

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>20</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 10/4/2019 Ending Date 11/4/2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>CASC Engineering and Consulting</u>	Applicant: <u>Pierer Immoreal North America, LLC</u>
Address: <u>1470 E. Cooley Drive</u>	Address: <u>38429 Innovation Court</u>
City/State/Zip: <u>Colton, CA 92324</u>	City/State/Zip: <u>Murrieta, CA 92563</u>
Contact: <u>Frank Coyle</u>	Phone: _____
Phone: <u>(909) 783-0101 ext. 5370</u>	

Signature of Lead Agency Representative:  Date: 10/2/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description: The Project site is located within the French Valley community in unincorporated Riverside County, specifically east of Highway 79 (SR-79), otherwise known as Winchester Road and south of Sparkman Way, north of Borel Road, and west of Sky Canyon Drive on 56.95 acres (APN 963-030-002 and 963-030-003). The Project is adjacent to the French Valley Airport and is located within the French Valley Airport Influence Area Zone D and Zone B-2. Surrounding uses include vacant property to the north; the French Valley Airport to the east; vacant property to the south; and single family residential and commercial development to the west. The City of Murrieta is located along the west side of Winchester Road.

Pierer Immoreal North America, LLC (Applicant) is proposing a Plot Plan (PPT180022) herein referred to as the "development area" of approximately 19.61 acres on parcel no. 963-030-002, which is approximately 31.86 acres in total. Development is not proposed on parcel no. 963-030-003, which is approximately 25.09 acres. Land uses proposed on the southern parcel include commercial office, warehousing, storage, research and development, truck parking and maintenance intake area. The development area proposes to construct three buildings – 1) KTM Headquarters building ("HQ"), 2) Motorsport building, and 3) a storage warehouse. The HQ building is 47,675 sq.ft. and approximately 32 feet in height. The Motorsport building is 60,860 sq.ft. and the warehouse is 17,917 sq.ft., both of which are approximately 26 feet in height. Adjacent to the Motorsport building is a 26,696 sq.ft. open area for truck parking and a 8,602 sq.ft. maintenance intake area with truck bays. The KTM Campus will be closed to the public and will accommodate administrative and operational aspects of the business. Typical business hours will be Monday through Friday, (8:00am - 5:00pm). The development will provide infrastructure and public improvements on Sky Canyon Drive and portions of Winchester Road, fronting the development. Access to the site will be provided with a right-in/right-out driveway off Winchester Road and a second drive-way off of Sky Canyon Drive. The Sky Canyon and Sparkman Way intersection is proposed to be realigned to adhere to County Transportation intersection standards and to accommodate the existing French Valley Airport driveway along the project's easterly border. This includes realigning the Sky Canyon Drive right-of-way (south of Sparkman Way) to accommodate the Future Sky Canyon Drive which will then align with the existing Sky Canyon Drive north of Sparkman Way. The Sky Canyon Drive right-of-way south of Sparkman Way will then curve easterly to its current location which overlaps the existing Airport driveway. Thus, the Applicant is proposing to incorporate the existing Airport driveway into the Future Sky Canyon Drive south of Sparkman Way. The development area proposes to break ground in December 2019 and begin construction in the 1st Quarter of 2020. As previously noted, the Applicant is not proposing any development on parcel no. 963-030-003.

KTM HEADQUARTERS BUILDING (47,675 sq.ft.)

The Headquarters building will consist of general office functions such as sales and marketing, HR, accounting, graphic design and customer service, which are primarily done over phone and internet. The facility will not be open to the public and will be closed to public access due to proprietary information. Approximately 100 employees will work in the headquarters building.

MOTORSPORT BUILDING (60,860 sq.ft.)

The Motorsport building serves as a training and Research and Development (R&D) facility for the KTM company. Dealer representatives are invited to the facility, where master technicians and mechanics disassemble and reassemble the motorcycles by hand to show the dealer representatives how to repair certain aspects of the motorcycles, as well as show case certain new functions of the motorcycles. These are all done for sales and marketing purposes so that the dealers can have a high level of knowledge over the product to convey to customers. There is no manufacturing or distribution in this facility. There are "Dyno Machine Rooms" to bring the

motorcycle up to speed and test their function. Approximately 50 employees are anticipated to work in this building.

WAREHOUSE (17,917 sq.ft.)

The warehouse facility will function as a storage for KTM motocross bikes and trucks. The KTM Motorsport company brings in less than 1% of their total manufactured motorcycles to this facility. The parts are manufactured in Europe, shipped over to Akron, Ohio where the motocross bikes are assembled. Then they are all placed on trucks, and distributed to dealerships across North America (Canada, Mexico, USA). However, a small percentage comes to this facility for testing, marketing, and research and development.

COVERED SEMI-TRUCK PARKING (20,696 sq.ft.) AND MAINTENANCE INTAKE AREA (8,602 sq.ft.)

The truck parking area is approximately 20,696 sq.ft. and anticipates KTM owned semi-trucks four months out of the year (January to February and November to December). The maintenance intake area is approximately 8,602 sq.ft. and will include wash bays to clean the motocross bikes after each race.