

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

802b



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
May 10, 2011

**SUBJECT: 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:** Kohl Ranch II, 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 – 2,163 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. **General Plan Amendment No. 1104 (Circulation)** proposes to amend the Circulation Element of the General Plan including to change Avenue 62 from the west Specific Plan No. 303 project boundary to Polk Street which changes the designation from Secondary to Expressway and straightens the

*Carolyn Syms Luna*  
 \_\_\_\_\_  
 Carolyn Syms Luna  
 Planning Director

Initials:  
CSL:jo

(Continued on next page)

REVIEWED BY EXECUTIVE OFFICE

DATE

*SP/2/11/mg*

Tina Grande

Departmental Concurrence

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Benoit, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit, and Ashley  
 Nays: None  
 Absent: Tavaglione  
 Date: June 7, 2011  
 xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem  
 Clerk of the Board  
 By: *Kecia Harper-Ihem*  
 Deputy

**Prev. Agn. Ref.** | **District:** Fourth | **Agenda Number:**

**16.1**

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

The Honorable Board of Supervisors

Re: ADDENDUM TO EIR NO. 396, 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

Page 2 of 3

roadway alignment. **Change of Zone No. 7742** proposes a comprehensive update to the Zoning Ordinance for Specific Plan No. 303 including to change the zoning of the Planning Areas within the project to allow for the race track use within the Heavy Industrial designation. **Tentative Tract Map No. 33487** is a Schedule "A" subdivision to divide 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities. **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. **Tentative Parcel Map No. 36293** is a Schedule "E" subdivision to divide 330 acres into 295 lots 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. **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 a control tower up to 70 feet in height, private garages, and a Kart Track.

**RECOMMENDED MOTIONS:**

**AT THE APRIL 20, 2011 PLANNING COMMISSION HEARING, THE PLANNING DEPARTMENT RECOMMENDED APPROVAL; and THE PLANNING COMMISSION RECOMMENDS TO:**

**CONSIDER THE ADDENDUM WITH ENVIRONMENTAL IMPACT REPORT NO. 396**, which has been completed in compliance with the EIR Guidelines and Riverside County CEQA implementation procedures prior to making a decision on the project, including final adoption of Resolution No. 2011-144 for SP303A2; and,

**ADOPT GENERAL PLAN AMENDMENT NO. 1104**, to amend the Circulation Element of the General Plan including, but not limited to, changing the designation of Avenue 62 from Scodary Highway to Expressway (220') and change Avenue 62 to a straight alignment throughout the project area, including final adoption of the General Plan Amendment Resolution No. 2011-143; and,

**ADOPT SPECIFIC PLAN NO. 303, AMENDMENT NO. 2**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report, including final adoption of Resolution No. 2011-144 for SP303A2; and,

**ADOPT ORDINANCE NO. 348.4722 (CHANGE OF ZONE NO. 7742)** to incorporate the Specific Plan Zoning Standards, including final adoption of the zoning ordinance and map; and,

**APPROVE TENTATIVE TRACT MAP NO. 33487**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

The Honorable Board of Supervisors

Re: ADDENDUM TO EIR NO. 396, 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

Page 3 of 3

**APPROVE TENTATIVE PARCEL MAP NO. 36315**, subject to the attached conditions of approval with exception to the improvement requirements of Riverside County Ordinance No. 460, Section 10.14.A.2 in accordance with provisions of Riverside County Ordinance No. 460, Section 3.1, subsections C. and D., based upon the findings and conclusions incorporated in the staff report; and,

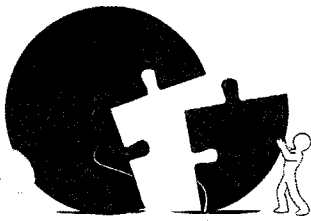
**APPROVE TENTATIVE PARCEL MAP NO. 36293**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE PLOT PLAN NO. 24690**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

#### **BACKGROUND:**

Specific Plan No. 303, Amendment No. 2, General Plan Amendment No. 1104 (Circulation), and Change of Zone No. 7742 are being processed concurrently with four implementation projects including residential tract (TR33487), two parcel maps (PM36315 and PM36293), and a plot plan for a private race track (PP24690). An Addendum to Environmental Impact Report No. 396 was prepared and found no new impacts greater than what was previously analyzed in prior Environmental Impact Report No. 396. Air Quality, Green House Gas Emissions, and Noise impacts were further analyzed in the Addendum with additional mitigation measures to below a level of significance with relevant conditions and standards. The Specific Plan proposes a master-planned community on 2,163 acres supporting traditional single-family residential, multi-family residential, industrial, open space land uses and drainage areas. The Specific Plan includes a maximum target of 7,171 residential dwelling units, a 44 acre recreational lake, and regional trails.

Primary issues discussed at the Planning Commission hearing of April 20, 2011 included avigation easements, water supply, and whether metal buildings could be allowed for members private garages. These issues were resolved since conditions were added to require avigation easements prior to map recordation, the water supply assessment was approved by the Coachella Valley Water District, and a condition was added prohibiting pre-engineered metal buildings. The members private garages are allowed to contain metal facia and siding.



**Carolyn Syms Luna**  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

6/13/11  
Date

KB  
Initial

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

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

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

EA42375, Addendum to EIR 396, SP00303A2, GPA01104, CZ07742, TR33487, PM36315, PM36293, PP24690  
Project Title/Case Numbers

Jay Olivas, Project Planner 951-955-1195  
County Contact Person Phone Number

N/A  
State Clearinghouse Number (if submitted to the State Clearinghouse)

The Kohl Ranch Company 11990 San Vicente Blvd. Ste. 200 Los Angeles, CA 90049  
Project Applicant Address

South of Avenue 60, north of Avenue 62, west of Polk Street, east of Harrison Street in Thermal, CA.  
Project Location

Amend Specific Plan No. 303 including reclassifying land use designations to conform to County General Plan (SP00303A2), Amend Circulation Element of General Plan (GPA01104), modify SP zoning text (CZ07742), divide 286 acres into 879 lots (TR33487), divide 563 acres into six parcels (PM36315), divide 332 acres into 295 lots (PM36293), construct members only private race track 4.5 miles in length with associated private race track buildings (PP24690).  
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to an earlier EIR was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

[Signature]  
Signature

Board Assistant  
Title

June 7, 2011  
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/rj  
Revised 8/25/2009  
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42375 ZCFG5737

JUN 07 2011 16.1

**FOR COUNTY CLERK'S USE ONLY**

[Empty box for County Clerk's use]

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1009899

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
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Received from: TRM 122 LLC  
paid by: CK 11581  
CA FISH AND GAME FOR EA42375  
paid towards: CFG05737 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

\$64.00

By \_\_\_\_\_ Sep 08, 2010 08:06  
MGARDNER posting date Sep 08, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

**RESOLUTION NO. 2011-143  
AMENDING THE RIVERSIDE COUNTY  
GENERAL PLAN  
(CIRCULATION ELEMENT)**

**WHEREAS**, pursuant to the provisions of Government Code Section 65090 and 65350 et. seq., notice was given and public hearings were held before the Riverside County Board of Supervisors and the Riverside County Planning Commission to consider General Plan Amendment No. 1104 (Circulation), a proposed amendment to the Circulation Element of the Riverside County General Plan; and,

**WHEREAS**, all procedures of the California Environmental Quality Act ("Act") and the Rules for Riverside County Implementing the California Environmental Quality Act ("Rules") have been fully satisfied, and Environmental Impact Report No. 396, which was prepared in connection with the adoption of Specific Plan No. 303 and certified by the Riverside County Board of Supervisors on November 16, 1999, as modified by the Addendum (Environmental Assessment No. EA42375, hereinafter referred to as "Addendum") prepared in connection with this General Plan Amendment No. 1104 and related cases (collectively referred to alternatively herein as "the project"), is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

**WHEREAS**, the proposed General Plan Amendment No. 1104 was discussed fully with testimony and documentation presented by the public and affected government agencies; now therefore,

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors of the County of Riverside, in regular session assembled on June 7, 2011, that:

1. The proposed General Plan Amendment No. 1104 would amend the Circulation Element of the General Plan to: change the designation from Secondary to Expressway for Avenue 62 from the west Specific Plan No. 303 project boundary to Polk Street; change Avenue 60 from the west project boundary to Tyler Street from

FORM APPROVED COUNTY COUNSEL  
BY:  DATE 6/26/11  
TIFFANY N. NORTH

1 an Expressway to an Arterial; remove "A" Street from the west project boundary to  
2 Polk Street which is an existing Expressway; remove portions of "C" Street between  
3 Avenue 66 and Avenue 64 and also between Avenue 62 and "A" Street which is an  
4 existing Secondary; add "E" Street between Avenue 66 and Avenue 64 as a Major;  
5 add Tyler Street from Avenue 66 to the north boundary of the existing school site as a  
6 Collector; add Tyler Street from the north end of the existing school site to Avenue  
7 64 as a Modified Secondary; add Tyler Street from Avenue 64 to Avenue 62 as a  
8 Secondary; add Tyler Street from Avenue 62 to Avenue 60 as an Arterial; change "B"  
9 Street between Avenue 62 and Tyler Street from a Secondary to a Collector; and add  
10 a new "A" Street north of Avenue 62 along the west project boundary as a Collector.

- 11 2. The proposed General Plan Amendment is associated with Specific Plan Amendment  
12 No.2 to the Kohl Ranch Specific Plan No. 303; Change of Zone No. 7742; Tentative  
13 Tract Map 33487; Tentative Parcel Map 36315; Tentative Parcel Map 36293 and Plot  
14 Plan 24690 (collectively referred to hereinafter as the "Project"), each of which was  
15 considered concurrently with this amendment at the public hearings before the  
16 Planning Commission and the Board of Supervisors. Resolution No. 2011-144  
17 Adopting Amendment No. 2 to Specific Plan No. 303 (The Kohl Ranch), a copy of  
18 which is attached hereto and incorporated herein by reference, was adopted by the  
19 Board of Supervisors on June 7, 2011.
- 20 3. Environmental Assessment No. 42375 concluded that the Project would necessitate  
21 some changes in or additions to EIR No. 396, but none sufficient to necessitate the  
22 preparation of a subsequent EIR or a supplement thereto. Accordingly, an Addendum  
23 to EIR No. 396 was prepared.
- 24 4. No potentially significant environmental impacts are associated with the proposed  
25 amendment and associated cases other than those identified in EIR No. 396, as  
26 modified by the Addendum and those impacts would be avoided or lessened (reduced  
27 to a level of insignificance) by the mitigation measures listed therein.

28 **BE IT FURTHER RESOLVED** by the Board of Supervisors based on evidence

presented on this matter, both oral and written, including the Addendum to EIR No. 396, that:

1. The Project site is located in the Eastern Coachella Valley Area Plan.
2. The Eastern Coachella Valley Area Plan Circulation Element Map determines the extent, intensity, and locations of General Plan Roadways within the Eastern Coachella Valley Area Plan.
3. The proposed General Plan Amendment No. 1104 would amend the Circulation Element of the General Plan to: change the designation from Secondary to Expressway for Avenue 62 from the west Specific Plan No. 303 project boundary to Polk Street; change Avenue 60 from the west project boundary to Tyler Street from an Expressway to an 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 the north boundary of the existing school site as a Collector; add Tyler Street from the north end of the existing 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 a Collector; and add a new "A" Street north of Avenue 62 along the west project boundary as a Collector.
4. The Coachella Valley Area Plan Land Use Map determines the extent, intensity and location of land uses within the area plan.
5. The Project site is currently designated on the Eastern Coachella Valley Area Plan as 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: CR) (.35 - 1.0 FAR);



1 Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR);  
2 Community Development: Medium Density Residential (CD: MDR) (2-5  
3 du/ac); Community Development: Medium Density Residential (CD: MHDR)  
4 (5-8 du/ac); Community Development: Very High Density Residential (CD:  
5 VHDR) (14-20 du/ac); and Open Space: Conservation (OS-C).

- 6 6. The land uses on surrounding parcels consist of agriculture and Indian lands to the  
7 east and west, Public Facilities and Light Industrial to the north, and Indian  
8 lands to the south.
- 9 7. The existing and proposed zoning for the subject site is Specific Plan (S-P Zone).
- 10 8. The proposed Project is consistent with the development standards set forth in the  
11 proposed Specific Plan Zoning Ordinance.
- 12 9. The Project site is surrounded by properties which are zoned Light Agriculture –  
13 10 acre minimum (A-1-10) and Heavy Agriculture – 20 acres minimum (A-2-  
14 20) to the east and west, and Controlled Development Areas (W-2) further to  
15 the west. Adjacent zoning to the north is Heavy Manufacturing – ½ are  
16 minimum (M-H) and adjacent zoning to the south is Light Agriculture – 10  
17 acre minimum (A-1-10).
- 18 10. Domestic water and sanitation is proposed to be provided by the Coachella Valley  
19 Water District from existing sewer and water lines. Domestic water and  
20 sanitation shall be provided in conformance with the water and sewer land use  
21 standards of the General Plan.
- 22 11. The Specific Plan is bordered by Tyler Street (128' R-O-W), Polk Street (128' R-  
23 O-W) and Avenue 66 (152' R-O-W). The project will provide appropriate  
24 street and off-site traffic mitigation, such as, Transportation Uniform  
25 Mitigation Fees (TUMF), in compliance with the requirements of the  
26 circulation element of the General Plan.
- 27 12. The Project is not located in the sphere of influence of any city, however, it is  
28 located within the boundaries of the Thermal Community Council which

recommended Project approval.

- 1 13. The proposed amendment would be consistent with the intent, design and  
2 mitigation approved for Specific Plan No. 303.
- 3 14. The proposed amendment would be consistent with all elements and  
4 applicable policies of the General Plan, as amended by related General Plan  
5 Amendment No. 1104.
- 6 15. The proposed amendment would not have a significant effect on the  
7 environment.
- 8 16. General Plan Amendment No. 1104 does not involve a change in or conflict with  
9 1) the Riverside County Vision, 2) any General Plan Principle, and 3) any  
10 Foundation Component designation in the General Plan.
- 11 17. The proposed amendment would either contribute to the achievement of the  
12 purposes of the General Plan, or at a minimum, would not be detrimental to  
13 them.
- 14 18. Special circumstances or changes have emerged that were unanticipated in  
15 preparing the General Plan.
- 16 19. The proposed amendment will not be detrimental to public health, safety, and  
17 welfare.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and  
19 considered EIR No. 396, as modified by the Addendum thereto in evaluating General Plan  
20 Amendment No. 1104, and the associated cases referenced above, that EIR No. 396, as modified  
21 by the Addendum is an accurate and objective statement that complies with the California  
22 Environmental Quality Act and reflects the County's independent judgment, and that EIR No.  
23 396 and Addendum are incorporated herein by reference.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ACCEPTS the**  
25 **FINDINGS of the Addendum**, on the basis of which the Board of Supervisors finds that **no**  
26 **further environmental documentation is required** because (a) all potentially significant  
27 effects of the project have been adequately analyzed in the previously certified EIR No. 396,  
28

1 pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that  
2 earlier EIR, including revisions or mitigation measures that are imposed upon the proposed  
3 project; (b) neither the Project nor the circumstances under which it will be undertaken require  
4 major revisions to the EIR due to the involvement of new significant environmental effects or a  
5 substantial increase in the severity of previously identified significant effects, nor is there new  
6 information of substantial importance which was not known or reasonably knowable at the time  
7 the EIR was certified which would indicate that the project will have one or more significant  
8 effects not discussed in EIR No. 396 or which would indicate that the significant effects  
9 previously examined would be substantially more severe than shown in EIR No. 396; and (c) the  
10 Project proponent has not declined to adopt any mitigation measure or alternative found to be  
11 feasible that would substantially reduce one or more significant effects on the environment.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it adopts General Plan  
13 Amendment No. 1104 (Circulation), modifying the Circulation Element of the General Plan as  
14 described herein.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of General  
16 Plan Amendment No. 1104 shall be placed on file in the Office of the Clerk of the Board, in the  
17 Office of the Planning Director and in the Office of the Building and Safety Director, and that no  
18 applications for subdivision maps, conditional use permits or other development approvals shall  
19 be accepted for the real property described and shown in the plan, as amended, unless such  
20 applications are substantially in accordance therewith.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the  
22 documents upon which this decision is based are the Clerk of the Board of Supervisors and the  
23 County Planning Department and that such documents are located at 4080 Lemon Street,  
24 Riverside, California.

25 **ROLL CALL:**

26 **Ayes:** Buster, Stone, Benoit, and Ashley  
27 **Nays:** None  
28 **Absent:** Tavaglione

The foregoing is certified to be a true copy of a  
resolution duly adopted by said Board of Super-  
visors on the date therein set forth.  
SHEILA HARPER-IHEM Clerk of said Board  
Deputy

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**RESOLUTION NO. 2011-144  
ADOPTING  
AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 303  
(THE KOHL RANCH)**

**WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., a public hearing was held before the Riverside County Board of Supervisors on June 7, 2011 and before the Riverside County Planning Commission in La Quinta, California on April 20, 2011 to consider Amendment No. 2 to Specific Plan No. 303 (The Kohl Ranch Specific Plan), which Specific Plan was adopted by the Riverside County Board of Supervisors pursuant to Resolution No. 99-378 and amended by Amendment No. 1 to Specific Plan No. 303 pursuant to Resolution No. 2003-053; and,

**WHEREAS**, on April 7, 2010, the Riverside County Planning Commission, after a public hearing on the matter, recommended approval of Substantial Conformance No. 2 based on the finding that large scale recreational uses, such as a motor sports track and related facilities, substantially conform to the allowable land uses within the "open space" and "heavy industrial" zones within The Kohl Ranch Specific Plan; and,

**WHEREAS**, all the procedures of the California Environmental Quality Act ("Act") and the Rules for Riverside County Implementing the California Environmental Quality Act ("Rules") have been met, and Environmental Impact Report No. 396, which was prepared in connection with the adoption of Specific Plan No. 303 and certified by the Riverside County Board of Supervisors on November 16, 1999, as modified by the Addendum (Environmental Assessment No. EA42375, hereinafter referred to as "Addendum") prepared in connection with this Amendment No. 2 to Specific Plan No. 303 ("Amendment No. 2") and related cases (collectively referred to alternatively herein as "the project"), is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

FORM APPROVED COUNTY COUNSEL  
BY:  DATE: 5/26/11

1           **WHEREAS**, the matter was discussed fully with testimony and documentation presented  
2 by the public and affected government agencies; now, therefore,

3           **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of  
4 Supervisors of the County of Riverside, in regular session assembled on June 7, 2011, that:

- 5           1. Amendment No. 2 proposes to do each of the following: increase residential acreage  
6           from 1,103.33 acres to 1,140.29 acres, increase heavy industrial acreage from 172.86  
7           acres to 330.85 acres, decrease open space from 405.16 acres to 375.95 acres,  
8           decrease commercial acreage from 91.09 acres to 31.06 acres and decrease business  
9           acreage from 155.10 acres to 24.45 acres.
- 10           2. Amendment No. 2 incorporates into the Kohl Ranch Specific Plan the large scale  
11           recreational uses, such as a motor sports track and its ancillary uses, as approved by  
12           the Board of Supervisors pursuant to the Substantial Conformance No. 2 approved on  
13           May 18, 2010.
- 14           3. Amendment No. 2 changes density ranges from Low Density Residential : 1.0-5.9  
15           du/ac, Medium Density Residential: 6.0-11.9 du/ac and High Density Residential  
16           12.0-18.0 du/ac to Medium Density Residential: 2.0-5.0 du/ac, Medium High Density  
17           Residential: 5.0-8.0 du/ac, High Density Residential: 8.0-14.0 du/ac and Very High  
18           Density Residential: 14.0-20.0 du/ac in order to maintain consistency with the  
19           current Riverside County General Plan Land Use Designations. Amendment No. 2  
20           distributes dwelling units among four different residential density classifications.
- 21           4. Amendment No. 2 eliminates the previously approved Industrial Overlay  
22           Designation, and eliminates Land Use Concepts 2 through 6 contained in the original  
23           Kohl Ranch Specific Plan. Phasing Scenarios have been reallocated and reduced  
24           from five phases to four phases, and the overall number of Planning Areas within  
25           Kohl Ranch has been reduced from 93 to 92.
- 26           5. Amendment No. 2 modifies the circulation section of the Kohl Ranch Specific Plan  
27           north of Avenue 62 in the following ways: elimination of "A" Street (existing  
28           Expressway) between Harrison Street and Polk Street; the addition of a new "A"

1 Street (proposed Collector) north of Avenue 62 along the western project boundary;  
2 the re-designation of "B" Street between Avenue 62 and Avenue 60/Tyler Street from  
3 a Secondary to a Collector; the elimination of "C" Street (existing Secondary) north  
4 of Avenue 62; changing Avenue 60 from the western project boundary to Tyler Street  
5 and its re-designation from an Expressway to an Arterial; the re-designation of Polk  
6 Street from Avenue 62 to the northeast corner of Planning Area E-2 from a Major to  
7 an Arterial; and the re-designation of Tyler Street as an Arterial and its extension  
8 north from Avenue 62 to connect with Avenue 60.

- 9
- 10 6. Amendment No. 2 modifies the circulation section of the Kohl Ranch Specific Plan  
11 between Avenue 62 and Avenue 64 in the following ways: a change in the alignment  
12 of "D" Street; the addition of Tyler Street as a Secondary from Avenue 64 to Avenue  
13 62; and re-designation of Polk Street between Avenue 64 and Avenue 62 from a  
14 Major to an Arterial.
- 15
- 16 7. Amendment No. 2 modifies the circulation section of the Kohl Ranch Specific Plan  
17 south of Avenue 64 in the following ways: elimination of "C" Street (existing  
18 Secondary); the re-alignment and re-classification of "E" Street (proposed Major) to  
19 circulate north and south between Avenue 64 and Avenue 66; the addition of Tyler  
20 Street (proposed Collector) from Avenue 66 to Planning Area M-4's northern  
21 boundary; the addition of Tyler Street (proposed Modified Secondary) from the  
22 northern boundary of Planning Area M-4 to Avenue 64; the re-designation of Polk  
23 Street between Avenue 66 and Avenue 64 from a Major to an Arterial, with the  
24 exception of that portion of Planning Area J-4 which is designated as "not a part",  
25 which will have a Modified Arterial street section; the re-designation of Avenue 66  
26 between Tyler Street and Polk Street from a Secondary to an Urban Arterial; the  
27 relocation of Avenue 64 to its original straight alignment through the project area  
28 between Polk Street and Tyler Street maintaining its Major highway classification;  
and the addition of "F" Street as a Collector street between Tyler Street and "E"  
Street, with "F" Street remaining as a private roadway.

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8. The proposed amendment updates the design guidelines for the project to reflect changes to the streetscapes as described above, and the plant palette has been modified to conform to Riverside County Ordinance No. 859.
9. Amendment No. 2 is associated with 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, and Plot Plan No. 24690 (hereinafter collectively referred to as the "Project"), which were considered concurrently at the public hearing before the Planning Commission. General Plan Amendment No. 1104 (Circulation) proposes to amend the Circulation Element of the General Plan including 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 of Zone No. 7742 proposes a comprehensive update to the Zoning Ordinance for Specific Plan No. 303 including to change the zoning of the Planning Areas within the project to allow for the race track use within the Heavy Industrial designation. Tentative Tract Map No. 33487 is a Schedule "A" subdivision to divide 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities. 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. Tentative Parcel Map No. 36293 is a Schedule "E" subdivision to divide 330 acres into 295 lots 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. 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 control tower up to 70 feet in height, private garages, and a Kart Track.

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10. Environmental Assessment No. 42375 concluded that the Project would necessitate some changes in or additions to EIR No. 396, but none sufficient to necessitate the preparation of a subsequent EIR or a supplement thereto. According, an Addendum to EIR No. 396 was prepared.

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11. No potentially significant environmental impacts are associated with the proposed amendment and associated cases other than those identified in EIR No. 396, as modified by the Addendum and those impacts would be avoided or lessened (reduced to a level of insignificance) by the mitigation measures listed therein.

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**BE IT FURTHER RESOLVED** by the Board of Supervisors that:

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1. The proposed amendment would be consistent with the intent, design and mitigation approved for Specific Plan No. 303.
2. The proposed amendment would be consistent with all elements and applicable policies of the General Plan, as amended by related General Plan Amendment No. 1104 (Circulation).
3. The proposed amendment and associated cases would not have a significant effect on the environment.

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**BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered EIR No. 396, as modified by the Addendum thereto in evaluating Amendment No. 2 to Specific Plan No. 303 and the associated cases referenced above, that EIR No. 396, as modified by the Addendum is an accurate and objective statement that complies with the California Environmental Quality Act and reflects the County's independent judgment, and that EIR No. 396 and Addendum are incorporated herein by reference.

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**BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ACCEPTS the FINDINGS of the Addendum**, on the basis of which the Board of Supervisors finds that **no further environmental documentation is required** because (a) all potentially significant effects of the Project have been adequately analyzed in the previously certified EIR No. 396, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed



1 Project; (b) neither the Project nor the circumstances under which it will be undertaken require  
2 major revisions to the EIR due to the involvement of new significant environmental effects or a  
3 substantial increase in the severity of previously identified significant effects, nor is there new  
4 information of substantial importance which was not known or reasonably knowable at the time  
5 EIR No. 396 was certified which would indicate that the Project will have one or more  
6 significant effects not discussed in EIR No. 396 or which would indicate that the significant  
7 effects previously examined would be substantially more severe than shown in EIR No. 396; and  
8 (c) the Project proponent has not declined to adopt any mitigation measure or alternative found  
9 to be feasible that would substantially reduce one or more significant effects on the environment.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 2 to  
11 Specific Plan No. 303, on file with the Clerk of the Board, including the final conditions of  
12 approval and exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real  
13 property described and shown in the plan, and said real property shall be developed substantially  
14 in accordance with the plan as amended, unless the plan is repealed or further amended by the  
15 Board.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment  
17 No. 2 to Specific Plan No. 303 shall be placed on file in the Office of the Clerk of the Board, in  
18 the Office of the Planning Director and in the Office of the Building and Safety Director, and  
19 that no applications for subdivision maps, conditional use permits or other development  
20 approvals shall be accepted for the real property described and shown in the plan, as amended,  
21 unless such applications are substantially in accordance therewith.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the  
23 documents upon which this decision is based are the Clerk of the Board of Supervisors and the  
24 County Planning Department and that such documents are located at 4080 Lemon Street,  
25 Riverside, California.

26 **ROLL CALL:**

27 Ayes: Buster, Stone, Benoit, and Ashley  
28 Nays: None  
Absent: Tavaglione

The foregoing is certified to be a true copy of a  
resolution duly adopted by said Board of Super-  
visors on the date therein set forth.  
KECIA HARPER-IHEM Clerk of said Board  
By \_\_\_\_\_ Deputy

ORDINANCE NO. 348.4722

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 41.083, as amended, are further amended by placing in effect in the Lower Coachella Valley District the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 41.083, Change of Zone Case No. 7742," which map is made a part of this ordinance.

Section 2. Article XVIIIa, of Section 17.87 of Ordinance No. 348 is amended to read as follows:  
 "Section 17.87 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 303.

a. Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, M-9.

(1) The uses permitted in Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, and M-9 of Specific Plan No. 303 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a(1) and (2) and Section b.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public parks; community centers; and when the gross acre of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of Ordinance No. 348 shall also be included

(2) The development standards for Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, M-9 of Specific Plan No. 303 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

b. Planning Areas A-1, A-3, A-7, E-1, and E-3.

1           (1)     The uses permitted in Planning Areas A-1, A-3, A-7, E-1, and E-3 of Specific Plan  
2 No. 303 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.  
3 348 except that the uses permitted pursuant to Section 8.100.b.(1) shall not be permitted. In  
4 addition, the permitted uses identified under Section 8.100.a. shall include public parks;  
5 community centers; facilities related to large scale recreational uses such as golf courses and a  
6 motor sports race track and facilities related thereto, including but not limited to race track, private  
7 garages, clubhouse, tuning shop, observation tower, museum, vehicle display areas and ancillary  
8 uses in support thereof; and when the gross area of a lot is twenty (20) acres or greater, the uses  
9 identified under Article XIII, Section 13.1.b. of Ordinance No. 348 shall also be included.

10           (2)     The development standards for Planning Areas A-1, A-3, A-7, E-1, and E-3 of  
11 Specific Plan No. 303 shall be the same as those standards identified in Article VIIIe., Section  
12 8.101 of Ordinance No. 348.

13           (3)     If Planning Areas A-1, A-3, A-7, E-1, and E-3 are developed with large scale  
14 recreational uses such as golf courses and a motor sports race track and facilities related thereto, the  
15 development standards shall be the same as those identified in Article VIIIe., Section 8.101 of  
16 Ordinance No. 348 except that the following development standards shall also apply:

17                   (A)     The minimum front yard setback for any building shall be 20 feet.

18                   (B)     The minimum side yard setback for any building shall be 5 feet.

19           (4)     Except as provided above, all other zoning requirements shall be the same as those  
20 requirements identified in Article VIIIe of Ordinance No. 348.

21     c.     Planning Area A-2.

22           (1)     The permitted uses in Planning Area A-2 of Specific Plan No. 303 shall be the  
23 same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses  
24 permitted pursuant to Sections 9.1.a. (17), (23), (25), (27), (29), (32), (42), (51), (52), (61), (65),  
25 (67), (73), and (93); Sections 9.1.b. (7), (9), (11)a., (18), (19), and (20); and Sections 9.1.d. (4), (5),  
26 (7), (10), (11), (12) and (13) shall not be permitted. In addition, the permitted uses identified under  
27 Section 9.1.a. shall include aviation equipment assembly; communication equipment and  
28 microwave sales and installation; computer and office equipment sales, service, repair and

1 assembly; conference facilities; country clubs; manufacture of dairy products, not including dairies;  
2 emergency and urgent care medical facilities; libraries; manufacture of grain and bakery products;  
3 health and exercise centers; hospitals; ice houses; jewelry manufacture and repair; manufacture of  
4 wearing apparel and accessories; manufacture and repair of measuring devices, watches, clocks and  
5 related items; manufacture and repair of optical goods, medical instruments, supplies and  
6 equipment, engineering, survey and drafting instruments and photography equipment; manufacture  
7 of handbags, luggage, footwear, and other personal leather goods; manufacture of cutlery,  
8 tableware, hand tools and hardware; manufacture of plumbing and heating items; vehicle storage  
9 and impoundment; manufacture of office and computing machines; manufacture, assembly, testing  
10 and repair of components, devices, equipment and systems of an electrical, electronic, or electro-  
11 mechanical nature; manufacture of non-alcoholic beverages; manufacture of confectionery  
12 products; manufacture and repair of refrigeration and heating equipment; printing of periodicals,  
13 books, forms, cards and similar items; public parks and public playgrounds; golf courses; religious  
14 institutions; facilities for research and development of precision components and products; and  
15 water wells and appurtenant facilities.

16 In addition, the permitted uses identified under Section 9.1.b. shall include aerial service  
17 businesses including advertising, photography and tours; aerospace/aeronautical museums; aircraft  
18 equipment sales, service and repair; contractor storage yards; flight schools; intermodal cargo  
19 transfer facilities; manufacture of furniture and fixtures, including cabinets, partitions and similar  
20 small items; manufacture of bicycles; parcel delivery services; warehousing and distribution;  
21 facilities related to large scale recreational uses such as golf courses and a motor sports race track  
22 and facilities related thereto, including but not limited to race track, private garages, clubhouse,  
23 tuning shop, observation tower, museum, vehicle display areas and ancillary uses in support  
24 thereof; and when the gross area of a lot is twenty (20) acres or greater, the uses identified under  
25 Article XIII, Section 13.1.b. of Ordinance No. 348 shall be included.

26 In addition, the permitted uses identified under Section 9.1.d. shall include community  
27 centers; schools; meat and poultry processing not including slaughtering or rendering of animals;  
28 paper shredding facilities; research and manufacture of drugs and pharmaceuticals; manufacture of

1 soaps, cleaners and toiletries; wrought iron fabrication; machine, welding and blacksmith shops;  
2 breweries, distilleries and wineries; paper storage and recycling within a building; recycling  
3 processing facilities; paper and paperboard mills; manufacture of containers and boxes; and above  
4 ground natural gas storage.

5 (2) The development standards for Planning Areas A-2 of Specific Plan No. 303 shall  
6 be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348 except  
7 that sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks and other  
8 sporting activities, shall not be permitted.

9 (3) Except as provided above, all other zoning requirements shall be the same as those  
10 requirements identified in Article IX of Ordinance No. 348.

11 d. Planning Areas C-6, G-8, H-8 and L-1.

12 (1) The uses permitted in Planning Areas C-6, G-8, H-8 and L-1 of Specific Plan No.  
13 303 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348,  
14 except that the uses permitted pursuant to Section 7.1.a.(3), (4) and (10); Section 7.1.b(9); and  
15 Section 7.1.c.(1) shall not be permitted.

16 In addition, the permitted uses identified under Section 7.1.b. shall include two family  
17 dwellings developed pursuant to Subsections AA. through DD. of this section; lakes, including  
18 those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water and  
19 noncommercial fishing; water wells and appurtenant facilities; and when the gross area of a lot is  
20 twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.a. and b. of  
21 Ordinance No. 348 shall also be included, except that the uses permitted pursuant to Section  
22 13.1.a.(15) shall not be permitted.

23 (2) The development standards for Planning Areas C-6, G-8, H-8 and L-1 of Specific  
24 Plan 303 shall be the same as those standards identified in Article VII, Sections 7.2 through 7.11  
25 except that the development standards set forth in Sections 7.3, 7.4, 7.5, 7.6, and 7.10 shall be  
26 deleted and replaced by the following:

- 27 A. Lot area shall be not less than four thousand (4,000) square feet, unless  
28 cluster development subject to the development standards set forth in subsections AA.

1 through DD. of this section is utilized. The minimum lot area shall be determined by  
2 excluding that portion of a lot that is used solely for access to the portion of a lot used as  
3 building site.

4 B. The front yard shall be not less than 16 feet, measured from the existing  
5 street line or from any future street line as shown on any Specific Plan of Highways,  
6 whichever is nearer the proposed structure.

7 C. The minimum average width of that portion of a lot to be used as a  
8 building site shall be forty feet (40'), with a minimum average depth of one hundred feet  
9 (100') unless cluster development subject to the development standards set forth in  
10 subsections AA. through DD. of this section is utilized. "Flag" lots shall not be permitted.

11 D. The minimum frontage of a lot shall be forty feet (40') except that lots  
12 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30')  
13 unless cluster development subject to the development standards set forth in subsections  
14 AA. through DD. of this section is utilized. Lot frontage along curvilinear streets may be  
15 measured at the building setback in accordance with zone development standards.

16 E. Side yards on interior and through lots shall be not less than ten percent  
17 (10%) of the width of the lot, but not less than three feet (3') in width in any event, and  
18 need not exceed a width of five feet (5') unless cluster development subject to the  
19 development standards set forth in subsections AA. through DD. of this section is utilized.  
20 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the  
21 existing street line or from any future street line as shown on any Specific Plan of  
22 Highways, whichever is nearer the proposed structure, upon which the main building sides  
23 unless cluster development subject to the development standards set forth in subsections  
24 AA. through DD. of this section is utilized. Where a zero lot line design is utilized, the  
25 alternate side yard shall be not less than ten feet (10') in width.

26 F. The rear yard shall not be less than ten feet (10') unless cluster  
27 development subject to the development standards set forth in subsection AA. through DD.  
28 of this section is utilized.

1 G. Every main building erected or structurally altered shall have a lot or  
2 building site of not less than one thousand one hundred (1,100) square feet for each  
3 dwelling unit in such main building unless cluster development subject to the development  
4 standards set forth in subsections AA. through DD. of this section is utilized.

5 In addition, when a cluster development design is utilized, the following  
6 development standards shall be applicable:

7 AA. The minimum overall area for each individual unit within a two-  
8 family dwelling exclusive of the area set aside for street rights of way shall be two  
9 thousand (2,000) square feet.

10 BB. The minimum lot area for two-family lots used as a residential  
11 building site shall be two thousand (2,000) square feet. The minimum lot area  
12 shall be determined by excluding that portion of a lot that is used solely for access  
13 to the portion of a lot used as a building site. For each two family dwelling,  
14 common open space shall be provided equal to the difference between the lot area  
15 for such two family dwelling and eight thousand (8,000) square feet.

16 CC. Side yards on interior and through lots shall be not less than three  
17 feet (3') for one-story buildings; not less than ten feet (8') for two-story buildings;  
18 and not less than fifteen feet (15') for three-story buildings. Side yards on corner  
19 and reversed corner lots shall be not less than ten feet (10') from the existing street  
20 line as shown on any Specific Plan of Highways, whichever is nearer the proposed  
21 structure, upon which the main building sides, except that where the lot is less than  
22 fifty feet (50') wide the yard need not exceed twenty percent (20%) of the lot  
23 width.

24 DD. The rear yard shall not be less than ten feet (10') for one-story  
25 buildings; not less than fifteen feet (15') for two-story buildings; and not less than  
26 twenty feet (20') for three-story buildings.

27 (3) Except as provided above, all other zoning requirements shall be the same as those  
28 requirements identified in Article VII of Ordinance No. 348.

1 e. Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7, H-2, H-4, H-5, H-7, M-7B,  
2 M-7C, M-7D, and M-7E.

3 (1) The uses permitted in Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7,  
4 H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E of Specific Plan No. 303 shall be the same as  
5 those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses  
6 permitted pursuant to Section 7.1.a.(3); Section 7.1.b(9); and 7.1.c(1) shall not be permitted. In  
7 addition, the permitted uses identified under Section 7.1.b. shall include two family dwellings  
8 developed pursuant to Subsections AA. through FF. of this section; community centers; lakes,  
9 including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation  
10 water and non-commercial fishing; water wells and appurtenant facilities; and when the gross area  
11 of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of  
12 Ordinance No. 348 shall also be included.

13 (2) The development standards for Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8,  
14 F-3, G-7, H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E of Specific Plan No. 303 shall be the  
15 same as those standards identified in Article VII, Sections 7.2 through 7.11, except that the  
16 development standards set forth in Sections 7.3, 7.5, 7.6, and 7.11 shall be deleted and replaced by  
17 the following:

18 A. Lot area shall be not less than five thousand (5,000) square feet, unless  
19 cluster development subject to the development standards set forth in subsections AA.  
20 through FF. of this section is utilized. The minimum lot area shall be determined by  
21 excluding that portion of a lot that is used solely for access to the portion of a lot used as  
22 building site.

23 B. The minimum average width of that portion of a lot to be used as a  
24 building site shall be fifty feet (50'), with a minimum average depth of one hundred feet  
25 (100') unless cluster development subject to the development standards set forth in  
26 subsections AA. through FF. of this section is utilized. "Flag" lots shall not be permitted.

27 C. The minimum frontage of a lot shall be fifty (50') except that lots fronting  
28 on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30') unless cluster



1 development subject to the development standards set forth in subsections AA. through FF.  
2 of this section is utilized. Lot frontage along curvilinear streets may be measured at the  
3 building setback in accordance with zone development standards.

4 D. Side yards on interior and through lots shall be not less than ten percent  
5 (10%) of the width of the lot, but not less than three feet (3') in width in any event, and  
6 need not exceed a width of five feet (5') unless cluster development subject to the  
7 development standards set forth in subsections AA. through FF. of this section is utilized.  
8 A zero lot line design may be used, in which event the alternate side yard shall be not less  
9 than ten feet (10') in width. Side yards on corner and reverse corner lots shall be not less  
10 than ten feet (10') from the existing street line or from any future street line as shown on  
11 any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the  
12 main building sides, unless cluster development subject to the development standards set  
13 forth in subsections AA. through FF. of this section is utilized.

14 E. The rear yard shall not be less than ten feet (10') unless cluster  
15 development subject to the development standards set forth in subsections AA. through FF.  
16 of this section is utilized.

17 In addition, when a cluster development design is utilized, for either single family or two  
18 family dwellings, the following development standards shall be applicable:

19 AA. The minimum overall area for each single-family dwelling unit or  
20 each individual unit within a two-family dwelling, exclusive of the area set aside  
21 for street rights of way shall be four thousand (4,000) square feet.

22 BB. The minimum lot area for individual single-family and two-family  
23 lots used as a residential building site shall be four thousand (4,000) square feet.  
24 The minimum lot area shall be determined by excluding that portion of a lot that is  
25 used solely for access to the portion of a lot used as a building site. For each  
26 dwelling unit, common open space shall be provided equal to the difference  
27 between the single-family or two-family lot area and five thousand (5,000) square  
28

1 feet for each single-family dwelling or ten thousand five hundred (10,500) square  
2 feet for each two-family dwelling.

3 CC. The minimum average width of that portion of a lot to be used as a  
4 building site shall be fifty feet (50'), with a minimum average depth of ninety feet  
5 (90'). "Flag" lots shall not be permitted.

6 DD. The minimum frontage of a lot shall be fifty feet (50'), except that  
7 lots fronting on knuckles or cul-de-sac may have a minimum frontage of thirty feet  
8 (30'). Lot frontage along curvilinear streets may be measured at the building  
9 setback in accordance with zone development standards.

10 EE. Side yards for single-family dwellings on interior and through lots  
11 shall be not less than ten percent (10%) of the width of the lot, but not less than  
12 three feet (3') in width in any event, and need not exceed a width of five feet (5').  
13 Side yards for single-family dwellings on corner and reverse corner lots shall be  
14 not less than ten feet (10') from the existing street line or from any future street line  
15 as shown on any Specific Plan of Highways, whichever is nearer the proposed  
16 structure, upon which the main building sides. Where a zero lot line design is  
17 utilized for single-family dwellings, the alternate side yard shall be not less than  
18 ten feet (10') in width. Side yards for two-family dwellings on interior and through  
19 lots shall be not less than five feet (5') for one-story buildings; not less than ten feet  
20 (10') for two-story buildings; and not less than fifteen feet (15') for three-story  
21 buildings. Side yards for two-family dwellings on corner and reverse corner lots  
22 shall be measured from the existing street line or from any future street line as  
23 shown on any Specific Plan of Highways, whichever is nearer the proposed  
24 structure, upon which the main building sides.

25 FF. The rear yard for single-family dwellings shall be not less than ten  
26 feet (10'). The rear yard for two-family dwellings shall be not less than ten feet  
27 (10') for one-story buildings, not less than fifteen feet (15') for two-story buildings;  
28 and not less than twenty feet (20') for three-story buildings.

1 (3) Except as provided above, all other zoning requirements shall be the same as  
2 those requirements identified in Article VII of Ordinance No. 348.

3 f. Planning Areas A-5, E-4, F-4 and G-1.

4 (1) The uses permitted in Planning Areas A-5, E-4, F-4 and G-1 of Specific Plan No.  
5 303 shall be the same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except  
6 that the uses permitted pursuant to Sections 9.1.a. (29), (51) and (93), b.(11)a., (12), (18), (19), and  
7 (20), d.(2), (3), (4), (5), (6), (9), (10), (11), (12) and (13), shall not be permitted.

8 In addition, the permitted uses identified under Section 9.1.a. shall include public parks and  
9 public playgrounds; golf courses; country clubs; animal hospitals with all kennels entirely indoors;  
10 health clubs; computer sales and repair stores; parcel delivery services; libraries; religious  
11 institutions; community centers; schools; and water wells and appurtenant facilities.

12 In addition, when the gross area of a lot is twenty (20) acres or greater, the permitted uses  
13 identified under Section 9.1.b. shall include the uses permitted under Article XIII, Section 13.1.b.  
14 of Ordinance No. 348.

15 In addition, the permitted uses identified under Section 9.1.d. shall include electric vehicle  
16 charging stations.

17 (2) The development standards for Planning Areas A-5, E-4, F-4 and G-1 of Specific  
18 Plan No. 303 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance  
19 No. 348.

20 (3) Except as provided above, all other zoning requirements shall be the same as those  
21 requirements identified in Article IX of Ordinance No. 348.

22 g. Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10,  
23 I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B and M-6A, M-6B, M-7A.

24 (1) The uses permitted in Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9,  
25 I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B and M-6A, M-6B,  
26 M-7A of Specific Plan No. 303 shall be the same as those uses permitted in Article VI, Section 6.1  
27 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b(5); and Section  
28 6.1.c.(1). shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall

1 include two family dwellings developed pursuant to subsection AA. through GG. of this section;  
2 lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable  
3 irrigation water; water wells and appurtenant facilities; and when the gross acre of a lot is twenty  
4 (20) acres or greater, the uses identified under Article XIII, Section 13.1.a. and b. of Ordinance No.  
5 348 shall also be included, except that the uses permitted pursuant to Section 13.1.a(15) shall not  
6 be permitted.

7 In addition the permitted uses identified under Section 6.1.b. shall include day care centers;  
8 libraries; religious institutions; community centers; and schools.

9 (2) The development standards for Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-  
10 13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B and M-6A,  
11 M-6B, M-7A of Specific Plan No. 303 shall be the same as those standards identified in Article VI,  
12 Section 6.2, except that the development standards set forth in Article VI, Section 6.2.b, c., d.,  
13 e.(2), e.(3) and g shall be deleted and replaced by the following:

14 A. Lot area shall be not less than six thousand (6,000) square feet, unless  
15 cluster development subject to the development standards set forth in subsection AA.  
16 through GG. of this section is utilized. The minimum lot area shall be determined by  
17 excluding that portion of a lot that is used solely for access to the portion of a lot used as  
18 building site.

19 B. The minimum average width of that portion of a lot to be used as a  
20 building site shall be sixty feet (60'), with a minimum average depth of one hundred feet  
21 (100') unless cluster development subject to the development standards set forth in  
22 subsections AA. through GG. of this section is utilized. "Flag" lots shall not be permitted.

23 C. The minimum frontage of a lot shall be sixty feet (60') except that lots  
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')  
25 unless cluster development subject to the development standards set forth in subsections  
26 AA. through GG. of this section is utilized. Lot frontage along curvilinear streets may be  
27 measured at the building setback in accordance with zone development standards.  
28

1 D. Side yards on interior and through lots shall be not less than ten percent  
2 (10%) of the width of the lot, but not less than three feet (3') in width in any event, and  
3 need not exceed a width of five feet (5') unless cluster development subject to the  
4 development standards set forth in subsection AA. through GG. of this section is utilized.  
5 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the  
6 existing street line or from any future street line as shown on any Specific Plan of  
7 Highways, whichever is nearer the proposed structure, upon which the main building sides  
8 unless cluster development subject to the development standards set forth in subsections  
9 AA. through GG. of this section is utilized.

10 E. The rear yard shall not be less than ten feet (10') unless cluster  
11 development subject to the development standards set forth in subsections AA. through  
12 GG. of this section is utilized.

13 In addition, when a cluster development design is utilized for single family or two  
14 family dwellings, the following development standards shall be applicable:

15 AA. The minimum overall area for each single-family dwelling unit or  
16 each individual unit within a two-family dwelling, exclusive of the area set aside  
17 for street rights of way shall be five thousand (5,000) square feet.

18 BB. The minimum lot area for individual single-family lots used as a  
19 residential building site shall be five thousand (5,000) square feet. The minimum  
20 lot area for two-family lots shall be five thousand (5,000) square feet. The  
21 minimum lot area shall be determined by excluding that portion of a lot that is used  
22 solely for access to the portion of a lot used as a building site. For each dwelling  
23 unit, common open space shall be provided equal to the difference between the  
24 single-family or two-family lot area and six thousand (6,000) square feet for each  
25 single-family dwelling or twelve thousand (12,000) square feet for each two-  
26 family dwelling.

1 CC. The minimum average width of that portion of a lot to be used as a  
2 building site shall be fifty-five feet (55'), with a minimum average depth of one  
3 hundred feet (100'). "Flag" lots shall not be permitted.

4 DD. The minimum frontage of a lot shall be fifty-five feet (55'), except  
5 that lots fronting on knuckles or cul-de-sac may have a minimum frontage of  
6 thirty feet (30'). Lot frontage along curvilinear streets may be measured at the  
7 building setback in accordance with zone development standards.

8 EE. Side yards on interior and through lots shall be not less than ten  
9 percent (10%) of the width of the lot, but not less than three feet (3') in width in  
10 any event, and need not exceed a width of five feet (5'). Side yards on corner and  
11 reverse corner lots shall be not less than ten (10') from the existing street line or  
12 from any future street line as shown on any Specific Plan of Highways, whichever  
13 is nearer the proposed structure, upon which the main building sides. Where a zero  
14 lot line design is utilized the alternate side yard shall be not less than ten feet (10')  
15 in width.

16 FF. The rear yard for single-family dwellings shall be not less than ten  
17 feet (10'). The rear yard for two-family dwellings shall be not less than ten feet  
18 (10') for one-story buildings, not less than fifteen feet (15') for two-story buildings,  
19 and not less than twenty feet (20') for three-story buildings.

20 GG. In no case shall more than sixty percent (60%) of any lot be  
21 covered by buildings or structures.

22 (3) Except as provided above, all other zoning requirements shall be the same as those  
23 requirements identified in Article VI of Ordinance No. 348.

24 h. Planning Area A-4, A-6, A-8 and E-2

25 (1) The uses permitted in Planning Area A-4, A-6, A-8 and E-2 of Specific Plan 303  
26 shall be the same as those uses permitted in Article XII, Section 12.2 of Ordinance No. 348, except  
27 that the uses permitted pursuant to Section 12.2.c. (3), (7), (11) and (12); Section 12.2.d.; Section  
28 12.2.e., 12.2.f. and 12.2.g. shall not be permitted. In addition, the permitted uses identified under

1 Section 12.2.b. shall include water wells and appurtenant facilities, facilities related to large scale  
2 recreational uses such as golf courses and a motor sports race track and facilities related thereto,  
3 including but not limited to race track, private garages, clubhouse, tuning shop, observation tower,  
4 museum, vehicle display areas, underground fuel storage and ancillary uses in support thereof; and  
5 when the gross acre of a lot is twenty (20) acres or greater, the uses identified under Article XIII,  
6 Section 13.1.a. and b. of Ordinance No. 348 shall also be included, except that the uses permitted  
7 pursuant to Section 13.1.a.(15) shall not be permitted.

8 In addition, the permitted uses identified under Section 12.2.b shall include aerial services  
9 including advertising, photography and tours; aerospace/aeronautical museums; aircraft taxiways;  
10 catering services/flight kitchens; conference facilities; golf courses and appurtenant facilities;  
11 convenience stores; dry cleaners; flight schools; hospitals; hotels and motels; intermodal cargo  
12 transfer terminals; research and development facilities for biomedical, chemical, electronic,  
13 mechanical and other scientific purposes; paper recycling facilities; parcel delivery services; and  
14 rental car agencies including the storage of rental cars.

15 In addition, the permitted uses identified under Section 12.2.c. shall include cogeneration  
16 plants; structures and facilities necessary and incidental to the development, generation and  
17 transmission of electric power and gas such as power plants, booster or conversion plants,  
18 transmission lines, pipelines and the like; and incarceration and detention facilities.

19 (2) The development standards for Planning Area A-4, A-6, A-8 and E-2 of Specific  
20 Plan No. 303 shall be the same as those standards identified in Article XII, Section 12.4 of  
21 Ordinance No.348, provided however that Article XII, Section 12,4(b)(3) shall apply only to  
22 setbacks calculated from public streets. Article XII, Section 12.4.a. is modified to provide that the  
23 minimum lot area shall be seven thousand (7,000) square feet with no minimum average width.  
24 There shall be no minimum setback from any private street. Article XII, Section 12.4c.(2) is  
25 modified to provide that an observation tower built within Planning Areas A-4, A-6, A-8 and E-2,  
26 and built as part of a large scale recreational use shall not exceed 70 feet in height and sports  
27 lighting, consisting of exterior nighttime lighting for ball fields, racetracks and other sporting  
28 activities, shall not be permitted.

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(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XII of Ordinance No.348.

i. Planning Area M-4.

(1) The uses permitted in Planning Area M-4 of Specific Plan No. 303 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses identified under Section 6.1.a. shall include government offices, courthouses, police stations, fire stations, libraries, museums, and public schools.

(2) The development standards for Planning Area M-4 of Specific Plan No. 303 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

Section 3. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

By: Bob Buster  
Chairman Bob Buster

ATTEST:

KECIA HARPER-IHEM  
Clerk of the Board

By: [Signature]  
Deputy

(SEAL)

APPROVED AS TO FORM:  
May 31, 2011

By: [Signature]  
TIFFANY N. NORTH  
Deputy County Counsel



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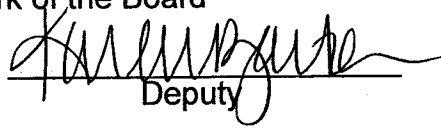
STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 7, 2011, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES:        Buster, Stone, Benoit and Ashley  
NAYS:        None  
ABSENT:     Tavaglione

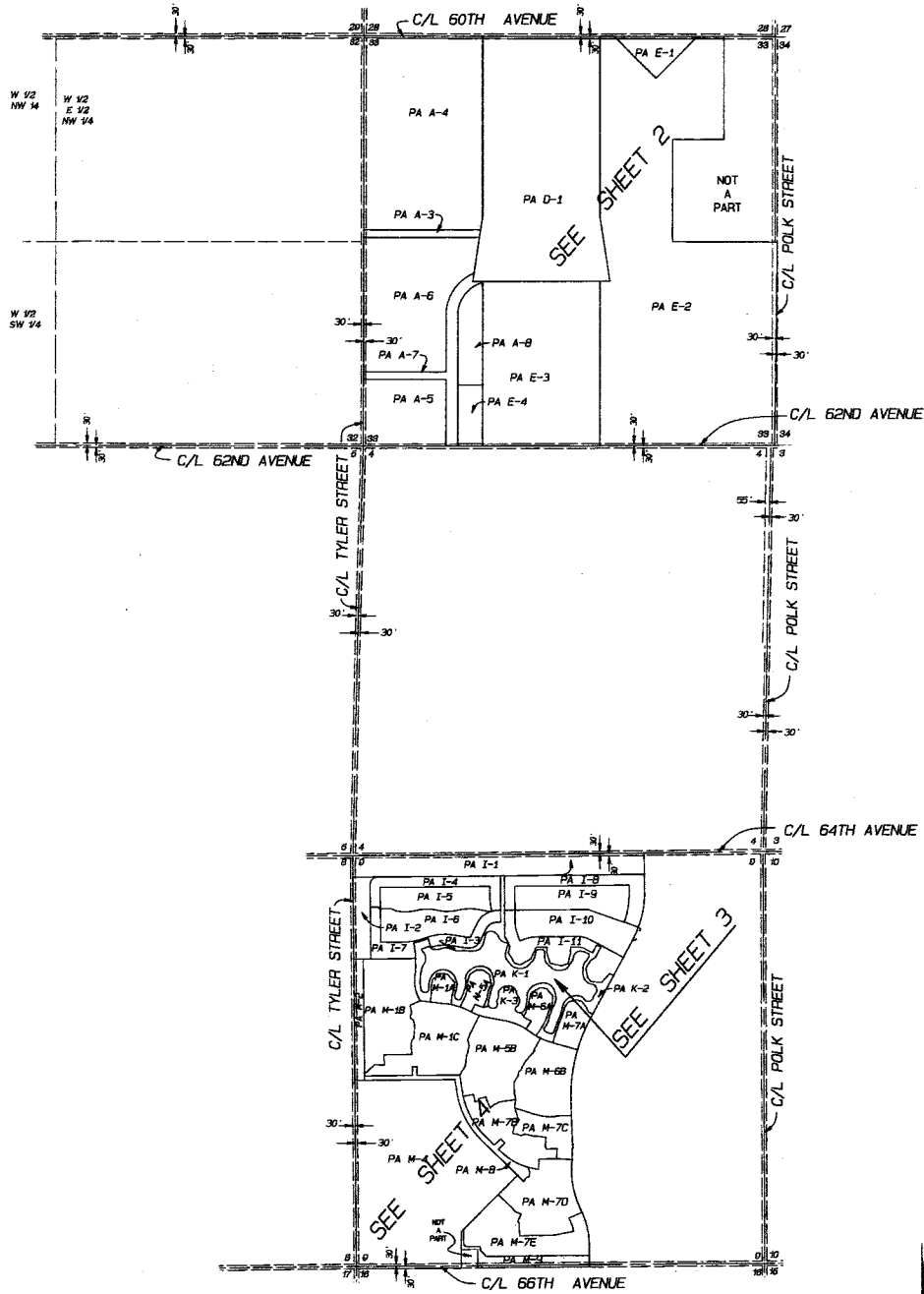
DATE:        June 7, 2011

KECIA HARPER-IHEM  
Clerk of the Board

BY:   
Deputy

SEAL

SEC. 33, T.6S., R.8E., S.B.B. & M.  
SEC. 9, T.7S., R.8E., S.B.B. & M.



LEGEND

SP ZONE

SPECIFIC PLAN (S.P. 303)

MAP NO. 41.083

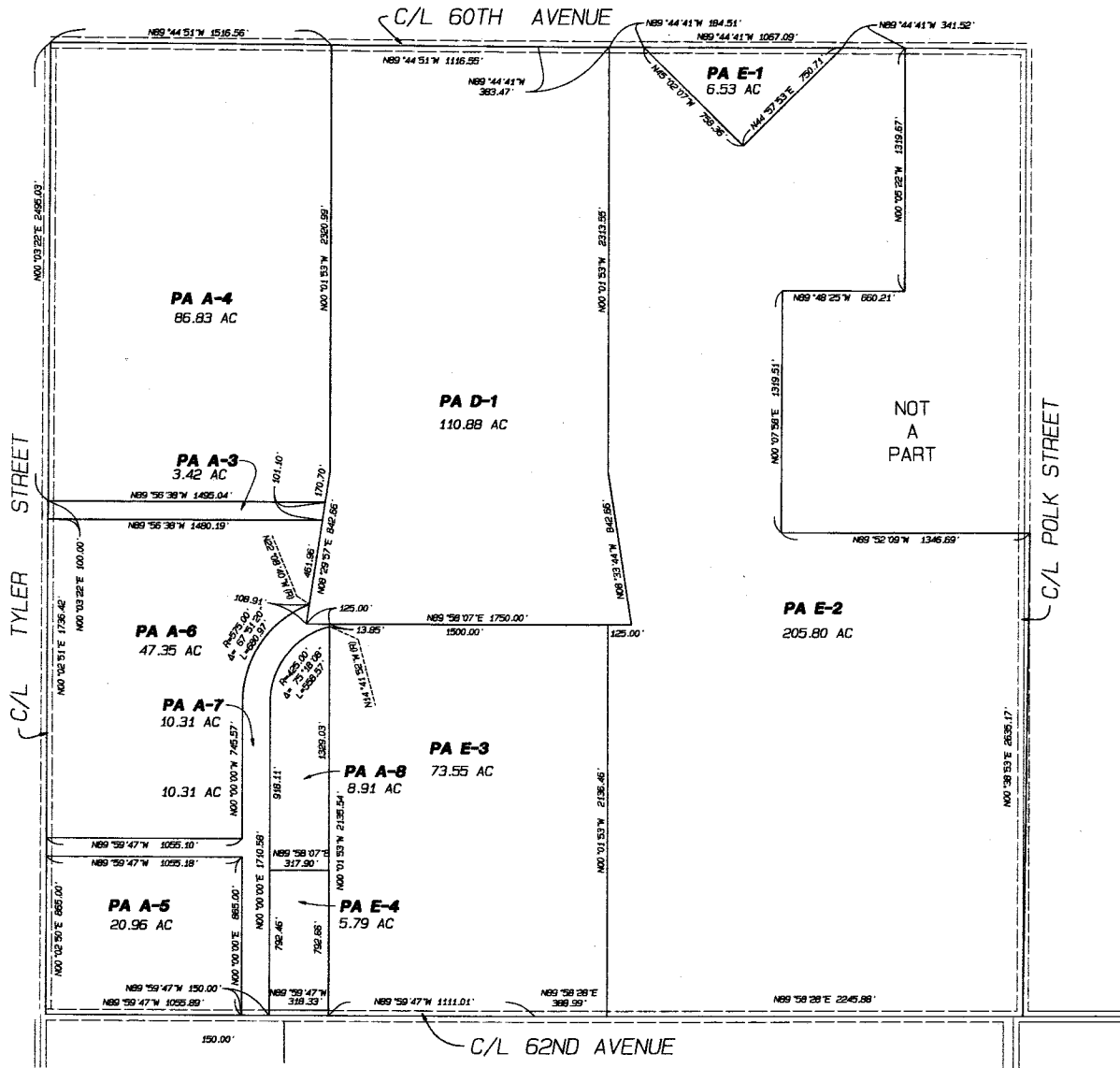
CHANGE OF OFFICIAL ZONING PLAN  
LOWER COACHELLA VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 7742  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4722  
ADOPTION DATE JUNE 7, 2011

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET  
0 1000



**LEGEND**

SP ZONE

SPECIFIC PLAN (S.P. 303)

MAP NO. 41.083

**CHANGE OF OFFICIAL ZONING PLAN  
 LOWER COACHELLA VALLEY DISTRICT**

CHANGE OF ZONE CASE NO. 7742  
 AMENDING ORDINANCE NO. 348  
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RIVERSIDE COUNTY BOARD OF SUPERVISORS

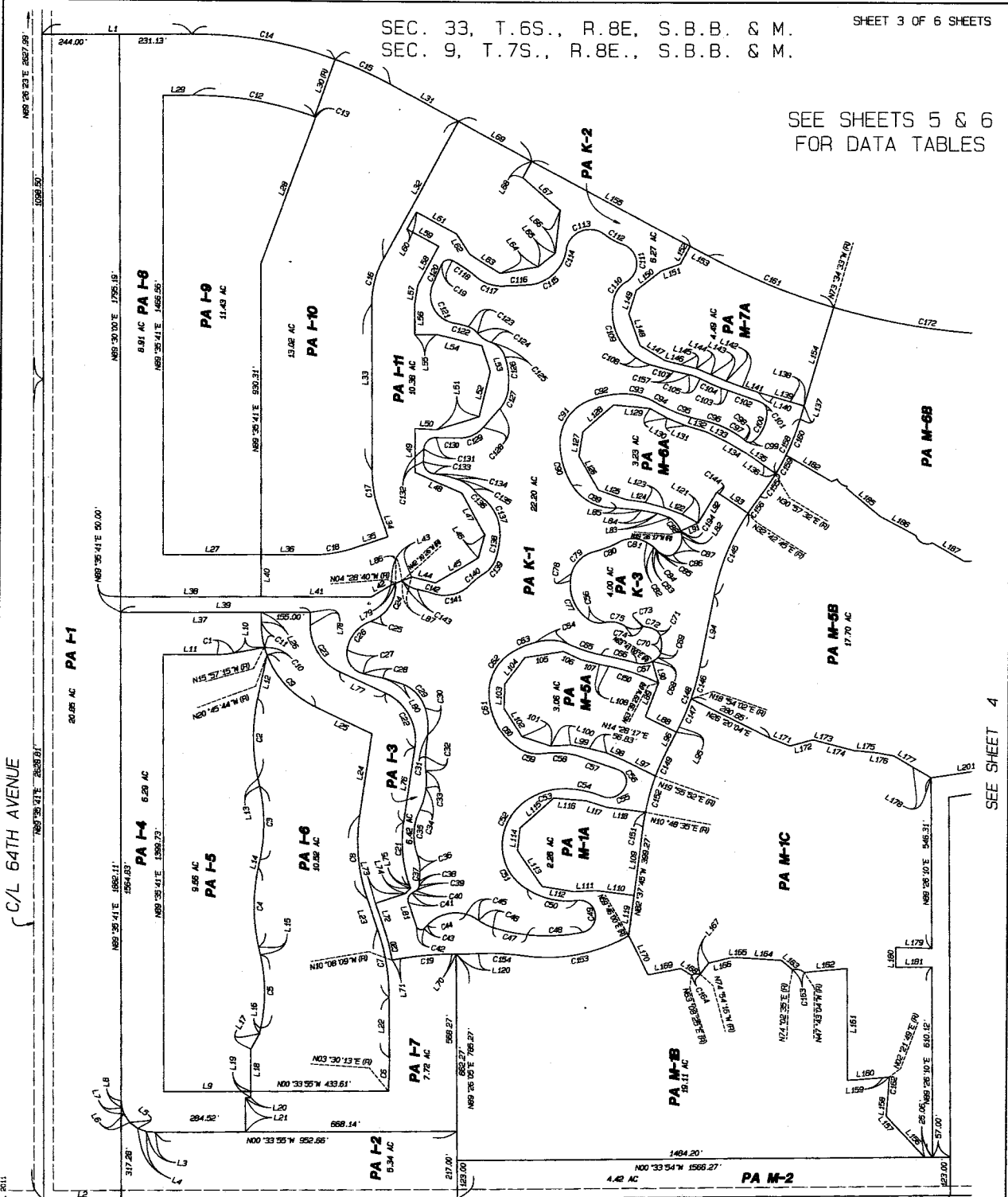


SCALE IN FEET  
 0 400

SEC. 33, T.6S., R.8E, S.B.B. & M.  
SEC. 9, T.7S., R.8E., S.B.B. & M.

SHEET 3 OF 6 SHEETS

SEE SHEETS 5 & 6  
FOR DATA TABLES



C/L 64TH AVENUE

C/L TYLER STREET

SP ZONE

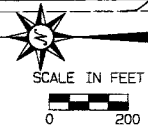
LEGEND

SPECIFIC PLAN (S.P. 303) MAP NO. 41.083

# CHANGE OF OFFICIAL ZONING PLAN LOWER COACHELLA VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 7742  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4722  
ADOPTION DATE JUNE 7, 2011

RIVERSIDE COUNTY BOARD OF SUPERVISORS

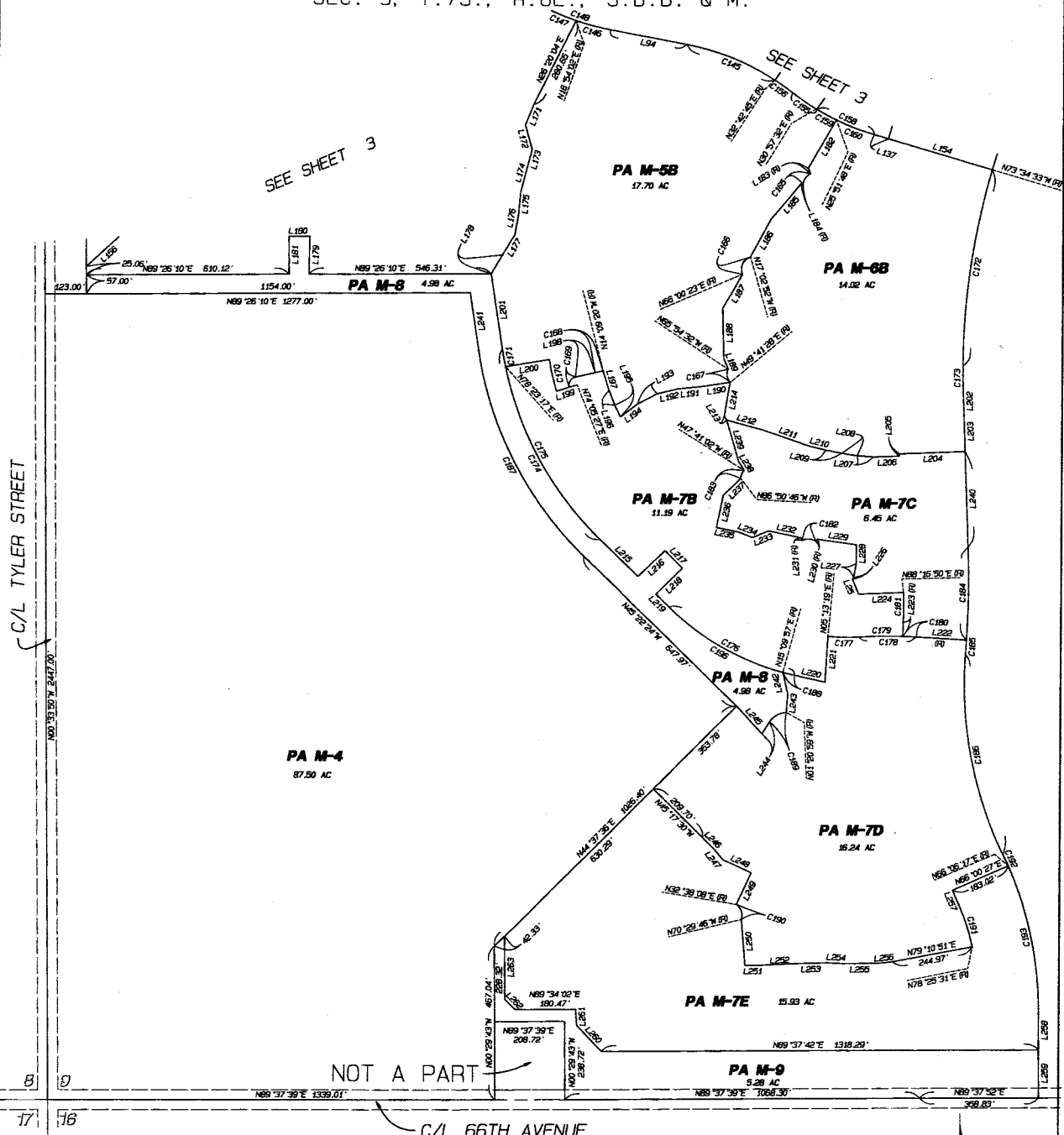


SEE SHEET 4

APN 751-070-004, 005, 017 thru 021, 023, 025, 029, 031 & 032  
APN 759-170-001, APN 759-180-001 & APN 759-190-004

SEC. 33, T.6S., R.8E., S.B.B. & M.  
 SEC. 9, T.7S., R.8E., S.B.B. & M.

SHEET 4 OF 6 SHEETS



**LEGEND**

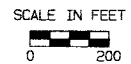
**SP ZONE** SPECIFIC PLAN (S.P. 303)

MAP NO. 41.083

**CHANGE OF OFFICIAL ZONING PLAN  
 LOWER COACHELLA VALLEY DISTRICT**

CHANGE OF ZONE CASE NO. 7742  
 AMENDING ORDINANCE NO. 348  
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RIVERSIDE COUNTY BOARD OF SUPERVISORS



G:\3010\10-00\10\map\10\10\10\OFFICIAL\PLAN 7742 N-PLAN AREAS.dwg 31, 2011

APN 751-070-004, 009, 017 thru 021, 023, 025, 029, 031 & 032  
 APN 759-170-001, APN 759-190-001 & APN 759-190-004

SEC. 33, T.6S., R.8E., S.B.B. & M.  
SEC. 9, T.7S., R.8E., S.B.B. & M.

Table with columns: LINE/CURVE, RADIUS, DELTA, LENGTH, BEARING. Contains data for lines L1 through L79.

Table with columns: LINE/CURVE, RADIUS, DELTA, LENGTH, BEARING. Contains data for lines C1 through C127.

Table with columns: LINE/CURVE, RADIUS, DELTA, LENGTH, BEARING. Contains data for lines C128 through C162.

LEGEND

SP ZONE

SPECIFIC PLAN (S.P. 303)

MAP NO. 41.083

CHANGE OF OFFICIAL ZONING PLAN  
LOWER COACHELLA VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 7742

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4722

ADOPTION DATE JUNE 7, 2011

RIVERSIDE COUNTY BOARD OF SUPERVISORS

SEC. 33, T.6S., R.8E., S.B.B. & M.  
SEC. 9, T.7S., R.8E., S.B.B. & M.

LINE/CURVE	RADIUS	DELTA	LENGTH	BEARING
L157			20.17	N05 06 46 W
L158			119.84	N04 50 06 W
L159			358.42	N03 27 45 E
L160			137.15	N02 28 52 W
C163	39.50	56 14 21	39.13	N13 09 46 E
L163			46.71	N39 59 23 E
L164			139.80	N03 42 43 E
L165			44.85	N00 14 23 E
C164	39.50	41 57 19	29.19	N05 52 55 W
L166			70.07	N14 02 45 W
L167			45.13	N53 22 02 W
L168			40.11	N31 44 48 E
L169			104.54	N11 07 28 W
L170			139.78	N63 143 21 E
L171			67.39	N21 46 48 E
L172			76.35	N15 29 28 W
L173			57.85	N14 48 34 E
L174			76.08	N14 48 34 E
L175			72.05	N05 36 05 E
L176			57.40	N09 52 06 E
L177			71.32	N30 21 08 E
L178			68.54	N09 01 38 E
L179			115.05	N01 10 53 E
L180			63.44	N69 28 10 E
L181			115.00	N00 32 14 W
L182			167.00	N69 40 39 E
L183			16.43	N24 57 15 E
C185	39.50	60 03 22	40.35	N06 09 04 E
L184			6.74	N63 52 37 W
L185			138.39	N40 09 20 E
L186			131.04	N09 17 38 E
C186	39.50	96 56 45	25.14	N24 28 45 E
L187			117.88	N69 41 15 E
L188			153.45	N01 26 00 W
L189			33.35	N23 19 05 W
C187	39.50	64 24 01	43.27	N08 05 33 W
L190			90.58	N81 40 33 E
L191			88.05	N84 19 45 E
L192			63.29	N78 14 20 E
L193			66.27	N60 58 45 E
L194			64.32	N52 54 28 E
L195			39.21	N26 07 03 W
L196			48.81	N24 06 19 W
L197			62.43	N16 57 51 W
C198	1020.00	1 21 19	24.13	S78 31 20 W
L198			50.24	N77 11 59 E
C199	24.50	93 06 32	39.81	N30 38 43 E
L199			40.05	N71 08 18 E
C170	898.00	6 19 07	59.04	N16 50 12 W
L200			132.71	N00 22 03 E
C171	1030.00	3 02 52	54.70	N10 05 18 W
L201			228.75	N08 57 43 W
C172	2098.00	16 25 27	601.41	N09 12 44 E
C173	2098.00	2 05 04	76.33	S01 02 35 E
L202			54.81	N45 05 04 W
L203			120.00	N02 05 04 W
L204			158.00	N67 54 56 E
L205			6.83	N05 05 04 W
L206			79.09	N67 54 56 E
L207			48.23	N65 38 23 W
L208			48.23	N81 30 51 W
L209			49.62	N78 35 53 W
L210			50.04	N76 10 46 W
L211			151.29	N70 52 19 W
L212			111.12	N74 38 20 W
L213			13.34	N32 48 17 W
L214			106.31	N09 01 45 E
C174	1030.00	33 145 43	209.94	S28 29 34 E
C175	1030.00	36 149 36	651.21	N26 59 08 W
L215			150.04	N45 22 24 W
L216			112.70	N45 26 58 E
L217			75.27	N44 33 02 W
L218			111.80	N45 26 59 E
L219			55.02	N45 20 38 W
C176	780.00	32 08 11	437.49	N61 27 02 W
L220			93.54	N77 31 07 W
L221			130.24	N03 24 10 E
C177	630.00	8 33 10	54.04	S89 03 16 E
C178	1500.00	6 37 54	173.61	N69 58 06 E
C179	1500.00	5 03 25	132.47	S89 11 57 W
C180	1500.00	1 34 18	41.15	N67 29 06 W
L222			151.59	N86 14 57 W
L223			43.05	N01 43 44 E
C181	1500.00	3 26 54	90.28	S00 00 17 W
L224			135.07	N87 54 56 E
L225			47.79	N63 00 15 W
L226			6.52	N32 42 59 E
L227			43.97	N10 04 27 E
L228			57.03	N00 44 45 W
L229			118.44	N81 05 31 W
L230			8.27	N35 36 44 E
C182	39.50	64 20 43	43.24	N66 13 37 W
L231			9.28	N28 22 59 W
L232			100.00	N78 02 31 W
L233			51.99	N67 03 01 E
L234			48.04	N69 20 00 W
L235			54.71	N78 41 33 W
L236			100.23	N11 30 30 E
L237			73.07	N44 49 46 E
C183	39.50	39 09 45	28.32	N22 44 06 E
L238			31.34	N32 17 34 W
L239			131.79	N15 59 51 W
L240			290.41	N02 05 04 W
C184	3002.00	5 23 07	282.16	S00 36 29 W
C185	3002.00	0 49 22	43.11	N03 42 44 E
C186	1196.00	29 57 48	626.50	N10 51 25 W

LINE/CURVE	RADIUS	DELTA	LENGTH	BEARING
L241			181.00	N08 33 50 W
C187	1100.00	36 149 36	706.70	S26 58 08 E
C188	780.00	2 41 04	36.55	S78 10 35 E
L242			67.28	N13 07 24 W
L243			55.07	N04 34 31 E
C189	60.50	56 147 40	59.97	N60 15 11 E
L244			43.00	N31 52 45 E
L245			114.03	N42 41 51 W
L246			50.00	N45 22 24 W
L247			41.26	N38 22 25 W
L248			94.21	N65 02 50 W
L249			104.86	N25 27 24 E
C190	39.50	78 52 06	51.05	N18 25 49 W
L250			140.63	N04 44 57 W
L251			45.77	N69 04 40 E
L252			100.09	N67 10 00 E
L253			104.23	N69 30 41 E
L254			45.88	N65 50 12 W
L255			100.00	N69 19 59 E
L256			50.20	N84 30 42 E
C191	620.00	12 03 13	130.43	N17 36 05 W
L257			51.85	N63 37 41 W
C192	1102.00	1 56 40	37.40	N64 58 33 W
C193	1102.00	23 31 35	452.49	S12 07 56 E
L258			118.06	N00 22 09 W
L259			146.00	N00 22 09 W
L260			108.50	N42 41 07 W
L261			48.50	N04 26 33 W
L262			43.80	N45 26 02 W
L263			191.30	N00 29 43 W
C194	82.83	3 00 03	4.33	N72 03 44 E
C195	82.83	39 45 04	57.32	N50 41 07 E
C196	780.00	29 27 06	400.94	S50 06 30 W

LEGEND

SP ZONE

SPECIFIC PLAN (S.P. 303)

MAP NO. 41.083

CHANGE OF OFFICIAL ZONING PLAN  
LOWER COACHELLA VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 7742

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4722

ADOPTION DATE JUNE 7, 2011

RIVERSIDE COUNTY BOARD OF SUPERVISORS

**Riverside County Board of Supervisors  
Request to Speak**



Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Greg Cervantes

**Address:** District Director, Assemblyman

(only if follow-up mail response requested)

**City:** Manuel Perez, CA **zip:** Assembly District

**Phone #:** (760) 342 8047

**Date:** June 7 **Agenda #** 16.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

**Support**       **Oppose**       **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_



**Riverside County Board of Supervisors  
Request to Speak**



Submit request to Clerk of Board (right of podium),  
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**SPEAKER'S NAME:** Richard Lichtenstein

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** 6/7/11 **Agenda #** 16.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

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**Riverside County Board of Supervisors  
Request to Speak**



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Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Emily Hemphill

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** 6/7/11 **Agenda #** 16.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

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**I give my 3 minutes to:** \_\_\_\_\_

**Riverside County Board of Supervisors  
Request to Speak**



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Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Blake Miraglia

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** 6/7/11 **Agenda #** 16.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**  
\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

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**Riverside County Board of Supervisors  
Request to Speak**



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**SPEAKER'S NAME:** Jeff Dinkin

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** 6/7/11 **Agenda #** 16.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

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**Riverside County Board of Supervisors  
Request to Speak**

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**SPEAKER'S NAME:** Todd Keifer

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** 6/7/11 **Agenda #** 16.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

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**I give my 3 minutes to:** \_\_\_\_\_

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Request to Speak**



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Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Tom Flavin

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** 6/7/11 **Agenda #** 16.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

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\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

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**Riverside County Board of Supervisors  
Request to Speak**



Submit request to Clerk of Board (right of podium),  
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Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Mark Webber

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** 6/7/11 **Agenda #** 16.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

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**I give my 3 minutes to:** \_\_\_\_\_

**Riverside County Board of Supervisors  
Request to Speak**

X

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Bruce Blomgren

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Date:** 6/7/11 **Agenda #** 16.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

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the appeal below:

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_





OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

June 15, 2011

THE DESERT SUN  
ATTN: LEGALS  
P.O. BOX 2734  
PALM SPRINGS, CA 92263

FAX: (760) 778-4731  
E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)

RE: ADOPTION OF ORDINANCE NO. 348.4722 (ZC 7742)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Friday, June 17, 2011**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Mcgil*

Cecilia Gil, Board Assistant to  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** Moeller, Charlene <CMOELLER@palmspri.gannett.com>  
**Sent:** Wednesday, June 15, 2011 11:57 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: ADOPTION OF ORD. NO. 348.4722 (ZC 7742)

I have it now.

Ad received and will publish on date(s) requested.

**Charlene Moeller** | Media Sales Legal Notice Coordinator  
The Desert Sun Media Group  
750 N. Gene Autry Trail, Palm Springs, CA 92262  
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**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Wednesday, June 15, 2011 11:55 AM  
**To:** tds-legals  
**Subject:** FW: FOR PUBLICATION: ADOPTION OF ORD. NO. 348.4722 (ZC 7742)

You got this, right? I have not received confirmation yet...pls?

*Cecilia Gil*  
Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

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**From:** Gil, Cecilia  
**Sent:** Wednesday, June 15, 2011 10:35 AM  
**To:** [legals@thedesertsun.com](mailto:legals@thedesertsun.com)  
**Subject:** FOR PUBLICATION: ADOPTION OF ORD. NO. 348.4722 (ZC 7742)

One more..Adoption of Ord. for publication on Friday, June 17, 2011. Please confirm. THANK YOU!

*Cecilia Gil*  
Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

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BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**ORDINANCE NO. 348.4722**  
**AN ORDINANCE OF THE COUNTY OF RIVERSIDE**  
**AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 41.083, as amended, are further amended by placing in effect in the Lower Coachella Valley District the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 41.083, Change of Zone Case No. 7742," which map is made a part of this ordinance.

Section 2. Article XVIIIa, of Section 17.87 of Ordinance No. 348 is amended to read as follows:

"Section 17.87 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 303.

a. Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, M-9.

(1) The uses permitted in Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, and M-9 of Specific Plan No. 303 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a(1) and (2) and Section b.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public parks; community centers; and when the gross acre of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of Ordinance No. 348 shall also be included

(2) The development standards for Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, M-9 of Specific Plan No. 303 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

b. Planning Areas A-1, A-3, A-7, E-1, and E-3.

(1) The uses permitted in Planning Areas A-1, A-3, A-7, E-1, and E-3 of Specific Plan No. 303 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.b.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public parks; community centers; facilities related to large scale recreational uses such as golf courses and a motor sports 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; and when the gross area of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of Ordinance No. 348 shall also be included.

(2) The development standards for Planning Areas A-1, A-3, A-7, E-1, and E-3 of Specific Plan No. 303 shall be the same as those standards identified in Article VIIIe., Section 8.101 of Ordinance No. 348.

(3) If Planning Areas A-1, A-3, A-7, E-1, and E-3 are developed with large scale recreational uses such as golf courses and a motor sports race track and facilities related thereto, the development standards shall be the same as those identified in Article VIIIe., Section 8.101 of Ordinance No. 348 except that the following development standards shall also apply:

(A) The minimum front yard setback for any building shall be 20 feet.

(B) The minimum side yard setback for any building shall be 5 feet.

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

c. Planning Area A-2.

(1) The permitted uses in Planning Area A-2 of Specific Plan No. 303 shall be the same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses permitted pursuant to Sections 9.1.a. (17), (23), (25), (27), (29), (32), (42), (51), (52), (61), (65), (67), (73), and (93); Sections 9.1.b. (7), (9), (11)a., (18), (19), and (20); and Sections 9.1.d. (4), (5), (7), (10), (11), (12) and (13) shall not be permitted. In addition, the permitted uses identified under Section 9.1.a. shall include aviation equipment assembly; communication equipment and microwave sales and

installation; computer and office equipment sales, service, repair and assembly; conference facilities; country clubs, manufacture of dairy products, not including dairies; emergency and urgent care medical facilities; libraries; manufacture of grain and bakery products; health and exercise centers; hospitals; ice houses; jewelry manufacture and repair; manufacture of wearing apparel and accessories; manufacture and repair of measuring devices, watches, clocks and related items; manufacture and repair of optical goods, medical instruments, supplies and equipment, engineering, survey and drafting instruments and photography equipment; manufacture of handbags, luggage, footwear, and other personal leather goods; manufacture of cutlery, tableware, hand tools and hardware; manufacture of plumbing and heating items; vehicle storage and impoundment; manufacture of office and computing machines; manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro-mechanical nature; manufacture of non-alcoholic beverages; manufacture of confectionery products; manufacture and repair of refrigeration and heating equipment; printing of periodicals, books, forms, cards and similar items; public parks and public playgrounds; golf courses; religious institutions; facilities for research and development of precision components and products; and water wells and appurtenant facilities.

In addition, the permitted uses identified under Section 9.1.b. shall include aerial service businesses including advertising, photography and tours; aerospace/aeronautical museums; aircraft equipment sales, service and repair; contractor storage yards; flight schools; intermodal cargo transfer facilities; manufacture of furniture and fixtures, including cabinets, partitions and similar small items; manufacture of bicycles; parcel delivery services; warehousing and distribution; facilities related to large scale recreational uses such as golf courses and a motor sports 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; and when the gross area of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of Ordinance No. 348 shall be included.

In addition, the permitted uses identified under Section 9.1.d. shall include community centers; schools; meat and poultry processing not including slaughtering or rendering of animals; paper shredding facilities; research and manufacture of drugs and pharmaceuticals; manufacture of soaps, cleaners and toiletries; wrought iron fabrication; machine, welding and blacksmith shops; breweries, distilleries and wineries; paper storage and recycling within a building; recycling processing facilities; paper and paperboard mills; manufacture of containers and boxes; and above ground natural gas storage.

(2) The development standards for Planning Areas A-2 of Specific Plan No. 303 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348 except that sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks and other sporting activities, shall not be permitted.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IX of Ordinance No. 348.

d. Planning Areas C-6, G-8, H-8 and L-1.

(1) The uses permitted in Planning Areas C-6, G-8, H-8 and L-1 of Specific Plan No. 303 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(3), (4) and (10); Section 7.1.b(9); and Section 7.1.c.(1) shall not be permitted.

In addition, the permitted uses identified under Section 7.1.b. shall include two family dwellings developed pursuant to Subsections AA. through DD. of this section; lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water and noncommercial fishing; water wells and appurtenant facilities; and when the gross area of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.a. and b. of Ordinance No. 348 shall also be included, except that the uses permitted pursuant to Section 13.1.a.(15) shall not be permitted.

(2) The development standards for Planning Areas C-6, G-8, H-8 and L-1 of Specific Plan 303 shall be the same as those standards identified in Article VII, Sections 7.2 through 7.11 except that the development standards set forth in Sections 7.3, 7.4, 7.5, 7.6, and 7.10 shall be deleted and replaced by the following:

A. Lot area shall be not less than four thousand (4,000) square feet, unless cluster development subject to the development standards set forth in subsections AA. through DD. of this section is utilized. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as building site.

B. The front yard shall be not less than 16 feet, measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

C. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40'), with a minimum average depth of one hundred feet (100') unless cluster development subject to the development standards set forth in subsections AA. through DD. of this section is utilized. "Flag" lots shall not be permitted.

D. The minimum frontage of a lot shall be forty feet (40') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30') unless cluster development subject to the development standards set forth in subsections AA. through DD. of this section is utilized. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

E. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5') unless cluster development subject to the development standards set forth in subsections AA. through DD. of this section is utilized. Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides unless cluster development subject to the development standards set forth in subsections AA. through DD. of this section is utilized. Where a zero lot line design is utilized, the alternate side yard shall be not less than ten feet (10') in width.

F. The rear yard shall not be less than ten feet (10') unless cluster development subject to the development standards set forth in subsection AA. through DD. of this section is utilized.

G. Every main building erected or structurally altered shall have a lot or building site of not less than one thousand one hundred (1,100) square feet for each dwelling unit in such main building unless cluster development subject to the development standards set forth in subsections AA. through DD. of this section is utilized.

In addition, when a cluster development design is utilized, the following development standards shall be applicable:

AA. The minimum overall area for each individual unit within a two-family dwelling exclusive of the area set aside for street rights of way shall be two thousand (2,000) square feet.

BB. The minimum lot area for two-family lots used as a residential building site shall be two thousand (2,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. For each two family dwelling, common open space shall be provided equal to the difference between the lot area for such two family dwelling and eight thousand (8,000) square feet.

CC. Side yards on interior and through lots shall be not less than three feet (3') for one-story buildings; not less than ten feet (8') for two-story buildings; and not less than fifteen feet (15') for three-story buildings. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide the yard need not exceed twenty percent (20%) of the lot width.

DD. The rear yard shall not be less than ten feet (10') for one-story buildings; not less than fifteen feet (15') for two-story buildings; and not less than twenty feet (20') for three-story buildings.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

e. Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7, H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E.

(1) The uses permitted in Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7, H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E of Specific Plan No. 303 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(3); Section 7.1.b(9); and 7.1.c(1) shall not be permitted. In addition, the permitted uses identified under Section 7.1.b. shall include two family dwellings developed pursuant

to Subsections AA. through FF. of this section; community centers; lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water and non-commercial fishing; water wells and appurtenant facilities; and when the gross area of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of Ordinance No. 348 shall also be included.

(2) The development standards for Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7, H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E of Specific Plan No. 303 shall be the same as those standards identified in Article VII, Sections 7.2 through 7.11, except that the development standards set forth in Sections 7.3, 7.5, 7.6, and 7.11 shall be deleted and replaced by the following:

A. Lot area shall be not less than five thousand (5,000) square feet, unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50'), with a minimum average depth of one hundred feet (100') unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized. "Flag" lots shall not be permitted.

C. The minimum frontage of a lot shall be fifty (50') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30') unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

D. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5') unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized. A zero lot line design may be used, in which event the alternate side yard shall be not less than ten feet (10') in width. Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized.

E. The rear yard shall not be less than ten feet (10') unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized.

In addition, when a cluster development design is utilized, for either single family or two family dwellings, the following development standards shall be applicable:

AA. The minimum overall area for each single-family dwelling unit or each individual unit within a two-family dwelling, exclusive of the area set aside for street rights of way shall be four thousand (4,000) square feet.

BB. The minimum lot area for individual single-family and two-family lots used as a residential building site shall be four thousand (4,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. For each dwelling unit, common open space shall be provided equal to the difference between the single-family or two-family lot area and five thousand (5,000) square feet for each single-family dwelling or ten thousand five hundred (10,500) square feet for each two-family dwelling.

CC. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50'), with a minimum average depth of ninety feet (90'). "Flag" lots shall not be permitted.

DD. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

EE. Side yards for single-family dwellings on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5'). Side yards for single-family dwellings on corner and reverse corner lots shall be not less than ten

feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides. Where a zero lot line design is utilized for single-family dwellings, the alternate side yard shall be not less than ten feet (10') in width. Side yards for two-family dwellings on interior and through lots shall be not less than five feet (5') for one-story buildings; not less than ten feet (10') for two-story buildings; and not less than fifteen feet (15') for three-story buildings. Side yards for two-family dwellings on corner and reverse corner lots shall be measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

FF. The rear yard for single-family dwellings shall be not less than ten feet (10'). The rear yard for two-family dwellings shall be not less than ten feet (10') for one-story buildings, not less than fifteen feet (15') for two-story buildings; and not less than twenty feet (20') for three-story buildings.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

f. Planning Areas A-5, E-4, F-4 and G-1.

(1) The uses permitted in Planning Areas A-5, E-4, F-4 and G-1 of Specific Plan No. 303 shall be the same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses permitted pursuant to Sections 9.1.a. (29), (51) and (93), b.(11)a., (12), (18), (19), and (20), d.(2), (3), (4), (5), (6), (9), (10), (11), (12) and (13), shall not be permitted.

In addition, the permitted uses identified under Section 9.1.a. shall include public parks and public playgrounds; golf courses; country clubs; animal hospitals with all kennels entirely indoors; health clubs; computer sales and repair stores; parcel delivery services; libraries; religious institutions; community centers; schools; and water wells and appurtenant facilities.

In addition, when the gross area of a lot is twenty (20) acres or greater, the permitted uses identified under Section 9.1.b. shall include the uses permitted under Article XIII, Section 13.1.b. of Ordinance No. 348.

In addition, the permitted uses identified under Section 9.1.d. shall include electric vehicle charging stations.

(2) The development standards for Planning Areas A-5, E-4, F-4 and G-1 of Specific Plan No. 303 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IX of Ordinance No. 348.

g. Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B and M-6A, M-6B, M-7A.

(1) The uses permitted in Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B and M-6A, M-6B, M-7A of Specific Plan No. 303 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b(5); and Section 6.1.c.(1). shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include two family dwellings developed pursuant to subsection AA. through GG. of this section; lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water; water wells and appurtenant facilities; and when the gross acre of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.a. and b. of Ordinance No. 348 shall also be included, except that the uses permitted pursuant to Section 13.1.a(15) shall not be permitted.

In addition the permitted uses identified under Section 6.1.b. shall include day care centers; libraries; religious institutions; community centers; and schools.

(2) The development standards for Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B and M-6A, M-6B, M-7A of Specific Plan No. 303 shall be the same as those standards identified in Article VI, Section 6.2, except that the development standards set forth in Article VI, Section 6.2.b, c., d., e.(2), e.(3) and g shall be deleted and replaced by the following:

A. Lot area shall be not less than six thousand (6,000) square feet, unless cluster development subject to the development standards set forth in subsection AA. through GG. of this section is utilized. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60'), with a minimum average depth of one hundred feet (100') unless cluster development subject to the development standards set forth in subsections AA. through GG. of this section is utilized. "Flag" lots shall not be permitted.

C. The minimum frontage of a lot shall be sixty feet (60') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') unless cluster development subject to the development standards set forth in subsections AA. through GG. of this section is utilized. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

D. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5') unless cluster development subject to the development standards set forth in subsection AA. through GG. of this section is utilized. Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides unless cluster development subject to the development standards set forth in subsections AA. through GG. of this section is utilized.

E. The rear yard shall not be less than ten feet (10') unless cluster development subject to the development standards set forth in subsections AA. through GG. of this section is utilized.

In addition, when a cluster development design is utilized for single family or two family dwellings, the following development standards shall be applicable:

AA. The minimum overall area for each single-family dwelling unit or each individual unit within a two-family dwelling, exclusive of the area set aside for street rights of way shall be five thousand (5,000) square feet.

BB. The minimum lot area for individual single-family lots used as a residential building site shall be five thousand (5,000) square feet. The minimum lot area for two-family lots shall be five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. For each dwelling unit, common open space shall be provided equal to the difference between the single-family or two-family lot area and six thousand (6,000) square feet for each single-family dwelling or twelve thousand (12,000) square feet for each two-family dwelling.

CC. The minimum average width of that portion of a lot to be used as a building site shall be fifty-five feet (55'), with a minimum average depth of one hundred feet (100'). "Flag" lots shall not be permitted.

DD. The minimum frontage of a lot shall be fifty-five feet (55'), except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

EE. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides. Where a zero lot line design is utilized the alternate side yard shall be not less than ten feet (10') in width.

FF. The rear yard for single-family dwellings shall be not less than ten feet (10'). The rear yard for two-family dwellings shall be not less than ten feet (10') for one-story buildings, not less than fifteen feet (15') for two-story buildings, and not less than twenty feet (20') for three-story buildings.

GG. In no case shall more than sixty percent (60%) of any lot be covered by buildings or structures.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

h. Planning Area A-4, A-6, A-8 and E-2

(1) The uses permitted in Planning Area A-4, A-6, A-8 and E-2 of Specific Plan 303 shall be the same as those uses permitted in Article XII, Section 12.2 of Ordinance No. 348, except that the



uses permitted pursuant to Section 12.2.c. (3), (7), (11) and (12); Section 12.2.d.; Section 12.2.e., 12.2.f. and 12.2.g. shall not be permitted. In addition, the permitted uses identified under Section 12.2.b. shall include water wells and appurtenant facilities, facilities related to large scale recreational uses such as golf courses and a motor sports race track and facilities related thereto, including but not limited to race track, private garages, clubhouse, tuning shop, observation tower, museum, vehicle display areas, underground fuel storage and ancillary uses in support thereof; and when the gross acre of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.a. and b. of Ordinance No. 348 shall also be included, except that the uses permitted pursuant to Section 13.1.a.(15) shall not be permitted.

In addition, the permitted uses identified under Section 12.2.b shall include aerial services including advertising, photography and tours; aerospace/aeronautical museums; aircraft taxiways; catering services/flight kitchens; conference facilities; golf courses and appurtenant facilities; convenience stores; dry cleaners; flight schools; hospitals; hotels and motels; intermodal cargo transfer terminals; research and development facilities for biomedical, chemical, electronic, mechanical and other scientific purposes; paper recycling facilities; parcel delivery services; and rental car agencies including the storage of rental cars.

In addition, the permitted uses identified under Section 12.2.c. shall include cogeneration plants; structures and facilities necessary and incidental to the development, generation and transmission of electric power and gas such as power plants, booster or conversion plants, transmission lines, pipelines and the like; and incarceration and detention facilities.

(2) The development standards for Planning Area A-4, A-6, A-8 and E-2 of Specific Plan No. 303 shall be the same as those standards identified in Article XII, Section 12.4 of Ordinance No.348, provided however that Article XII, Section 12.4(b)(3) shall apply only to setbacks calculated from public streets. Article XII, Section 12.4.a. is modified to provide that the minimum lot area shall be seven thousand (7,000) square feet with no minimum average width. There shall be no minimum setback from any private street. Article XII, Section 12.4c.(2) is modified to provide that an observation tower built within Planning Areas A-4, A-6, A-8 and E-2, and built as part of a large scale recreational use shall not exceed 70 feet in height and sports lighting, consisting of exterior nighttime lighting for ball fields, racetracks and other sporting activities, shall not be permitted.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XII of Ordinance No.348.

i. Planning Area M-4.

(1) The uses permitted in Planning Area M-4 of Specific Plan No. 303 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses identified under Section 6.1.a. shall include government offices, courthouses, police stations, fire stations, libraries, museums, and public schools.

(2) The development standards for Planning Area M-4 of Specific Plan No. 303 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

Section 3. This ordinance shall take effect 30 days after its adoption.

Bob Buster, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **June 7, 2011** the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Buster, Stone, Benoit and Ashley  
NAYS: None  
ABSENT: Tavaglione

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CERTIFY AN ADDENDUM TO AN  
ENVIRONMENTAL IMPACT REPORT (EIR)**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance No. 348 and 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

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, 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. (Legislative)

TIME OF HEARING: 9:30am or as soon as possible thereafter.  
DATE OF HEARING: April 20, 2011  
PLACE OF HEARING: City of La Quinta  
Council Chambers  
78-495 Calle Tampico  
La Quinta, CA 92247

For further information regarding this project, please contact Jay Olivas, Project Planner at 951-955-1195 or e-mail [jolivas@rctlma.org](mailto:jolivas@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [www.tlma.co.riverside.ca.us/planning/pc.html](http://www.tlma.co.riverside.ca.us/planning/pc.html)

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Jay Olivas

P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 2/8/2011.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers SPO0303AZ For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

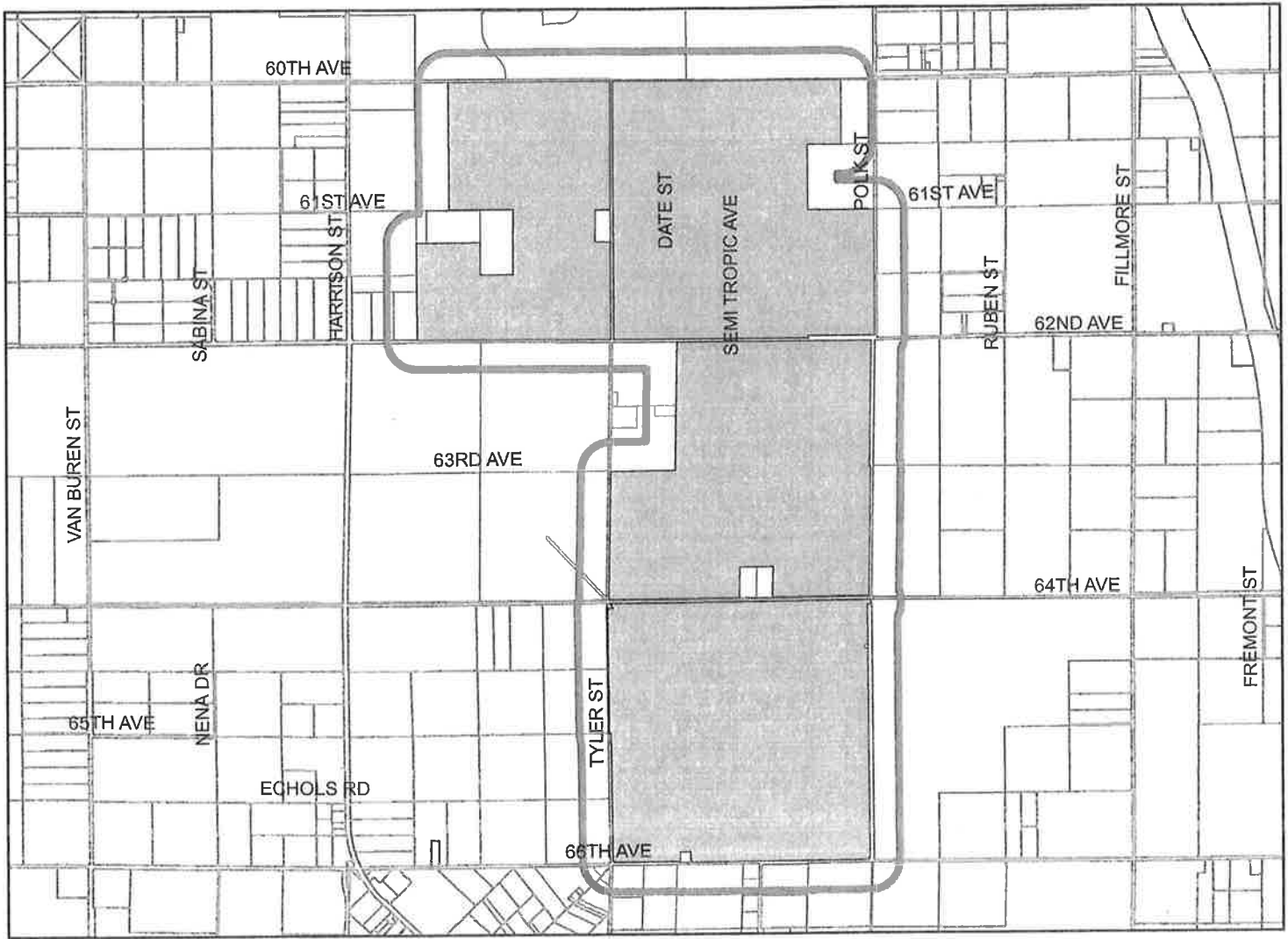
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

## 600 feet buffer



### Selected Parcels

759-190-002	751-200-018	751-200-001	751-200-002	751-200-011	751-070-008	751-030-007	751-040-006	751-040-011	751-070-031
759-130-006	759-100-012	751-020-010	751-020-009	751-040-012	751-070-030	751-070-032	759-190-003	759-140-010	757-270-003
751-020-007	751-020-002	751-020-003	759-140-002	759-140-001	751-030-009	759-140-019	759-140-018	759-140-016	751-030-001
759-140-014	759-140-009	749-310-007	749-310-001	759-140-003	751-040-009	751-070-033	751-070-034	751-040-008	751-040-005
751-040-004	751-040-003	751-040-002	751-040-001	751-030-017	751-030-016	751-030-015	751-030-013	751-030-011	751-030-010
751-030-005	751-030-004	751-030-003	751-070-025	751-070-004	751-040-010	751-070-023	759-130-003	759-140-005	759-140-007
759-140-011	759-140-012	759-140-013	759-150-001	759-160-001	759-170-001	759-180-001	759-190-004	757-260-007	757-270-001
759-140-015	751-070-016	751-160-009	759-100-006	759-100-009	751-180-007	751-160-013	759-140-006	751-180-006	751-200-013
751-200-014	749-090-036	749-320-001	751-200-012	751-080-010	751-070-021	751-070-017	751-070-015	751-070-020	751-070-019

rst 90 parcels shown



3,900 1,950 0 3,900 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

May 25, 2011

THE DESERT SUN  
ATTN: LEGALS  
P.O. BOX 2734  
PALM SPRINGS, CA 92263

E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)  
FAX: (760) 778-4731

RE: NOTICE OF PUBLIC HEARING: SP 303 AMD. 2; GPA 1104; ZC 7742; TTM 33487;  
TPM 36315; TPM 36293; PP 24690; EIR 396

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, May 28, 2011.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Mcgil*

Cecilia Gil, Board Assistant to  
KECIA HARPER-IHEM, CLERK OF THE BOARD

## Gil, Cecilia

---

**From:** Moeller, Charlene <CMOELLER@palmspri.gannett.com>  
**Sent:** Wednesday, May 25, 2011 9:39 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: SP 303 GPA 1104 ZC 7742 etc.

Ad received and will publish on sat 5/28.

### **Charlene Moeller** | Media Sales Legal Notice Coordinator

The Desert Sun Media Group

750 N. Gene Autry Trail, Palm Springs, CA 92262

t 760.778.4578 | f 760.778.4731

[legals@thedesertsun.com](mailto:legals@thedesertsun.com) | [dpwlegals@thedesertsun.com](mailto:dpwlegals@thedesertsun.com)

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**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Wednesday, May 25, 2011 7:54 AM  
**To:** tds-legals  
**Subject:** FOR PUBLICATION: SP 303 GPA 1104 ZC 7742 etc.

Good Morning! Attached is a Notice of Public Hearing, for publication on Friday, May 27, 2011. Please confirm. THANK YOU!

### *Cecilia Gil*

Board Assistant to the

Clerk of the Board of Supervisors

951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.**

**PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT, GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP, TWO TENTATIVE PARCEL MAPS AND A PLOT PLAN IN THE LOWER COACHELLA VALLEY ZONING DISTRICT – EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 7, 2011 at 1:30 P.M.** to consider the application submitted by Kohl Ranch II, LLC and TRM-122, LLC, on **Specific Plan No. 303, Amendment No. 2**, which 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**, which 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, and such other zones as the Board may find appropriate; **Tentative Tract Map No. 33487, Schedule "A"**, which proposes to subdivide 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, including 10 separate phases; **Tentative Parcel Map No. 36315, Schedule "I"**, which proposes to subdivide 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, Schedule "E"**, which proposes to subdivide 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; and, **Plot Plan No. 24690**, which 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 1 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. The project is located southerly of Avenue 60, northerly of Avenue 66, westerly of Polk Street, and easterly of Harrison Street in Thermal, CA in the Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan, Fourth Supervisorial District.

The Planning Commission approved the project, found that the environmental effects have been addressed and recommended the certification of **Environmental Impact Report No. 396**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS, PROJECT PLANNER, AT (951) 955-1195 OR EMAIL [jolivas@rctlma.org](mailto:joliv@rctlma.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to Riverside County Clerk of the Board at 4080 Lemon Street, 1st Floor, P.O. Box 1147, Riverside, CA 92502-1147

Dated: May 25, 2011

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant



## Gil, Cecilia

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Wednesday, May 25, 2011 9:57 AM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR POSTING: SP 303 GPA 1104 ZC 7742 etc.

received and posted

---

**From:** Gil, Cecilia  
**Sent:** Wednesday, May 25, 2011 7:52 AM  
**To:** Meyer, Mary Ann  
**Cc:** Marshall, Tammie  
**Subject:** FOR POSTING: SP 303 GPA 1104 ZC 7742 etc.

Good Morning again! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant to the  
Clerk of the Board of Supervisors  
951-955-8464

***THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.***  
**PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

## CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the  
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 25, 2011, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

SP 303 Amd. No. 2; GPA 1104; ZC 7742; TTM 33487;  
TPM 36315; TPM 36293 and PP 24690

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** June 7, 2011 @ 1:30 PM

SIGNATURE: Mcgil  
Cecilia Gil

DATE: May 25, 2011

APN: 759190002, ASMT: 759190002  
AGRI EMPIRE  
P O BOX 490  
SAN JACINTO CA 92581

APN: 751070031, ASMT: 751070031  
COACHELLA VALLEY UNIFIED SCHOOL DIST  
82224 CHURCH ST  
THERMAL CA 92274

APN: 751200018, ASMT: 751200018  
AIDA S AGUIRRE  
P O BOX 727  
INDIO CA 92202

APN: 759130006, ASMT: 759130006  
COCOPHA NURSERIES INC  
81880 ARUS AVE  
INDIO CA 92201

APN: 751200002, ASMT: 751200002  
ALBERT L GOOD  
ROUTE 2 BOX 299  
DELANO CA 93215

APN: 759100012, ASMT: 759100012  
COUNTY OF RIVERSIDE  
3525 14TH ST  
RIVERSIDE CA 92501

APN: 751200011, ASMT: 751200011  
ALFREDO BAZUA, ETAL  
P O BOX 1078  
MECCA CA 92254

APN: 751070032, ASMT: 751070032  
CVWD  
P O BOX 1058  
COACHELLA CA 92236

APN: 751070008, ASMT: 751070008  
ARMANDO ROSALES  
86250 66TH AVE  
THERMAL CA. 92274

APN: 759190003, ASMT: 759190003  
DESERT HERB FARMS INC  
P O BOX 845  
THERMAL CA 92274

APN: 751030007, ASMT: 751030007  
ARTHUR VALENZUELA  
62800 TYLER ST  
THERMAL CA 92274

APN: 759140010, ASMT: 759140010  
GABRIEL ORTIZ, ETAL  
85981 AVENUE 61  
THERMAL CA. 92274

APN: 751040011, ASMT: 751040011  
BERNARD HERNANDEZ  
8124 CHURCH ST  
YUCCA VALLEY CA 92284

APN: 757270003, ASMT: 757270003  
GEORGE KIRKJAN, ETAL  
85645 CIELITO DR  
INDIAN WELLS CA 92210

SP303 ETR396

52



APN: 751160009, ASMT: 751160009  
REDEVELOPMENT AGENCY COUNTY OF RIVEI  
1157 SPRUCE ST  
RIVERSIDE CA 92507

~~APN: 751080010, ASMT: 751080010  
USA 751  
UNKNOWN 03-15-84  
0~~

APN: 759100009, ASMT: 759100009  
REDEVELOPMENT AGENCY FOR CO OF RIVEF  
3525 14TH ST  
RIVERSIDE CA 92501

APN: 751070017, ASMT: 751070017  
USA 751  
US DEPT OF INTERIOR  
WASHINGTON DC 21401

APN: 751160013, ASMT: 751160013  
RODOLFO BAZUA, ETAL  
P O BOX 545  
MECCA CA 92254

~~APN: 751070015, ASMT: 751070015  
USA 751  
NONE  
UNKNOWN  
0~~

APN: 759140006, ASMT: 759140006  
SALVADOR GONZALEZ, ETAL  
85501 AVENUE 61  
THERMAL CA 92274

~~APN: 751070019, ASMT: 751070019  
USA 751  
US DEPT OF INTERIOR  
WASHINGTON DC 21401~~

APN: 751180006, ASMT: 751180006  
SALVADOR R BECERRA, ETAL  
85885 MIDDLETON ST  
THERMAL CA. 92274

~~APN: 751080014, ASMT: 751080014  
USA 751  
BUREAU OF INDIAN AFFAIRS  
P O BOX 2245  
PALM SPRINGS CA 92262~~

APN: 751200014, ASMT: 751200014  
SUSAN ELEANOR DISINGER, ETAL  
11567 N SETTLERS DR  
PARKER CO 80134

~~APN: 751070018, ASMT: 751070018  
USA 751  
US DEPT OF INTERIOR  
WASHINGTON DC 21401~~

APN: 751200012, ASMT: 751200012  
USA 751  
BUREAU OF INDIAN AFFAIRS  
P O BOX 2245  
PALM SPRINGS CA 92262

# The Desert Sun

mydesert.com

750 N. Gene Autry Trail  
 Palm Springs, CA 92262  
 Billing Inquiries: (866) 875-0854  
 Main Office: (760) 322-8889

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 A finance charge of 1.5% per month(18% Annually) will be added to balances not paid by the 20th.

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92

RIVERSIDE COUNTY-BOARD OF SUP.  
 PO BOX 1147  
 RIVERSIDE CA 92502-1147

Customer No.	Invoice No.
RIV069	0004050255
For the Period	Thru
05/02/11	05/29/11
<b>Due Date</b>	<b>Amount Due</b>
06/15/11	6,259.36
<b>AMOUNT PAID</b>	

PLEASE RETURN THIS TOP SECTION WITH PAYMENT IN THE ENCLOSED ENVELOPE AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE.

Date	EDT	Class	Description	Times Run	Col	Depth	Total Size	Rate	Amount
0502			BALANCE FORWARD						3,324.36
0517			PAYMENT - THANK YOU						980.00-
0508	CLS	0001	CECILIA NO 1538 / GATE F	1	4	6.00	24.00		288.88
0508	CLS	0001	CECILIA NO 1539/ RES 201	1	4	14.00	56.00		680.64
0508	CLS	0001	CECILIA NO 1540 NOTICE O	2	2	117.00	468.00		210.22
0511	CLS	0001	CECLIA NO 1561	10	2	74.00	1480.00		630.20
0513	CLS	0001	CECILIA NO 1612 BOARD OF	2	2	207.00	828.00		359.62
0513	CLS	0001	CECILIA NO 1613 NOTICE O	2	2	89.00	356.00		163.74
0513	CLS	0001	CECILIA NO 1614 NOTICE I	4	2	105.00	840.00		364.60
0520	CLS	0001	CECILIA NO 1719 NOTICE I	4	2	79.00	632.00		278.28
0522	CLS	0001	CECILIA NO 1758 NOTICE O	2	2	71.00	284.00		133.86
0526	CLS	0001	CECILIA NO 1797 NOTICE O	2	2	70.00	280.00		132.20
0528	CLS	0001	CECILIA NO 1825 NOTICE O	2	2	196.00	784.00		341.36
0528	CLS	0001	CECILIA NO 1826 NOTICE O	2	2	190.00	760.00		337.40
									337.40
Current		Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	<b>Total Due</b>			
3,915.00		2,344.36	.00	.00	.00	<b>6,259.36</b>			
Contract Type	Contract Qnty.	Expiration Date	Current Usage	Total Used	Quantity Remaining	Salesperson			
						MOELLER			

2011 JUN -9 PM 2:29

The Advertiser shall make payment within 15 days of the billing date indicated on Company's statement, and, in the event that it fails to make payment within such time, Company may reject advertising copy and / or immediately cancel this contract and Advertiser agrees to indemnify Company for all expenses incurred in connection with the collection of amounts payable under this contract, including but not limited to collection fees, attorney's fees and court costs. If this agreement is cancelled due to Advertiser's failure to make timely payment, Company may rebill the Advertiser for the outstanding balance due at the open or earned contract rate, whichever is applicable.

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Customer Number	Name	Invoice Number	Amount Paid
RIV069	RIVERSIDE COUNTY-BOARD OF SUP.	0004050255	

THE DESERT SUN PUBLISHING CO.  
 ADVERTISING INVOICE/STATEMENT

16.1 of 06/07/11



**The Desert Sun**  
750 N Gene Autry Trail  
Palm Springs, CA 92262  
760-778-4578 / Fax 760-778-4731

**State Of California ss:  
County of Riverside**

**Advertiser:**

RIVERSIDE COUNTY-BOARD OF SUP.  
4080 LEMON ST  
RIVERSIDE CA 925013

2000263965

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paniel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

**Newspaper:** The Desert Sun

5/28/2011

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 28th day of May, 2011 in Palm Springs, California.



**Declarant's Signature**

NO 1620  
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT, GENERAL PLAN AMENDMENT, CHANGE OF ZONE, TENTATIVE TRACT MAP, TWO TENTATIVE PARCEL MAPS AND A PLOT PLAN IN THE LOWER COACHELLA VALLEY ZONING DISTRICT - EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

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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; and, Plot Plan No. 24690, which 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. 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5/28/2011

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I declare under penalty of perjury that the foregoing is true and correct. Executed on this 28th day of May, 2011 in Palm Springs, California.



Declarant's Signature

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The Planning Commission approved the project, found that the environmental effects have been addressed and recommended the certification of Environmental Impact Report No. 396.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS, PROJECT PLANNER, AT (951) 955-1195 OR EMAIL jollivas@rctlma.org.

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Dated: May 25, 2011  
Kecla Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

Published: 5/28/11

# The Desert Sun

mydesert.com

750 N. Gene Autry Trail  
Palm Springs, CA 92262  
Billing Inquiries: (866) 875-0854  
Main Office: (760) 322-8889

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RIV06900000000000000000000040747940070144810821

92

RIVERSIDE COUNTY-BOARD OF SUP.  
PO BOX 1147  
RIVERSIDE CA 92502-1147

Customer No.	Invoice No.
RIV069	0004074794
For the Period	Thru
05/30/11	06/26/11
<b>Due Date</b>	<b>Amount Due</b>
<b>07/15/11</b>	<b>7,014.48</b>
<b>AMOUNT PAID</b>	

PLEASE RETURN THIS TOP SECTION WITH PAYMENT IN THE ENCLOSED ENVELOPE AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE.

Date	EDT	Class	Description	Times Run	Col	Depth	Total Size	Rate	Amount
0530			BALANCE FORWARD						6,259.36
0617			PAYMENT - THANK YOU						3,134.86-
0528	CLS	0001	CECILIA NO 1827 NOTICE I	4	2	63.00	504.00		215.16
0603	CLS	0001	CECILIA NO 1882 BOARD OF	2	2	120.00	480.00		215.20
0605	CLS	0001	CECILIA NO 1921 NOTICE O	4	2	158.00	1264.00		540.56
0611	CLS	0001	CECILIA NO 2004 NOTICE O	4	2	105.00	840.00		364.60
0615	CLS	0001	CECILIA NO 2018 NOTICE	10	2	47.00	940.00		406.10
0617	CLS	0001	CECILIA NO 2066 BOARD OF	2	2	183.00	732.00		319.78
0617	CLS	0001	CECILIA NO 2067 BOARD OF	2	2	715.00	2860.00		1,202.90
0617	CLS	0001	CECILIA NO 2065 NOTICE O	2	2	87.00	348.00		160.42
0622	CLS	0001	CECILIA NO 2110 BOARD OF	2	2	157.00	628.00		276.62
0622	CLS	0001	CECILIA NO 2111 NOTICE O	2	2	104.00	416.00		188.64
									2011 JUL -7 PM 52
									16.1 of 06/07/11
Current		Over 30 Days	Over 60 Days	Over 90 Days	Over 120 Days	<b>Total Due</b>			
3,099.48		3,915.00	.00	.00	.00	<b>7,014.48</b>			
Contract Type	Contract Qnty.	Expiration Date	Current Usage	Total Used	Quantity Remaining	Salesperson			
						MOELLER			

The Advertiser shall make payment within 15 days of the billing date indicated on Company's statement, and, in the event that it fails to make payment within such time, Company may reject advertising copy and / or immediately cancel this contract and Advertiser agrees to indemnify Company for all expenses incurred in connection with the collection of amounts payable under this contract, including but not limited to collection fees, attorney's fees and court costs. If this agreement is cancelled due to Advertiser's failure to make timely payment, Company may rebill the Advertiser for the outstanding balance due at the open or earned contract rate, whichever is applicable.

TO ENSURE PROPER CREDIT, PLEASE RETURN THE TOP SECTION AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE.

Customer Number	Name	Invoice Number	Amount Paid
RIV069	RIVERSIDE COUNTY-BOARD OF SUP.	0004074794	

The Desert Sun  
750 N Gene Autry Trail  
Palm Springs, CA 92262  
760-778-4578 / Fax 760-778-4731

## Certificate of Publication

No 2067  
BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

### ORDINANCE NO. 348.4722 AN ORDINANCE OF THE COUNTY OF RIVER- SIDE AMENDING ORDINANCE NO. 348 RELAT- ING TO ZONING

The Board of Supervisors of the County of River-  
side ordains as follows:

Section 1. Section 4.2 of Ordinance No. 348, and  
Official Zoning Plan Map No. 41.083, as amended,  
are further amended by placing in effect in the  
Lower Coachella Valley District the zone or zones  
as shown on the map entitled "Change of Official  
Zoning Plan Amending Ordinance No. 348, Map  
No. 41.083, Change of Zone Case No. 7742,"  
which map is made a part of this ordinance.

Section 2. Article XVIIa, of Section 17.87 of Ordina-  
nce No. 348 is amended to read as follows:  
"Section 17.87 SP ZONE REQUIREMENTS AND  
STANDARDS FOR SPECIFIC PLAN NO. 303.  
a. Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9,  
G-12, H-1, H-3, H-6, H-10, I-1, I-2, J-3, J-2, J-3,  
J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8,  
M-9.

(1) The uses permitted in Planning Areas C-5, D-1,  
G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3, H-6,  
H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1,  
K-3, L-2, L-3, M-2, M-3, M-8, and M-9 of Specific  
Plan No. 303 shall be the same as those uses per-  
mitted in Article VIIIa, Section 8.100 of Ordinance  
No. 348 except that the uses permitted pursuant  
to Section 8.100(a)(1) and (2) and Section b.(1)  
shall not be permitted. In addition, the permitted  
uses identified under Section 8.100.a. shall in-  
clude public parks; community centers; and when  
the gross acre of a lot is twenty (20) acres or  
greater, the uses identified under Article XIII, Sec-  
tion 13.1.b. of Ordinance No. 348 shall also be in-  
cluded.

(2) The development standards for Planning Areas  
C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3,  
H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8,  
K-1, K-3, L-2, L-3, M-2, M-3, M-8, M-9 of Specific  
Plan No. 303 shall be the same as those stand-  
ards identified in Article VIIIa, Section 8.101 of Ordi-  
nance No. 348.

(3) Except as provided above, all other zoning re-  
quirements shall be the same as those require-  
ments identified in Article VIIIa of Ordinance No.  
348.

b. Planning Areas A-1, A-3, A-7, E-1, and E-3.

(1) The uses permitted in Planning Areas A-1, A-3,  
A-7, E-1, and E-3 of Specific Plan No. 303 shall be  
the same as those uses permitted in Article VIIIa,  
Section 8.100 of Ordinance No. 348 except that  
the uses permitted pursuant to Section 8.100.b.(1)

shall not be permitted. In addition, the permitted  
uses identified under Section 8.100.a. shall in-  
clude public parks; community centers; facilities  
related to large scale recreational uses such as  
golf courses and a motor sports race track and fa-  
cilities 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; and  
when the gross area of a lot is twenty (20) acres  
or greater, the uses identified under Article XIII,  
Section 13.1.b. of Ordinance No. 348 shall also be  
included.

(2) The development standards for Planning Areas  
A-1, A-3, A-7, E-1, and E-3 of Specific Plan No.  
303 shall be the same as those standards identi-  
fied in Article VIIIa, Section 8.101 of Ordinance  
No. 348.

(3) If Planning Areas A-1, A-3, A-7, E-1, and E-3  
are developed with large scale recreational uses  
such as golf courses and a motor sports race track  
and facilities related thereto, the development  
standards shall be the same as those identified in  
Article VIIIa, Section 8.101 of Ordinance No. 348  
except that the following development standards  
shall also apply:

(A) The minimum front yard setback for any build-  
ing shall be 20 feet.

(B) The minimum side yard setback for any build-  
ing shall be 5 feet.

(4) Except as provided above, all other zoning re-  
quirements shall be the same as those require-  
ments identified in Article VIIIa of Ordinance No.  
348.

c. Planning Area A-2.

(1) The permitted uses in Planning Area A-2 of  
Specific Plan No. 303 shall be the same as those  
permitted in Article IX, Section 9.1 of Ordinance  
No. 348, except that the uses permitted pursuant  
to Sections 9.1.a. (17), (23), (25), (27), (29), (32),  
(42), (51), (52), (61), (65), (67), (73), and (83);  
Sections 9.1.b. (7), (9), (11)a, (15), (19), and (20);  
and Sections 9.1.d. (4), (5), (7), (10), (11), (12)  
and (13) shall not be permitted. In addition, the  
permitted uses identified under Section 9.1.a. shall  
include aviation equipment assembly; communica-  
tion equipment and microwave sales and installa-  
tion; computer and office equipment sales, serv-  
ice, repair and assembly; conference facilities;  
country clubs; manufacture of dairy products, not  
including dairies; emergency and urgent care  
medical facilities; libraries; manufacture of grain  
and bakery products; health and exercise centers;  
hospitals; ice houses; jewelry manufacture and re-  
pair; manufacture of wearing apparel and acces-  
sories; manufacture and repair of measuring de-  
vices, watches, clocks and related items; manufac-  
ture and repair of optical goods, medical instru-  
ments, supplies and equipment, engineering, sur-  
vey and drafting instruments and photography  
equipment; manufacture of handbags, luggage,  
footwear, and other personal leather goods; man-  
ufacture of cutlery, tableware, hand tools and  
hardware; manufacture of plumbing and heating  
items; vehicle storage and impoundment; manu-  
facture of office and computing machines; manu-  
facture, assembly, testing and repair of compo-  
nents, devices, equipment and systems of an  
electrical, electronic, or electro-mechanical nature;  
manufacture of non-alcoholic beverages; manu-  
facture of confectionery products; manufacture  
and repair of refrigeration and heating equipment;  
printing of periodicals, books, forms, cards and  
similar items; public parks and public playgrounds;  
golf courses; religious institutions; facilities for re-  
search and development of precision components  
and products; and water wells and appurtenant fa-  
cilities.

In addition, the permitted uses identi-  
fied under Section 9.1.b. shall include aerial serv-  
ice businesses including advertising, photography  
and tours; aerospace/aeronautical museums; air-  
craft equipment sales, service and repair; contrac-  
tor storage yards; flight schools; intermodal cargo  
transfer facilities; manufacture of furniture and fix-  
tures, including cabinets, partitions and similar  
small items; manufacture of bicycles; parcel deliv-  
ery services; warehousing and distribution; fac-  
ilities related to large scale recreational uses such  
as golf courses and a motor sports 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; and  
when the gross area of a lot is twenty (20) acres  
or greater, the uses identified under Article XIII,  
Section 13.1.b. of Ordinance No. 348 shall be in-  
cluded.

In addition, the permitted uses identified under  
Section 9.1.d. shall include community centers;  
schools; meat and poultry processing not including  
slaughtering or rendering of animals; paper shred-  
ding facilities; research and manufacture of drugs  
and pharmaceuticals; manufacture of soaps,  
cleaners and toiletries; wrought iron fabrication;  
machine, welding and blacksmith shops;  
breweries, distilleries and wineries; paper storage  
and recycling within a building; recycling process-  
ing facilities; paper and paperboard mills; manu-  
facture of containers and boxes; and above  
ground natural gas storage.

(2) The development standards for Planning Areas  
A-2 of Specific Plan No. 303 shall be the same as  
those standards identified in Article IX, Section 9.4  
of Ordinance No. 348 except that sports lighting,  
consisting of exterior nighttime lighting for  
ballfields, racetracks and other sporting activities,  
shall not be permitted.

(3) Except as provided above, all other zoning re-  
quirements shall be the same as those require-

State Of California ss:  
County of Riverside

### Advertiser:

RIVERSIDE COUNTY-BOARD OF SUP.  
4080 LEMON ST  
RIVERSIDE CA 925013

2000267555

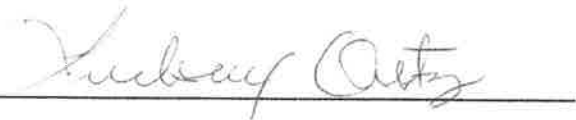
I am over the age of 18 years old, a citizen of the United  
States and not a party to, or have interest in this matter, I  
hereby certify that the attached advertisement appeared in  
said newspaper (set in type not smaller than non pariel)  
in each and entire issue of said newspaper and not in any  
supplement thereof on the following dates, to wit:

Newspaper: The Desert Sun

6/17/2011

I acknowledge that I am a principal clerk of the printer of  
The Desert Sun, printed and published weekly in the City  
of Palm Springs, County of Riverside, State of California.  
The Desert Sun was adjudicated a newspaper of general  
circulation on March 24, 1988 by the Superior Court of the  
County of Riverside, State of California Case No.  
191236.

I declare under penalty of perjury that the foregoing is true  
and correct. Executed on this 17th day of June, 2011 in  
Palm Springs, California.



Declarant's Signature

# Certificate of Publication

No 2067  
BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

## ORDINANCE NO. 348.4722

AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 41.083, as amended, are further amended by placing in effect in the Lower Coachella Valley District the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 41.083, Change of Zone Case No. 7742," which map is made a part of this ordinance.

Section 2. Article XVIIa, of Section 17.87 of Ordinance No. 348 is amended to read as follows:

"Section 17.87 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 303.

a. Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, M-9.

(1) The uses permitted in Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, and M-9 of Specific Plan No. 303 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a(1) and (2) and Section b.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a shall include public parks; community centers; and when the gross acre of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of Ordinance No. 348 shall also be included.

(2) The development standards for Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, and M-9 of Specific Plan No. 303 shall be the same as those standards identified in Article VIII, Section 8.101 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.

b. Planning Areas A-1, A-3, A-7, E-1, and E-3.

(1) The uses permitted in Planning Areas A-1, A-3, A-7, E-1, and E-3 of Specific Plan No. 303 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.b.(1)

shall not be permitted. In addition, the permitted uses identified under Section 8.100.a shall include public parks; community centers; facilities related to large scale recreational uses such as golf courses and a motor sports 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; and when the gross area of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of Ordinance No. 348 shall also be included.

(2) The development standards for Planning Areas A-1, A-3, A-7, E-1, and E-3 of Specific Plan No. 303 shall be the same as those standards identified in Article VIII, Section 8.101 of Ordinance No. 348.

(3) If Planning Areas A-1, A-3, A-7, E-1, and E-3 are developed with large scale recreational uses such as golf courses and a motor sports race track and facilities related thereto, the development standards shall be the same as those identified in Article VIII, Section 8.101 of Ordinance No. 348 except that the following development standards shall also apply:

(A) The minimum front yard setback for any building shall be 20 feet.

(B) The minimum side yard setback for any building shall be 5 feet.

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.

c. Planning Area A-2.

(1) The permitted uses in Planning Area A-2 of Specific Plan No. 303 shall be the same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses permitted pursuant to Sections 9.1.a. (17), (23), (25), (27), (29), (32), (42), (51), (52), (61), (65), (67), (73), and (93); Sections 9.1.b. (7), (9), (11), (18), (19), and (20); and Sections 9.1.d. (4), (5), (7), (10), (11), (12) and (13) shall not be permitted. In addition, the permitted uses identified under Section 9.1.a. shall include aviation equipment assembly; communication equipment and microwave sales and installation; computer and office equipment sales, service, repair and assembly; conference facilities; country clubs, manufacture of dairy products, not including dairies; emergency and urgent care medical facilities; libraries; manufacture of grain and bakery products; health and exercise centers; hospitals; ice houses; jewelry manufacture and repair; manufacture of wearing apparel and accessories; manufacture and repair of measuring devices; watches, clocks and related items; manufacture and repair of optical goods, medical instruments, supplies and equipment, engineering, survey and drafting instruments and photography equipment; manufacture of handbags, luggage, footwear, and other personal leather goods; manufacture of cutlery, tableware, hand tools and hardware; manufacture of plumbing and heating items; vehicle storage and impoundment; manufacture of office and computing machines; manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro-mechanical nature; manufacture of non-alcoholic beverages; manufacture of confectionery products; manufacture and repair of refrigeration and heating equipment; printing of periodicals, books, forms, cards and similar items; public parks and public playgrounds; golf courses; religious institutions; facilities for research and development of precision components and products; and water wells and appurtenant facilities.

In addition, the permitted uses identified under Section 9.1.b. shall include aerial service businesses including advertising, photography and tours; aerospace/aeronautical museums; aircraft equipment sales, service and repair; contractor storage yards; flight schools; intermodal cargo transfer facilities; manufacture of furniture and fixtures, including cabinets, partitions and similar small items; manufacture of bicycles, parcel delivery services; warehousing and distribution; facilities related to large scale recreational uses such as golf courses and a motor sports 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; and when the gross area of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of Ordinance No. 348 shall be included.

In addition, the permitted uses identified under Section 9.1.d. shall include community centers; schools; meat and poultry processing not including slaughtering or rendering of animals; paper shredding facilities; research and manufacture of drugs and pharmaceuticals; manufacture of soaps, cleaners and toiletries; wrought iron fabrication; machine, welding and blacksmith shops; breweries, distilleries and wineries; paper storage and recycling within a building; recycling processing facilities; paper and cardboard mills; manufacture of containers and boxes; and above ground natural gas storage.

(2) The development standards for Planning Areas A-2 of Specific Plan No. 303 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348 except that sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks and other sporting activities, shall not be permitted.

(3) Except as provided above, all other zoning requirements shall be the same as those require-

8, F-3, G-7, H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E.

(1) The uses permitted in Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7, H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E of Specific Plan No. 303 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(3); Section 7.1.b.(9); and 7.1.c.(1) shall not be permitted. In addition, the permitted uses identified under Section 7.1.b. shall include two family dwellings developed pursuant to Subsections AA, through FF, of this section; community centers; lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water and non-commercial fishing; water wells and appurtenant facilities; and when the gross area of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of Ordinance No. 348 shall also be included.

(2) The development standards for Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7, H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E of Specific Plan No. 303 shall be the same as those standards identified in Article VII, Sections 7.2 through 7.11, except that the development standards set forth in Sections 7.3, 7.5, 7.6, and 7.11 shall be deleted and replaced by the following:

A. Lot area shall be not less than five thousand (5,000) square feet, unless cluster development subject to the development standards set forth in subsections AA, through FF, of this section is utilized. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50'), with a minimum average depth of one hundred feet (100') unless cluster development subject to the development standards set forth in subsections AA, through FF, of this section is utilized. "Flag" lots shall not be permitted.

C. The minimum frontage of a lot shall be fifty (50') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30') unless cluster development subject to the development standards set forth in subsections AA, through FF, of this section is utilized. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

D. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5') unless cluster development subject to the development standards set forth in subsections AA, through FF, of this section is utilized. A zero lot line design may be used, in which event the alternate side yard shall be not less than ten feet (10') in width. Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, unless cluster development subject to the development standards set forth in subsections AA, through FF, of this section is utilized.

E. The rear yard shall not be less than ten feet (10') unless cluster development subject to the development standards set forth in subsections AA, through FF, of this section is utilized.

In addition, when a cluster development design is utilized, for either single family or two family dwellings, the following development standards shall be applicable:

AA. The minimum overall area for each single-family dwelling unit or each individual unit within a two-family dwelling, exclusive of the area set aside for street rights of way shall be four thousand (4,000) square feet.

BB. The minimum lot area for individual single-family and two-family lots used as a residential building site shall be four thousand (4,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. For each dwelling unit, common open space shall be provided equal to the difference between the single-family or two-family lot area and five thousand (5,000) square feet for each single-family dwelling or ten thousand five hundred (10,500) square feet for each two-family dwelling.

CC. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50'), with a minimum average depth of ninety feet (90'). "Flag" lots shall not be permitted.

DD. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

EE. Side yards for single-family dwellings on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5'). Side yards for single-family dwellings on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, Unless cluster development subject to the development standards set forth in subsections AA, through FF, of this section is utilized, for single-family dwellings, the alternate side yard shall be not less than ten

(than ten feet (10')) from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides unless cluster development subject to the development standards set forth in subsections AA, through GG, of this section is utilized.

E. The rear yard shall not be less than ten feet (10') unless cluster development subject to the development standards set forth in subsections AA, through GG, of this section is utilized.

In addition, when a cluster development design is utilized for single family or two family dwellings, the following development standards shall be applicable:

AA. The minimum overall area for each single-family dwelling unit or each individual unit within a two-family dwelling, exclusive of the area set aside for street rights of way shall be five thousand (5,000) square feet.

BB. The minimum lot area for individual single-family lots used as a residential building site shall be five thousand (5,000) square feet. The minimum lot area for two-family lots shall be five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. For each dwelling unit, common open space shall be provided equal to the difference between the single-family or two-family lot area and six thousand (6,000) square feet for each single-family dwelling or twelve thousand (12,000) square feet for each two-family dwelling.

CC. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50'), with a minimum average depth of one hundred feet (100'). "Flag" lots shall not be permitted.

DD. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

EE. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, Unless cluster development subject to the development standards set forth in subsections AA, through FF, of this section is utilized, for single-family dwellings, the alternate side yard shall be not less than ten feet (10') in width.

FF. The rear yard for single-family dwellings shall be not less than ten feet (10'). The rear yard for two-family dwellings shall be not less than ten feet (10') for one-story buildings, not less than fifteen feet (15') for two-story buildings, and not less than twenty feet (20') for three-story buildings.

GG. In no case shall more than sixty percent (60%) of any lot be covered by buildings or structures.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

h. Planning Area A-4, A-6, A-8 and E-2.

(1) The uses permitted in Planning Area A-4, A-6, A-8 and E-2 of Specific Plan 303 shall be the same as those uses permitted in Article XII, Section 12.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 12.2.c. (3), (7), (11) and (12); Section 12.2.d.; Section 12.2.e., 12.2.f. and 12.2.g. shall not be permitted. In addition, the permitted uses identified under Section 12.2.b. shall include water wells and appurtenant facilities; facilities related to large scale recreational uses such as golf courses and a motor sports race track and facilities related thereto, including but not limited to race track, private garages, clubhouse, tuning shop, observation tower, museum, vehicle display areas, underground fuel storage and ancillary uses in support thereof; and when the gross acre of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.a. and b. of Ordinance No. 348 shall also be included, except that the uses permitted pursuant to Section 13.1.a.(15) shall not be permitted.

In addition, the permitted uses identified under Section 12.2.b shall include aerial services including advertising, photography and tours; aerospace/aeronautical museums; aircraft taxiways; catering services/flight kitchens; conference facilities; golf courses and appurtenant facilities; convenience stores; dry cleaners; flight schools; hospitals; hotels and motels; intermodal cargo transfer terminals; research and development facilities for biomedical, chemical, electronic, mechanical and other scientific purposes; paper recycling facilities; parcel delivery services; and rental car agencies including the storage of rental cars.

In addition, the permitted uses identified under Section 12.2.c. shall include cogeneration plants; structures and facilities necessary and incidental to the development, generation and transmission of electric power and gas such as power plants, booster or conversion plants, transmission lines, pipelines and the like; and incarceration and detention facilities.

(2) The development standards for Planning Area A-4, A-6, A-8 and E-2 of Specific Plan No. 303 shall be the same as those standards identified in Article XII, Section 12.4 of Ordinance No. 348, provided however that Article XII, Section 12.4(b)(3) shall apply only to setbacks calculated from public

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average width. There shall be no minimum setback from any private street. Article XII, Section 12.4c.(2) is modified to provide that an observation tower built within Planning Areas A-4, A-6, A-8 and E-2, and built as part of a large scale recreational use shall not exceed 70 feet in height and sports lighting, consisting of exterior nighttime lighting for ball fields, race tracks and other sporting activities, shall not be permitted.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XII of Ordinance No. 348, Planning Area M-4.

(1) The uses permitted in Planning Area M-4 of Specific Plan No. 303 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses identified under Section 6.1.a. shall include government offices, courthouses, police stations, fire stations, libraries, museums, and public schools.

(2) The development standards for Planning Area M-4 of Specific Plan No. 303 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348, Section 3. This ordinance shall take effect 30 days after its adoption.

Bob Buster, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on June 7, 2011 the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Buster, Stone, Benoit and Ashley  
NAYS: None  
ABSENT: Tavaglione

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

Published: 6/17/11

(1) The uses permitted in Planning Areas C-6, G-8, H-8 and L-1 of Specific Plan No. 303 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(3), (4) and (10); Section 7.1.b(9); and Section 7.1.c.(1) shall not be permitted.

In addition, the permitted uses identified under Section 7.1.b. shall include two family dwellings developed pursuant to Subsections AA, through DD, of this section; lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water and noncommercial fishing; water wells and appurtenant facilities; and when the gross area of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.a. and b. of Ordinance No. 348 shall also be included, except that the uses permitted pursuant to Section 13.1.a.(15) shall not be permitted.

(2) The development standards for Planning Areas C-6, G-8, H-8 and L-1 of Specific Plan No. 303 shall be the same as those standards identified in Article VII, Sections 7.2 through 7.11 except that the development standards set forth in Sections 7.3, 7.4, 7.5, 7.6, and 7.10 shall be deleted and replaced by the following:

A. Lot area shall be not less than four thousand (4,000) square feet, unless cluster development subject to the development standards set forth in subsections AA, through DD, of this section is utilized. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as building site.

B. The front yard shall be not less than 16 feet, measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

C. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40'), with a minimum average depth of one hundred feet (100') unless cluster development subject to the development standards set forth in subsections AA, through DD, of this section is utilized. "Flag" lots shall not be permitted.

D. The minimum frontage of a lot shall be forty feet (40') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30') unless cluster development subject to the development standards set forth in subsections AA, through DD, of this section is utilized. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

E. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5') unless cluster development subject to the development standards set forth in subsections AA, through DD, of this section is utilized. Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides unless cluster development subject to the development standards set forth in subsections AA, through DD, of this section is utilized. Where a zero lot line design is utilized, the alternate side yard shall be not less than ten feet (10') in width.

F. The rear yard shall not be less than ten feet (10') unless cluster development subject to the development standards set forth in subsection AA, through DD, of this section is utilized.

G. Every main building erected or structurally altered shall have a lot or building site of not less than one thousand one hundred (1,100) square feet for each dwelling unit in such main building unless cluster development subject to the development standards set forth in subsections AA, through DD, of this section is utilized.

In addition, when a cluster development design is utilized, the following development standards shall be applicable:

AA. The minimum overall area for each individual unit within a two-family dwelling exclusive of the area set aside for street rights of way shall be two thousand (2,000) square feet.

BB. The minimum lot area for two-family lots used as a residential building site shall be two thousand (2,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. For each two family dwelling, common open space shall be provided equal to the difference between the lot area for such two family dwelling and eight thousand (8,000) square feet.

CC. Side yards on interior and through lots shall be not less than three feet (3') for one-story buildings; not less than ten feet (8') for two-story buildings; and not less than fifteen feet (15') for three-story buildings. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide the yard need not exceed twenty percent (20%) of the lot width.

DD. The rear yard shall not be less than ten feet (10') for one-story buildings; not less than fifteen feet (15') for two-story buildings; and not less than twenty feet (20') for three-story buildings.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

e. Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-

not less than five feet (5') for one-story buildings; not less than ten feet (10') for two-story buildings; and not less than fifteen feet (15') for three-story buildings. Side yards for two-family dwellings on corner and reverse corner lots shall be measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

FF. The rear yard for single-family dwellings shall be not less than ten feet (10'). The rear yard for two-family dwellings shall be not less than ten feet (10') for one-story buildings; not less than fifteen feet (15') for two-story buildings; and not less than twenty feet (20') for three-story buildings.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

1. Planning Areas A-5, E-4, F-4 and G-1.

(1) The uses permitted in Planning Areas A-5, E-4, F-4 and G-1 of Specific Plan No. 303 shall be the same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses permitted pursuant to Sections 9.1.a. (29), (51) and (93), b.(11)a. (12), (18), (19), and (20), d.(2), (3), (4), (5), (6), (9), (10), (11), (12) and (13), shall not be permitted.

In addition, the permitted uses identified under Section 9.1.a. shall include public parks and public playgrounds; golf courses; country clubs; animal hospitals with all kennels entirely indoors; health clubs; computer sales and repair stores; parcel delivery services; libraries; religious institutions; community centers; schools; and water wells and appurtenant facilities.

In addition, when the gross area of a lot is twenty (20) acres or greater, the permitted uses identified under Section 9.1.b. shall include the uses permitted under Article XIII, Section 13.1.b. of Ordinance No. 348.

In addition, the permitted uses identified under Section 9.1.d. shall include electric vehicle charging stations.

(2) The development standards for Planning Areas A-5, E-4, F-4 and G-1 of Specific Plan No. 303 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IX of Ordinance No. 348, g. Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B and M-6A, M-6B, M-7A.

(1) The uses permitted in Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B, and M-6A, M-6B, M-7A of Specific Plan No. 303 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b(5); and Section 6.1.c.(1), shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include two family dwellings developed pursuant to subsection AA, through GG, of this section; lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water; water wells and appurtenant facilities; and when the gross acre of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.a. and b. of Ordinance No. 348 shall also be included, except that the uses permitted pursuant to Section 13.1.a.(15) shall not be permitted.

In addition the permitted uses identified under Section 6.1.b. shall include day care centers; libraries; religious institutions; community centers; and schools.

(2) The development standards for Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B and M-6A, M-6B, M-7A of Specific Plan No. 303 shall be the same as those standards identified in Article VI, Section 6.2, except that the development standards set forth in Article VI, Section 6.2.b. c., d., e.(2), e.(3) and g shall be deleted and replaced by the following:

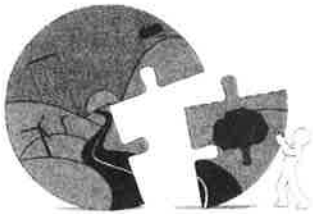
A. Lot area shall be not less than six thousand (6,000) square feet, unless cluster development subject to the development standards set forth in subsection AA, through GG, of this section is utilized. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60'), with a minimum average depth of one hundred feet (100') unless cluster development subject to the development standards set forth in subsections AA, through GG, of this section is utilized. "Flag" lots shall not be permitted.

C. The minimum frontage of a lot shall be sixty feet (60') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') unless cluster development subject to the development standards set forth in subsections AA, through GG, of this section is utilized. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

D. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5') unless cluster development subject to the development standards set forth in subsection AA, through GG, of this section is utilized. Side yards on corner and reverse corner lots shall be not less





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

802B

**DATE:** May 4, 2011

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office

**SUBJECT:** 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, and Plot Plan No. 24690.

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |  |   |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive &amp; File; EOT)</small>           | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small>      |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:   |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist-Ely) Desert Sun and Palo Verde Times  |
| <input type="checkbox"/> Place on Consent Calendar   | <input type="checkbox"/> Addendum to earlier Environmental Document   |
| <input checked="" type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day              |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small>                      | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
|  | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                      |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(4th Dist-Ely) Desert Sun and Palo Verde Times

**Need Director's signature by ASAP**

Please schedule on the June 7, 2011 BOS Agenda

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Determination  
Fish & Game Receipt (CFG05737)

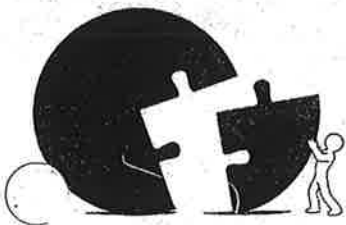
**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"





*Carolyn Syms Luna*  
*Director*

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

## Memorandum

**DATE:** 5/18/11  
**TO:** Board of Supervisors  
**FROM:** Jay Olivas  
**RE:** **SP Amendment and GPA Resolutions for Kohl Ranch II, LLC (Specific Plan No. 303A2 and GPA01104 (Circulation))**

Board of Supervisors:

The attached SP Amendment and GPA (Circulation) Resolutions are pending final review by County Counsel and final versions will be provided prior to the Board of Supervisors hearing.

Y:\Planning Case Files-Riverside office\SP00303a2\PC Memo CZ07742.docx

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P.O. Box 1409, Riverside, California 92502-1409  
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Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**RESOLUTION NO. 2011-143  
AMENDING THE RIVERSIDE COUNTY  
GENERAL PLAN  
(CIRCULATION ELEMENT)**


**WHEREAS**, pursuant to the provisions of Government Code Section 65090 and 65350 et. seq., notice was given and public hearings were held before the Riverside County Board of Supervisors and the Riverside County Planning Commission to consider General Plan Amendment No. 1104 (Circulation), a proposed amendment to the Circulation Element of the Riverside County General Plan; and,

**WHEREAS**, all procedures of the California Environmental Quality Act ("Act") and the Rules for Riverside County Implementing the California Environmental Quality Act ("Rules") have been fully satisfied, and Environmental Impact Report No. 396, which was prepared in connection with the adoption of Specific Plan No. 303 and certified by the Riverside County Board of Supervisors on November 16, 1999, as modified by the Addendum (Environmental Assessment No. EA42375, hereinafter referred to as "Addendum") prepared in connection with this General Plan Amendment No. 1104 and related cases (collectively referred to alternatively herein as "the project"), is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

**WHEREAS**, the proposed General Plan Amendment No. 1104 was discussed fully with testimony and documentation presented by the public and affected government agencies; now therefore,

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors of the County of Riverside, in regular session assembled on June 7, 2011, that:

1. The proposed General Plan Amendment No. 1104 would amend the Circulation Element of the General Plan to: change the designation from Secondary to Expressway for Avenue 62 from the west Specific Plan No. 303 project boundary to Polk Street; change Avenue 60 from the west project boundary to Tyler Street from

FORM APPROVED COUNTY COUNSEL  
BY:   
TIFFANY N. NORTH  
DATE: 6/26/11

1 an Expressway to an Arterial; remove "A" Street from the west project boundary to  
2 Polk Street which is an existing Expressway; remove portions of "C" Street between  
3 Avenue 66 and Avenue 64 and also between Avenue 62 and "A" Street which is an  
4 existing Secondary; add "E" Street between Avenue 66 and Avenue 64 as a Major;  
5 add Tyler Street from Avenue 66 to the north boundary of the existing school site as a  
6 Collector; add Tyler Street from the north end of the existing school site to Avenue  
7 64 as a Modified Secondary; add Tyler Street from Avenue 64 to Avenue 62 as a  
8 Secondary; add Tyler Street from Avenue 62 to Avenue 60 as an Arterial; change "B"  
9 Street between Avenue 62 and Tyler Street from a Secondary to a Collector; and add  
10 a new "A" Street north of Avenue 62 along the west project boundary as a Collector.

- 11 2. The proposed General Plan Amendment is associated with Specific Plan Amendment  
12 No.2 to the Kohl Ranch Specific Plan No. 303; Change of Zone No. 7742; Tentative  
13 Tract Map 33487; Tentative Parcel Map 36315; Tentative Parcel Map 36293 and Plot  
14 Plan 24690 (collectively referred to hereinafter as the "Project"), each of which was  
15 considered concurrently with this amendment at the public hearings before the  
16 Planning Commission and the Board of Supervisors. Resolution No. 2011-144  
17 Adopting Amendment No. 2 to Specific Plan No. 303 (The Kohl Ranch), a copy of  
18 which is attached hereto and incorporated herein by reference, was adopted by the  
19 Board of Supervisors on June 7, 2011.
- 20 3. Environmental Assessment No. 42375 concluded that the Project would necessitate  
21 some changes in or additions to EIR No. 396, but none sufficient to necessitate the  
22 preparation of a subsequent EIR or a supplement thereto. Accordingly, an Addendum  
23 to EIR No. 396 was prepared.
- 24 4. No potentially significant environmental impacts are associated with the proposed  
25 amendment and associated cases other than those identified in EIR No. 396, as  
26 modified by the Addendum and those impacts would be avoided or lessened (reduced  
27 to a level of insignificance) by the mitigation measures listed therein.

28 **BE IT FURTHER RESOLVED** by the Board of Supervisors based on evidence

presented on this matter, both oral and written, including the Addendum to EIR No. 396, that:

1. The Project site is located in the Eastern Coachella Valley Area Plan.
2. The Eastern Coachella Valley Area Plan Circulation Element Map determines the extent, intensity, and locations of General Plan Roadways within the Eastern Coachella Valley Area Plan.
3. The proposed General Plan Amendment No. 1104 would amend the Circulation Element of the General Plan to: change the designation from Secondary to Expressway for Avenue 62 from the west Specific Plan No. 303 project boundary to Polk Street; change Avenue 60 from the west project boundary to Tyler Street from an Expressway to an 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 the north boundary of the existing school site as a Collector; add Tyler Street from the north end of the existing 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 a Collector; and add a new "A" Street north of Avenue 62 along the west project boundary as a Collector.
4. The Coachella Valley Area Plan Land Use Map determines the extent, intensity and location of land uses within the area plan.
5. The Project site is currently designated on the Eastern Coachella Valley Area Plan as 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: CR) (.35 - 1.0 FAR);

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Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR);  
Community Development: Medium Density Residential (CD: MDR) (2-5  
du/ac); Community Development: Medium Density Residential (CD: MHDR)  
(5-8 du/ac); Community Development: Very High Density Residential (CD:  
VHDR) (14-20 du/ac); and Open Space: Conservation (OS-C).

6. The land uses on surrounding parcels consist of agriculture and Indian lands to the east and west, Public Facilities and Light Industrial to the north, and Indian lands to the south.
7. The existing and proposed zoning for the subject site is Specific Plan (S-P Zone).
8. The proposed Project is consistent with the development standards set forth in the proposed Specific Plan Zoning Ordinance.
9. The Project site is surrounded by properties which are zoned Light Agriculture – 10 acre minimum (A-1-10) and Heavy Agriculture – 20 acres minimum (A-2-20) to the east and west, and Controlled Development Areas (W-2) further to the west. Adjacent zoning to the north is Heavy Manufacturing – ½ are minimum (M-H) and adjacent zoning to the south is Light Agriculture – 10 acre minimum (A-1-10).
10. Domestic water and sanitation is proposed to be provided by the Coachella Valley Water District from existing sewer and water lines. Domestic water and sanitation shall be provided in conformance with the water and sewer land use standards of the General Plan.
11. The Specific Plan is bordered by Tyler Street (128' R-O-W), Polk Street (128' R-O-W) and Avenue 66 (152' R-O-W). The project will provide appropriate street and off-site traffic mitigation, such as, Transportation Uniform Mitigation Fees (TUMF), in compliance with the requirements of the circulation element of the General Plan.
12. The Project is not located in the sphere of influence of any city, however, it is located within the boundaries of the Thermal Community Council which

recommended Project approval.

13. The proposed amendment would be consistent with the intent, design and mitigation approved for Specific Plan No. 303.
14. The proposed amendment would be consistent with all elements and applicable policies of the General Plan, as amended by related General Plan Amendment No. 1104.
15. The proposed amendment would not have a significant effect on the environment.
16. General Plan Amendment No. 1104 does not involve a change in or conflict with 1) the Riverside County Vision, 2) any General Plan Principle, and 3) any Foundation Component designation in the General Plan.
17. The proposed amendment would either contribute to the achievement of the purposes of the General Plan, or at a minimum, would not be detrimental to them.
18. Special circumstances or changes have emerged that were unanticipated in preparing the General Plan.
19. The proposed amendment will not be detrimental to public health, safety, and welfare.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered EIR No. 396, as modified by the Addendum thereto in evaluating General Plan Amendment No. 1104, and the associated cases referenced above, that EIR No. 396, as modified by the Addendum is an accurate and objective statement that complies with the California Environmental Quality Act and reflects the County's independent judgment, and that EIR No. 396 and Addendum are incorporated herein by reference.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ACCEPTS the FINDINGS of the Addendum**, on the basis of which the Board of Supervisors finds that **no further environmental documentation is required** because (a) all potentially significant effects of the project have been adequately analyzed in the previously certified EIR No. 396,

1 pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that  
2 earlier EIR, including revisions or mitigation measures that are imposed upon the proposed  
3 project; (b) neither the Project nor the circumstances under which it will be undertaken require  
4 major revisions to the EIR due to the involvement of new significant environmental effects or a  
5 substantial increase in the severity of previously identified significant effects, nor is there new  
6 information of substantial importance which was not known or reasonably knowable at the time  
7 the EIR was certified which would indicate that the project will have one or more significant  
8 effects not discussed in EIR No. 396 or which would indicate that the significant effects  
9 previously examined would be substantially more severe than shown in EIR No. 396; and (c) the  
10 Project proponent has not declined to adopt any mitigation measure or alternative found to be  
11 feasible that would substantially reduce one or more significant effects on the environment.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it adopts General Plan  
13 Amendment No. 1104 (Circulation), modifying the Circulation Element of the General Plan as  
14 described herein.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of General  
16 Plan Amendment No. 1104 shall be placed on file in the Office of the Clerk of the Board, in the  
17 Office of the Planning Director and in the Office of the Building and Safety Director, and that no  
18 applications for subdivision maps, conditional use permits or other development approvals shall  
19 be accepted for the real property described and shown in the plan, as amended, unless such  
20 applications are substantially in accordance therewith.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the  
22 documents upon which this decision is based are the Clerk of the Board of Supervisors and the  
23 County Planning Department and that such documents are located at 4080 Lemon Street,  
24 Riverside, California.

25 BOSGPARES1(eph)  
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**RESOLUTION NO. 2011-144  
ADOPTING  
AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 303  
(THE KOHL RANCH)**

**WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., a public hearing was held before the Riverside County Board of Supervisors on June 7, 2011 and before the Riverside County Planning Commission in La Quinta, California on April 20, 2011 to consider Amendment No. 2 to Specific Plan No. 303 (The Kohl Ranch Specific Plan), which Specific Plan was adopted by the Riverside County Board of Supervisors pursuant to Resolution No. 99-378 and amended by Amendment No. 1 to Specific Plan No. 303 pursuant to Resolution No. 2003-053; and,

**WHEREAS**, on April 7, 2010, the Riverside County Planning Commission, after a public hearing on the matter, recommended approval of Substantial Conformance No. 2 based on the finding that large scale recreational uses, such as a motor sports track and related facilities, substantially conform to the allowable land uses within the "open space" and "heavy industrial" zones within The Kohl Ranch Specific Plan; and,

**WHEREAS**, all the procedures of the California Environmental Quality Act ("Act") and the Rules for Riverside County Implementing the California Environmental Quality Act ("Rules") have been met, and Environmental Impact Report No. 396, which was prepared in connection with the adoption of Specific Plan No. 303 and certified by the Riverside County Board of Supervisors on November 16, 1999, as modified by the Addendum (Environmental Assessment No. EA42375, hereinafter referred to as "Addendum") prepared in connection with this Amendment No. 2 to Specific Plan No. 303 ("Amendment No. 2") and related cases (collectively referred to alternatively herein as "the project"), is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

FORM APPROVED COUNTY COUNSEL  
BY: TIFFANY NORTH  
DATE: 5/26/11



1           WHEREAS, the matter was discussed fully with testimony and documentation presented  
2 by the public and affected government agencies; now, therefore,

3           **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of  
4 Supervisors of the County of Riverside, in regular session assembled on June 7, 2011, that:

- 5           1. Amendment No. 2 proposes to do each of the following: increase residential acreage  
6           from 1,103.33 acres to 1,140.29 acres, increase heavy industrial acreage from 172.86  
7           acres to 330.85 acres, decrease open space from 405.16 acres to 375.95 acres,  
8           decrease commercial acreage from 91.09 acres to 31.06 acres and decrease business  
9           acreage from 155.10 acres to 24.45 acres.
- 10           2. Amendment No. 2 incorporates into the Kohl Ranch Specific Plan the large scale  
11           recreational uses, such as a motor sports track and its ancillary uses, as approved by  
12           the Board of Supervisors pursuant to the Substantial Conformance No. 2 approved on  
13           May 18, 2010.
- 14           3. Amendment No. 2 changes density ranges from Low Density Residential : 1.0-5.9  
15           du/ac, Medium Density Residential: 6.0-11.9 du/ac and High Density Residential  
16           12.0-18.0 du/ac to Medium Density Residential: 2.0-5.0 du/ac, Medium High Density  
17           Residential: 5.0-8.0 du/ac, High Density Residential: 8.0-14.0 du/ac and Very High  
18           Density Residential: 14.0-20.0 du/ac in order to maintain consistency with the  
19           current Riverside County General Plan Land Use Designations. Amendment No. 2  
20           distributes dwelling units among four different residential density classifications.
- 21           4. Amendment No. 2 eliminates the previously approved Industrial Overlay  
22           Designation, and eliminates Land Use Concepts 2 through 6 contained in the original  
23           Kohl Ranch Specific Plan. Phasing Scenarios have been reallocated and reduced  
24           from five phases to four phases, and the overall number of Planning Areas within  
25           Kohl Ranch has been reduced from 93 to 92.
- 26           5. Amendment No. 2 modifies the circulation section of the Kohl Ranch Specific Plan  
27           north of Avenue 62 in the following ways: elimination of "A" Street (existing  
28           Expressway) between Harrison Street and Polk Street; the addition of a new "A"

1 Street (proposed Collector) north of Avenue 62 along the western project boundary;  
2 the re-designation of "B" Street between Avenue 62 and Avenue 60/Tyler Street from  
3 a Secondary to a Collector; the elimination of "C" Street (existing Secondary) north  
4 of Avenue 62; changing Avenue 60 from the western project boundary to Tyler Street  
5 and its re-designation from an Expressway to an Arterial; the re-designation of Polk  
6 Street from Avenue 62 to the northeast corner of Planning Area E-2 from a Major to  
7 an Arterial; and the re-designation of Tyler Street as an Arterial and its extension  
8 north from Avenue 62 to connect with Avenue 60.

9 6. Amendment No. 2 modifies the circulation section of the Kohl Ranch Specific Plan  
10 between Avenue 62 and Avenue 64 in the following ways: a change in the alignment  
11 of "D" Street; the addition of Tyler Street as a Secondary from Avenue 64 to Avenue  
12 62; and re-designation of Polk Street between Avenue 64 and Avenue 62 from a  
13 Major to an Arterial.

14 7. Amendment No. 2 modifies the circulation section of the Kohl Ranch Specific Plan  
15 south of Avenue 64 in the following ways: elimination of "C" Street (existing  
16 Secondary); the re-alignment and re-classification of "E" Street (proposed Major) to  
17 circulate north and south between Avenue 64 and Avenue 66; the addition of Tyler  
18 Street (proposed Collector) from Avenue 66 to Planning Area M-4's northern  
19 boundary; the addition of Tyler Street (proposed Modified Secondary) from the  
20 northern boundary of Planning Area M-4 to Avenue 64; the re-designation of Polk  
21 Street between Avenue 66 and Avenue 64 from a Major to an Arterial, with the  
22 exception of that portion of Planning Area J-4 which is designated as "not a part",  
23 which will have a Modified Arterial street section; the re-designation of Avenue 66  
24 between Tyler Street and Polk Street from a Secondary to an Urban Arterial; the  
25 relocation of Avenue 64 to its original straight alignment through the project area  
26 between Polk Street and Tyler Street maintaining its Major highway classification;  
27 and the addition of "F" Street as a Collector street between Tyler Street and "E"  
28 Street, with "F" Street remaining as a private roadway.

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8. The proposed amendment updates the design guidelines for the project to reflect changes to the streetscapes as described above, and the plant palette has been modified to conform to Riverside County Ordinance No. 859.
9. Amendment No. 2 is associated with 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, and Plot Plan No. 24690 (hereinafter collectively referred to as the "Project"), which were considered concurrently at the public hearing before the Planning Commission. General Plan Amendment No. 1104 (Circulation) proposes to amend the Circulation Element of the General Plan including 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 of Zone No. 7742 proposes a comprehensive update to the Zoning Ordinance for Specific Plan No. 303 including to change the zoning of the Planning Areas within the project to allow for the race track use within the Heavy Industrial designation. Tentative Tract Map No. 33487 is a Schedule "A" subdivision to divide 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities. Tentative Parcel Map No. 36315 is a Schedule "T" subdivision to divide 563 acres into six (6) parcels ranging in size from 21 acres to 263 acres. Tentative Parcel Map No. 36293 is a Schedule "E" subdivision to divide 330 acres into 295 lots 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. 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 control tower up to 70 feet in height, private garages, and a Kart Track.

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10. Environmental Assessment No. 42375 concluded that the Project would necessitate some changes in or additions to EIR No. 396, but none sufficient to necessitate the preparation of a subsequent EIR or a supplement thereto. According, an Addendum to EIR No. 396 was prepared.

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11. No potentially significant environmental impacts are associated with the proposed amendment and associated cases other than those identified in EIR No. 396, as modified by the Addendum and those impacts would be avoided or lessened (reduced to a level of insignificance) by the mitigation measures listed therein.

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**BE IT FURTHER RESOLVED** by the Board of Supervisors that:

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1. The proposed amendment would be consistent with the intent, design and mitigation approved for Specific Plan No. 303.
2. The proposed amendment would be consistent with all elements and applicable policies of the General Plan, as amended by related General Plan Amendment No. 1104 (Circulation).
3. The proposed amendment and associated cases would not have a significant effect on the environment.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered EIR No. 396, as modified by the Addendum thereto in evaluating Amendment No. 2 to Specific Plan No. 303 and the associated cases referenced above, that EIR No. 396, as modified by the Addendum is an accurate and objective statement that complies with the California Environmental Quality Act and reflects the County's independent judgment, and that EIR No. 396 and Addendum are incorporated herein by reference.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ACCEPTS the FINDINGS of the Addendum**, on the basis of which the Board of Supervisors finds that **no further environmental documentation is required** because (a) all potentially significant effects of the Project have been adequately analyzed in the previously certified EIR No. 396, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed

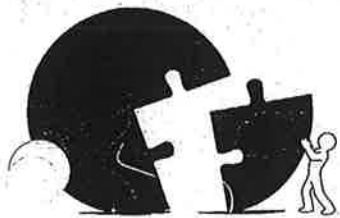
1 Project; (b) neither the Project nor the circumstances under which it will be undertaken require  
2 major revisions to the EIR due to the involvement of new significant environmental effects or a  
3 substantial increase in the severity of previously identified significant effects, nor is there new  
4 information of substantial importance which was not known or reasonably knowable at the time  
5 EIR No. 396 was certified which would indicate that the Project will have one or more  
6 significant effects not discussed in EIR No. 396 or which would indicate that the significant  
7 effects previously examined would be substantially more severe than shown in EIR No. 396; and  
8 (c) the Project proponent has not declined to adopt any mitigation measure or alternative found  
9 to be feasible that would substantially reduce one or more significant effects on the environment.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 2 to  
11 Specific Plan No. 303, on file with the Clerk of the Board, including the final conditions of  
12 approval and exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real  
13 property described and shown in the plan, and said real property shall be developed substantially  
14 in accordance with the plan as amended, unless the plan is repealed or further amended by the  
15 Board.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment  
17 No. 2 to Specific Plan No. 303 shall be placed on file in the Office of the Clerk of the Board, in  
18 the Office of the Planning Director and in the Office of the Building and Safety Director, and  
19 that no applications for subdivision maps, conditional use permits or other development  
20 approvals shall be accepted for the real property described and shown in the plan, as amended,  
21 unless such applications are substantially in accordance therewith.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the  
23 documents upon which this decision is based are the Clerk of the Board of Supervisors and the  
24 County Planning Department and that such documents are located at 4080 Lemon Street,  
25 Riverside, California.

26 BOSRES1(eph)  
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*Carolyn Syms Luna*  
*Director*

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

## Memorandum

**DATE:** 3/31/11

**TO:** Planning Commission

**FROM:** Jay Olivas

**RE:** SP Zoning Ordinance for Kohl Ranch II, LLC (Specific Plan No. 303A2)

Commission:

The attached SP Zoning Ordinance has been reviewed and approved as to form by County Counsel.

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Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

1 ORDINANCE NO. 348.4722

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 41.083, as  
6 amended, are further amended by placing in effect in the Lower Coachella Valley District the zone or zones  
7 as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.  
8 41.083, Change of Zone Case No. 7742," which map is made a part of this ordinance.

9 Section 2. Article XVIIa, of Section 17.87 of Ordinance No. 348 is amended to read as follows:

10 "Section 17.87 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO.

11 303.

12 a. Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-3,  
13 J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, M-9.

14 (1) The uses permitted in Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-  
15 1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, and  
16 M-9 of Specific Plan No. 303 shall be the same as those uses permitted in Article VIIIe, Section  
17 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a(1) and (2)  
18 and Section b.(1) shall not be permitted. In addition, the permitted uses identified under Section  
19 8.100.a. shall include public parks; community centers; and when the gross acre of a lot is twenty  
20 (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of Ordinance No. 348  
21 shall also be included

22 (2) The development standards for Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9,  
23 G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3,  
24 M-8, M-9 of Specific Plan No. 303 shall be the same as those standards identified in Article VIIIe,  
25 Section 8.101 of Ordinance No. 348.

26 (3) Except as provided above, all other zoning requirements shall be the same as those  
27 requirements identified in Article VIIIe of Ordinance No. 348.

28 b. Planning Areas A-1, A-3, A-7, E-1, and E-3.

1           (1)     The uses permitted in Planning Areas A-1, A-3, A-7, E-1, and E-3 of Specific Plan  
2 No. 303 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.  
3 348 except that the uses permitted pursuant to Section 8.100.b.(1) shall not be permitted. In  
4 addition, the permitted uses identified under Section 8.100.a. shall include public parks;  
5 community centers; facilities related to large scale recreational uses such as golf courses and a  
6 motor sports race track and facilities related thereto, including but not limited to race track, private  
7 garages, clubhouse, tuning shop, observation tower, museum, vehicle display areas and ancillary  
8 uses in support thereof; and when the gross area of a lot is twenty (20) acres or greater, the uses  
9 identified under Article XIII, Section 13.1.b. of Ordinance No. 348 shall also be included.

10           (2)     The development standards for Planning Areas A-1, A-3, A-7, E-1, and E-3 of  
11 Specific Plan No. 303 shall be the same as those standards identified in Article VIIIe., Section  
12 8.101 of Ordinance No. 348.

13           (3)     If Planning Areas A-1, A-3, A-7, E-1, and E-3 are developed with large scale  
14 recreational uses such as golf courses and a motor sports race track and facilities related thereto, the  
15 development standards shall be the same as those identified in Article VIIIe., Section 8.101 of  
16 Ordinance No. 348 except that the following development standards shall also apply:

17                   (A)     The minimum front yard setback for any building shall be 20 feet.

18                   (B)     The minimum side yard setback for any building shall be 5 feet.

19           (4)     Except as provided above, all other zoning requirements shall be the same as those  
20 requirements identified in Article VIIIe of Ordinance No. 348.

21     c.     Planning Area A-2.

22           (1)     The permitted uses in Planning Area A-2 of Specific Plan No. 303 shall be the  
23 same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses  
24 permitted pursuant to Sections 9.1.a. (17), (23), (25), (27), (29), (32), (42), (51), (52), (61), (65),  
25 (67), (73), and (93); Sections 9.1.b. (7), (9), (11)a., (18), (19), and (20); and Sections 9.1.d. (4), (5),  
26 (7), (10), (11), (12) and (13) shall not be permitted. In addition, the permitted uses identified under  
27 Section 9.1.a. shall include aviation equipment assembly; communication equipment and  
28 microwave sales and installation; computer and office equipment sales, service, repair and



1 assembly; conference facilities; country clubs, manufacture of dairy products, not including dairies;  
2 emergency and urgent care medical facilities; libraries; manufacture of grain and bakery products;  
3 health and exercise centers; hospitals; ice houses; jewelry manufacture and repair; manufacture of  
4 wearing apparel and accessories; manufacture and repair of measuring devices, watches, clocks and  
5 related items; manufacture and repair of optical goods, medical instruments, supplies and  
6 equipment, engineering, survey and drafting instruments and photography equipment; manufacture  
7 of handbags, luggage, footwear, and other personal leather goods; manufacture of cutlery,  
8 tableware, hand tools and hardware; manufacture of plumbing and heating items; vehicle storage  
9 and impoundment; manufacture of office and computing machines; manufacture, assembly, testing  
10 and repair of components, devices, equipment and systems of an electrical, electronic, or electro-  
11 mechanical nature; manufacture of non-alcoholic beverages; manufacture of confectionery  
12 products; manufacture and repair of refrigeration and heating equipment; printing of periodicals,  
13 books, forms, cards and similar items; public parks and public playgrounds; golf courses; religious  
14 institutions; facilities for research and development of precision components and products; and  
15 water wells and appurtenant facilities.

16 In addition, the permitted uses identified under Section 9.1.b. shall include aerial service  
17 businesses including advertising, photography and tours; aerospace/aeronautical museums; aircraft  
18 equipment sales, service and repair; contractor storage yards; flight schools; intermodal cargo  
19 transfer facilities; manufacture of furniture and fixtures, including cabinets, partitions and similar  
20 small items; manufacture of bicycles; parcel delivery services; warehousing and distribution;  
21 facilities related to large scale recreational uses such as golf courses and a motor sports race track  
22 and facilities related thereto, including but not limited to race track, private garages, clubhouse,  
23 tuning shop, observation tower, museum, vehicle display areas and ancillary uses in support  
24 thereof; and when the gross area of a lot is twenty (20) acres or greater, the uses identified under  
25 Article XIII, Section 13.1.b. of Ordinance No. 348 shall be included.

26 In addition, the permitted uses identified under Section 9.1.d. shall include community  
27 centers; schools; meat and poultry processing not including slaughtering or rendering of animals;  
28 paper shredding facilities; research and manufacture of drugs and pharmaceuticals; manufacture of

1 soaps, cleaners and toiletries; wrought iron fabrication; machine, welding and blacksmith shops;  
2 breweries, distilleries and wineries; paper storage and recycling within a building; recycling  
3 processing facilities; paper and paperboard mills; manufacture of containers and boxes; and above  
4 ground natural gas storage.

5 (2) The development standards for Planning Areas A-2 of Specific Plan No. 303 shall  
6 be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348 except  
7 that sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks and other  
8 sporting activities, shall not be permitted.

9 (3) Except as provided above, all other zoning requirements shall be the same as those  
10 requirements identified in Article IX of Ordinance No. 348.

11 d. Planning Areas C-6, G-8, H-8 and L-1.

12 (1) The uses permitted in Planning Areas C-6, G-8, H-8 and L-1 of Specific Plan No.  
13 303 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348,  
14 except that the uses permitted pursuant to Section 7.1.a.(3), (4) and (10); Section 7.1.b(9); and  
15 Section 7.1.c.(1) shall not be permitted.

16 In addition, the permitted uses identified under Section 7.1.b. shall include two family  
17 dwellings developed pursuant to Subsections AA. through DD. of this section; lakes, including  
18 those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water and  
19 noncommercial fishing; water wells and appurtenant facilities; and when the gross area of a lot is  
20 twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.a. and b. of  
21 Ordinance No. 348 shall also be included, except that the uses permitted pursuant to Section  
22 13.1.a.(15) shall not be permitted.

23 (2) The development standards for Planning Areas C-6, G-8, H-8 and L-1 of Specific  
24 Plan 303 shall be the same as those standards identified in Article VII, Sections 7.2 through 7.11  
25 except that the development standards set forth in Sections 7.3, 7.4, 7.5, 7.6, and 7.10 shall be  
26 deleted and replaced by the following:

27 A. Lot area shall be not less than four thousand (4,000) square feet, unless  
28 cluster development subject to the development standards set forth in subsections AA.

1 through DD. of this section is utilized. The minimum lot area shall be determined by  
2 excluding that portion of a lot that is used solely for access to the portion of a lot used as  
3 building site.

4 B. The front yard shall be not less than 16 feet, measured from the existing  
5 street line or from any future street line as shown on any Specific Plan of Highways,  
6 whichever is nearer the proposed structure.

7 C. The minimum average width of that portion of a lot to be used as a  
8 building site shall be forty feet (40'), with a minimum average depth of one hundred feet  
9 (100') unless cluster development subject to the development standards set forth in  
10 subsections AA. through DD. of this section is utilized. "Flag" lots shall not be permitted.

11 D. The minimum frontage of a lot shall be forty feet (40') except that lots  
12 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30')  
13 unless cluster development subject to the development standards set forth in subsections  
14 AA. through DD. of this section is utilized. Lot frontage along curvilinear streets may be  
15 measured at the building setback in accordance with zone development standards.

16 E. Side yards on interior and through lots shall be not less than ten percent  
17 (10%) of the width of the lot, but not less than three feet (3') in width in any event, and  
18 need not exceed a width of five feet (5') unless cluster development subject to the  
19 development standards set forth in subsections AA. through DD. of this section is utilized.  
20 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the  
21 existing street line or from any future street line as shown on any Specific Plan of  
22 Highways, whichever is nearer the proposed structure, upon which the main building sides  
23 unless cluster development subject to the development standards set forth in subsections  
24 AA. through DD. of this section is utilized. Where a zero lot line design is utilized, the  
25 alternate side yard shall be not less than ten feet (10') in width.

26 F. The rear yard shall not be less than ten feet (10') unless cluster  
27 development subject to the development standards set forth in subsection AA. through DD.  
28 of this section is utilized.

1 G. Every main building erected or structurally altered shall have a lot or  
2 building site of not less than one thousand one hundred (1,100) square feet for each  
3 dwelling unit in such main building unless cluster development subject to the development  
4 standards set forth in subsections AA. through DD. of this section is utilized.

5 In addition, when a cluster development design is utilized, the following  
6 development standards shall be applicable:

7 AA. The minimum overall area for each individual unit within a two-  
8 family dwelling exclusive of the area set aside for street rights of way shall be two  
9 thousand (2,000) square feet.

10 BB. The minimum lot area for two-family lots used as a residential  
11 building site shall be two thousand (2,000) square feet. The minimum lot area  
12 shall be determined by excluding that portion of a lot that is used solely for access  
13 to the portion of a lot used as a building site. For each two family dwelling,  
14 common open space shall be provided equal to the difference between the lot area  
15 for such two family dwelling and eight thousand (8,000) square feet.

16 CC. Side yards on interior and through lots shall be not less than three  
17 feet (3') for one-story buildings; not less than ten feet (8') for two-story buildings;  
18 and not less than fifteen feet (15') for three-story buildings. Side yards on corner  
19 and reversed corner lots shall be not less than ten feet (10') from the existing street  
20 line as shown on any Specific Plan of Highways, whichever is nearer the proposed  
21 structure, upon which the main building sides, except that where the lot is less than  
22 fifty feet (50') wide the yard need not exceed twenty percent (20%) of the lot  
23 width.

24 DD. The rear yard shall not be less than ten feet (10') for one-story  
25 buildings; not less than fifteen feet (15') for two-story buildings; and not less than  
26 twenty feet (20') for three-story buildings.

27 (3) Except as provided above, all other zoning requirements shall be the same as those  
28 requirements identified in Article VII of Ordinance No. 348.

1 e. Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7, H-2, H-4, H-5, H-7, M-7B,  
2 M-7C, M-7D, and M-7E.

3 (1) The uses permitted in Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7,  
4 H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E of Specific Plan No. 303 shall be the same as  
5 those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses  
6 permitted pursuant to Section 7.1.a.(3); Section 7.1.b(9); and 7.1.c(1) shall not be permitted. In  
7 addition, the permitted uses identified under Section 7.1.b. shall include two family dwellings  
8 developed pursuant to Subsections AA. through FF. of this section; community centers; lakes,  
9 including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation  
10 water and non-commercial fishing; water wells and appurtenant facilities; and when the gross area  
11 of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of  
12 Ordinance No. 348 shall also be included.

13 (2) The development standards for Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8,  
14 F-3, G-7, H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E of Specific Plan No. 303 shall be the  
15 same as those standards identified in Article VII, Sections 7.2 through 7.11, except that the  
16 development standards set forth in Sections 7.3, 7.5, 7.6, and 7.11 shall be deleted and replaced by  
17 the following:

18 A. Lot area shall be not less than five thousand (5,000) square feet, unless  
19 cluster development subject to the development standards set forth in subsections AA.  
20 through FF. of this section is utilized. The minimum lot area shall be determined by  
21 excluding that portion of a lot that is used solely for access to the portion of a lot used as  
22 building site.

23 B. The minimum average width of that portion of a lot to be used as a  
24 building site shall be fifty feet (50'), with a minimum average depth of one hundred feet  
25 (100') unless cluster development subject to the development standards set forth in  
26 subsections AA. through FF. of this section is utilized. "Flag" lots shall not be permitted.

27 C. The minimum frontage of a lot shall be fifty (50') except that lots fronting  
28 on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30') unless cluster

1 development subject to the development standards set forth in subsections AA. through FF.  
2 of this section is utilized. Lot frontage along curvilinear streets may be measured at the  
3 building setback in accordance with zone development standards.

4 D. Side yards on interior and through lots shall be not less than ten percent  
5 (10%) of the width of the lot, but not less than three feet (3') in width in any event, and  
6 need not exceed a width of five feet (5') unless cluster development subject to the  
7 development standards set forth in subsections AA. through FF. of this section is utilized.  
8 A zero lot line design may be used, in which event the alternate side yard shall be not less  
9 than ten feet (10') in width. Side yards on corner and reverse corner lots shall be not less  
10 than ten feet (10') from the existing street line or from any future street line as shown on  
11 any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the  
12 main building sides, unless cluster development subject to the development standards set  
13 forth in subsections AA. through FF. of this section is utilized.

14 E. The rear yard shall not be less than ten feet (10') unless cluster  
15 development subject to the development standards set forth in subsections AA. through FF.  
16 of this section is utilized.

17 In addition, when a cluster development design is utilized, for either single family or two  
18 family dwellings, the following development standards shall be applicable:

19 AA. The minimum overall area for each single-family dwelling unit or  
20 each individual unit within a two-family dwelling, exclusive of the area set aside  
21 for street rights of way shall be four thousand (4,000) square feet.

22 BB. The minimum lot area for individual single-family and two-family  
23 lots used as a residential building site shall be four thousand (4,000) square feet.  
24 The minimum lot area shall be determined by excluding that portion of a lot that is  
25 used solely for access to the portion of a lot used as a building site. For each  
26 dwelling unit, common open space shall be provided equal to the difference  
27 between the single-family or two-family lot area and five thousand (5,000) square  
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feet for each single-family dwelling or ten thousand five hundred (10,500) square feet for each two-family dwelling.

CC. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50'), with a minimum average depth of ninety feet (90'). "Flag" lots shall not be permitted.

DD. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

EE. Side yards for single-family dwellings on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5'). Side yards for single-family dwellings on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides. Where a zero lot line design is utilized for single-family dwellings, the alternate side yard shall be not less than ten feet (10') in width. Side yards for two-family dwellings on interior and through lots shall be not less than five feet (5') for one-story buildings; not less than ten feet (10') for two-story buildings; and not less than fifteen feet (15') for three-story buildings. Side yards for two-family dwellings on corner and reverse corner lots shall be measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

FF. The rear yard for single-family dwellings shall be not less than ten feet (10'). The rear yard for two-family dwellings shall be not less than ten feet (10') for one-story buildings, not less than fifteen feet (15') for two-story buildings; and not less than twenty feet (20') for three-story buildings.

1 (3) Except as provided above, all other zoning requirements shall be the same as  
2 those requirements identified in Article VII of Ordinance No. 348.

3 f. Planning Areas A-5, E-4, F-4 and G-1.

4 (1) The uses permitted in Planning Areas A-5, E-4, F-4 and G-1 of Specific Plan No.  
5 303 shall be the same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except  
6 that the uses permitted pursuant to Sections 9.1.a. (29), (51) and (93), b.(11)a., (12), (18), (19), and  
7 (20), d.(2), (3), (4), (5), (6), (9), (10), (11), (12) and (13), shall not be permitted.

8 In addition, the permitted uses identified under Section 9.1.a. shall include public parks and  
9 public playgrounds; golf courses; country clubs; animal hospitals with all kennels entirely indoors;  
10 health clubs; computer sales and repair stores; parcel delivery services; libraries; religious  
11 institutions; community centers; schools; and water wells and appurtenant facilities.

12 In addition, when the gross area of a lot is twenty (20) acres or greater, the permitted uses  
13 identified under Section 9.1.b. shall include the uses permitted under Article XIII, Section 13.1.b.  
14 of Ordinance No. 348.

15 In addition, the permitted uses identified under Section 9.1.d. shall include electric vehicle  
16 charging stations.

17 (2) The development standards for Planning Areas A-5, E-4, F-4 and G-1 of Specific  
18 Plan No. 303 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance  
19 No. 348.

20 (3) Except as provided above, all other zoning requirements shall be the same as those  
21 requirements identified in Article IX of Ordinance No. 348.

22 g. Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10,  
23 I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B and M-6A, M-6B, M-7A.

24 (1) The uses permitted in Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9,  
25 I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B and M-6A, M-6B,  
26 M-7A of Specific Plan No. 303 shall be the same as those uses permitted in Article VI, Section 6.1  
27 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b(5); and Section  
28 6.1.c.(1). shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall



1 include two family dwellings developed pursuant to subsection AA. through GG. of this section;  
2 lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable  
3 irrigation water; water wells and appurtenant facilities; and when the gross acre of a lot is twenty  
4 (20) acres or greater, the uses identified under Article XIII, Section 13.1.a. and b. of Ordinance No.  
5 348 shall also be included, except that the uses permitted pursuant to Section 13.1.a(15) shall not  
6 be permitted.

7 In addition the permitted uses identified under Section 6.1.b. shall include day care centers;  
8 libraries; religious institutions; community centers; and schools.

9 (2) The development standards for Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-  
10 13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B and M-6A,  
11 M-6B, M-7A of Specific Plan No. 303 shall be the same as those standards identified in Article VI,  
12 Section 6.2, except that the development standards set forth in Article VI, Section 6.2.b, c., d.,  
13 e.(2), e.(3) and g shall be deleted and replaced by the following:

14 A. Lot area shall be not less than six thousand (6,000) square feet, unless  
15 cluster development subject to the development standards set forth in subsection AA.  
16 through GG. of this section is utilized. The minimum lot area shall be determined by  
17 excluding that portion of a lot that is used solely for access to the portion of a lot used as  
18 building site.

19 B. The minimum average width of that portion of a lot to be used as a  
20 building site shall be sixty feet (60'), with a minimum average depth of one hundred feet  
21 (100') unless cluster development subject to the development standards set forth in  
22 subsections AA. through GG. of this section is utilized. "Flag" lots shall not be permitted.

23 C. The minimum frontage of a lot shall be sixty feet (60') except that lots  
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35')  
25 unless cluster development subject to the development standards set forth in subsections  
26 AA. through GG. of this section is utilized. Lot frontage along curvilinear streets may be  
27 measured at the building setback in accordance with zone development standards.  
28

1           D.     Side yards on interior and through lots shall be not less than ten percent  
2           (10%) of the width of the lot, but not less than three feet (3') in width in any event, and  
3           need not exceed a width of five feet (5') unless cluster development subject to the  
4           development standards set forth in subsection AA. through GG. of this section is utilized.  
5           Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the  
6           existing street line or from any future street line as shown on any Specific Plan of  
7           Highways, whichever is nearer the proposed structure, upon which the main building sides  
8           unless cluster development subject to the development standards set forth in subsections  
9           AA. through GG. of this section is utilized.

10           E.     The rear yard shall not be less than ten feet (10') unless cluster  
11           development subject to the development standards set forth in subsections AA. through  
12           GG. of this section is utilized.

13           In addition, when a cluster development design is utilized for single family or two  
14           family dwellings, the following development standards shall be applicable:

15           AA.    The minimum overall area for each single-family dwelling unit or  
16           each individual unit within a two-family dwelling, exclusive of the area set aside  
17           for street rights of way shall be five thousand (5,000) square feet.

18           BB.    The minimum lot area for individual single-family lots used as a  
19           residential building site shall be five thousand (5,000) square feet. The minimum  
20           lot area for two-family lots shall be five thousand (5,000) square feet. The  
21           minimum lot area shall be determined by excluding that portion of a lot that is used  
22           solely for access to the portion of a lot used as a building site. For each dwelling  
23           unit, common open space shall be provided equal to the difference between the  
24           single-family or two-family lot area and six thousand (6,000) square feet for each  
25           single-family dwelling or twelve thousand (12,000) square feet for each two-  
26           family dwelling.

1 CC. The minimum average width of that portion of a lot to be used as a  
2 building site shall be fifty-five feet (55'), with a minimum average depth of one  
3 hundred feet (100'). "Flag" lots shall not be permitted.

4 DD. The minimum frontage of a lot shall be fifty-five feet (55'), except  
5 that lots fronting on knuckles or cul-de-sac may have a minimum frontage of  
6 thirty feet (30'). Lot frontage along curvilinear streets may be measured at the  
7 building setback in accordance with zone development standards.

8 EE. Side yards on interior and through lots shall be not less than ten  
9 percent (10%) of the width of the lot, but not less than three feet (3') in width in  
10 any event, and need not exceed a width of five feet (5'). Side yards on corner and  
11 reverse corner lots shall be not less than ten (10') from the existing street line or  
12 from any future street line as shown on any Specific Plan of Highways, whichever  
13 is nearer the proposed structure, upon which the main building sides. Where a zero  
14 lot line design is utilized the alternate side yard shall be not less than ten feet (10')  
15 in width.

16 FF. The rear yard for single-family dwellings shall be not less than ten  
17 feet (10'). The rear yard for two-family dwellings shall be not less than ten feet  
18 (10') for one-story buildings, not less than fifteen feet (15') for two-story buildings,  
19 and not less than twenty feet (20') for three-story buildings.

20 GG. In no case shall more than sixty percent (60%) of any lot be  
21 covered by buildings or structures.

22 (3) Except as provided above, all other zoning requirements shall be the same as those  
23 requirements identified in Article VI of Ordinance No. 348.

24 h. Planning Area A-4, A-6, A-8 and E-2

25 (1) The uses permitted in Planning Area A-4, A-6, A-8 and E-2 of Specific Plan 303  
26 shall be the same as those uses permitted in Article XII, Section 12.2 of Ordinance No. 348, except  
27 that the uses permitted pursuant to Section 12.2.c. (3), (7), (11) and (12); Section 12.2.d.; Section  
28 12.2.e., 12.2.f. and 12.2.g. shall not be permitted. In addition, the permitted uses identified under

1 Section 12.2.b. shall include water wells and appurtenant facilities, facilities related to large scale  
2 recreational uses such as golf courses and a motor sports race track and facilities related thereto,  
3 including but not limited to race track, private garages, clubhouse, tuning shop, observation tower,  
4 museum, vehicle display areas, underground fuel storage and ancillary uses in support thereof; and  
5 when the gross acre of a lot is twenty (20) acres or greater, the uses identified under Article XIII,  
6 Section 13.1.a. and b. of Ordinance No. 348 shall also be included, except that the uses permitted  
7 pursuant to Section 13.1.a.(15) shall not be permitted.

8 In addition, the permitted uses identified under Section 12.2.b shall include aerial services  
9 including advertising, photography and tours; aerospace/aeronautical museums; aircraft taxiways;  
10 catering services/flight kitchens; conference facilities; golf courses and appurtenant facilities;  
11 convenience stores; dry cleaners; flight schools; hospitals; hotels and motels; intermodal cargo  
12 transfer terminals; research and development facilities for biomedical, chemical, electronic,  
13 mechanical and other scientific purposes; paper recycling facilities; parcel delivery services; and  
14 rental car agencies including the storage of rental cars.

15 In addition, the permitted uses identified under Section 12.2.c. shall include cogeneration  
16 plants; structures and facilities necessary and incidental to the development, generation and  
17 transmission of electric power and gas such as power plants, booster or conversion plants,  
18 transmission lines, pipelines and the like; and incarceration and detention facilities.

19 (2) The development standards for Planning Area A-4, A-6, A-8 and E-2 of Specific  
20 Plan No. 303 shall be the same as those standards identified in Article XII, Section 12.4 of  
21 Ordinance No.348, provided however that Article XII, Section 12.4(b)(3) shall apply only to  
22 setbacks calculated from public streets. Article XII, Section 12.4.a. is modified to provide that the  
23 minimum lot area shall be seven thousand (7,000) square feet with no minimum average width.  
24 There shall be no minimum setback from any private street. Article XII, Section 12.4c.(2) is  
25 modified to provide that an observation tower built within Planning Areas A-4, A-6, A-8 and E-2,  
26 and built as part of a large scale recreational use shall not exceed 70 feet in height and sports  
27 lighting, consisting of exterior nighttime lighting for ball fields, racetracks and other sporting  
28 activities, shall not be permitted.

1 (3) Except as provided above, all other zoning requirements shall be the same as  
2 those requirements identified in Article XII of Ordinance No.348.

3 i. Planning Area M-4.

4 (1) The uses permitted in Planning Area M-4 of Specific Plan No. 303 shall be the  
5 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the  
6 permitted uses identified under Section 6.1.a. shall include government offices, courthouses, police  
7 stations, fire stations, libraries, museums, and public schools.

8 (2) The development standards for Planning Area M-4 of Specific Plan No. 303 shall  
9 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

10 (3) Except as provided above, all other zoning requirements shall be the same as  
11 those requirements identified in Article XI of Ordinance No. 348.

12 Section 3. This ordinance shall take effect 30 days after its adoption.

13  
14 BOARD OF SUPERVISORS OF THE COUNTY  
15 OF RIVERSIDE, STATE OF CALIFORNIA

16 By: \_\_\_\_\_  
17 Chairman


18 ATTEST:

19 KECIA HARPER-IHEM  
20 Clerk of the Board

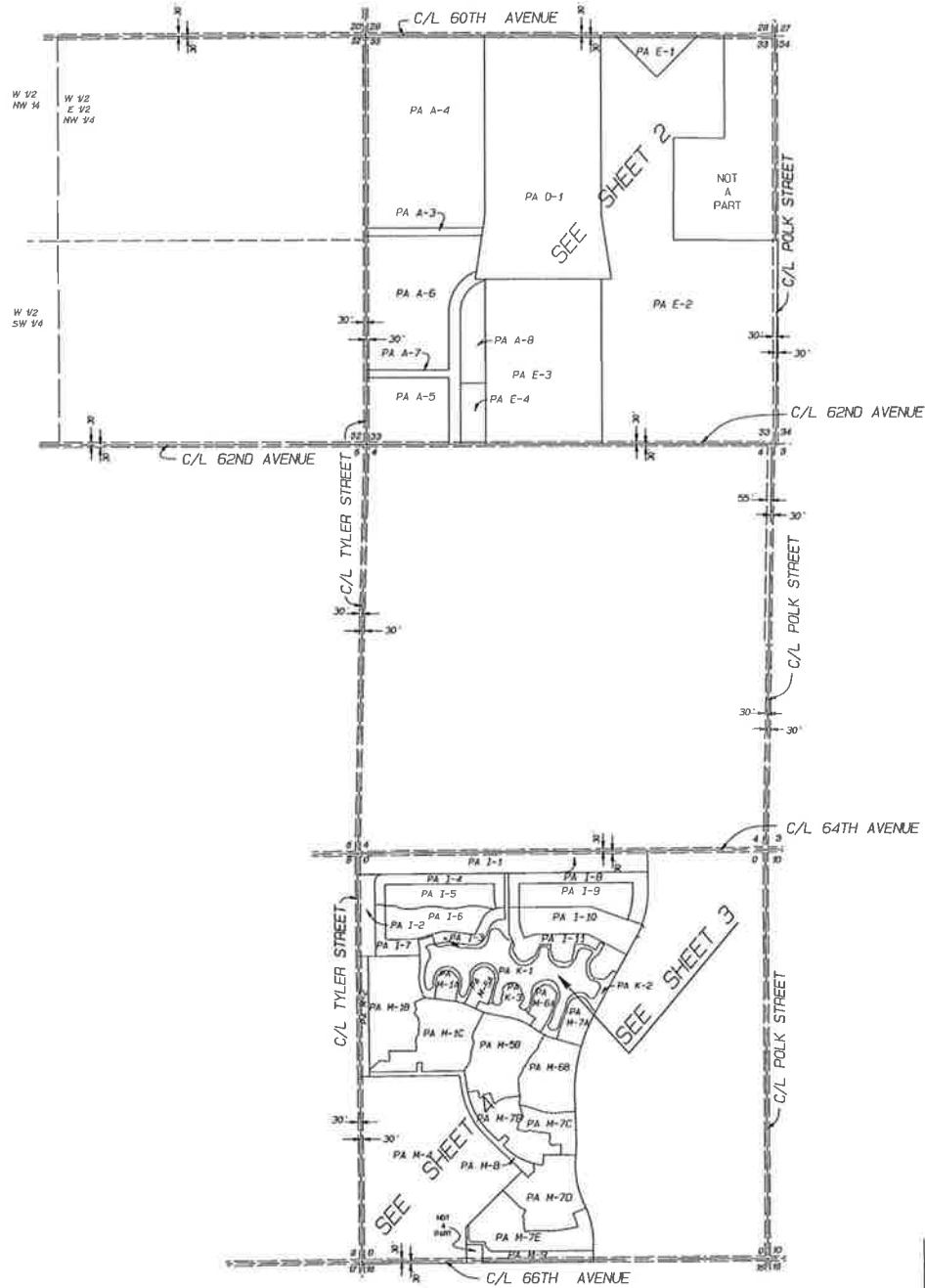
21  
22 By: \_\_\_\_\_  
23 Deputy

24 (SEAL)

25 APPROVED AS TO FORM:  
26 May 31, 2011

27 By:   
28 TIFFANY N. NORTH  
Deputy County Counsel

SEC. 33, T.6S., R.8E., S.B.B. & M.  
SEC. 9, T.7S., R.8E., S.B.B. & M.



LEGEND

SP ZONE

SPECIFIC PLAN (S.P. 303)

MAP NO. 41.083

CHANGE OF OFFICIAL ZONING PLAN  
LOWER COACHELLA VALLEY DISTRICT



CHANGE OF ZONE CASE NO. 7742  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4722  
ADOPTION DATE JUNE 7, 2011

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN 751-070-004, 009, 017 thru 021, 023, 025, 029, 031 & 032  
APN 759-170-001, APN 759-180-001 & APN 759-190-004

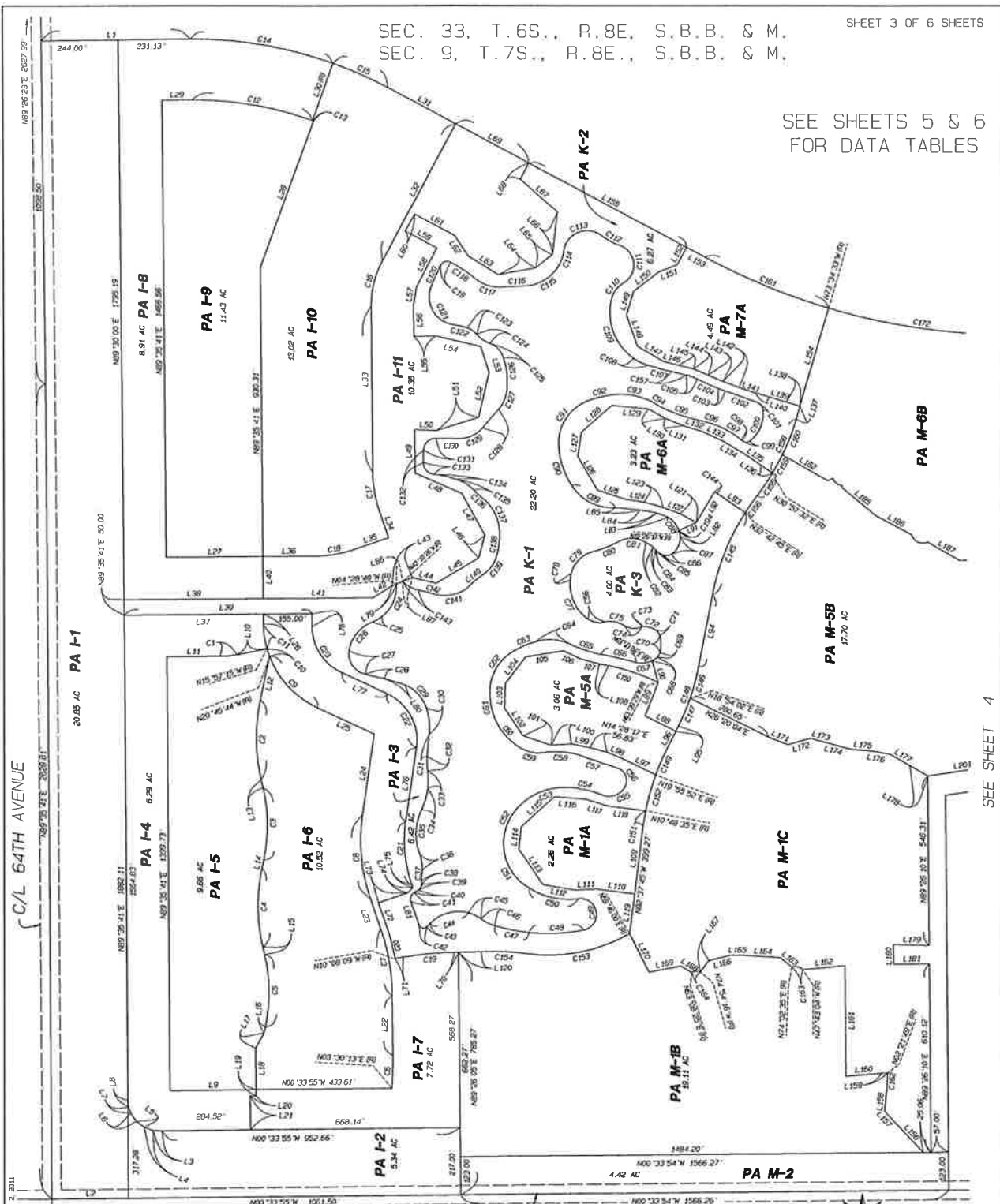
16.1 6-7-11



SEC. 33, T. 6S., R. 8E., S. B. B. & M.  
SEC. 9, T. 7S., R. 8E., S. B. B. & M.

SHEET 3 OF 6 SHEETS

SEE SHEETS 5 & 6  
FOR DATA TABLES

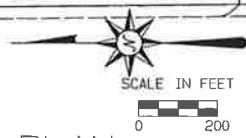


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SP ZONE

**LEGEND**

SPECIFIC PLAN (S.P. 303) MAP NO. 41.083



**CHANGE OF OFFICIAL ZONING PLAN  
LOWER COACHELLA VALLEY DISTRICT**

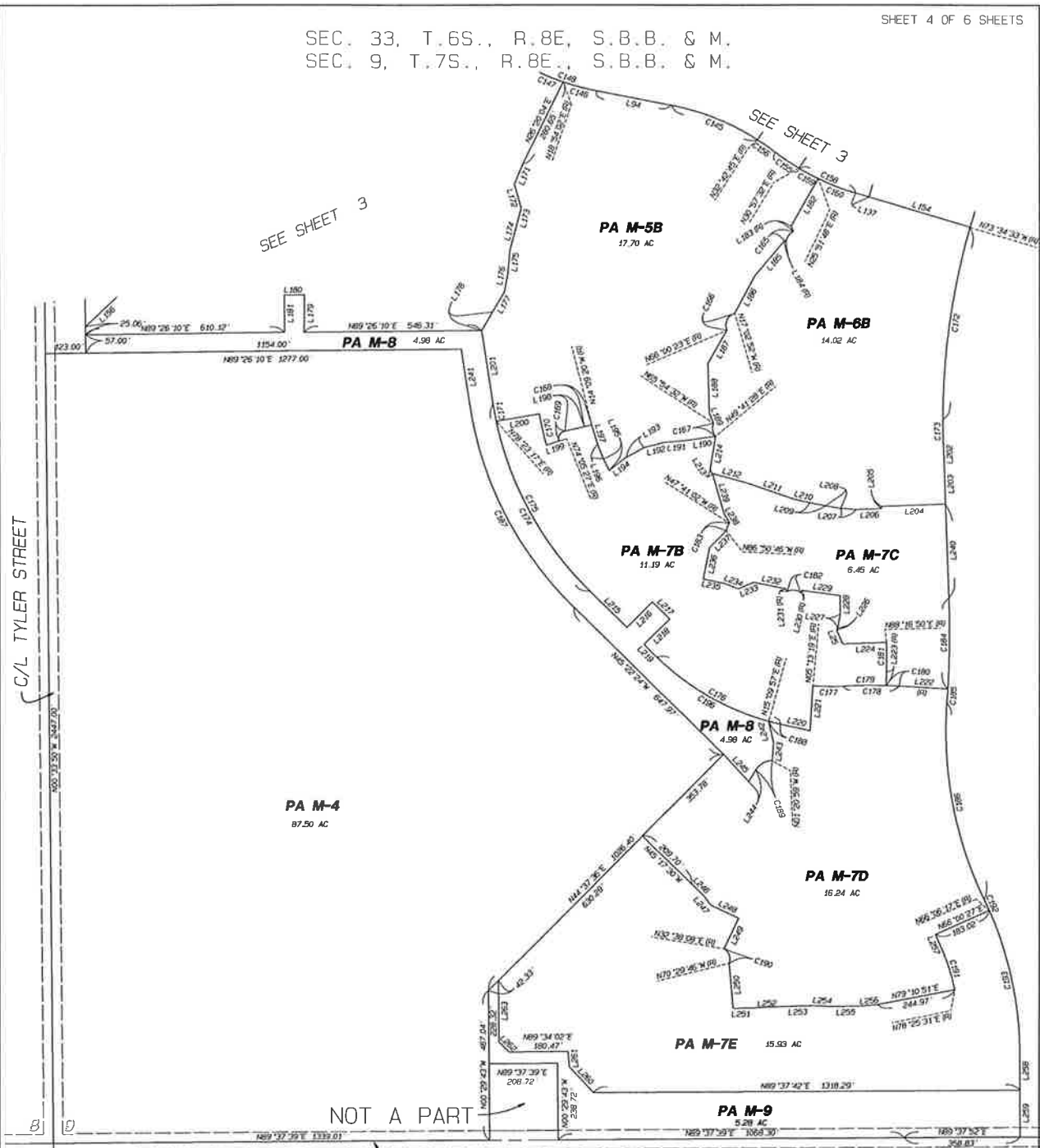
CHANGE OF ZONE CASE NO. 7742  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4722  
ADOPTION DATE JUNE 7, 2011  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN 751-070-004, 009, 017 thru 021, 023, 025, 029, 031 & 032  
APN 759-170-001, APN 759-180-001 & APN 759-190-004

SEE SHEET 4



SEC. 33, T. 6S., R. 8E, S.B.B. & M.  
SEC. 9, T. 7S., R. 8E, S.B.B. & M.



NOT A PART

**LEGEND**

SP ZONE SPECIFIC PLAN (S.P. 303)

MAP NO. 41.083

**CHANGE OF OFFICIAL ZONING PLAN  
LOWER COACHELLA VALLEY DISTRICT**

CHANGE OF ZONE CASE NO. 7742  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4722  
ADOPTION DATE JUNE 7, 2011

RIVERSIDE COUNTY BOARD OF SUPERVISORS



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SEC. 33, T. 6S., R. 8E., S. B. B. & M.  
SEC. 9, T. 7S., R. 8E., S. B. B. & M.

Table with columns: LINE/CURVE, RADIUS, DELTA, LENGTH, BEARING. Contains curve data for the left section of the plan.

Table with columns: LINE/CURVE, RADIUS, DELTA, LENGTH, BEARING. Contains curve data for the middle section of the plan.

Table with columns: LINE/CURVE, RADIUS, DELTA, LENGTH, BEARING. Contains curve data for the right section of the plan.

LEGEND

SP ZONE

SPECIFIC PLAN (S.P. 303)

MAP NO. 41.083

CHANGE OF OFFICIAL ZONING PLAN  
LOWER COACHELLA VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 7742  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4722  
ADOPTION DATE JUNE 7, 2011

RIVERSIDE COUNTY BOARD OF SUPERVISORS

626210-00-0001-000-0002-OFFICIAL-PLAN 7742 N-PLAN LEGS.dwg Jun. 2, 2011

SEC. 33, T. 6S., R. 8E., S. B. B. & M.  
SEC. 9, T. 7S., R. 8E., S. B. B. & M.

LINE/CURVE	RADIUS	DELTA	LENGTH	BEARING
L159			20.12	N08°06'46"W
L160			113.84	N04°50'06"W
L161			328.49	N89°27'45"E
L162			117.15	N05°29'34"W
C163	38.50	50°14'21"	39.13	N13°09'45"E
L163			45.71	N39°59'29"E
L164			158.80	N03°42'43"E
L165			44.48	N00°14'23"E
C164	38.50	41°57'19"	20.19	N25°35'03"W
L166			70.07	N14°03'45"W
L167			45.13	N53°22'03"W
L168			40.11	N31°44'48"E
L169			104.54	N11°07'29"W
L170			139.78	N63°03'21"E
L171			67.30	N01°45'48"E
L172			76.16	N15°29'26"W
L173			57.86	N14°49'34"E
L174			76.06	N14°48'14"E
L175			72.05	N05°36'05"E
L176			57.40	N09°52'06"E
L177			71.32	N00°24'08"E
L178			66.54	N00°01'38"E
L179			119.05	N01°10'33"E
L180			63.44	N89°26'10"E
L181			119.00	N00°32'14"W
L182			167.90	N29°40'18"E
L183			18.43	N03°49'15"W
C184	38.50	60°03'22"	40.25	N05°09'14"W
L184			6.74	N83°50'37"W
L185			138.99	N40°09'20"E
L186			131.04	N08°17'38"E
C186	38.50	36°56'45"	65.14	N04°39'45"E
L187			117.68	N01°11'11"E
L188			153.45	N01°26'00"W
L189			33.36	N03°19'05"W
C167	38.50	64°24'01"	43.27	N08°06'30"W
L190			60.58	N01°40'31"E
L191			68.05	N84°19'45"E
L192			63.29	N76°14'20"E
L193			66.27	N60°58'43"E
L194			64.32	N54°24'39"E
L195			39.21	N05°10'03"W
L196			48.81	N01°06'10"W
L197			62.43	N16°53'51"W
C198	1020.00	1°21'19"	24.13	S76°11'20"W
L198			60.54	N17°11'59"E
C199	24.50	93°05'32"	32.81	N05°28'43"E
L199			40.05	N01°08'18"E
C170	898.05	6°19'07"	99.04	N10°50'12"W
L200			132.29	N80°22'09"E
C171	1030.00	3°10'52"	64.25	N10°05'36"W
L201			208.76	N08°01'43"W
C172	2098.00	16°25'27"	601.41	N08°12'44"E
C173	2098.00	2°05'04"	76.33	S01°10'32"E
L202			64.81	N03°05'04"W
L203			130.00	N03°05'04"W
L204			192.00	N82°54'56"E
L205			6.83	N42°05'04"W
L206			78.00	N87°54'56"E
L207			48.23	N85°38'23"W
L208			48.23	N81°20'17"W
L209			49.62	N78°26'53"W
L210			50.04	N76°10'46"W
L211			191.29	N70°59'19"W
L212			111.32	N74°38'20"W
L213			13.34	N52°28'17"W
L214			105.31	N09°01'45"E
C174	1030.00	33°45'43"	606.94	S28°29'34"E
C175	1030.00	36°48'36"	661.73	N26°58'08"W
L215			160.04	N45°22'24"W
L216			112.20	N45°05'58"E
L217			75.27	N44°33'02"W
L218			111.60	N45°26'58"E
L219			36.08	N45°20'39"W
C176	780.00	32°18'11"	427.49	N61°27'03"W
L220			83.54	N77°31'01"W
L221			139.24	N03°24'10"E
C177	630.00	6°33'10"	94.04	S69°01'16"E
L222			173.61	N89°39'06"E
C178	1500.00	6°37'54"	132.47	S69°11'51"W
C180	1500.00	1°34'18"	41.15	N87°29'06"W
L223			191.59	N86°41'57"W
L224			43.05	N01°43'44"E
C181	1500.00	3°26'54"	60.28	S00°00'17"W
L224			136.07	N82°54'56"E
L225			47.29	N83°00'15"W
L226			6.53	N81°42'59"E
L227			43.27	N10°04'27"E
L228			57.03	N00°44'45"W
L229			118.44	N81°55'31"W
L230			8.27	N35°56'44"E
C182	38.50	64°20'43"	43.24	N86°13'37"W
L231			9.28	N83°23'58"W
L232			102.00	N78°02'11"W
L233			51.99	N87°03'01"E
L234			48.04	N69°20'00"W
L235			64.71	N78°41'33"W
L236			100.23	N11°20'28"E
L237			33.07	N44°42'45"E
C183	38.50	39°09'45"	26.32	N02°44'06"E
L238			31.34	N02°17'34"W
L239			111.29	N19°59'51"W
L240			250.41	N03°05'04"W
C184	3002.00	5°23'07"	282.16	S00°06'29"W
C185	3002.00	0°49'22"	43.11	N03°42'44"E
C186	1198.00	29°17'49"	676.50	N10°51'22"W

LINE/CURVE	RADIUS	DELTA	LENGTH	BEARING
L241			181.00	N08°13'50"W
C187	1100.00	36°48'36"	706.70	S76°58'08"E
C188	780.00	2°41'04"	36.55	S76°10'29"E
L242			67.28	N13°07'04"W
L243			56.07	N04°34'31"E
C189	60.50	56°47'40"	59.07	N80°15'11"E
L244			43.00	N31°52'45"E
L245			114.03	N82°41'51"W
L246			50.00	N45°22'24"W
L247			41.26	N38°32'35"W
L248			94.21	N65°02'50"W
C189	38.50	26°52'00"	104.89	N25°27'24"E
C190	38.50	26°52'00"	51.65	N18°55'49"W
L250			140.63	N04°44'57"W
L251			45.77	N89°04'40"E
L252			100.09	N87°10'00"E
L253			104.23	N88°30'41"E
L254			45.88	N85°50'52"W
L255			100.00	N89°19'59"E
L256			50.20	N84°30'42"E
C191	620.00	12°02'13"	130.43	N12°36'25"W
L257			51.85	N03°37'41"W
C192	1102.00	1°58'40"	37.40	N04°53'03"W
C193	1102.00	23°31'35"	452.40	S12°07'56"E
L258			118.86	N00°22'09"W
L259			145.00	N00°22'09"W
L260			108.90	N82°41'10"W
L261			48.50	N44°28'33"W
L262			43.80	N45°26'02"W
L263			191.30	N00°29'43"W
C194	82.63	3°00'03"	4.33	N72°03'44"E
C195	82.63	39°45'04"	57.32	N80°41'10"E
C196	780.00	29°27'06"	480.84	S60°56'30"E

LEGEND

SP ZONE

SPECIFIC PLAN (S.P. 303)

MAP NO. 41.083

CHANGE OF OFFICIAL ZONING PLAN  
LOWER COACHELLA VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 7742  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4722  
ADOPTION DATE JUNE 7, 2011

RIVERSIDE COUNTY BOARD OF SUPERVISORS