 square foot restaurant. Building 15 is a single story 43,000 square foot supermarket.

Table 1.0-B: Phase II Buildings

Building Number	Proposed Use	Square Footage
7	Restaurant	6,000
8	Office	14,000
9	Office	14,000
10	Office	14,000
11	Pharmacy	14,000
12	Retail	21,000
13	Bank or Restaurant	3,500
14	Restaurant	3,500
15	Supermarket	43,000
Total		133,000

The maximum square footage in Phase II is 13,000 square feet for restaurant; 42,000 square feet for office; 14,000 square feet for pharmacy; 21,000 square feet for retail; 3,500 square feet for bank; and 43,000 square feet for supermarket. The final development may have adjustments that result in a reduction of square footage. However, the final site plan and plot plan(s) will not exceed the total square footages outlined herein as these are used in the technical studies and analysis in this Environmental Assessment and subsequent Environmental Impact Report (EIR).

One access point to Phase II buildings will be located along Temescal Canyon Road, near the northeast corner of the site and Building 15, the supermarket. The nine buildings will be served by a total of approximately 749 parking spaces.

Additionally, the project applicant proposes to obtain an encroachment permit from Caltrans to do

mass grading of Caltrans' right-of-way (ROW) on approximately 3.3 acres between the site's southwest boundary and the I-15 northbound on-ramp, Figure 3.0-8 Off-site Improvements. Mass grading for the entire proposed project site, including the Caltrans ROW of 3.3 acres, would occur during Phase I. A total of approximately 300,000 cubic yards (CY) of material will be cut and filled onsite. No material is anticipated to be exported or imported. Phase II would be mass graded at the same time Phase I is graded. However, construction of Phase II buildings would be sometime after initial mass grading of the entire site and construction of Phase I.

The project will include the construction of offsite water, sewer, and non-potable water pipeline extensions in Temescal Canyon Road to connect to existing lines north up to Terramor Drive (Figure 3.08, Off-site Improvements). The project will include road improvements at Temescal Canyon Road and Indian Truck Trail intersection at a driveway to the project along Temescal Canyon Road. The project will include construction of on-site drainage facilities (storm drain pipelines, swales, and basins) to convey on-site and off-site (upstream) across the site to existing downstream facilities located in Temescal Canyon Road.

Approximately eight (8) existing Southern California Edison (SCE) power poles that are located along Temescal Canyon Road and the project site's frontage will need to be relocated. The power poles will generally remain in the same location within the existing SCE Right-of-Way. The relocation is an adjustment in elevation because the existing elevation (or ground level) where they are located and the proposed elevation after site grading and proposed improvements to the west side of Temescal Canyon Road are different. The elevation adjustments are anticipated to be completed by installing a new pole several feet away from the existing at the new elevation and then transferring the power lines from the previous pole to the new pole at the proper elevation.