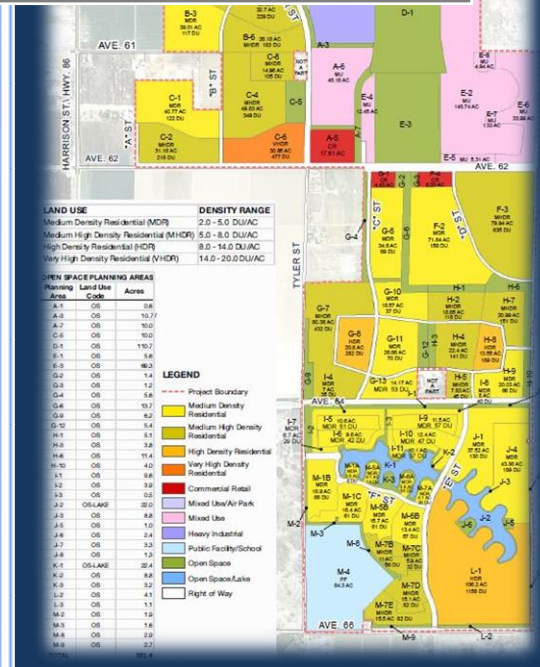
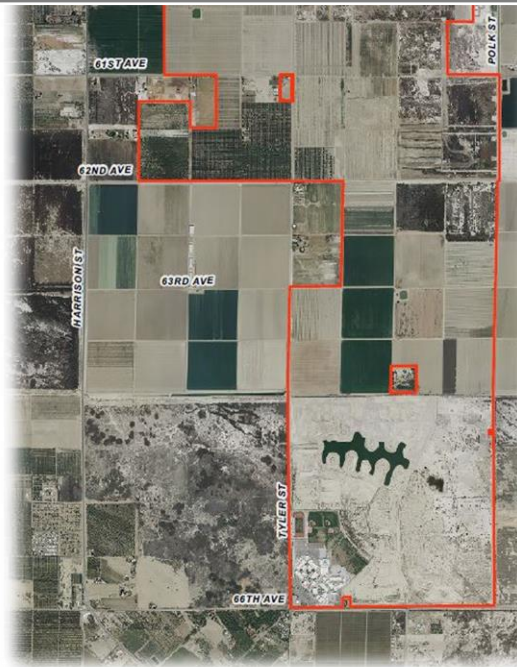


Amendment No. 3

The Kohl Ranch Specific Plan No. 303



Lead Agency:
County of Riverside Planning Department
 82-678 Hwy 111, 2nd Floor, Room 209
 Indio, California 92201
 Matt Straite

Project Sponsor:
Thermal Operating Company, LLC
 1983 W. 190th Street, Suite 100
 Torrance, CA 92504
 Tim Rogers



**RIVERSIDE COUNTY
 PLANNING DEPARTMENT**

Prepared By:
Albert A. WEBB Associates
 3788 McCray Street
 Riverside, CA 92506
 Melissa Perez

Original Specific Plan Adopted: November 16, 1999
 Amendment No. 1 Adopted: January 28, 2003
 Amendment No. 2 Adopted: June 7, 2011
 Amendment No. 3 Adopted: March 24, 2015

1 Board of Supervisors

County of Riverside

2
3 **RESOLUTION NO. 2015-060**
4 **ADOPTING**
5 **AMENDMENT NO. 3 TO SPECIFIC PLAN NO. 303**
6 **(THE KOHL RANCH)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., a public
8 hearing was held before the Riverside County Board of Supervisors on March 24, 2015, to consider
9 Amendment No. 3 ("Amendment No. 3") to Specific Plan No. 303 (The Kohl Ranch Specific Plan), which
10 Specific Plan was adopted by the Riverside County Board of Supervisors pursuant to Resolution No. 99-
11 378; amended by Amendment No. 1 ("Amendment No. 1") to Specific Plan No. 303 pursuant to
12 Resolution No. 2003-053; and amended by Amendment No. 2 ("Amendment No. 2") to Specific Plan No.
13 303 pursuant to Resolution No. 2011-144; and,

14 **WHEREAS**, the Board of Supervisors closed the March 24, 2015, public hearing and approved
15 Amendment No. 3; and,

16 **WHEREAS**, all the procedures of the California Environmental Quality Act ("CEQA") and the
17 Riverside County CEQA implementing procedures have been met, and Environmental Impact Report No.
18 396, which was prepared in connection with the adoption of Specific Plan No. 303 and certified by the
19 Riverside County Board of Supervisors on November 16, 1999, as modified by Amendment 1, related
20 cases, and associated Addendum No. 1; Amendment 2, related cases, and associated Addendum No. 2;
21 Plot Plan 24690 Revised Permit No. 1, Tentative Parcel Map 36293 Minor Change No. 1, and associated
22 Addendum No. 3; and Addendum No. 5 (Environmental Assessment No. EA42726, hereinafter referred to
23 as "Addendum No. 5") prepared in connection with this Amendment No. 3 and related cases, including
24 Change of Zone No. 7852 and Noise Exemption No. 06 (collectively referred to alternatively herein as
25 "the Project"), is sufficiently detailed so that all the potentially significant effects of the Project on the
26 environment and measures necessary to avoid or substantially lessen such effects have been evaluated in
27 accordance with the above-referenced Act and Rules; and,

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

FORM APPROVED COUNTY COUNSEL

BY:  MELISSA R. CUSHMAN DATE

1 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
2 of the County of Riverside in regular session assembled on March 24, 2015, that:

3 A. Amendment No. 3 modifies Specific Plan No. 303 by the following:

- 4 1. Reconfiguring existing planning area E-2 into 5 new planning areas (E-2, E-5, E-6, E-7 and
5 E-8) and combining existing planning areas A-8 and E-4 into one newly formed planning
6 area (E-4);
- 7 2. Changing the land use designations of existing planning areas A-6, A-8 and E-2 from
8 heavy industrial to mixed use and planning area E-4 from commercial-retail to mixed use.
9 This will result in an increase of 252.73 acres of mixed use and the equivalent loss of
10 249.94 acres of heavy industrial and 2.79 acres of commercial-retail;
- 11 3. Adding outdoor film studios and racing facility-related residential uses as allowable land
12 uses for Planning Areas E-5, E-6, E-7 and E-8 under the new mixed use land use
13 designation;
- 14 4. Adding outdoor film studios as an allowable land use for Planning Areas A-6, E-2, and E-4
15 under the new mixed use land use designation;
- 16 5. Adjusting target densities for planning areas F-2, G-5, G-10, G-11, H-2 and H-4 to allow
17 for mixed-use residential units as an allowable use so as not to exceed the maximum unit
18 count of 7,171; and
- 19 6. Updating the design guidelines to define standards for the mixed use land use category and
20 adding Airport Compatibility Design Standards for Mixed Use Residential uses.

21 B. Amendment No. 3 is associated with Change of Zone No. 7852 and Noise Exemption No. 06.
22 Change of Zone No. 7852 does not modify the boundary of the specific plan, only the
23 boundaries of the internal planning areas within the Project to allow for new planning areas
24 and uses within the proposed mixed use designation. Noise Exemption Case No. 06 is a
25 proposal for an exception to Ordinance No. 847, regulating noise for a continuous event
26 exception for sound sources related to motor vehicle racing and related facilities. Amendment
27 No. 3, Change of Zone No. 7852, and Noise Exemption Case No. 06 are being considered
28 concurrently at the public hearing before the Board of Supervisors.

1 C. Environmental Assessment No. 42726 concluded that the Project would necessitate some
2 changes in or additions to EIR No. 396, but none sufficient to necessitate the preparation of a
3 subsequent EIR or a supplement thereto. Accordingly, an Addendum to EIR No. 396 was
4 prepared.

5 D. No potentially significant environmental impacts are associated with the proposed amendment
6 and associated cases other than those identified in EIR No. 396, as modified by its Addenda,
7 and those impacts would be avoided or lessened (reduced to below a level of significance) by
8 the mitigation measures listed therein.

9 **BE IT FUTHER RESOLVED** by the Board of Supervisors that the proposed amendment would
10 be consistent with the intent, design and mitigation approved for Specific Plan No. 303 and with the
11 Riverside County General Plan.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
13 **CONSIDERED** Addendum No. 5 with EIR No. 396, as modified by the prior Addenda thereto, in
14 evaluating Amendment No. 3 to Specific Plan No. 303 and the associated cases referenced above; that
15 Addendum No. 5 is an accurate and objective statement that complies with CEQA and reflects the
16 County's independent judgment; and that Addendum No. 5, EIR No. 396 and its prior Addenda are
17 incorporated herein by reference.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it accepts the findings of
19 Addendum No. 5, on the basis of which the Board of Supervisors find that no further environmental
20 documentation is required because, while some changes or additions are necessary, none of the conditions
21 described in California Code of Regulations, title 14, section 15062 have occurred, including: (a) all
22 potentially significant effects of the Project have been adequately analyzed in previously certified EIR No.
23 396, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier
24 EIR and/or revisions or mitigation measures that are imposed upon the proposed Project; (b) neither the
25 Project nor the circumstances under which it will be undertaken require major revisions to the EIR due to
26 the involvement of new significant environmental effects or a substantial increase in the severity of
27 previously identified significant effects, nor is there new information of substantial importance which was
28 not known or reasonably knowable at the time EIR No. 396 was certified which would indicate that the

1 Project will have one or more significant effects not discussed in EIR No. 396 or which would indicate
2 that the significant effects previously examined would be substantially more severe than shown in EIR No.
3 396; (c) the Project proponent has not declined to adopt any mitigation measure or alternative found to be
4 feasible that would substantially reduce one or more significant effects on the environment; and (d) the
5 Project proponent has not declined to adopt any mitigation measures or alternatives which are
6 considerably different from those analyzed in the previous EIR that would substantially reduce one or
7 more significant effects on the environment.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 3 to
9 Specific Plan No. 303, on file with the Clerk of the Board, including the final conditions of approval and
10 exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property described and
11 shown in the plan, and said real property shall be developed substantially in accordance with the plan as
12 amended, unless the plan is replaced or further amended by the Board.

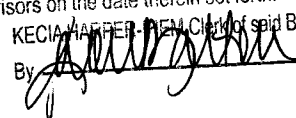
13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No.
14 3 to Specific Plan No. 303 shall be placed on file in the Office of the Clerk of the Board, in the Office of
15 the Planning Director and in the Office of the Building and Safety Director, and that no applications for
16 subdivision maps, conditional use permits or other development approvals shall be accepted for the real
17 property described and shown in the plan, as amended, unless such applications are substantially in
18 accordance therewith.

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

22 ROLL CALL:

23 Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
24 Nays: None
25 Absent: None

26 The foregoing is certified to be a true copy of a
27 resolution duly adopted by said Board of Super-
28 visors on the date therein set forth.

By  Deputy
KECIA HARPER - DEPT. Clerk of said Board

1
2 ORDINANCE NO. 348.4801

3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

4 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

5 The Board of Supervisors of the County of Riverside Ordains as follows:

6 Section 1. Section 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 41.090, as
7 amended, are further amended by placing in effect in the Lower Coachella Valley District the zone or zones
8 as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
9 41.090, Change of Zone Case No. 7852," which map is made a part of this ordinance.

10 Section 2. Article XVIIa, of Section 17.87 of Ordinance No. 348 is amended and restated in its
11 entirety to read as follows:

12 Section 17.87 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO.
13 303.

14 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-
15 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.

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

24 (2) The development standards for Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9,
25 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,
26 M-8, and M-9 of Specific Plan No. 303 shall be the same as those standards identified in Article
27 VIIIe, Section 8.101 of Ordinance No. 348.
28

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

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

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

13 (2) The development standards for Planning Areas A-1, A-3, A-7, E-1, and E-3 of
14 Specific Plan No. 303 shall be the same as those standards identified in Article VIIIe., Section
15 8.101 of Ordinance No. 348.

16 (3) If Planning Areas A-1, A-3, A-7, E-1, and E-3 are developed with large scale
17 recreational uses such as a motor sports race track and facilities related thereto, the development
18 standards shall be the same as those identified in Article VIIIe., Section 8.101 of Ordinance No.
19 348 except that the following development standards shall also apply:

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

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

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

24 c. Planning Areas A-2.

25 (1) The permitted uses in Planning Areas A-2 of Specific Plan No. 303 shall be the
26 same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses
27 permitted pursuant to Sections 9.1.a. (17), (23), (25), (27), (29), (32), (42), (51), (52), (61), (65),
28 (67), (73), and (93); Sections 9.1.b. (7), (9), (11)a., (18), (19), and (20); and Sections 9.1.d. (4), (5),

1 (7), (10), (11), (12) and (13) shall not be permitted. In addition, the permitted uses identified under
2 Section 9.1.a. shall include aviation equipment assembly; communication equipment and
3 microwave sales and installation; computer and office equipment sales, service, repair and
4 assembly; conference facilities; country clubs, manufacture of dairy products, not including dairies;
5 emergency and urgent care medical facilities; libraries; manufacture of grain and bakery products;
6 health and exercise centers; hospitals; ice houses; jewelry manufacture and repair; manufacture of
7 wearing apparel and accessories; manufacture and repair of measuring devices, watches, clocks and
8 related items; manufacture and repair of optical goods, medical instruments, supplies and
9 equipment, engineering, survey and drafting instruments and photography equipment; manufacture
10 of handbags, luggage, footwear, and other personal leather goods; manufacture of cutlery,
11 tableware, hand tools and hardware; manufacture of plumbing and heating items; vehicle storage
12 and impoundment; manufacture of office and computing machines; manufacture, assembly, testing
13 and repair of components, devices, equipment and systems of an electrical, electronic, or electro-
14 mechanical nature; manufacture of non-alcoholic beverages; manufacture of confectionery
15 products; manufacture and repair of refrigeration and heating equipment; printing of periodicals,
16 books, forms, cards and similar items; public parks and public playgrounds; golf courses; religious
17 institutions; facilities for research and development of precision components and products; and
18 water wells and appurtenant facilities.

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

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

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

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

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

15 (1) The uses permitted in Planning Areas C-6, G-8, H-8 and L-1 of Specific Plan No.
16 303 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348,
17 except that the uses permitted pursuant to Section 7.1.a.(3); (4) and (10); Section 7.1.b(9); and
18 Section 7.1.c(1) shall not be permitted.

19 In addition, the permitted uses identified under Section 7.1.b. shall include two family
20 dwellings developed pursuant to Subsections AA. through DD. of this section; lakes, including
21 those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water and
22 noncommercial fishing; water wells and appurtenant facilities; and when the gross area of a lot is
23 twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.a. and b. of
24 Ordinance No. 348 shall also be included, except that the uses permitted pursuant to Section
25 13.1.a.(15) shall not be permitted.

26 (2) The development standards for Planning Areas C-6, G-8, H-8 and L-1 of Specific
27 Plan 303 shall be the same as those standards identified in Article VII, Sections 7.2 through 7.11
28

1 except that the development standards set forth in Sections 7.3, 7.4, 7.5, 7.6, and 7.10 shall be
2 deleted and replaced by the following:

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

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

11 C. The minimum average width of that portion of a lot to be used as a
12 building site shall be forty feet (40'), with a minimum average depth of one hundred feet
13 (100') unless cluster development subject to the development standards set forth in
14 subsections AA. through DD. of this section is utilized. "Flag" lots shall not be permitted.

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

20 E. Side yards on interior and through lots shall be not less than ten percent
21 (10%) of the width of the lot, but not less than three feet (3') in width in any event, and
22 need not exceed a width of five feet (5') unless cluster development subject to the
23 development standards set forth in subsections AA. through DD. of this section is utilized.
24 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the
25 existing street line or from any future street line as shown on any Specific Plan of
26 Highways, whichever is nearer the proposed structure, upon which the main building sides
27 unless cluster development subject to the development standards set forth in subsections
28

1 AA. through DD. of this section is utilized. Where a zero lot line design is utilized, the
2 alternate side yard shall be not less than ten feet (10') in width.

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

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

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

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

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

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

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

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

6 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,
7 M-7C, M-7D, and M-7E.

8 (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,
9 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
10 those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses
11 permitted pursuant to Section 7.1.a.(3); Section 7.1.b(9); and 7.1.c(1) shall not be permitted. In
12 addition, the permitted uses identified under Section 7.1.b. shall include two family dwellings
13 developed pursuant to Subsections AA. through FF. of this section; community centers, lakes,
14 including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation
15 water and non-commercial fishing; water wells and appurtenant facilities; and when the gross area
16 of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of
17 Ordinance No. 348 shall also be included.

18 (2) The development standards for Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8,
19 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
20 same as those standards identified in Article VII, Sections 7.2 through 7.11, except that the
21 development standards set forth in Sections 7.3, 7.5, 7.6, and 7.11 shall be deleted and replaced by
22 the following:

23 A. Lot area shall be not less than five thousand (5,000) square feet, unless
24 cluster development subject to the development standards set forth in subsections AA.
25 through FF. of this section is utilized. The minimum lot area shall be determined by
26 excluding that portion of a lot that is used solely for access to the portion of a lot used as
27 building site.
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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 culs-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

1 shown on any Specific Plan of Highways, whichever is nearer the proposed
2 structure, upon which the main building sides.

3 FF. The rear yard for single-family dwellings shall be not less than ten
4 feet (10'). The rear yard for two-family dwellings shall be not less than ten feet
5 (10') for one-story buildings, not less than fifteen feet (15') for two-story buildings;
6 and not less than twenty feet (20') for three-story buildings.

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

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

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

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

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

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

23 (2) The development standards for Planning Areas A-5, G-1 and F-4 of Specific Plan
24 No. 303 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No.
25 348.

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

1 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,
2 I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B, M-6A, M-6B, and M-7A.

3 (1) The uses permitted in Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-13, H-9,
4 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, M-6A, M-6B, and
5 M-7A of Specific Plan No. 303 shall be the same as those uses permitted in Article VI, Section 6.1
6 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b(5); and Section
7 6.1.c(1). shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall
8 include two family dwellings developed pursuant to subsection AA. through GG. of this section;
9 lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable
10 irrigation water; water wells and appurtenant facilities; and when the gross acre of a lot is twenty
11 (20) acres or greater, the uses identified under Article XIII, Section 13.1.a. and b. of Ordinance No.
12 348 shall also be included, except that the uses permitted pursuant to Section 13.1.a(15) shall not
13 be permitted.

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

16 (2) The development standards for Planning Areas B-3, C-1, F-2, G-5, G-10, G-11, G-
17 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, M-6A, M-
18 6B, and M-7A of Specific Plan No. 303 shall be the same as those standards identified in Article
19 VI, Section 6.2, except that the development standards set forth in Article VI, Section 6.2.b, c., d.,
20 e.(2), e.(3) and g shall be deleted and replaced by the following:

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

26 B. The minimum average width of that portion of a lot to be used as a
27 building site shall be sixty feet (60'), with a minimum average depth of one hundred feet
28

1 (100') unless cluster development subject to the development standards set forth in
2 subsections AA. through GG. of this section is utilized. "Flag" lots shall not be permitted.

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

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

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

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

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

25 BB. The minimum lot area for individual single-family lots used as a
26 residential building site shall be five thousand (5,000) square feet. The minimum
27 lot area for two-family lots shall be five thousand (5,500) square feet. The
28 minimum lot area shall be determined by excluding that portion of a lot that is used

1 solely for access to the portion of a lot used as a building site. For each dwelling
2 unit, common open space shall be provided equal to the difference between the
3 single-family or two-family lot area and six thousand (6,000) square feet for each
4 single-family dwelling or twelve thousand (12,000) square feet for each two-
5 family dwelling.

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

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

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

21 FF. The rear yard for single-family dwellings shall be not less than ten
22 feet (10'). The rear yard for two-family dwellings shall be not less than ten feet
23 (10') for one-story buildings, not less than fifteen feet (15') for two-story buildings,
24 and not less than twenty feet (20') for three-story buildings.

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

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

1 h. Planning Area A-4

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

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

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

24 (2) The development standards for Planning Area A-4 of Specific Plan No. 303 shall
25 be the same as those standards identified in Article XII, Section 12.4 of Ordinance No.348,
26 provided however that Article XII, Section 12.4(b)(3) shall apply only to setbacks calculated from
27 public streets. Article XII, Section 12.4.a. is modified to provide that the minimum lot area shall
28 be seven thousand (7,000) square feet with no minimum average width. There shall be no

1 minimum setback from any private street. Article XII, Section 12.4c.(2) is modified to provide that
2 an observation tower built within Planning Areas A-4 and built as part of a large scale recreational
3 use shall not exceed 70 feet in height and sports lighting, consisting of exterior nighttime lighting
4 for ballfields, racetracks and other sporting activities, shall not be permitted.

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

7 i. Planning Area A-6, E-2, and E-4

8 (1) The uses permitted in Planning Areas A-6, E-2 and E-4 of Specific Plan 303 shall
9 be the same as those uses permitted in Article IX, Section 9.1a of Ordinance No. 348, except that
10 the uses permitted pursuant to Article IX, Sections 9.1.a. (17), (23), (25), (27), (29), (32), (42),
11 (51), (52), (61), (65), (67), (73), (83), (93) and (96-within Airport Land Use Compatibility Zone
12 C); allowed under Sections 9.1.b. (7), (9), (10), (11.c), (13), (14), (15), (16), (18), (19), and (20);
13 and allowed under Sections 9.1.d. (2), (4), (5), (9), (10), (12), (13), and (16) shall not be permitted;
14 and uses permitted pursuant to Article IX, Section 9.1.a (35) shall not be permitted in Planning
15 Areas E-2 and E-4.

16 In addition, the uses identified under Section 9.1.b as allowable with a plot plan shall
17 include aerial services including advertising, photography and tours; aerospace/aeronautical
18 museums; aircraft equipment sales, service, and repair; aircraft taxiways; airports; aviation
19 equipment assembly; body and fender shops; building materials and sales yard; building movers
20 storage yard; catering services/flight kitchens; cold storage plant; communications and microwave
21 installations; computer and office equipment sales, service, repair and assembly; conference
22 facilities; contractor storage yards; country clubs; dry cleaners; emergency and urgent care medical
23 facilities; facilities related to large scale recreational uses such as a motor sports race track and
24 facilities related thereto, including but not limited to race track, private garages, clubhouse, tuning
25 shop, observation tower, museum, vehicle display areas, underground fuel storage and ancillary
26 uses in support thereof; flight schools; hardware and home improvement centers; health and
27 exercise centers; heliports; ; intermodal cargo transfer terminals; libraries; industrial and
28 manufacturing uses involving food products including beverages, including alcoholic beverages,

1 canning and preserving fruits and vegetables, dairy products-not including dairies, grain and bakery
2 products, ice, meat and poultry products-including meat packing but not slaughtering, sugar and
3 confectionary products, and wineries, distilleries, and breweries; textile products including cotton,
4 wool, and synthetic weaving and finishing mills, wearing apparel and accessory products, knitting
5 mills, floor covering mills, and yard and thread mills; lumber and wood products including saw and
6 planing mills, manufacture of containers and crates, fabrication of wood building structures,
7 lumber yards, manufacture of furniture and fixtures including cabinets, partitions, and similar
8 items; paper products including paper and paperboard mills, manufacture of containers and boxes,
9 paper shredding, printing and publishing of newspaper, periodicals, books, forms cards and similar
10 items, binding of books and other publications; chemicals and related products including
11 manufacture of organic and inorganic compounds-not including those of a hazardous nature,
12 manufacture of drugs and pharmaceuticals, soaps, cleaners, and toiletries, manufacture of
13 agricultural chemicals-not including pesticides and fertilizers, paints and varnishes; rubber and
14 plastic and synthetic products including manufacture of tires and tubes, fabrication of rubber,
15 plastics, and synthetic products; leather products including tanning and finishing of leather,
16 manufacture of handbags, luggage, footwear, and other personal leather goods; stone clay, glass,
17 and concrete products including stone cutting and related activities, pottery and similar items, glass
18 blowing, pressing and cutting, glassware products, manufacture of concrete, gypsum, plaster and
19 mineral products; metal products including manufacture of cans and containers, cutlery, tableware,
20 hand tools and hardware, plumbing and heating items, wrought iron fabrication, manufacture and
21 assembly of fencing, machine, welding, and blacksmith shops, metal stamps and forged metal
22 products, fabrication of metal buildings, manufacture of ordnance and firearms, not including
23 explosives, jewelry; primary metal industries including foundries, rolling and drawing metals,
24 casting metals, blast furnaces, smelting of metals; machinery including engines, turbines, and parts,
25 farm, garden construction, industrial machinery, office and computing machines, manufacture and
26 repair of refrigeration and heating equipment, equipment sales, rental, and storage; electrical
27 equipment including electrical and electronic apparatus and components, appliances, lighting and
28 wiring, radio, television and communications equipment, musical and recording equipment,

1 musical and recording equipment; transportation and related industries including vehicles, aircraft,
2 boats and parts manufacture, railroad equipment, motorcycles, bicycles, and parts, travel trailers
3 and recreational vehicles manufacture, draying, freighting, and trucking operations, railroad yards
4 and stations, vehicle storage and impoundment, trailer and boat storage; engineering of scientific
5 instruments including manufacture and repair of measuring devices, watches, clocks and related
6 items; manufacture and repair of optical goods, medical instruments, supplies and equipment,
7 engineering, survey and drafting instruments and photography equipment; manufacture, assembly,
8 testing and repair of components, devices, equipment and systems of an electrical, electronic, or
9 electro-mechanical nature; manufacture of wearing apparel and accessories; mini warehouses;
10 nurseries and garden supply; outdoor film studio; paper recycling facilities; parcel delivery
11 services; parking lots and parking structures; public parks and public playgrounds; public utility
12 substations and storage yards; recycling of wood, metal and construction wastes;; repair of jewelry;
13 research and development facilities for biomedical, chemical, electronic, mechanical and other
14 scientific purposes; research and development facilities for precision components and products;
15 sand blasting; trailer and truck sales and rentals; vehicle and motorcycle repair; water wells and
16 appurtenant facilities; and warehousing and distribution.

17 In addition, the uses conditionally permitted identified under Section 9.1.d shall include
18 hospitals; abattoirs; above ground natural gas storage less than 6,000 gallons; acid and abrasives
19 manufacturing; auto wrecking and junk yards; concrete batch plants; cotton ginning; disposal
20 service operations; electric vehicle charging stations; fertilizer production, and processing organic
21 or inorganic; gas, steam, and oil drilling operations; recycling processing facilities; processing and
22 rendering of fats and oils; and sewerage treatment plants.

23 (2) The development standards for Planning Areas A-6 ,E-2, and E-4 of Specific Plan
24 No. 303 shall be the same as those standards identified in Article XII, Section 12.4 of Ordinance
25 No. 348 except those development standards set forth in Article XII, a, b, c(2), and k shall be
26 deleted and replaced by the following:

- 27 a. Lot Size. Minimum lot area shall be seven thousand (7,000) square feet with no
28 minimum average width.

1 b. Standard Setbacks.

- 2 1. Where the front, side, or rear yard adjoins a street, the minimum setback shall
3 be 25 feet from any public street.
4 2. No minimum setback is required from any private street.
5 3. Front Yard: No minimum.
6 4. Rear Yard: No minimum.
7 5. Side Yard: No minimum.

8 c. Height Requirements. Buildings shall not exceed 50 feet unless a height up to 75 feet
9 is approved pursuant to Article XVIII, Section 18.34. An observation tower built as
10 part of large scale recreational use shall not exceed 70 feet in height.

11 d. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other
12 means of illumination for signs, structures, landscaping, parking, loading, unloading
13 and similar areas, shall be focused, directed, and arranged to prevent glare or direct
14 illumination on streets or adjoining property. Sports lighting, consisting of exterior
15 nighttime lighting for ballfields, racetracks, and other sporting activities, shall not be
16 permitted.

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

19 j. Planning Area E-6

20 (1) The uses permitted in Planning Area E-6 of Specific Plan 303 shall be the same as
21 those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses permitted
22 pursuant to Article IX, Sections 9.1.a. (17), (23), (25), (27), (29), (32), (42), (51), (52), (61), (65),
23 (67), (73), (83), and (93); allowed under Sections 9.1.b. (7), (9), (10), (11.c), (13), (14), (15), (16),
24 (18), (19), and (20); and allowed under Sections 9.1.d. (2), (4), (5), (9), (10), (12), (13), and (16)
25 shall not be permitted.

26 In addition, the uses identified under Section 9.1.b as allowable with a plot plan shall
27 include aerial services including advertising, photography and tours; aerospace/aeronautical
28 museums; aircraft equipment sales, service, and repair; aircraft taxiways; airports; aviation

1 equipment assembly; body and fender shops; building materials and sales yard; building movers
2 storage yard; catering services/flight kitchens; cold storage plant; communications and microwave
3 installations; computer and office equipment sales, service, repair and assembly; conference
4 facilities; contractor storage yards; country clubs; dry cleaners; emergency and urgent care medical
5 facilities; facilities related to large scale recreational uses such as a motor sports race track and
6 facilities related thereto, including but not limited to race track, private garages, single family
7 residential including duplex units defined as a structure with two dwelling units placed beside one
8 another sharing a common wall, clubhouse, tuning shop, observation tower, museum, vehicle
9 display areas, underground fuel storage and ancillary uses in support thereof; flight schools; health
10 and exercise centers; intermodal cargo transfer terminals; libraries; industrial and manufacturing
11 uses involving food products including beverages- including alcoholic beverages, canning and
12 preserving of fruits and vegetables, dairy products-not including dairies, grain and bakery
13 products, ice, meat and poultry products-including meat packing but not slaughtering, sugar and
14 confectionary products, and wineries, distilleries, and breweries; textile products including cotton,
15 wool, and synthetic weaving and finishing mills, wearing apparel and accessory products, knitting
16 mills, floor covering mills, and yard and thread mills; lumber and wood products including saw and
17 planing mills, manufacture of containers and crates, fabrication of wood building structures,
18 lumber yards, manufacture of furniture and fixtures including cabinets, partitions, and similar
19 items; paper products including paper and paperboard mills, manufacture of containers and boxes,
20 paper shredding, printing and publishing of newspaper, periodicals, books, forms cards and similar
21 items, binding of books and other publications; chemicals and related products including
22 manufacture of organic and inorganic compounds-not including those of a hazardous nature,
23 manufacture of drugs and pharmaceuticals, soaps, cleaners, and toiletries, manufacture of
24 agricultural chemicals-not including pesticides and fertilizers, paints and varnishes; rubber and
25 plastic and synthetic products including manufacture of tires and tubes, fabrication of rubber,
26 plastics, and synthetic products; leather products including tanning and finishing of leather,
27 manufacture of handbags, luggage, footwear, and other personal leather goods; stone clay, glass,
28 and concrete products including stone cutting and related activities, pottery and similar items, glass

1 blowing, pressing and cutting, glassware products, manufacture of concrete, gypsum, plaster and
2 mineral products; metal products including manufacture of cans and containers, cutlery, tableware,
3 hand tools and hardware, plumbing and heating items, wrought iron fabrication, manufacture and
4 assembly of fencing, machine, welding, and blacksmith shops, metal stamps and forged metal
5 products, fabrication of metal buildings, manufacture of ordnance and firearms, not including
6 explosives, jewelry; primary metal industries including foundries, rolling and drawing metals,
7 casting metals, blast furnaces, smelting of metals; machinery including engines, turbines, and parts,
8 farm, garden construction, industrial machinery, office and computing machines, manufacture and
9 repair of refrigeration and heating equipment, equipment sales, rental, and storage; electrical
10 equipment including electrical and electronic apparatus and components, appliances, lighting and
11 wiring, radio, television and communications equipment, musical and recording equipment,
12 musical and recording equipment; transportation and related industries including vehicles, aircraft,
13 boats and parts manufacture, railroad equipment, motorcycles, bicycles, and parts, travel trailers
14 and recreational vehicles manufacture, draying, freighting, and trucking operations, railroad yards
15 and stations, vehicle storage and impoundment, trailer and boat storage; engineering of scientific
16 instruments including manufacture of wearing apparel and accessories; manufacture and repair of
17 measuring devices, watches, clocks and related items; manufacture and repair of optical goods,
18 medical instruments, supplies and equipment, engineering, survey and drafting instruments and
19 photography equipment; manufacture, assembly, testing and repair of components, devices,
20 equipment and systems of an electrical, electronic, or electro-mechanical nature; mini warehouses;
21 nurseries and garden supply; outdoor film studio; paper recycling facilities; parcel delivery
22 services; parking lots and parking structures; public parks and public playgrounds; public utility
23 substations and storage yards; recycling of wood, metal and construction wastes; repair of jewelry;
24 research and development facilities for biomedical, chemical, electronic, mechanical and other
25 scientific purposes; research and development facilities for precision components and products;
26 sand blasting; trailer and truck sales and rentals; vehicle and motorcycle repair; water wells and
27 appurtenant facilities; and warehousing and distribution.

1 In addition, the uses conditionally permitted identified under Section 9.1.d shall include
2 hospitals, abattoirs; above ground natural gas storage less than 6,000 gallons; concrete batch plants;
3 cotton ginning, disposal service operations; electric vehicle charging stations; fertilizer production,
4 and processing organic and inorganic; gas, steam and oil drilling operations; processing and
5 rendering of fats and oils; recycling processing facilities; and sewerage treatment plants.

6 (2) The development standards for Planning Area E-6 of Specific Plan No. 303 shall
7 be the same as those standards identified in Article XII, Section 12.4 except those development
8 standards set forth in Article XII, a, b, c(2), and k shall be deleted and replaced by the following:

9 a. If residential uses are located contiguous to nonresidential uses, then the following
10 standards shall apply:

11 1. Lot Size. Minimum lot area shall be seven thousand (7,000) square feet with
12 no minimum average width.

13 b. Standard Setbacks.

14 1. Where the front, side, or rear yard adjoins a street, the minimum setback shall
15 be 25 feet from any public street.

16 2. No minimum setback is required from any private street.

17 3. Front Yard: No minimum.

18 4. Rear Yard: No minimum.

19 5. Side Yard: No minimum.

20 c. Building Height. Buildings shall not exceed 50 feet unless a height up to 75 feet is
21 approved pursuant to Article XVIII, Section 18.34. An observation tower built within
22 as part of large scale recreational use shall not exceed 70 feet in height.

23 d. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other
24 means of illumination for signs, structures, landscaping, parking, loading, unloading
25 and similar areas, shall be focused, directed, and arranged to prevent glare or direct
26 illumination on streets or adjoining property. Sports lighting, consisting of exterior
27 nighttime lighting for ballfields, racetracks, and other sporting activities, shall not be
28 permitted.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

k. Planning Areas E-5, E-7 and E-8

(1) The uses permitted in Planning Areas E-5, E-7 and E-8 of Specific Plan 303 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses permitted pursuant except that the uses permitted pursuant to Article IX, Sections 9.1.a. (17), (23), (25), (27), (29), (32), (35), (42), (51), (52), (61), (65), (67), (73), (83), (93), and (96); Sections 9.1.b. (7), (9), (10), (11.a.) (11.b), (11.c), (13), (14), (15), (16), (18), (19), and (20); and Sections 9.1.d. (2), (4), (5), (9), (10), (12), (13), and (16) shall not be permitted.

In addition, the uses identified under Section 9.1.b as allowable with a plot plan shall include aerial services including advertising, photography and tours; aerospace/aeronautical museums; aircraft equipment sales, service, and repair; aircraft taxiways; airports; aviation equipment assembly; body and fender shops; building materials and sales yard; building movers storage yard; catering services/flight kitchens; cold storage plant; communications and microwave installations; computer and office equipment sales, service, repair and assembly; conference facilities; contractor storage yards;; country clubs; dry cleaners; emergency and urgent care medical facilities; facilities related to large scale recreational uses such as a motor sports race track and facilities related thereto, including but not limited to race track, private garages, single family residential including duplex units defined as a structure with two dwelling units placed beside one another sharing a common wall, clubhouse, tuning shop, observation tower, museum, vehicle display areas, underground fuel storage and ancillary uses in support thereof; flight schools; hardware and home improvement centers; health and exercise centers; heliports;; intermodal cargo transfer terminals; libraries; industrial and manufacturing uses involving food products including beverages, including alcoholic beverages, canning and preserving fruits and vegetables, dairy products-not including dairies, grain and bakery products, ice, meat and poultry products-including meat packing but not slaughtering, sugar and confectionary products, and wineries, distilleries, and breweries; textile products including cotton, wool, and synthetic weaving and finishing mills,

1 wearing apparel and accessory products, knitting mills, floor covering mills, and yard and thread
2 mills; lumber and wood products including saw and planing mills, manufacture of containers and
3 crates, fabrication of wood building structures, lumber yards, manufacture of furniture and
4 fixtures including cabinets, partitions, and similar items; paper products including paper and
5 paperboard mills, manufacture of containers and boxes, paper shredding, printing and publishing of
6 newspaper, periodicals, books, forms cards and similar items, binding of books and other
7 publications; chemicals and related products including manufacture of organic and inorganic
8 compounds-not including those of a hazardous nature, manufacture of drugs and pharmaceuticals,
9 soaps, cleaners, and toiletries, manufacture of agricultural chemicals-not including pesticides and
10 fertilizers, paints and varnishes; rubber and plastic and synthetic products including manufacture of
11 tires and tubes, fabrication of rubber, plastics, and synthetic products; leather products including
12 tanning and finishing of leather, manufacture of handbags, luggage, footwear, and other personal
13 leather goods; stone clay, glass, and concrete products including stone cutting and related activities,
14 pottery and similar items, glass blowing, pressing and cutting, glassware products, manufacture of
15 concrete, gypsum, plaster and mineral products; metal products including manufacture of cans and
16 containers, cutlery, tableware, hand tools and hardware, plumbing and heating items, wrought iron
17 fabrication, manufacture and assembly of fencing, machine, welding, and blacksmith shops, metal
18 stamps and forged metal products, fabrication of metal buildings, manufacture of ordnance and
19 firearms, not including explosives, jewelry; primary metal industries including foundries, rolling
20 and drawing metals, casting metals, blast furnaces, smelting of metals; machinery including
21 engines, turbines, and parts, farm, garden construction, industrial machinery, office and computing
22 machines, manufacture and repair of refrigeration and heating equipment, equipment sales, rental,
23 and storage; electrical equipment including electrical and electronic apparatus and components,
24 appliances, lighting and wiring, radio, television and communications equipment, musical and
25 recording equipment, musical and recording equipment; transportation and related industries
26 including vehicles, aircraft, boats and parts manufacture, railroad equipment, motorcycles,
27 bicycles, and parts, travel trailers and recreational vehicles manufacture, draying, freighting, and
28 trucking operations, railroad yards and stations, vehicle storage and impoundment, trailer and boat

1 storage; engineering of scientific instruments including manufacture and repair of measuring
2 devices, watches, clocks and related items; manufacture and repair of optical goods, medical
3 instruments, supplies and equipment, engineering, survey and drafting instruments and
4 photography equipment; manufacture, assembly, testing and repair of components, devices,
5 equipment and systems of an electrical, electronic, or electro-mechanical nature; manufacture of
6 wearing apparel and accessories; mini warehouses; nurseries and garden supply; outdoor film
7 studio; paper recycling facilities; parcel delivery services; parking lots and parking structures;
8 public parks and public playgrounds; public utility substations and storage yards; recycling of
9 wood, metal and construction wastes;; repair of jewelry; research and development facilities for
10 biomedical, chemical, electronic, mechanical and other scientific purposes; research and
11 development facilities for precision components and products; sand blasting; trailer and truck sales
12 and rentals; vehicle and motorcycle repair; water wells and appurtenant facilities; and warehousing
13 and distribution.

14 In addition, the uses conditionally permitted identified under Section 9.1.d shall include
15 hospitals, abattoirs; above ground natural gas storage less than 6,000 gallons; concrete batch plants;
16 cotton ginning, disposal service operations; electric vehicle charging stations; fertilizer production,
17 and processing organic and inorganic; gas, steam and oil drilling operations; processing and
18 rendering of fats and oils; recycling processing facilities; and sewerage treatment plants.

19 (2) The development standards for Planning Areas E-5, E-7 and E-8 of Specific Plan
20 No. 303 shall be the same as those standards identified in Article XII, Section 12.4 , except those
21 development standards set forth in Article XII, a, b, c(2) and k shall be deleted and replaced by the
22 following:

23 a. If residential uses are located contiguous to nonresidential uses, then the following
24 standards shall apply:

25 1. Lot Size. Minimum lot area shall be seven thousand (7,000) square feet with
26 no minimum average width.

27 b. Standard Setbacks.
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

1. Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from any public street.
 2. No minimum setback is required from any private street.
 3. Front Yard: No minimum.
 4. Rear Yard: No minimum.
 5. Side Yard: No minimum.
- c. Building Height. Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Article XVIII, Section 18.34. An observation tower built within as part of large scale recreational use shall not exceed 70 feet in height.
- d. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. 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 XII of Ordinance No. 348.

1. 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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

By: Marion Ashley
Chairman **MARION ASHLEY**

ATTEST:

KECIA HARPER-IHEM
Clerk of the Board

By: Kecia Harper-Ihem
Deputy

APPROVED AS TO FORM:
3/4/2015

By: Melissa R. Cushman
MELISSA R. CUSHMAN
Deputy County Counsel

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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 March 24, 2015, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley
NAYS: None
ABSENT: None

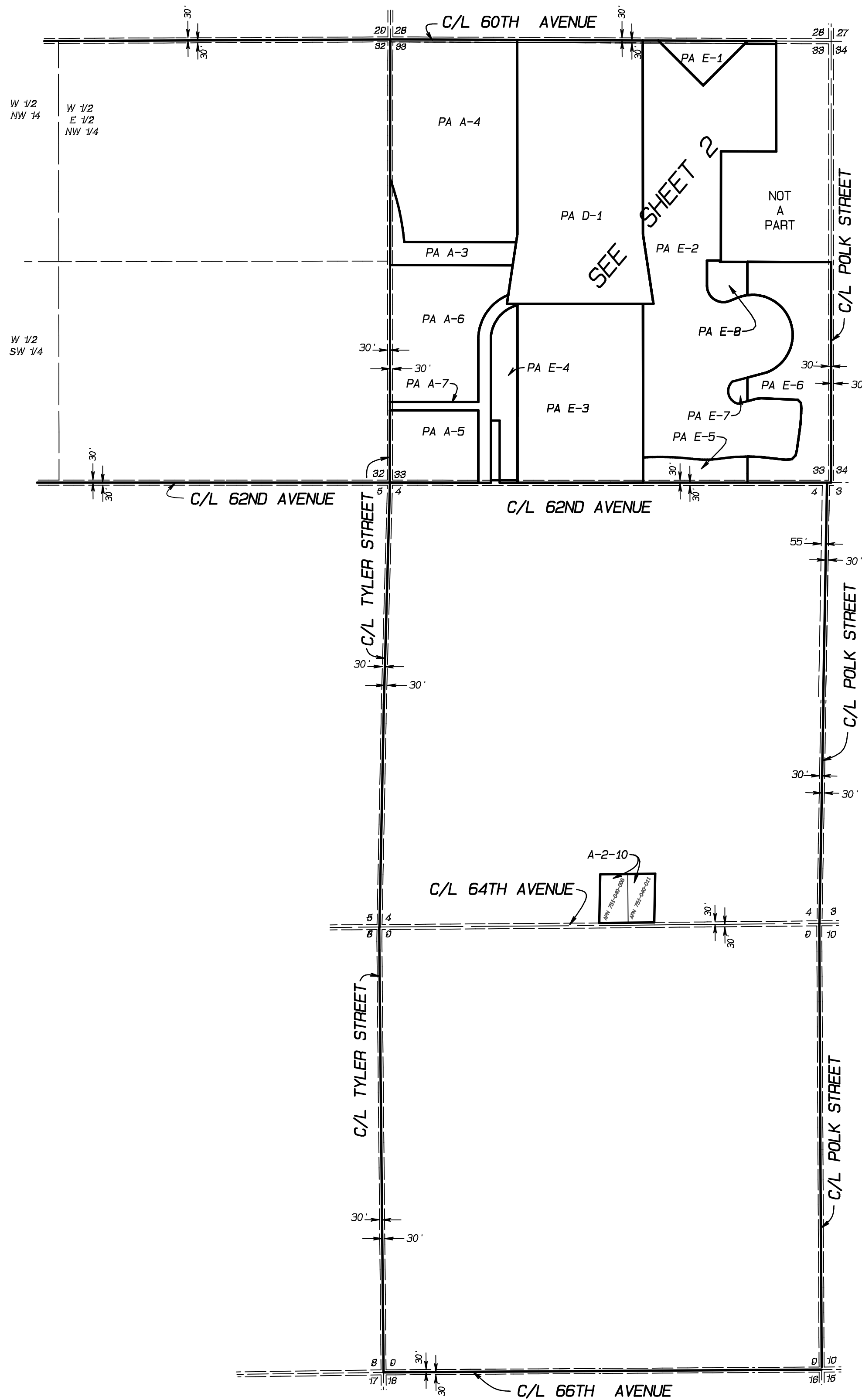
DATE: March 24, 2015

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.



SP ZONE

SPECIFIC PLAN (S.P. 303)

A-2-10

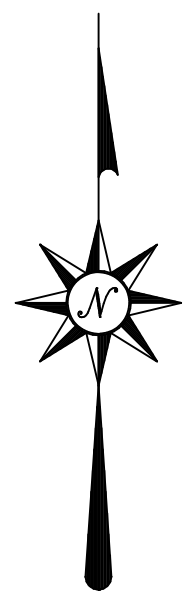
HEAVY AGRICULTURE 10 ACRE MINIMUM

MAP NO. 41.090

CHANGE OF OFFICIAL ZONING PLAN LOWER COACHELLA VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 07852
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4801
ADOPTION DATE MARCH 24, 2015

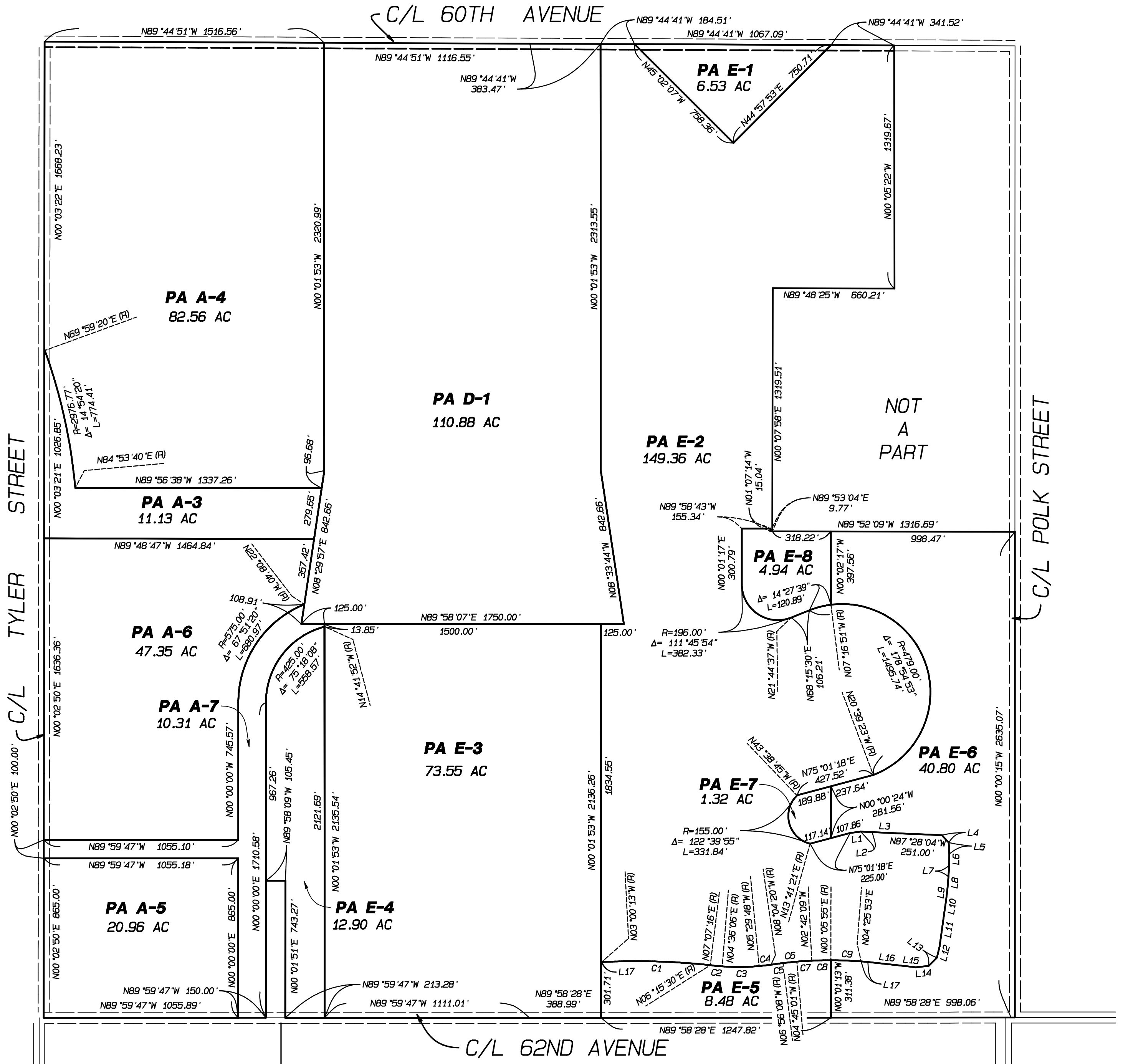
RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET

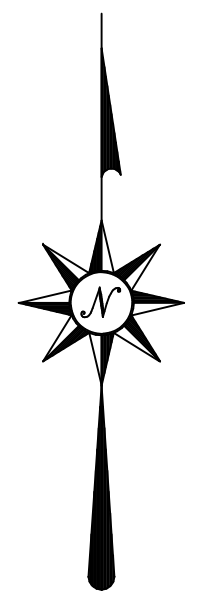


SEC. 33, T.6S., R.8E, S.B.B. & M.
 SEC. 9, T.7S., R.8E., S.B.B. & M.



LINE	BEARING	DISTANCE
L1	N82°37'30"E	57.86'
L2	N87°28'04"W	62.00'
L3	N87°28'04"W	127.00'
L4	N43°20'08"W	54.71'
L5	N03°10'55"W	62.00'
L6	N00°49'08"E	61.99'
L7	N03°11'44"E	62.00'
L8	N05°04'47"E	65.00'
L9	N06°57'50"E	62.00'
L10	N07°56'05"E	65.00'
L11	N07°56'08"E	189.00'
L12	N13°10'29"E	62.85'
L13	N45°34'03"E	63.12'
L14	N83°55'38"E	70.37'
L15	N83°44'26"W	65.39'
L16	N83°47'16"W	196.15'
L17	N85°04'53"W	36.65'

CURVE	RADIUS	DELTA	LENGTH
C1	3655.29'	9°15'43"	590.88'
C2	1201.61'	3°06'52"	65.32'
C3	1136.27'	10°05'54"	200.27'
C4	1244.00'	3°00'50"	65.44'
C5	2499.91'	1°30'12"	65.59'
C6	1978.09'	2°11'00"	75.38'
C7	1569.74'	2°55'02"	79.92'
C8	2246.22'	2°40'58"	105.17'
C9	2206.42'	4°14'59"	163.66'



SCALE IN FEET



SP ZONE

SPECIFIC PLAN (S.P. 303)

MAP NO. 41.090

CHANGE OF OFFICIAL ZONING PLAN LOWER COACHELLA VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 07852
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4801
 ADOPTION DATE MARCH 24, 2015

RIVERSIDE COUNTY BOARD OF SUPERVISORS

05/14/15
13:49

ADOPTED

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

MAR 24 2015

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-280-028

PINKS

BY BOARD OF SUPERVISORS

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPA - Amendment Description INEFFECT

Specific Plan No. 303 Amendment No. 3 proposes to alter the land use within the northeastern section of the project area in order to incorporate an outdoor film studio, racing related residential uses, live/work units as allowable under the new Mixed-Use land use designation, revision of zoning ordinance, revision of existing standards for Mixed-Use designation, and a more detailed specific plan implementation and administrative processing discussion. In addition, the project proposal will divide the existing planning area E-2 into 5 new planning areas which will consist of E-2, E-5, E-6, E-7, and E-8. The existing planning area A-6 will be consolidated into existing planning area E-4. Planning areas A-6, E-2, E-4, E-5, E-6, E-7, and E-8, will have a land use designation of Mixed-Use and will be used to define and describe land use restrictions and conditions relative to ALUC Safety zones, and identify the special development needs related to a motorsports racing park. Targeted densities within planning areas F-2, G-5, G-10, G-11, H-2, and H-4 will also be adjusted to allow for horizontal and vertical mixed-use units in planning areas E-4, E-5, E-6, E-7, and E-8, so as not to exceed the maximum unit count of 7,171 units.

10. EVERY. 2 SPA - Replace all previous INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions as stipulated under this Specific Plan No. 303, Amendment No. 3

10. EVERY. 3 SP - SP Document INEFFECT

Specific Plan No. 303, Amendment No. 3 shall include the following:

a. Specific Plan Document, which shall include:

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.) INEFFECT

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 396 Document, which must include, but not be limited to, the following items:

1. Addendum to Environmental Impact Report
2. Supplemental studies such as Greenhouse Gas Analysis, Acoustic studies, Air Quality Impact Analysis,
3. A list of persons, organizations and public agencies consulted, and or list of people requesting to be notified.
4. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4 SP - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 303 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 303 , Amendment No. 3

CHANGE OF ZONE = Change of Zone No. 7852.

Addendum to EIR = Environmental Impact Report No. 396,
DATED FEBRUARY 2015

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

10. GENERAL CONDITIONS

10. EVERY. 5 SP - Ordinance Requirements INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 6 SP - Limits of SP DOCUMENT INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 7 SP - HOLD HARMLESS INEFFECT

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SPECIFIC PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS (cont.) INEFFECT

not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

BS GRADE DEPARTMENT

10.BS GRADE. 1 SP-GSP-1 ORD. NOT SUPERSEDED INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 2 SP-GSP-2 GEO/SOIL TO BE OBEYED INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - HEALTH NOTES INEFFECT

Please see E. Health comments in SP00303A2, as follows:
The Department of Environmental Health (DEH) has reviewed Amendment No. 2 to SP 303 and has the following comments:

As aforementioned in our comments for Amendment No.1, a major concern continues to be the negative impact this project will have on the groundwater overdraft situation which currently exists in the Coachella Valley.

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.E HEALTH. 1

SP - HEALTH NOTES (cont.)

INEFFECT

A significant amount of water consumption is anticipated for projects subjected to Amendment No. 2 since this document includes lakes for landscaping and recreational activities such as fishing and water skiing.

In addition, a mixture of proposed schools, low residential to high residential projects, and industrial and commercial projects allowed under this document will add an additional burden to the existing water supply in the area.

The Coachella Valley Water District (CVWD) has a preliminary water management plan drafted. However, this plan has not yet been finalized and approved. Moreover, it is our understanding that mitigation measures such as recharging the lower basin cannot be implemented until the finalization and approval of CVWD's water management plan has occurred.

The area encompassing SP#303 Amendment No. 2 has been known to have a diminishing water table in which a drop of almost 90 ft has occurred in some areas. Therefore, all measures to minimize the negative impact to this diminishing resource should be implemented and utilized.

Even the use of canal water (for non-potable purposes) should be restricted since this water would come from California's limited allotment of Colorado River Water.

All other available sources should be fully utilized first (such as reclaimed wastewater and even returned irrigation water from the Whitewater River).

Furthermore, any water features designed for body contact (such as water skiing and/or swimming) must meet this Department's water quality and design standards.

If you have any questions, please call (760) 393-3390.

FIRE DEPARTMENT

10.FIRE. 1

SP-#71-ADVERSE IMPACTS

INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.FIRE. 1 SP-#71-ADVERSE IMPACTS (cont.) INEFFECT

increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2 SP-#86-WATER MAINS INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 3 SP-#87-OFF-SET FUNDING INEFFECT

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

10.FIRE. 4 SP-#85-FINAL FIRE REQUIRE INEFFECT

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 5 SP*-#100-FIRE STATION INEFFECT

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.FIRE. 5 SP* - #100-FIRE STATION (cont.) INEFFECT

development of land and/or construction of fire facilities to meet service demands through the regional intergrated fire protection response system.

10.FIRE. 6 SP-#101-DISCL/FLAG LOT INEFFECT

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
-) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 7 SP-#47 SECONDARY ACCESS INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 2 SP - P.A. DENSITY TRANSFER INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall only be permitted, as identified in the text of the flexibility rules spelled out in the Specific Plan Amendment No. 3 and any changes would require a Specific Plan Amendment.

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.PLANNING. 3 SP NO RESIDENCY PA-5 THRU E-8 INEFFECT

Any unit within Planning Areas E-5 through E-8 shall not be used as a primary residence.

10.PLANNING. 4 SP -OVERNIGHT PA E-5 THRU E-8 INEFFECT

If the project is within Planning Areas E-5 through E-8, Overnight stays shall be limited to 45 consecutive nights by any owner, renter, visitor or any occupant including but not limited to any vehicle maintenance staff, housekeeping staff, or any form of grounds keeper. The HOA shall be responsible for enforcement of this provision.

10.PLANNING. 5 SP - IF HUMAN REMAINS FOUND INEFFECT

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 6 SP - INADVERTANT ARCHAEO FINDS INEFFECT

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.PLANNING. 6 SP - INADVERTANT ARCHAEO FINDS (cont.) INEFFECT

are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 7 SP - ALTERNATIVE ENERGY GEN INEFFECT

All non-residential structures over 1,000 square feet including, but not limited to public (libraries, public community centers, schools, and joint-use facilities), and private recreation (buildings owned by an HOA) - shall add renewable energy generating technology to the site or structure to reduce non-renewable electricity by thirty three percent (33%) versus the "Business as Usual" scenario, which is defined as the regulations in effect pursuant to the CARB Scoping Plan.

10.PLANNING. 8 SP - MULTIFAMILY ENERGY GEN INEFFECT

All multifamily attached residential implementing projects with sub-Homeowners Associations serving as professional management shall add renewable energy generating technology to the site to reduce non-renewable electricity.

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1

SP - SP303A3 TS/CONDITION

INEFFECT

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service "C", except that Level of Service "D" may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

- SR-86 (NS) at:
 - 60th Avenue (EW)
- "B" Street (NS) at:
 - Tyler Street (EW)
- Tyler Street (NS) at:
 - 60th Avenue (EW)
- Polk Street (NS) at:
 - 60th Avenue (EW)
- SR-86 (NS) at:
 - 61st Avenue (EW)
- Tyler Street (NS) at:
 - 61st Avenue (EW)
- SR-86 (NS) at:
 - 62nd Avenue (EW)
- "A" Street (NS) at:
 - 62nd Avenue (EW)
- "B" Street (NS) at:
 - 62nd Avenue (EW)
- Tyler Street (NS) at:
 - 62nd Avenue (EW)
- "C" Street (NS) at:
 - 62nd Avenue (EW)
- "D" Street (NS) at:
 - 62nd Avenue (EW)
- Polk Street (NS) at:
 - 62nd Avenue (EW)
- Fillmore Street (NS) at:

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP303A3 TS/CONDITION (cont.) INEFFECT

62nd Avenue (EW)
Polk Street (NS) at:
 "D" Street (EW)
Tyler Street (NS) at:
 64th Avenue (EW)
 "C" Street (NS) at:
 64th Avenue (EW)
 "E" Street (NS) at:
 64th Avenue (EW)
Polk Street (NS) at:
 64th Avenue (EW)
Tyler Street (NS) at:
 "F" Street (EW)
Tyler Street/Middleton Street (NS) at:
 66th Avenue (EW)
 "E" Street (NS) at:
 66th Avenue (EW)
Polk Street (NS) at:
 66th Avenue (EW)
Fillmore Street (NS) at:
 66th Avenue (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 2 SP - SP303A3/IMPROVEMENTS INEFFECT

All roads shall be improved per the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

10.TRANS. 3 SP - SP303A3/WRCOG TUMF INEFFECT

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 673.

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.TRANS. 4

SP - SOUTH VALLEY PARKWAY

INEFFECT

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits for any implementing project for SP00303A3, whether a development plan, or recordation of an implementing subdivision map, each individual project within any phase of SP00303A3 shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

10.TRANS. 5

SP - SP LANDSCAPING PLANS

INEFFECT

All landscaping plans shall be prepared in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859.2 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859.2 shall prevail.

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST INEFFECT

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

20.PLANNING. 2 SP - FINAL DOCUMENTS INEFFECT

Within 60 days of the approval of the SPECIFIC PLAN amendment the following shall be submitted and approved by the Palnning department:

Fifteen (15) cd and three (3) hard copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP-Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Departmnet: 1 copy Transportation Department: 1 copy County Planning Department in Riverside: 1 copy Clerk of the Board of Supervisors: 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE.

20.PLANNING. 3 SP - RECREATION CONTRIBUTION MET

Within 60 days of the Board of Supervisor's approval of Specific Plan 303 Amendment No. 3, the applicant shall enter into agreement to pay the County Of Riverside the sum of \$160,000 as a contribution towards a recreational facility for the Thermal Community. The Board of Supervisors delegates the authority to the TLMA Director to execute the agreement on behalf of the County Of Riverside.

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - CULTURAL RESOURCE PROF.

INEFFECT

Prior to approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

30.PLANNING. 2 SP - PHASE IV MONITOR REPORT

INEFFECT

Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - PHASE IV MONITOR REPORT (cont.) INEFFECT

shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

30.PLANNING. 3 SP - M/M PROGRAM (GENERAL) INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR and Addendum prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 4 SP - NON-IMPLEMENTING MAPS INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning. Should this project be an application for phasing or project with a prefix of "SP" will be considered as NOT financing, this condition shall be considered as NOT APPLICABLE."

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - PROJECT LOCATION EXHIBIT INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 8 SP - ACOUSTICAL STUDY REQD INEFFECT

Prior to the approval of any implementing project within any residential Planning Areas of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 12 SP - ADDENDUM EIR INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP - ADDENDUM EIR (cont.) INEFFECT

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 13 SP - EA REQUIRED INEFFECT

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 14 SP - SUPPLEMENT TO EIR INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - SUPPLEMENT TO EIR (cont.)

INEFFECT

on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 15 SP - SUBSEQUENT EIR

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16

SP - COMPLETE CASE APPROVALS

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 17

SP - AMENDMENT REQUIRED

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - AMENDMENT REQUIRED (cont.) INEFFECT

plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 18 SP - PARK AGENCY REQUIRED INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Desert Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if the Desert Recreation and Parks District is unwilling or unable to annex the property in question."

30.PLANNING. 19 SP - AG/DAIRY NOTIFICATION INEFFECT

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20

SP *- PA PROCEDURES

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 21

SP - COMMON AREA MAINTENANCE

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - COMMON AREA MAINTENANCE (cont.) INEFFECT

private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization."

30.PLANNING. 22 SP - CC&R RES PUB COMMON AREA INEFFECT

rior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

SP - CC&R RES PUB COMMON AREA (cont.)

INEFFECT

the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PUB COMMON AREA (cont.) (cont.) INEFFECT

to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 23 SP - CC&R RES PRI COMMON AREA INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants,

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - CC&R RES PRI COMMON AREA (cont.)

INEFFECT

conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - CC&R RES PRI COMMON AREA (cont.) (cont.) INEFFECT

of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 24 SP - ARCHAEO M/M PROGRAM INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 25 SP - PALEO M/M PROGRAM INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP - PALEO M/M PROGRAM (cont.) INEFFECT

procedures to be implemented during the process of grading.
A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 26 SP - GENERIC M/M PROGRAM INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for SPECIFIC PLAN 303 AMENDMENT NO. 3 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 30 SP *- ENTRY MONUMENTATION INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit ____.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area ____ of the SPECIFIC PLAN, as shown on pages ____ to ____."

30.PLANNING. 31 SP - POST GRADING REPORT INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - POST GRADING REPORT (cont.) INEFFECT

applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with."

30.PLANNING. 32 SP - SCHOOL MITIGATION INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Coachella Valley Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 33 SP - GEO STUDY REQUIRED INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geological/geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 34 SP - ARCHAEOLOGIST RETAINED INEFFECT

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - ARCHAEOLOGIST RETAINED (cont.) INEFFECT

documentation have been adequately addressed. The condition shall read as follows:

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

30.PLANNING. 35 SP - IF HUMAN REMAINS FOUND INEFFECT

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - IF HUMAN REMAINS FOUND (cont.) INEFFECT

determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

30.PLANNING. 36 SP - HYDRO STUDY INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a HYDROLOGY study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 37 SP - PARK SCHEDULE INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), a schedule for the development of the park for the phase of the specific plan that the residential project is in shall be submitted to and approved by the Desert Recreation District. Conditions of approval reflecting the construction schedule will be placed on the SPECIFIC PLAN for all future implementing projects to comply.

This condition may be considered NOT APPLICABLE if the implementing project is not residential in nature.

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 37 SP - PARK SCHEDULE (cont.) INEFFECT

Accordingly, this condition may be considered MET only on the implementing projects for which a parks construction schedule has been approved, and may be considered MET for the entire SPECIFIC PLAN once the construction schedule for the every park in the SPECIFIC PLAN has been approved. This condition may not be DEFERRED.

30.PLANNING. 38 ALUC CLEARANCE LETTER 1-28-15 INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The project applicant shall comply with the terms and conditions based on the findings and conclusions stated in County of Riverside Airport Landuse Commission (ALUC) letter dated January 28, 2015."

Portions of this condition may be applicable to multiple milestones of development and therefore may be applied according the appropriate milestones as specified in the ALUC letter dated January 28, 2015, or as deemed appropriate by the Planning Director.

30.PLANNING. 39 SP - DISCLOSURE STATEMENTS INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If the project is within Planning Areas E-5 through E-8, PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the applicant shall submit to the Planning Director for review and approval a completed occupancy disclosure form for the project.

The approved disclosure form, along with its attachments, shall be included as part of the lease/sales agreements and as part of the sales literature for the project. The disclosure statement shall include information, current as of the date of submittal. The following shall be included at a minimum:

a.Information on Noise resulting from aircraft and/or helicopter operations from Jacqueline Cochran airport.

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 39 SP - DISCLOSURE STATEMENTS (cont.) INEFFECT

b.Information on Noise resulting from the race track operations.

c.Overnight stays shall be limited to 45 consecutive nights."

30.PLANNING. 40 SP - CVWD COMPLIANCE INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the applicant shall provide written assurance that all issues listed as "prior to District approval of future development plans within the Kohl Ranch Specific Plan subject to regional flooding" in the letter from the Coachella Valley Water District dated September 16, 2010 have been addressed to the satisfaction of the Coachella Valley Water District. Specifically the letter requests:

-The developer will be required to pay fees for a flood management review by our consultant. Flood protection measures shall include detailed hydraulic analysis and plans for flood control that comply with Riverside County Ordinance No. 458, District, FEMA, and California Drainage Law regulations and standards.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP303A3/TS REQUIRED INEFFECT

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 303A3 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase. The project proponent of the subsequent development shall be responsible for the mitigation measures identified in the traffic studies including those which are above and beyond the conditioned improvements of SP00303A3.

30.TRANS. 2 SP - SP303A3/TS INSTALLATION INEFFECT

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2 SP - SP303A3/TS INSTALLATION (cont.)

INEFFECT

intersections or as approved by the Transportation Department.

Jackson Street (NS) at Avenue 60 (EW)
Jackson Street (NS) at Avenue 62 (EW)
Harrison Street (NS) at Airport Boulevard (EW)
Harrison Street (NS) at Avenue 60 (EW)
Harrison Street (NS) at Avenue 62 (EW)
Harrison Street (NS) at Avenue 64 (EW)
Harrison Street (NS) at Avenue 66 (EW)
Tyler Street (NS) at Avenue 62 (EW)
Tyler Street (NS) at Avenue 64 (EW)
Tyler Street (NS) at Avenue 66 (EW)
"B" Street (NS) at "A" Street (EW)
"B" Street (NS) at Avenue 62 (EW)
"C" Street (NS) at "A" Street (EW)
"C" Street (NS) at Avenue 62 (EW)
"C" Street (NS) at "E" Street (EW)
"C" Street (NS) at Avenue 66 (EW)
"D" Street (NS) at "A" Street (EW)
Polk Street (NS) at Airport Boulevard (EW)
Polk Street (NS) at Avenue 60 (EW)
Polk Street (NS) at Avenue 62 (EW)
Polk Street (NS) at "E" Street (EW)
Polk Street (NS) at Avenue 66 (EW)
Polk Street (NS) at Harrison Street (EW)
Grapefruit Boulevard (NS) at Airport Boulevard (EW)
Grapefruit Boulevard (NS) at Avenue 62 (EW)
Pierce Street (NS) at Avenue 62 (EW)
Pierce Street (NS) at Avenue 66 (EW)
SR-111 (NS) at Avenue 62 (EW)
SR-86S Southbound (NS) at Avenue 62 (EW)
SR-86S Northbound (NS) at Avenue 62 (EW)

or as approved by the Transportation Department.

Additional Traffic Signals may be identified in site specific traffic studies.

30.TRANS. 3 SP - SOUTH VALLEY PARKWAY

INEFFECT

The County is in the process of establishing a Road and Bridge Benefit District (RBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SOUTH VALLEY PARKWAY (cont.) INEFFECT

April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits for any implementing project for SP303A3, whether a development plan, or recordation of an implementing subdivision map, each individual project within any phase of SP303A3 shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

30.TRANS. 4 SP - SP303A3/CREDIT INEFFECT

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Contractors-Corner>

30.TRANS. 5 SP - SP303A3/GEOMETRICS INEFFECT

The intersection of SR-86 (NS) at 60th Avenue (EW) shall be improved to provide the following geometrics:

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL.

30.TRANS. 5

SP - SP303A3/GEOMETRICS (cont.)

INEFFECT

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, one through lane, one
right-turn lane
Westbound: one left-turn lane, one through lane, one
right-turn lane with overlap

The intersection of "B" Street (NS) at Tyler Street (EW)
shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one right-turn lane
Southbound: N/A
Eastbound: two through lanes
Westbound: one left-turn lane, two through lanes

The intersection of SR-86 (NS) at 61st Avenue (EW) shall be
improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one through lane
Westbound: one through lane

The intersection of Tyler Street (NS) at 61st Avenue (EW)
shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: two through lanes
Eastbound: one left-turn lane, one right-turn lane
Westbound: N/A

The intersection of SR-86 (NS) at 62nd Avenue (EW) shall be
improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane, one
right-turn lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane, one
right-turn lane with overlap

The intersection of "A" Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one left-turn lane, one right-turn lane

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP303A3/GEOMETRICS (cont.) (cont.) INEFFECT

Eastbound: one left-turn lane, one through lane
Westbound: two through lanes

The intersection of "B" Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one left-turn lane, one right-turn lane
Eastbound: one left-turn lane, one through lane
Westbound: two through lanes, one right-turn lane

The intersection of Tyler Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

Northbound: two left-turn lanes, two through lanes, one
right-turn lane
Southbound: two left-turn lane, two through lanes, one
right-turn lane
Eastbound: two left-turn lanes, two through lanes, one
right-turn lane with overlap
Westbound: two left-turn lane, two through lanes, one
right-turn lane with overlap

The intersection of "C" Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, two through lanes, one
right-turn lane
Westbound: one left-turn lane, two through lanes, one
right-turn lane

The intersection of "D" Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, two through lanes, one
right-turn lane
Westbound: one left-turn lane, two through lanes, one
right-turn lane

The intersection of Polk Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP303A3/GEOMETRICS (cont.) (cont.) (cont)INEFFECT

- Northbound: one left-turn lane, two through lanes, one right-turn lane
- Southbound: one left-turn lane, two through lanes, one right-turn lane with overlap
- Eastbound: one left-turn lane, two through lanes, one right-turn lane
- Westbound: one left-turn lane, two through lanes, one right-turn lane

The intersection of Fillmore Street (NS) at 62nd Avenue (EW) shall be improved to provide the following geometrics:

- Northbound: one left-turn lane, one through lanes
- Southbound: one left-turn lane, one through lane
- Eastbound: one left-turn lane, two through lanes
- Westbound: one left-turn lane, two through lanes

The intersection of Polk Street (NS) at "D" Street (EW) shall be improved to provide the following geometrics:

- Northbound: one left-turn lane, one through lane
- Southbound: two through lanes
- Eastbound: one left-turn lane, one right-turn lane
- Westbound: N/A

The intersection of Tyler Street (NS) at 64th Avenue (EW) shall be improved to provide the following geometrics:

- Northbound: two through lanes, one right-turn lane
- Southbound: one left-turn lane, one through lane
- Eastbound: N/A
- Westbound: one left-turn lane, (two through lanes - future), one right-turn lane

The intersection of "C" Street (NS) at 64th Avenue (EW) shall be improved to provide the following geometrics:

- Northbound: N/A
- Southbound: one left-turn lane, one right-turn lane
- Eastbound: one left-turn lane, two through lanes
- Westbound: two through lanes, one right-turn lane

The intersection of "E" Street (NS) at 64th Avenue (EW) shall be improved to provide the following geometrics:

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP303A3/GEOMETRICS (cont.) (cont.) (contINEFFECT

Northbound: two left-turn lanes, two through lanes, one
right-turn lane
Southbound: one left-turn lane, one through lane, one
right-turn lane
Eastbound: one left-turn lane, two through lanes, one
right-turn lane
Westbound: two left-turn lanes, two through lanes, one
right-turn lane

The intersection of Polk Street (NS) at 64th Avenue (EW)
shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: two through lanes, one right-turn lane
Eastbound: two left-turn lanes, one right-turn lane
Westbound: N/A

The intersection of Tyler Street (NS) at "F" Street (EW)
shall be improved to provide the following geometrics:

Northbound: two through lanes
Southbound: one left-turn lane, one through lane
Eastbound: N/A
Westbound: one left-turn lane, one right-turn lane

The intersection of Tyler Street-Middleton Street (NS) at
66th Avenue (EW) shall be improved to provide the following
geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane

The intersection of "E" Street (NS) at 66th Avenue (EW)
shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one left-turn lane, one right-turn lane
Eastbound: one left-turn lane, one through lane
Westbound: two through lanes, one right-turn lane

The intersection of Polk Street (NS) at 66th Avenue (EW)
shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP303A3/GEOMETRICS (cont.) (cont.) (cont)INEFFECT

Southbound: one left-turn lane, two through lanes, one
right-turn lane
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

30.TRANS. 6 SP - LC LANDSCAPE CONCEPT PLAN

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Provide two (2) sets of plans on 24" x 36" sheet at 20 scale that includes a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - LC LANDSCAPE CONCEPT PLAN (cont.) INEFFECT

features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The conceptual landscape plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

The conceptual landscape plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

30.TRANS. 7 SP - LC LNDSACP CMN AREA MNTN INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e., tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership

SPECIFIC PLAN Case #: SP00303A3

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7 SP - LC LNDSCP CMN AREA MNTNN (cont.) INEFFECT

and maintenance responsibility for neighborhood common areas.

- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.
- d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area(s) _____.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

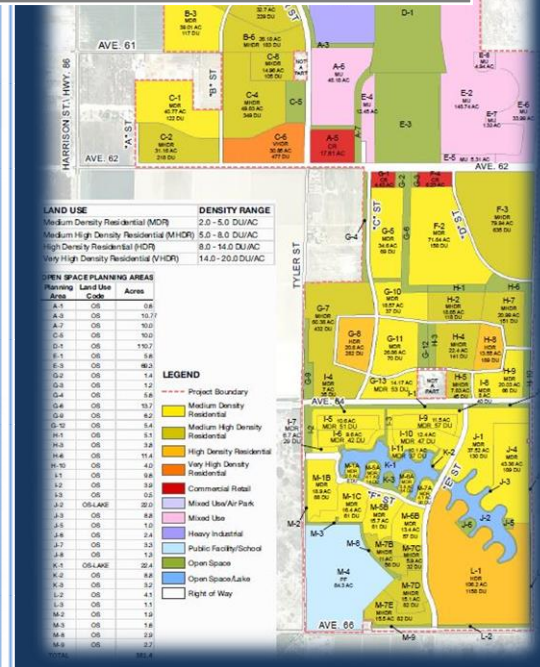
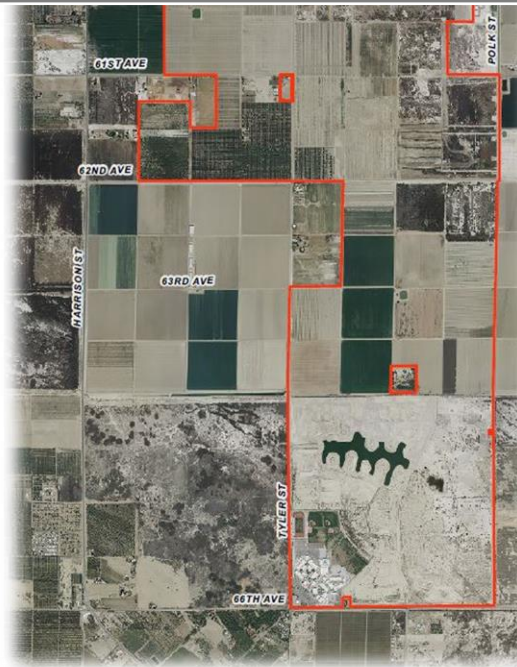
PLANNING DEPARTMENT

100.PLANNING. 1 SP - COUNT RES BUILD PERMITS INEFFECT

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan.

Amendment No. 3

The Kohl Ranch Specific Plan No. 303



Lead Agency:
County of Riverside Planning Department
 82-678 Hwy 111, 2nd Floor, Room 209
 Indio, California 92201
 Matt Straite

Project Sponsor:
Thermal Operating Company, LLC
 1983 W. 190th Street, Suite 100
 Torrance, CA 92504
 Tim Rogers



Prepared By:
Albert A. WEBB Associates
 3788 McCray Street
 Riverside, CA 92506
 Melissa Perez

Original Specific Plan Adopted: November 16, 1999
 Amendment No. 1 Adopted: January 28, 2003
 Amendment No. 2 Adopted: June 7, 2011
 Amendment No. 3 Adopted: March 24, 2015

1.0 EXECUTIVE SUMMARY 1-1

1.1 INTRODUCTION..... 1-1

1.1.1 Purpose and Authority of the Specific Plan 1-1

1.1.2 Purpose and Authority of the EIR..... 1-1

1.1.3 Scope of the EIR..... 1-1

1.2 PROJECT SUMMARY 1-5

1.2.1 Project Location..... 1-5

1.2.2 Site Description 1-5

1.2.3 Proposed Changes to Specific Plan No. 303..... 1-9

1.2.4 Project Overview 1-9

2.0 SPECIFIC PLAN ZONING..... 2-1

3.0 SPECIFIC PLAN..... 3-1

3.1 PROJECT-WIDE PLANNING STANDARDS 3.1-1

3.1.1 Comprehensive Land Use Plan 3.1-1

Residential 3.1-10

Industrial..... 3.1-13

Business..... 3.1-14

Commercial Retail..... 3.1-16

Public Facilities/Schools 3.1-16

Open Space..... 3.1-16

Roads 3.1-17

3.1.2 Project-Wide Development Standards..... 3.1-17

3.1.3 Circulation Plan 3.1-20

Public Transit 3.1-20

Circulation Development Standards..... 3.1-21

3.1.4 Drainage Plan..... 3.1-25

Drainage Development Standards 3.1-26

3.1.5 Conceptual Community Structure Plan..... 3.1-28

Open Space and Recreation..... 3.1-28

Landscape Concept 3.1-33

Community Structure Development Standards..... 3.1-35

3.1.6 Water and Sewer Plan..... 3.1-36

Existing Water and Sewer Conditions 3.1-36

Proposed Water System and Water Conservation Measures 3.1-37

Proposed Sewer System..... 3.1-38

Water and Sewer Development Standards 3.1-39

3.1.7 Public Facilities Sites and Project Phasing..... 3.1-44

Project Phasing Plan..... 3.1-44

Public Facilities Phasing Schedule..... 3.1-44

Phasing Scenario 1 3.1-48

Phasing Scenario 2 3.1-50

Phasing Scenario 3 3.1-51

Phasing Scenario 4 3.1-52

Project Phasing Standards 3.1-54

3.1.8 Illustrative Grading Plan..... 3.1-55

Grading Plan Development Standards..... 3.1-55

3.1.9 Comprehensive Maintenance Plan..... 3.1-57

Parks and Recreation..... 3.1-57

Open Space..... 3.1-57

Street Lighting..... 3.1-57

Drainage Facilities 3.1-57

Project Roadways..... 3.1-57

3.1.10 Airport Zones and Utility Easement Beltway 3.1-58

Jacqueline Cochran Regional Airport Land Use Compatibility 3.1-58

Airport Noise Compatibility Guidelines..... 3.1-62

Airport Vicinity Height Guidelines 3.1-62

Airport Safety Compatibility Guidelines 3.1-62

Airport Compatibility Design Guidelines for Mixed Use..... 3.1-63

Airport Compatibility Design Guidelines for Lakes..... 3.1-63

Utility Easement Beltway 3.1-63

3.1.11 Specific Plan Implementation and Administrative Process..... 3.1-66

Specific Plan Time Frames 3.1-63

Financing Plan..... 3.1-63

Dwelling Unit Tracking System..... 3.1-68

3.2 LAND USE, PLANNING & DEVELOPMENT STANDARDS 3.2-1

3.2.1 Neighborhood A 3.2-4

Neighborhood A Planning Standards 3.2-4

Neighborhood A Planning Areas 3.2-6

3.2.2 Neighborhood B 3.2-11

Neighborhood B Planning Standards 3.2-11

Neighborhood B Planning Areas..... 3.2-13

3.2.3 Neighborhood C 3.2-16

	Neighborhood C Planning Standards	3.2-16
	Neighborhood C Planning Areas	3.2-18
3.2.4	Neighborhood D.....	3.2-22
	Neighborhood D Planning Standards	3.2-22
	Neighborhood D Planning Areas	3.2-24
3.2.5	Neighborhood E	3.2-25
	Neighborhood E Planning Standards	3.2-25
	Neighborhood E Planning Areas	3.2-29
3.2.6	Neighborhood F	3.2-36
	Neighborhood F Planning Standards	3.2-36
	Neighborhood F Planning Areas	3.2-38
3.2.7	Neighborhood G	3.2-40
	Neighborhood G Planning Standards	3.2-40
	Neighborhood G Planning Areas.....	3.2-42
3.2.8.	Neighborhood H.....	3.2-49
	Neighborhood H Planning Standards.....	3.2-49
	Neighborhood H Planning Areas	3.2-51
3.2.9	Neighborhood I.....	3.2-56
	Neighborhood I Planning Standards	3.2-56
	Neighborhood I Planning Areas	3.2-58
3.2.10.	Neighborhood J	3.2-64
	Neighborhood J Planning Standards	3.2-64
	Neighborhood J Planning Areas	3.2-66
3.2.11.	Neighborhood K.....	3.2-74
	Neighborhood K Planning Standards	3.2-74
	Neighborhood K Planning Areas.....	3.2-76
3.2.12.	Neighborhood L	3.2-78
	Neighborhood L Planning Standards	3.2-78
	Neighborhood L Planning Areas	3.2-80
3.2.13.	Neighborhood M.....	3.2-83
	Neighborhood M Planning Standards.....	3.2-83
	Neighborhood M Planning Areas.....	3.2-85
3.3	DESIGN GUIDELINES	3.3-1
3.3.1	Purpose and Intent.....	3.3-1
3.3.2	Site Development Guidelines.....	3.3-4
	Site Planning	3.3-4
	Single-Family Detached Residential Site Planning.....	3.3-5
	Multi-Family Residential Site Planning	3.3-6

	Non-Residential Site Planning	3.3-8
	Mixed Use Site Planning	3.3-10
	Climatic Conditions	3.3-11
3.3.3	Architectural Guidelines.....	3.3-12
	Elevation Concepts.....	3.3-12
	Details.....	3.3-16
	Materials and Finish	3.3-17
3.3.4	Lighting.....	3.3-18
	General Guidelines	3.3-18
	Roadway Lighting.....	3.3-18
	Parking Area Lighting	3.3-18
	Pedestrian and Entry Area Lighting.....	3.3-19
	Architectural Lighting.....	3.3-19
	Landscape Lighting.....	3.3-20
	Athletic Field, Court and Driving Range Lighting.....	3.3-20
3.3.5	Signage.....	3.3-21
	General Guidelines	3.3-21
	Community Monuments.....	3.3-21
	Retail Signs	3.3-23
	Directional Signs.....	3.3-23
	Temporary Signs.....	3.3-24
	Prohibited Signs.....	3.3-24
3.3.6	Walls and Fences	3.3-26
	General Guidelines	3.3-26
	Community Walls and Fences	3.3-26
	Perimeter Walls and Fences.....	3.3-29
	View Fences	3.3-29
	Privacy Walls and Fences.....	3.3-29
	Theme Walls and Fences.....	3.3-29
3.4	LANDSCAPE DESIGN GUIDELINES.....	3.4-1
3.4.1	Landscape Concept	3.4-1
	Community Identity.....	3.4-4
	Visual Screens.....	3.4-4
	Conservation of Resources	3.4-4
	Application of Concepts.....	3.4-5
3.4.2	Landscape Palette	3.4-6
3.4.3	Entries	3.4-11

Major Project Entries 3.4-11

Minor Entries..... 3.4-13

3.4.4 Intersections 3.4-14

3.4.5 Streetscapes 3.4-15

Expressway Streetscape (220' ROW) 3.4-16

Urban Arterial Streetscape (152' ROW) 3.4-17

Arterial Highway Streetscape (128' ROW) 3.4-18

Major Highway Streetscape (118' ROW) 3.4-21

Secondary Streetscape (100' ROW) 3.4-23

Industrial Collector Streetscape (78' ROW) 3.4-26

Collector Streetscape (74' ROW) 3.4-27

3.3.6 Paths and Trails 3.4-30

Project Trails 3.4-30

Bicycle Paths 3.4-30

Tyler Street Trail 3.4-30

Avenue 62 Trail 3.4-32

3.3.7 Edges..... 3.4-33

Windrow/Trail..... 3.4-34

Drainage/Project Edge 3.4-35

Drainage Canal Edge Conditions..... 3.4-36

Major Recreation Use – Golf Course or Race Track 3.4-37

3.3.8 Buffers 3.4-38

Park..... 3.4-39

Evacuation Channel and Utility Easement Beltway 3.4-40

Drainage Channel..... 3.4-41

Airpark/Drainage 3.4-42

Out Parcel/Adjacent Properties..... 3.4-43

Residential/Non-Residential 3.4-44

Single-Family/Multi-Family Residential 3.4-46

3.5 RCIP GENERAL PLAN POLICY CONSISTENCY ANALYSIS 3.5-1

3.5.1 RCIP General Plan and Eastern Coachella Valley Area Plan Policy Consistency Analysis 3.5-1

TABLES

Table 1-A, Land Use Plan Statistical Summary 1-11

Table 1-B, Land Use Summary by Planning Area 1-14

Table 3.1-A, Land Use Plan Statistical Summary 3.1-3

Table 3.1-B, Land Use Summary by Planning Area 3.1-4

Table 3.1-C, Potential Park Uses..... 3.1-31

Table 3.1-D, Potential Park Uses (Golf Course Scenario)..... 3.1-32

Table 3.1-E, Potential Park Uses (Racetrack Scenario) 3.1-32

Table 3.1-F, Public Facilities Phasing Schedule 3.1-46

Table 3.1-G, Phasing Scenario 1 Details 3.1-49

Table 3.1-H, Phasing Scenario 2 Details 3.1-51

Table 3.1-I, Phasing Scenario 3 Details..... 3.1-52

Table 3.1-J, Phasing Scenario 4 Details..... 3.1-54

Table 3.1-K, Airport Safety Zones 3.1-62

Table 3.1-L, Basic Compatibility Criteria 3.1-66

Table 3.1-M, Permit Types and Processes 3.1-69

Table 3.1-N, Residential Planning Area Flexibility Range 3.1-76

Table 3.1-O, Reporting Mechanism 3.1-77

Table 3.1-P, Master Log..... 3.1-78

Table 3.4-A, Kohl Ranch Plant Palette 3.4-6

Table 3.5-A, RCIP GP and ECVAP Policy Consistency Analysis 3.5-1

FIGURES

Figure 1-1, Regional Location 1-6

Figure 1-2, Project Vicinity 1-7

Figure 1-3, Aerial Photo 1-9

Figure 1-4, Land Use Plan (Color) 1-12

Figure 1-5, Land Use Plan (Black & White) 1-13

Figure 3.1-1, Land Use Plan..... 3.1-9

Figure 3.1-2, Circulation Plan..... 3.1-23

Figure 3.1-3, Roadway Cross-Sections 3.1-24

Figure 3.1-4, Conceptual Drainage Plan..... 3.1-27

Figure 3.1-5, Community Structure 3.1-30

Figure 3.1-6, Conceptual Potable Water Plan 3.1-41

Figure 3.1-7, Off-Site Water Improvements 3.1-42

Figure 3.1-8, Conceptual Non-Potable Water System 3.1-43

Figure 3.1-9, Sewer Plan 3.1-44

Figure 3.1-10, Public Facilities Sites 3.1-47

Figure 3.1-11, Phasing Plan 3.1-48

Figure 3.1-12, Grading Plan 3.1-57

Figure 3.1-13, Airport Safety Zones and Utility Easement Beltway 3.1-60

Figure 3.1-14, Airport Land Use Compatibility Zones and Utility Easement Beltway.... 3.1-61

Figure 3.2-1, Neighborhoods 3.2-2

Figure 3.2-2, Neighborhood A 3.2-5

Figure 3.2-3, Neighborhood B 3.2-11

Figure 3.2-4, Neighborhood C 3.2-17

Figure 3.2-5, Neighborhood D 3.2-23

Figure 3.2-6, Neighborhood E 3.2-27

Figure 3.2-6A, Neighborhood E Mixed-Use Residential Lots..... 3.2-28

Figure 3.2-7, Neighborhood F..... 3.2-33

Figure 3.2-8, Neighborhood G 3.2-37

Figure 3.2-9, Neighborhood H..... 3.2-46

Figure 3.2-10, Neighborhood I 3.2-55

Figure 3.2-11, Neighborhood J..... 3.2-63

Figure 3.2-12, Neighborhood K 3.2-71

Figure 3.2-13, Neighborhood L..... 3.2-75

Figure 3.2-14, Neighborhood M..... 3.2-81

Figure 3.3-1, Community Character 3.3-2

Figure 3.3-2, Wall and Fence Plan..... 3.3-27

Figure 3.3-3, Walls and Fence Types 3.3-28

Figure 3.4-1, Landscape Key Map 3.4-2

Figure 3.4-2, Community Structure 3.4-3

Figure 3.4-3, Major Project Entry 3.4-12

Figure 3.4-4, Minor Entry 3.4-13

Figure 3.4-5, Intersection Detail..... 3.4-14

Figure 3.4-6, Expressway Streetscape 3.4-16

Figure 3.4-7, Urban Arterial Streetscape 3.4-17

Figure 3.4-8, Arterial Streetscape 1 3.4-18

Figure 3.4-9, Arterial Streetscape 2/Polk Street Streetscape 2A 3.4-19

Figure 3.4-10, Arterial Streetscape 2/Polk Street Streetscape 2B..... 3.4-20

Figure 3.4-11, Major Streetscape 1 3.4-21

Figure 3.4-12, Major Streetscape 2..... 3.4-22
Figure 3.4-13, Secondary Streetscape 1 3.4-23
Figure 3.4-14, Secondary Streetscape 2..... 3.4-24
Figure 3.4-15, Modified Secondary Streetscape 2..... 3.4-25
Figure 3.4-16, Collector Streetscape 1 3.4-28
Figure 3.4-17, Collector Streetscape 2..... 3.4-29
Figure 3.4-18, Tyler Street Trail..... 3.4-31
Figure 3.4-19, Avenue 62 Trail..... 3.4-32
Figure 3.4-20, Windrow/Trail Detail 3.4-34
Figure 3.4-21, Project Edge..... 3.4-35
Figure 3.4-22, Drainage Canal Edge Condition 3.4-36
Figure 3.4-23, Golf Course/Race Track Edge Condition 3.4-37
Figure 3.4-24, Park Buffers 3.4-39
Figure 3.4-25, Evacuation Channel Buffer and Utility Easement Beltway..... 3.4-40
Figure 3.4-26, Channel Buffer Detail..... 3.4-41
Figure 3.4-27, Airpark Drainage Buffer 3.4-42
Figure 3.4-28, Out Parcel/Adjacent Property Buffer 3.4-43
Figure 3.4-29, Land Use Buffer 3.4-44
Figure 3.4-30, Commercial Buffer Streetscape..... 3.4-45
Figure 3.4-31, Product Type Buffer..... 3.4-46

1 EXECUTIVE SUMMARY

1.1 Introduction

1.1.1 Purpose and Authority of the Specific Plan

The purpose of the Kohl Ranch Specific Plan is to guide development and to stimulate responsible design through customized regulations and guidelines. The original Kohl Ranch Specific Plan was adopted November 16, 1999, Amendment No. 1 was adopted January 28, 2003, and Amendment No. 2 was adopted June 7, 2011. The third amendment to the Specific Plan (SPA3) was prepared pursuant to the authority granted to the County of Riverside by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 to 65457.

1.1.2 Purpose and Authority of the EIR

The Environmental Impact Report (EIR) addresses potential environmental impacts of the Specific Plan for the Kohl Ranch project in the County of Riverside. The California Environmental Quality Act (CEQA) requires that all state and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority. When the original Kohl Ranch Specific Plan was adopted, an EIR was prepared and certified to satisfy CEQA, as set forth in Public Resources Code Section 21000, et seq., the State *CEQA Guidelines*, 14 California Administrative Code Section 15000, et seq., and the County of Riverside's *CEQA Guidelines*. The original EIR was certified on November 16, 1999. A draft Addendum is being prepared to review the impacts of changes being made to the original EIR as the result of proposed SPA3. The EIR is the public document designed to provide local and state governmental agency decision makers with an analysis of environmental effects of the proposed project, to indicate possible ways to reduce or avoid environmental damage through mitigation measures and alternatives. The EIR also must disclose significant environmental impacts that cannot be avoided; growth-inducing impacts; effects not found to be significant; and significant cumulative impacts of all past, present, and reasonably foreseeable future projects.

1.1.3 Scope of the EIR

As noted above, the EIR is an informational document used in local and state agency decision-making processes. It is not the purpose of the EIR to either recommend approval or denial of a project or to present political, social, or economic reasons to project approval or denial. Pursuant to CEQA, the County of Riverside served as the Lead Agency for the original EIR and prepared an Initial Study (see Technical Appendix A). For SPA3, a third Initial Study was conducted to analyze the potential environmental impacts of SPA3 as compared to the impacts studied in the EIR for the original Specific Plan (see Technical Appendix A). The County determined through the Initial Study for the original project that the adoption of a Specific Plan for the Kohl Ranch project may have significant adverse environmental impacts and that an EIR is required. The Initial Study for the original Specific Plan identified those environmental issues that may be significantly impacted by this project and are addressed in this EIR. The Initial Study for

SPA3 did not identify any environmental issues associated with SPA3 that were not previously identified in the original EIR. These issues include:

- General Plan Land Use Determination
- Land Use Element Consistency
- Existing Land Use and Zoning
- Landform and Topography/Slopes and Erosion
- Soils and Agriculture
- Biology
- Geology and Seismicity
- Hydrology, Flooding, and Drainage
- Air Quality
- Water Quality
- Noise
- Energy Resources
- Open Space and Conservation
- Toxic Substances
- Cultural Resources
- Aesthetics, Visual Analysis, Light and Glare
- Circulation and Traffic
- Water and Sewer
- Fire Services
- Sheriff Services
- Schools
- Parks and Recreation
- Utilities
- Solid Waste
- Health Services
- Disaster Preparedness
- Libraries
- Airports
- Housing Element
- Regional Element
- Administrative Element

Intended Uses of the EIR

On October 14, 1994, the County of Riverside, in its role as Lead Agency for this project, issued a Notice of Preparation (NOP) to the State Clearinghouse, responsible agencies, and other interested parties. The NOP and comments resulting from the distribution of the NOP are contained in Technical Appendix A.

Applications covered by the EIR Addendum, are as follows:

- Specific Plan 303 Amendment No. 3 (SP00303A3)
- Change of Zone No. 7852 (CZ007852): modifies the Specific Plan Zoning Ordinance to accommodate changes to planning areas and designations, and changes to zoning and design standards in the existing planning areas.

A lead agency is the agency with primary responsibility for approval of the project. Other agencies having discretionary approval over a project are "Responsible Agencies" under CEQA. This document will provide environmental information for several other agencies affected by the

project, or which are likely to have an interest in the project. Various state and federal agencies exercise control over certain aspects of the project area. The various public, private, and political agencies and jurisdictions with a particular interest in the proposed project include the following:

Federal Agencies

- *Fish and Wildlife Service (FWS)* – Responsible for conserving and protecting wild birds, endangered species, and their habitat.
- *Federal Highway Administration (FHWA)* – Responsible for approving changes to the interstate freeway system.
- *Environmental Protection Agency (EPA)* – Responsible for administration of the Superfund program.

State Agencies

- *California Department of Fish and Wildlife (CDFW)* – Responsible for the protection, conservation, propagation, and enhancement of California's wildlife resources. This department enforces laws and regulations, and issues licenses relative to and cooperates with local agencies in developing projects. This agency will act as a Trustee.
- *California Regional Water Quality Control Board (CRWQCB)* – Responsible for evaluating appropriate uses of water and for issuing National Pollution Discharge Elimination System (NPDES) permits and waste discharge requirements.
- *California Reclamation Board (CRB)* – Responsible for delineation of flooding and regulation of encroachments into designated floodways.
- *California Department of Transportation (Caltrans)* – Responsible for approval of roadway improvements along state highways, including State Routes 86 and 195.
- *California Environmental Protection Agency (CALEPA)* – This agency is the primary state agency concerned with degradation of the environment and how it affects human health. It is responsible for the examination and prevention of pollution of sources of public water supplies; establishment of ambient standards of air quality; monitoring of environmental pollution, regulation of the quality of water supplies and sewage disposal systems; regulation of hazardous waste; regulation of pesticides; regulation and control of radioactive materials; and providing certain laboratory support to other state agencies.
- *California Department of Toxic Substances Control (DTSC)* – This CALEPA agency is the primary state agency that regulates matters related to hazardous waste. It is responsible for the cleanup of hazardous waste sites and permitting, surveillance and enforcement of hazardous waste facilities.
- *State Air Resources Board (CARB)* – This CALEPA agency is responsible for ensuring implementation of the California Clean Air Act, responding to the Federal Clean Air Act and for regulating emissions from consumer products and motor vehicles.
- *California Department of Conservation* – This agency reviews projects for their impacts on agricultural resources.

Local Agencies

- *County of Riverside* – Responsible for land use control, and the provision of urban services on and to the project site. The County will act as the Lead Agency for the proposed project.
- *South Coast Air Quality Management District (SCAQMD)* – Has responsibility for the implementation of the California Clean Air Act. This agency's authority includes Los Angeles and Orange Counties and the western portion of Riverside County.

- *Southern California Association of Governments (SCAG)* – Stimulates intergovernmental cooperation in planning and development activities, and assures better coordination of federally assisted projects. Reviews applications of local and regional agencies for federal grants related to more than 100 programs. Responsible for preparing components of the California Regional Transportation Plan. Programs range from open space planning, waste control and water basin studies to aviation, housing and research in economics and demography.
- *Adjacent Cities* – The cities of Indio, Coachella, and La Quinta are located adjacent to the unincorporated portion of Riverside County where the project is located and will be affected by the proposed project.
- *Coachella Valley Water District (CVWD)* – Responsible for providing domestic water, sanitation, and regional stormwater protection for the site. This area is within District No. 1 of the Coachella Valley Water District for irrigation service. Water from the Coachella Canal is available and shall be used to irrigate golf courses and greenbelts. CVWD can also provide agricultural drainage to this area.
- *Coachella Valley Association of Governments (CVAG)* – Responsible for programming transportation improvements in the project area, preparing demographic forecasts, and solid waste and air quality planning.
- *Riverside County Airport Land Use Commission (ALUC)* – Responsible for reviewing land use proposals for consistency with the Comprehensive Land Use Plan for the Jacqueline Cochran Regional Airport.

Public agencies and interested parties, who did not respond to a request for comment during the preparation of the EIR, will have an opportunity to comment during the public review period for the Draft EIR.

1.2 PROJECT SUMMARY

1.2.1 Project Location

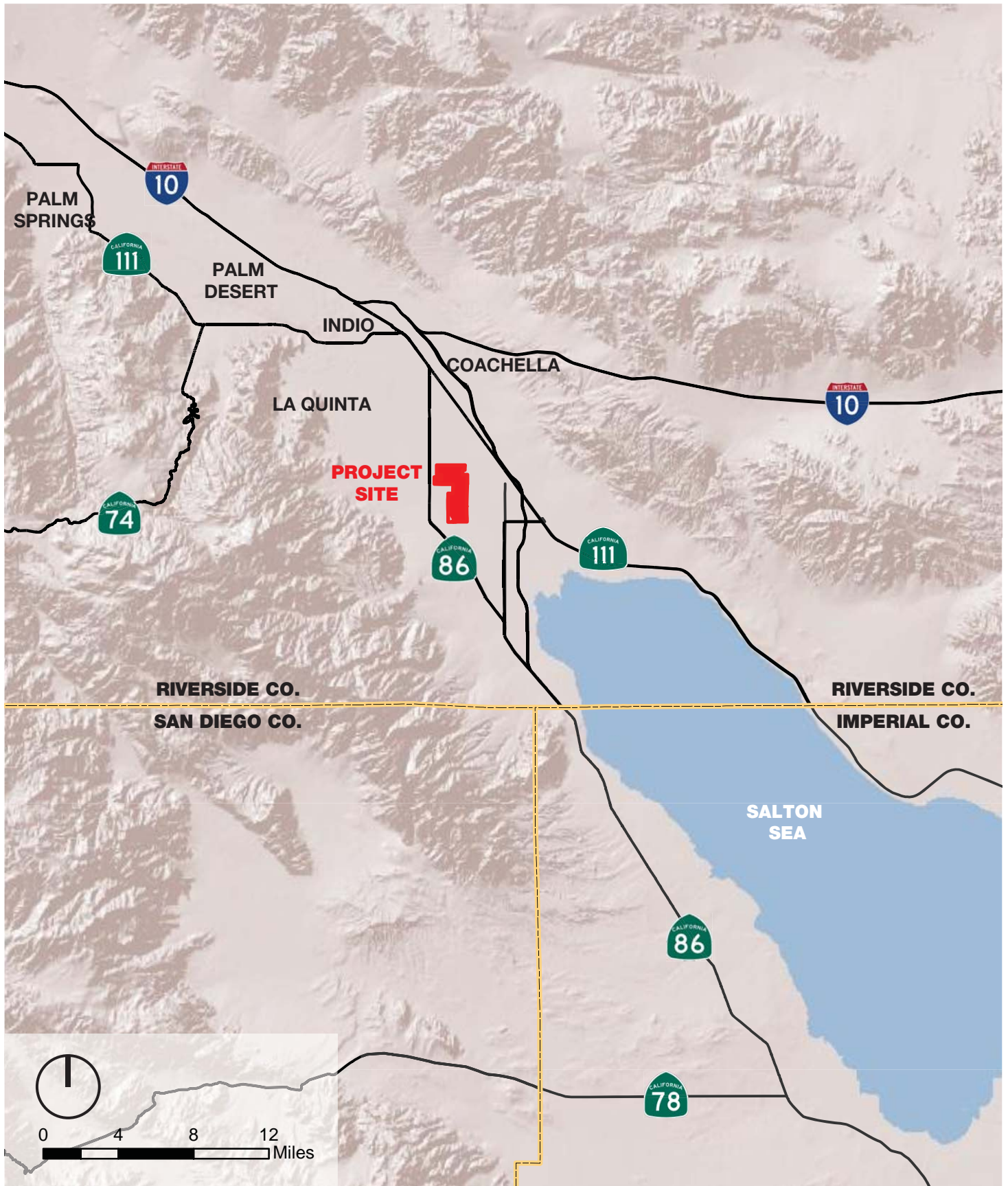
The 2,163.78-acre Kohl Ranch Specific Plan is located in the Coachella Valley portion of Riverside County as depicted by **Figure 1-1, Regional Location**. The site is just south of Jacqueline Cochran Regional Airport, and is roughly east of Harrison Street/Highway 86, west of Highway 111, and north of Highway 195¹. The project is bounded by Avenue 60 on the north, Polk Street on the east, Avenue 66 on the South, and by a line approximately 3,900 feet west of Tyler Street on the west as depicted in **Figure 1-2, Project Vicinity**.

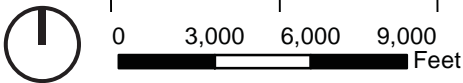
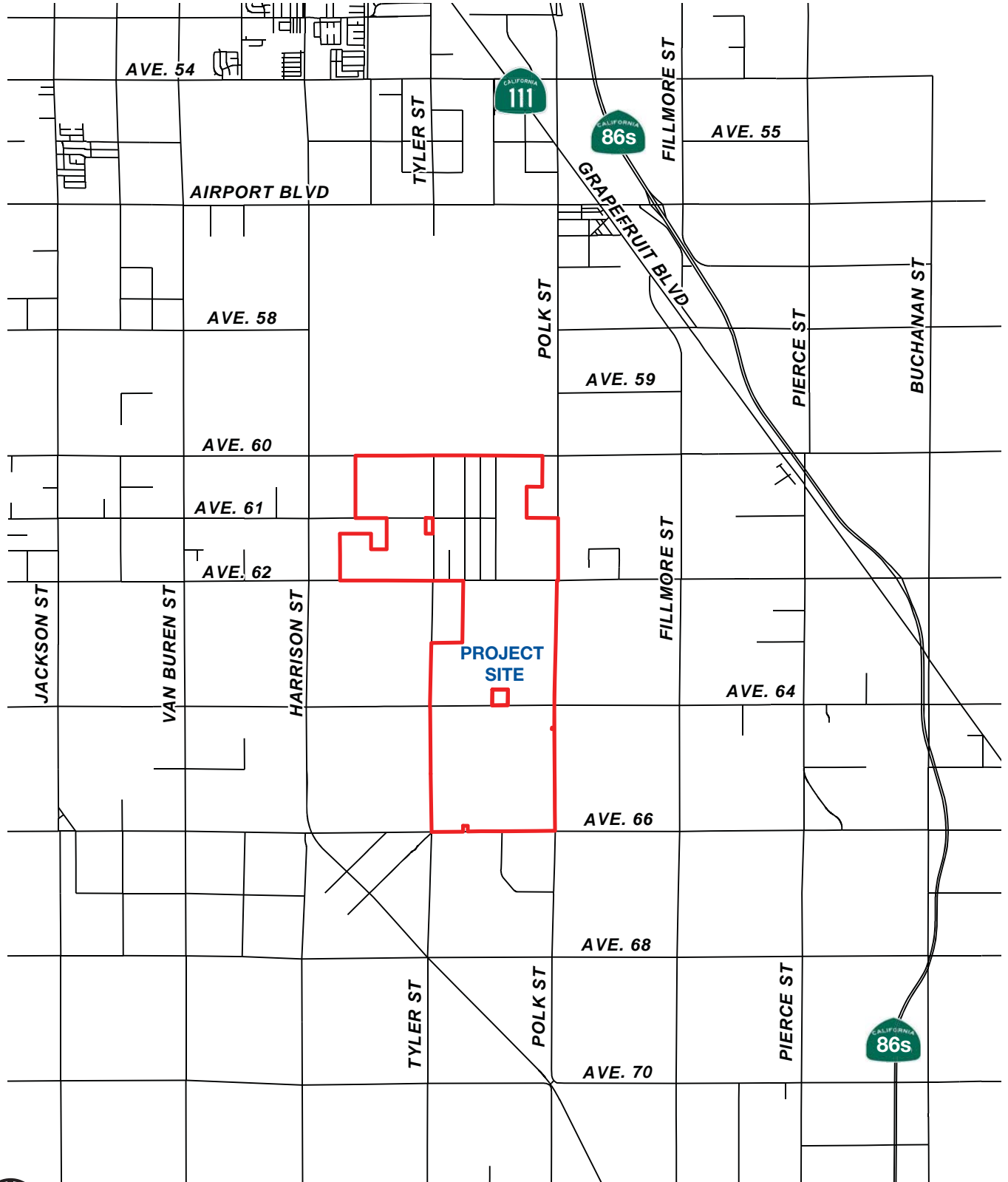
1.2.2 Site Description

The Kohl Ranch site is characterized by flat terrain, with a very gentle slope from northwest to southeast. Elevations range between approximately 125 and 164 feet below sea level. The majority of the site is currently in agricultural use, although a significant portion in the southern section is vacant, disturbed land with sparse, non-native vegetation as depicted in **Figure 1-3, Aerial Photograph**. Existing man-made features include the Avenue 64 Evacuation Channel which flows west to east through the project site, and structures associated with current and past farming activities, including the Kohl Ranch headquarters and an abandoned feed lot. Some limited residential uses occur along the project periphery and Avenue 61. Adjacent, off-site land uses include vacant land, farms and related uses, a former sludge processing operation², residences, and the Jacqueline Cochran Regional Airport. The Torres Martinez Indian Reservation abuts Section 9 on the west, south, and east. These Native American lands are held in individual and tribal ownership.

¹Please note that for clarification purposes, this Specific Plan refers to the "old" Highway 86 as Harrison Street, its local street name. The designation SR-86S refers to the new freeway constructed east of the Whitewater River.

²On November 28, 1994, a U.S. District Court judge issued a preliminary injunction preventing more sludge from being brought to the site. A late March 2011 hearing has been scheduled to make the injunction permanent. Two companies composting sewage sludge announced in December 2010 that they are closing their operations at the site.







1.2.3 Proposed Changes to Specific Plan No. 303

The Kohl Ranch Specific Plan No. 303, Amendment 3 (SPA3) is a result of a change in land uses located in the northeasterly area of the project site. SPA3 includes the addition of outdoor film studios, and racing facility related residential uses and live/work units as allowable land uses under the new Mixed Use land use designation, update of the zoning ordinance, adjustments to the design guidelines for the Mixed Use land use designation, and a more detailed specific plan implementation and administrative processing discussion. Existing planning area E-2 has been divided into five new planning areas; E-2, E-5, E-6, E-7, and E-8. Existing planning areas A-8 and E-4 will be combined to create one planning area (E-4). Planning areas A-6, E-2, E-4, E-5, E-6, E-7, and E-8 will be designated Mixed Use to identify and describe land use restrictions and conditions relative to ALUC Safety zones, and identify the special development needs related to a motorsports racing park. An adjustment has been made to the zoning ordinance through a change of zone (CZ07852), and is reflected in this Specific Plan document, to define and include horizontal and vertical mixed use development and outdoor film studio uses to the Mixed Use designation.

Target densities have been adjusted for planning areas F-2, G-5, G-10, G-11, H-2, and H-4 to allow for mixed-use residential units in planning areas E-5, E-6, E-7, and E-8 so as not to exceed the maximum unit count of 7,171.

1.2.4 Project Overview

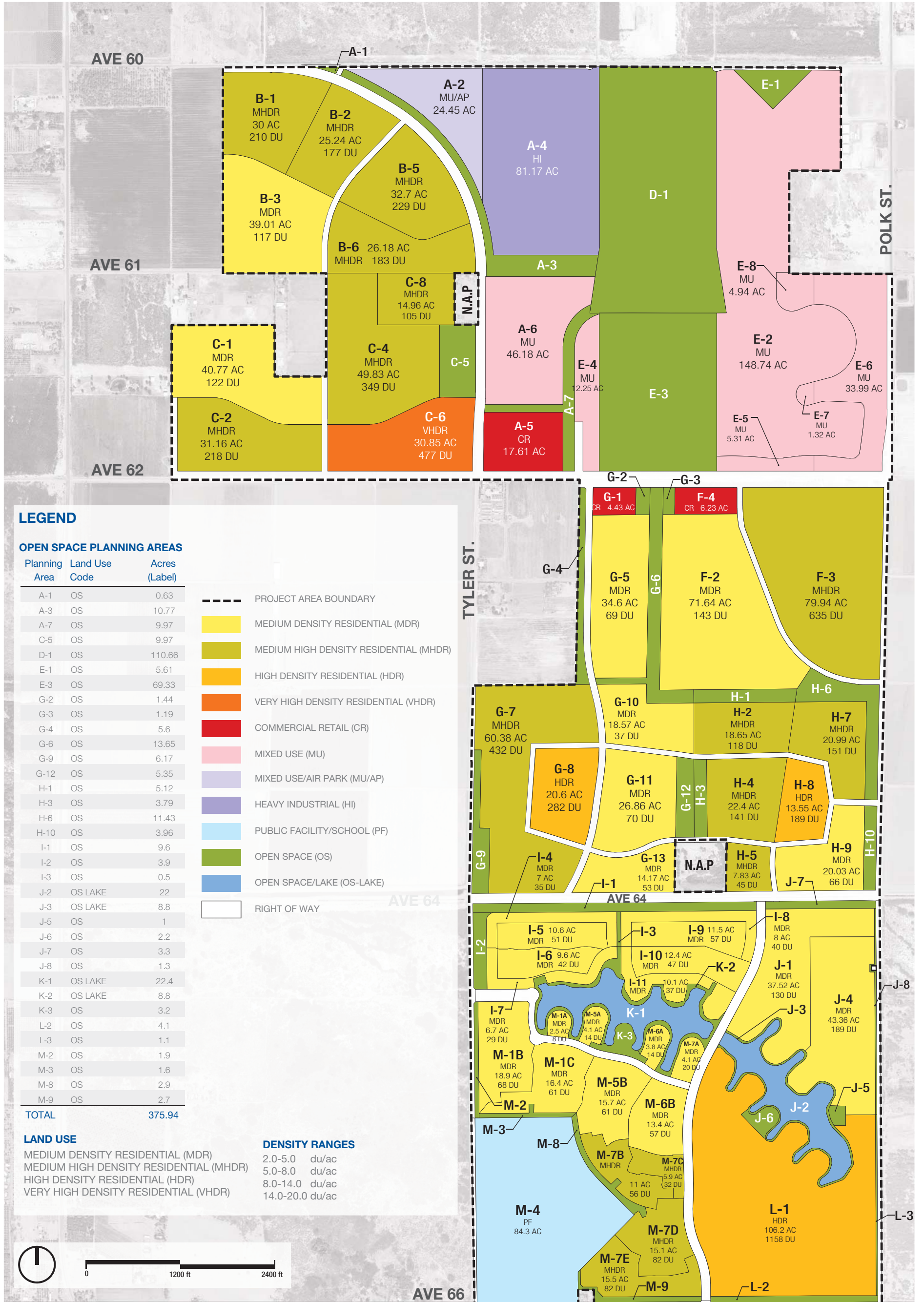
The Kohl Ranch Specific Plan Amendment 3 consists of a balanced array of land uses including residential, business, commercial, industrial, open space/recreation, and public facilities as depicted in **Figure 1-4, Land Use Plan** and **1-5**). Both living and working opportunities will be available within the project. The residential portion includes target of 7,162 dwelling units but with a maximum not exceed 7,171 dwelling units distributed among four different density classifications on 1,140.29 acres, with a gross residential density of 4.03 dwelling units per acre³. Although the maximum density and the total number of dwelling units within the high density and very high density residential designations can be exceeded through the application of density bonuses for affordable housing, as permitted by the provisions of Section 65915 of the California Government Code. Approximately 375.94 acres of open space provide for passive and active recreation, including trails and parks. The plan also allows for the development of large-scale recreational uses such as a golf course and a motor sports race track, which are identified as allowable land uses.

³ The overall gross density for residential areas was determined by dividing the total number of dwelling units by the acreage devoted to residential land uses, open space, public facilities, and local residential streets. The gross density—if determined by dividing the total number of dwelling units by the residential acreage—is 6.28. This density is reduced to 3.31, if the total site acreage is used.

Table 1-A, Land Use Diagram Statistical Summary

Land Use	Acreeage	Percent of Total	Percent of Developable Area ¹	Target Dwelling Units
RESIDENTIAL				
Medium Density Residential (MDR)	501.33	23.2	32.8	1,652
Medium High Density Residential (MHDR)	467.76	21.6	30.6	3,245
High Density Residential (HDR)	140.35	6.5	9.2	1,629
Very High Density Residential (VHDR)	30.85	1.4	2.0	477
Total Residential	1,140.29	52.7	74.7	7,003
INDUSTRIAL				
Heavy Industrial (HI)	81.17	3.8	5.3	
Total Industrial	81.17	3.8	5.3	
BUSINESS				
Mixed Use/Air Park (MU/AP)	24.45	1.1	1.6	
Mixed Use	252.73	11.7	16.6	159 ³
Total Business	277.18	12.8	18.2	159³
COMMERCIAL				
Commercial-Retail (CR)	28.27	1.3	1.9	
Total Commercial	28.27	1.3	1.9	
OTHER				
Open Space (OS)	375.94	17.4		
Public Facilities/Schools (PF)	84.30	3.9		
Right-of-Way (ROW)	175.50	8.1		
Total Other	641.44	29.6		
TOTAL	2,162.65	100%	100%	7,162

1. Assumes total of 1,526.91 acres of developable land. This does not include land uses in "other" category.
2. The ROW acreage includes local streets, which are not depicted on the Land Use Plan.
3. This number represents a maximum rather than a target.



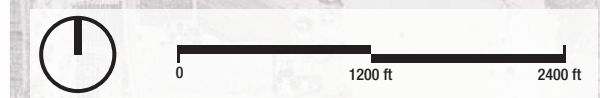
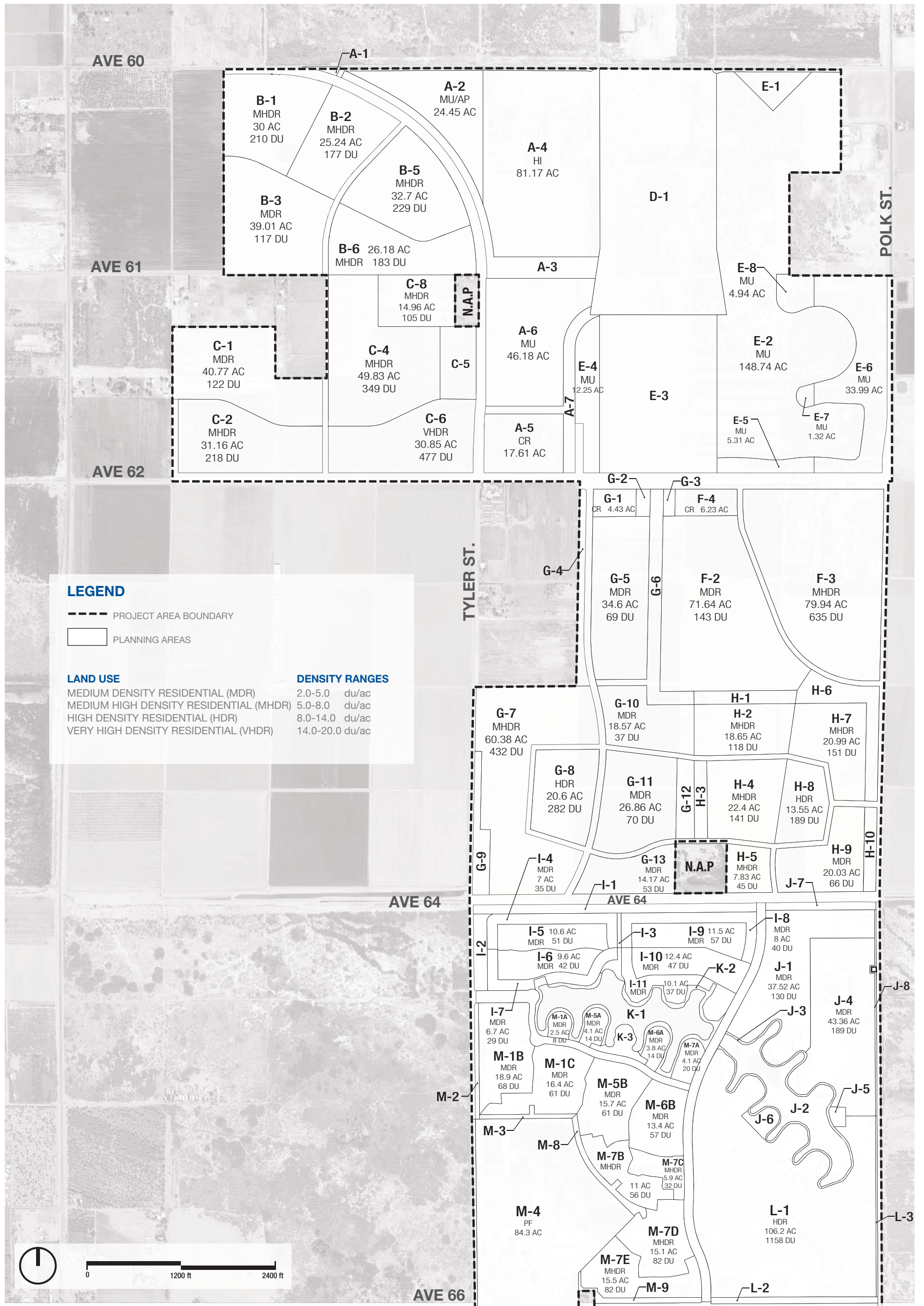


Table 1-B, Land Use Summary by Planning Area

Planning Area	Land Use Code	Target Dwelling Units	Acres	Density Range
A-1	Open Space (OS)		0.63	
A-2	Mixed Use/Air Park (MU/AP)		24.45	
A-3	Open Space (OS)		10.77	
A-4	Heavy Industrial (HI)		81.17	
A-5	Commercial Retail (CR)		17.61	
A-6	Mixed Use (MU)		46.18	
A-7	Open Space (OS)		9.97	
A-8	Heavy Industrial (HI)		6.55	
B-1	Medium High Density Residential (MHDR)	210	30	5.0–8.0
B-2	Medium High Density Residential (MHDR)	177	25.24	5.0–8.0
B-3	Medium Density Residential (MDR)	117	39.01	2.0–5.0
B-5	Medium High Density Residential (MHDR)	229	32.70	5.0–8.0
B-6	Medium High Density Residential (MHDR)	183	26.18	5.0–8.0
C-1	Medium Density Residential (MDR)	122	40.77	5.0–8.0
C-2	Medium High Density Residential (MHDR)	218	31.16	5.0–8.0
C-4	Medium High Density Residential (MHDR)	349	49.83	5.0–8.0
C-5	Open Space (OS)		9.97	
C-6	Very High Density Residential (VHDR)	477	30.85	14.0–20.0
C-8	Medium High Density Residential (RM)	105	14.96	5.0–8.0
D-1	Open Space (OS)		110.66	
E-1	Open Space (OS)		5.61	
E-2	Mixed Use (MU)		148.74	
E-3	Open Space (OS)		69.33	
E-4	Mixed Use (MU)		12.25	
E-5	Mixed Use (MU)	19 ¹	5.31	
E-6	Mixed Use (MU)	120 ¹	33.99	
E-7	Mixed Use (MU)	5 ¹	1.32	
E-8	Mixed Use (MU)	15 ¹	4.94	
F-2	Medium Density Residential (MDR)	158	71.64	2.0–5.0

Planning Area	Land Use Code	Target Dwelling Units	Acres	Density Range
F-3	Medium High Density Residential (MHDR)	635	79.94	5.0–8.0
F-4	Commercial Retail (CR)		6.23	
G-1	Commercial Retail (CR)		4.43	
G-2	Open Space (OS)		1.44	
G-3	Open Space (OS)		1.19	
G-4	Open Space (OS)		5.6	
G-5	Medium Density Residential (MDR)	69	34.6	2.0–5.0
G-6	Open Space (OS)		13.65	
G-7	Medium High Density Residential (MHDR)	432	60.38	5.0–8.0
G-8	High Density Residential (HDR)	282	20.6	8.0–14.0
G-9	Open Space (OS)		6.17	
G-10	Medium Density Residential (MDR)	37	18.57	2.0–5.0
G-11	Medium Density Residential (MDR)	70	26.86	2.0–5.0
G-12	Open Space (OS)		5.35	
G-13	Medium Density Residential (MDR)	53	14.17	2.0–5.0
H-1	Open Space (OS)		5.12	
H-2	Medium High Density Residential (MHDR)	118	18.65	5.0–8.0
H-3	Open Space (OS)		3.79	
H-4	Medium High Density Residential (MHDR)	141	22.4	5.0–8.0
H-5	Medium High Density Residential (MHDR)	45	7.83	5.0–8.0
H-6	Open Space (OS)		11.43	
H-7	Medium High Density Residential (MHDR)	151	20.99	5.0–8.0
H-8	High Density Residential (HDR)	189	13.55	8.0–14.0
H-9	Medium Density Residential (MDR)	66	20.03	2.0–5.0
H-10	Open Space (OS)		3.96	
I-1	Open Space (OS)		9.6	
I-2	Open Space (OS)		3.9	
I-3	Open Space (OS)		0.5	
I-4	Medium Density Residential (MDR)	35	7	2.0–5.0
I-5	Medium Density Residential (MDR)	51	10.6	2.0–5.0
I-6	Medium Density Residential (MDR)	42	9.6	2.0–5.0

Planning Area	Land Use Code	Target Dwelling Units	Acres	Density Range
I-7	Medium Density Residential (MDR)	29	6.7	2.0-5.0
I-8	Medium Density Residential (MDR)	40	8	2.0-5.0
I-9	Medium Density Residential (MDR)	57	11.5	2.0-5.0
I-10	Medium Density Residential (MDR)	47	12.4	2.0-5.0
I-11	Medium Density Residential (MDR)	37	10.1	2.0-5.0
J-1	Medium Density Residential (MDR)	130	37.52	2.0-5.0
J-2	Open Space/ Lake (OS-LAKE)		22	
J-3	Open Space/Lake (OS-LAKE)		8.8	
J-4	Medium Density Residential (MDR)	189	43.36	2.0-5.0
J-5	Open Space (OS)		1	
J-6	Open Space (OS)		2.2	
J-7	Open Space (OS)		3.3	
J-8	Open Space (OS)		1.3	
K-1	Open Space/Lake (OS-LAKE)		22.4	
K-2	Open Space/Lake (OS-LAKE)		8.8	
K-3	Open Space (OS)		3.2	
L-1	High Density Residential (HDR)	1,158	106.2	8.0-14.0
L-2	Open Space (OS)		4.1	
L-3	Open Space (OS)		1.1	
M-1A	Medium Density Residential (MDR)	8	2.5	2.0-5.0
M-1B	Medium Density Residential (MDR)	68	18.9	2.0-5.0
M-1C	Medium Density Residential (MDR)	61	16.4	2.0-5.0
M-2	Open Space (OS)		1.9	
M-3	Open Space (OS)		1.6	
M-4	Public Facility (PF)		84.3	
M-5A	Medium Density Residential (MDR)	14	4.1	2.0-5.0
M-5B	Medium Density Residential (MDR)	61	15.7	2.0-5.0
M-6A	Medium Density Residential (MDR)	14	3.8	2.0-5.0
M-6B	Medium Density Residential (MDR)	57	13.4	2.0-5.0
M-7A	Medium Density Residential (MDR)	20	4.1	2.0-5.0
M-7B	Medium High Density Residential (MHDR)	56	11	5.0-8.0

Planning Area	Land Use Code	Target Dwelling Units	Acres	Density Range
M-7C	Medium High Density Residential (MDR)	32	5.9	5.0–8.0
M-7D	Medium High Density Residential (MDR)	82	15.1	5.0–8.0
M-7E	Medium High Density Residential (MHDR)	82	15.5	5.0–8.0
M-8	Open Space (OS)		2.9	
M-9	Open Space (OS)		2.7	
Right-of-Way			175.50	
TOTAL		7,161	2,162.65	

Note: Planning Areas B-4, B-7, C-3, and C-7 have been intentionally left out.

1. This number represents a maximum, rather than a target.

The business, commercial, and industrial land use categories will comprise 277, 28, and 81 acres, respectively. Commercial areas will serve the Kohl Ranch project as well as neighboring communities. Business and industrial uses will be oriented toward the Jacqueline Cochran Regional Airport as well as larger regional markets, and are intended to provide employment opportunities to project area residents. The land uses proposed for the Kohl Ranch Specific Plan are described in **Figure 1-5, Land Use Plan** and are briefly summarized in **Table 1-A**, above.

2. SPECIFIC PLAN ZONING

See Specific Plan Zoning Ordinance (Riverside County Ordinance No. 348.4801) located near the beginning of this document under the Specific Plan Zoning Ordinance tab.

3. SPECIFIC PLAN

The Eastern Coachella Valley has experienced significant population growth and residential development in recent years, as evidenced by the addition of 78,019 residents in the cities of Coachella, Indio, La Quinta, and Palm Desert between 2000 and 2008 (a 57 percent increase)¹. In addition, the level of planning activity in the project area (e.g., Airport Master Plan) reflects the strategic location of the eastern Coachella Valley and the Kohl Ranch site with respect to the Los Angeles, Orange County, and San Diego metropolitan areas, the Inland Empire and Mexico. Access to the regional transportation network affords the site maximum potential to reach these extensive markets. The land use designations associated with the Kohl Ranch Specific Plan are intended to provide a balanced mix of land uses throughout the project site and within individual neighborhoods, and are distributed throughout the site so as to support ongoing planning efforts in the project vicinity, and to further the goals of the Coachella Valley Enterprise Zone.

The diverse business and employment opportunities, living environments, recreational and visual amenities, and roadway and other infrastructure improvements that would be planned and permitted under the Specific Plan would enhance the attractiveness of the Jacqueline Cochran Regional Airport vicinity, and would reinforce the desirability of the area for potential future development opportunities within and surrounding the airport. The proposed project would also facilitate development of the site by a single industrial user or multiple users interested in the Coachella Valley as the location for a major jobs-generating enterprise. The Specific Plan would be compatible with the policies in the Comprehensive General Plan which recognize the growth potential of the project area as a result of the airport expansion and which recommend that industrial uses be among those to locate in this area. The Specific Plan designation also would provide a mechanism for ensuring that major ongoing planning efforts for the area are properly coordinated and mutually supportive.

¹ State of California, Department of Finance, *E-4 Population Estimates for Cities, Counties and the State, 2001–2009, with 2000 Benchmark*. Sacramento, California, May 2009. (Accessed on 7/17/10 at <http://www.dof.ca.gov/research/demographic/reports/estimates/e-4/2001-09/>)

3.1 PROJECT-WIDE PLANNING STANDARDS

The following section of the Specific Plan details the land uses and development standards for the Kohl Ranch community as a whole. Illustrations are provided to portray the various planning areas, infrastructure plans, and design treatments such as buffers, landscaping and streetscapes. The visual images and themes addressed in this section set the overall tone for the project.

Planning objectives for the Kohl Ranch Specific Plan include:

- Increased market potential and attractiveness of the Jacqueline Cochran Regional Airport and vicinity;
- Support for planning, economic development and development efforts, in accordance with the goals of the Master Plan for the expansion of Jacqueline Cochran Regional Airport;
- Flexibility to respond to changing market conditions, through designation of golf course as an alternate land use;
- A balanced, living and working environment that provides a mix of land uses including a variety of housing products and employment opportunities; and
- Cohesive, balanced neighborhoods, relating to overall project phasing, which can be developed separately, or together.

3.1.1 Comprehensive Land Use Plan

The Kohl Ranch Specific Plan consists of a balanced array of land uses including residential, business, commercial, industrial, open space, and public facilities. Both living and working opportunities will be available within the thirteen project neighborhoods, with the specific mix of uses dependent upon the neighborhood location, relationship to adjacent uses such as Jacqueline Cochran Regional Airport, and access to the regional transportation network. In general, the neighborhoods in the northern portion of the site have the highest concentration of employment uses, which can best maximize the advantages of proximity to the airport, and which are least likely to be affected by airport-related impacts such as noise. The land uses within these neighborhoods are designed to locate employment opportunities in close proximity to residential areas, thereby reducing the number of vehicle trips required, and to create centers of local activity that prosper from the mix of commercial, industrial, recreation, and business uses. These northernmost neighborhoods provide jobs and services to areas both on and off site.

The residential portion of the land use plan includes a target of 7,162 dwelling units but with a maximum not to exceed 7,171 dwelling units. These units are to be distributed among mixed use and four different density classifications on approximately 1,393 acres with an additional 376 acres of open space. The business, commercial, and industrial land use categories will comprise approximately 277, 28, and 81 acres, respectively. Commercial areas will serve the Kohl Ranch project as well as neighboring communities. Mixed Use and industrial uses will be oriented

toward the Jacqueline Cochran Regional Airport as well as larger regional markets, and are intended to provide employment opportunities to project area residents.

A target maximum number of dwelling units is specified for each planning area where permissible. The target is based on the applicable density range and may or may not represent the maximum number of units allowed within the density range for any single planning area. Therefore, any given implementing subdivision may increase the number of units beyond the target density up to the maximum allowed for its planning area without a specific plan amendment, provided that the total number of dwelling units within the Kohl Ranch Specific Plan does not exceed 7,171 dwelling units. Further, the number of dwelling units contained in an implementing subdivision application may exceed the maximum number of allowable units specified in the Specific Plan for any single planning area, by not more than ten percent (10%) without an amendment to this plan, provided that the maximum number of dwelling units in other planning areas are reduced by an equivalent number of units such that the total number of dwelling units within the Kohl Ranch Specific Plan does not exceed 7,171 dwelling units. See Section 3.1.11, Specific Plan Administration, for the approach to tracking units during the build out of the project. Density transfers will be required to receive administrative approval. The land uses proposed for the Kohl Ranch Specific Plan are identified in **Table 3.1-A, Land Use Plan Statistical Summary**, **Table 3.1-B, Land Use Summary by Planning Area**, and depicted in **3.1-1, Land Use Plan**.