

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

516



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 17, 2005

SUBJECT: SPECIFIC PLAN 303 SUBSTANTIAL CONFORMANCE NO. 1 – EA39887 – Kohl Ranch Co – Eastern Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 66, westerly of Polk Street - 23 acres – SP Zone - REQUEST: To amend certain exhibits in the specific plan document to address configuration of a recreational lake feature in the southern portion of the Kohl Ranch Specific Plan. This substantial conformance is related to PP19935, proposing a recreational lake on 23 acres and mass grading of approximately 274 acres.

CONTROVERSIAL ISSUES: Issues include compatibility with the Jacqueline Cochran Regional Airport's Comprehensive Land Use Plan (CLUP) and consistency with the Open Space and Recreation standards of the Kohl Ranch Specific Plan. The Economic Development Agency reviewed the revised lake configuration submitted by separate Plot Plan application (PP 19935) and found the lake to be a consistent land use with the Cochran Regional (Thermal) Airport. The revised lake configuration will continue to provide additional recreational amenities as identified in the specific plan document, however adjustments to other planned open space amenities (future parks and golf course) may be experienced with the new design as further project development proceeds. The applicant has indicated these impacts will be addressed through separate applications (including a residential tract map and Specific Plan Amendment or Substantial Conformance), which will be submitted in the near future.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission in Riverside on March 16, 2005.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY UNANIMOUS VOTE:

REVIEWED BY EXECUTIVE OFFICE

DATE 3/14/05 *3/18/05*

RCJ:vv

Robert C. Johnson
Planning Director

Departmental Concurrence

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

APPROVED SPECIFIC PLAN 303 SUBSTANTIAL CONFORMANCE NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.