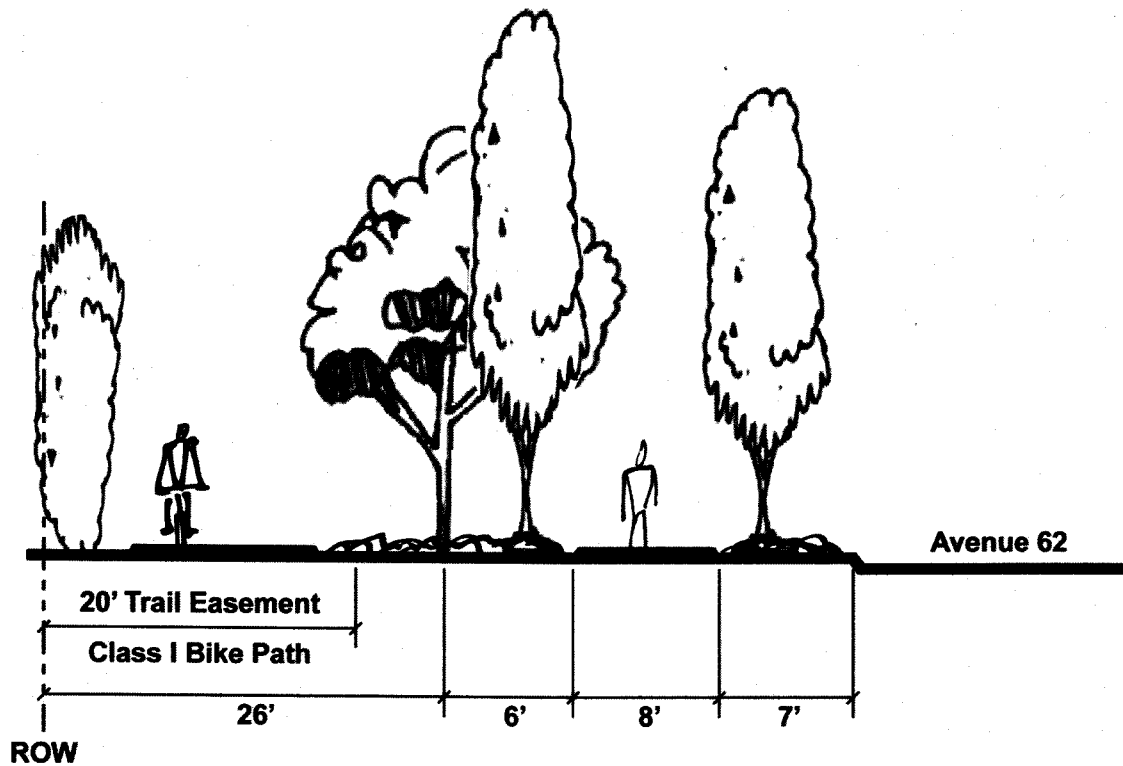


**Avenue 62 Trail**

Avenue 62 will provide for a Class I Bike Path on the north side of Avenue 62. Generally speaking, Class I Bike Paths are located in an easement outside the right-of-way. In the case of Avenue 62, however, the Class I Bike Path shall be located within the right-of-way as illustrated in **Figure 3.4-20, Avenue 62 Trail**.

**Figure 3.4-20, Avenue 62 Trail**



### 3.4.7 Edges

Landscape edges are the landscape treatment areas that create an envelope around roadways and development parcels, softening and buffering their harsh effects upon the landscape. These landscapes are very important in developing the community theme spilling over into residential and roadway landscape treatments. Resources of water and plant materials should be minimized in these areas with the intent of forming landscapes which require minimal maintenance. These areas additionally may be used as a continuation of adjacent passive recreation or open space areas.

Formal landscape treatment areas are intended to establish an organized, structured and even at times homogeneous landscape that is characteristic of more ordered forms. These treatment areas should appear lush and should contrast rather than blend with the natural desert landscape. The plant material should be used as a tool for space articulation, emphasizing topography and creating overt spatial relation statements. A grove should be visualized as the ultimate intent of treatment when designing these rural themed landscapes. Further, areas that are in direct contact with development areas may include plant materials which will foster a sense of security and privacy while maintaining views. Plant materials along these contact points may be slightly taller to screen and buffer the effects of rooflines and building facades.

Natural landscapes composed of xeric (drought resistant) plant species are intended to blend with the existing landscape in color, form and texture. These landscapes occur along the project edges and drainage corridors, and will require a minimum of water resources. Only sporadic irrigation should be used to establish growth and little or no irrigation should be required after maturity. They should be organically arranged, reflecting the growth patterns of existing vegetation. Their primary intent is to screen and buffer residential developments.

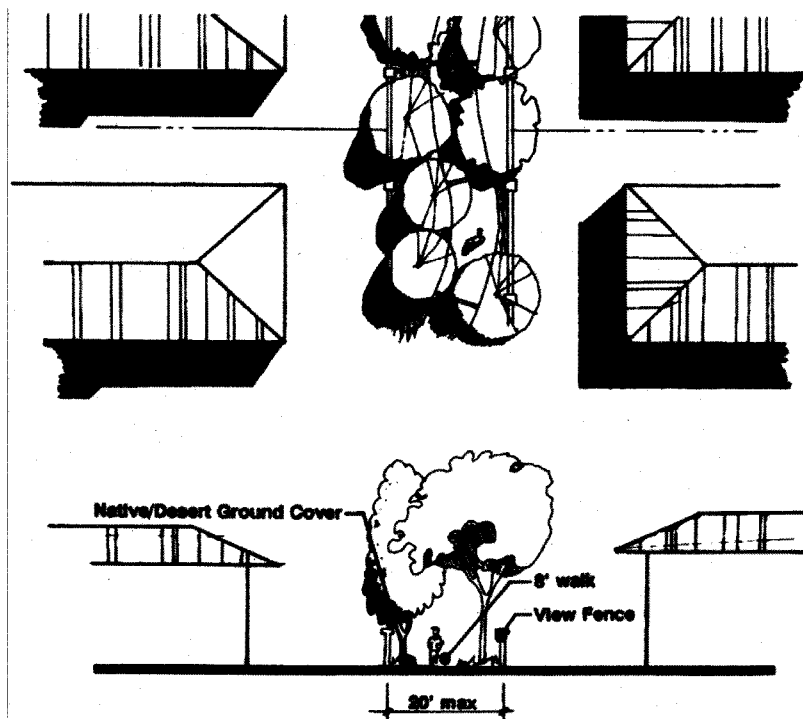
- Landscape plantings are used as screens to block views, create microclimates, or as architectural space articulation elements. Plant materials should be thick and full, defining an edge of space or thick elongated masses. These screens may occur along the edges of development or within development parcels.
- Small structures can be easily screened with shrubbery, larger two-story structures can be buffered through the use of vertical trees. All plants should be chosen from the plant matrix. Care should be taken when selecting plants to consider their size, so that desirable views are not blocked.
- In certain cases, proper screening may be more easily achieved by building a wall or fence. Material selection must be compatible with the adjacent architecture. It is encouraged to soften walls and fences with vines and shrubs. Combinations of tree masses will be effective in screening non-desirable views from one area to another. Shrub masses can also help when placed correctly.



**Windrow/Trail**

Windrows are used to define land use areas, provide a wind break, visually screen road and/or uses from one another, and to structure and enclose pedestrian trails throughout the residential neighborhoods. The Windrow/Trail Detail in **Figure 3.4-21, Windrow/Trail Detail** illustrates this landscape edge.

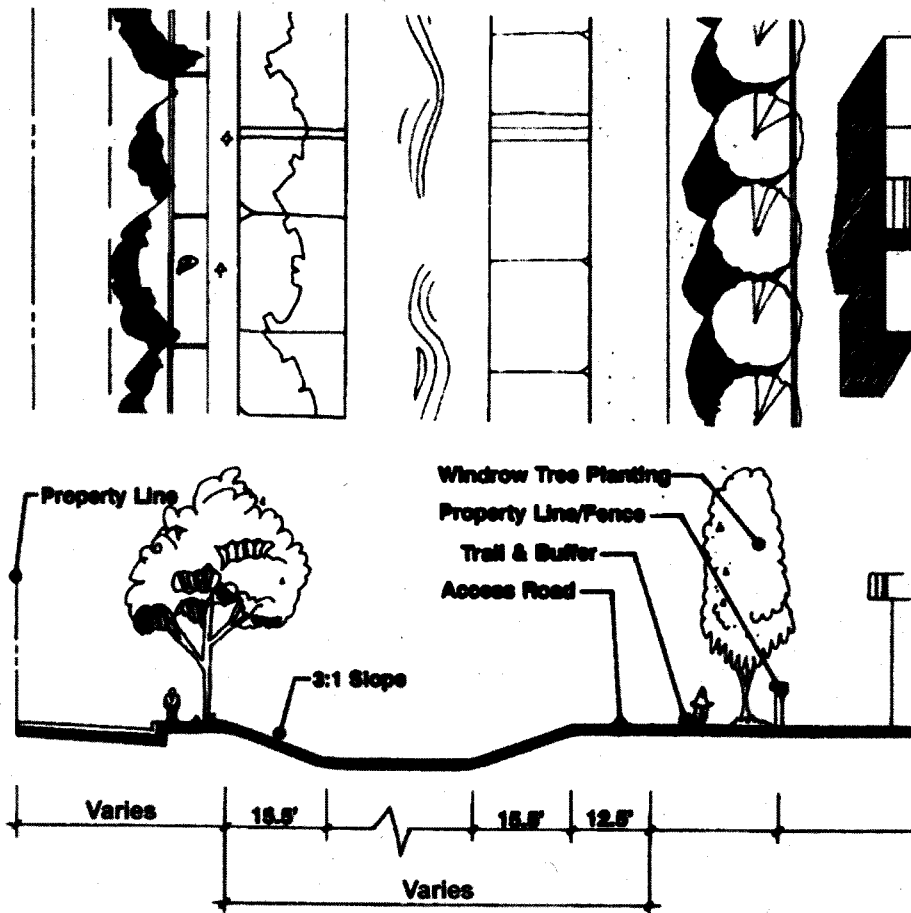
**Figure 3.4-21, Windrow/Trail Detail**



**Drainage/Project Edge**

Where drainage facilities are proposed along the Kohl Ranch property boundary, adjacent to residential uses, a special edge treatment is needed. **Figure 3.4-22, Project Edge** illustrates this condition, and the use of windrow plantings to buffer the residences.

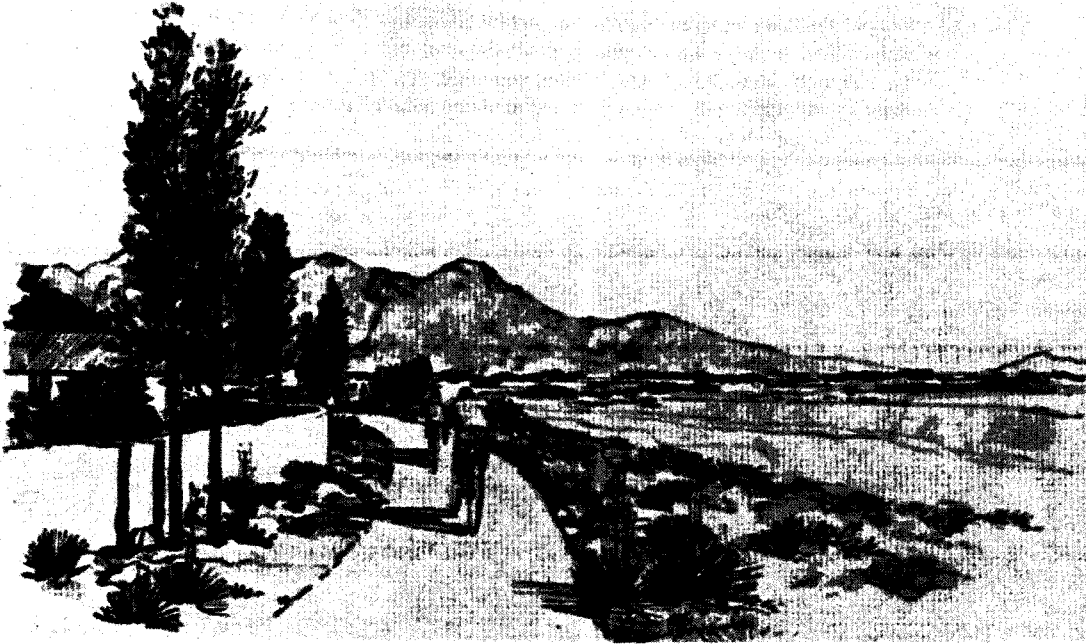
**Figure 3.4-22, Project Edge**



**Note: Typical channel section - widths may vary.**

**Drainage Canal Edge Conditions**

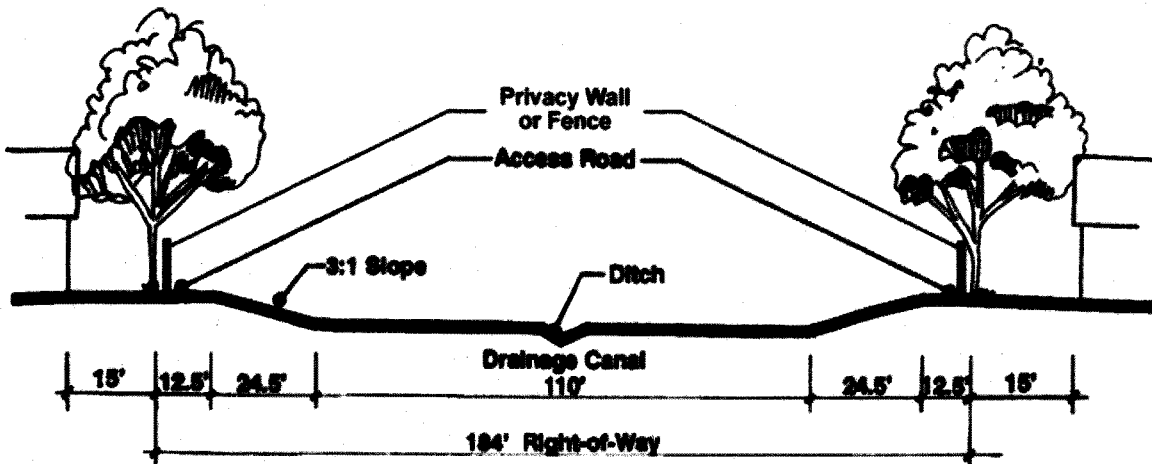
In a number of instances, through the Kohl Ranch site, drainage facilities are integrated into residential neighborhoods, commercial areas, mixed use and the Mixed Use/Air Park center.



*Drainage Channel and Trail*

The edge condition created by these relationships is shown in **Figure 3.4-23, Drainage Canal Edge Condition**.

**Figure 3.4-23, Drainage Canal Edge Condition**



**Major Recreation Use – Golf Course or Race Track**

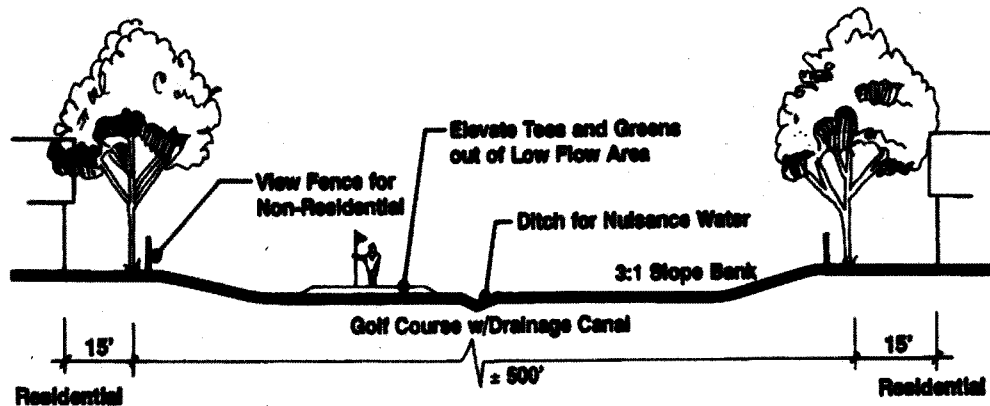
If a golf course alternative is developed, the approximately 500-foot section (widths may vary) should include an area of elevated trees and greens out of the low flow area, and a ditch for nuisance water. A view fence should be placed along the interface with non-residential uses.



**Golf Course Edge**

If a race track is developed, edges adjacent to roads and non-race track uses need to be buffered for both aesthetic purposes and to reduce noise from the race cars as depicted in Figure 3.4-24, Golf Course/Racetrack Edge Condition.

**Figure 3.4-24, Golf Course/Racetrack Edge Condition**



**Note:** Golf course may or may not include drainage canal.

### 3.4.8 Buffers

Landscape treatments are used to buffer adjacent land uses within the Kohl Ranch Specific Plan area. These landscape treatments should be a thoughtful blending of edges of plant materials from one treatment type to another. The transitions may be abrupt or a slow fading effect, depending on the desired effect.

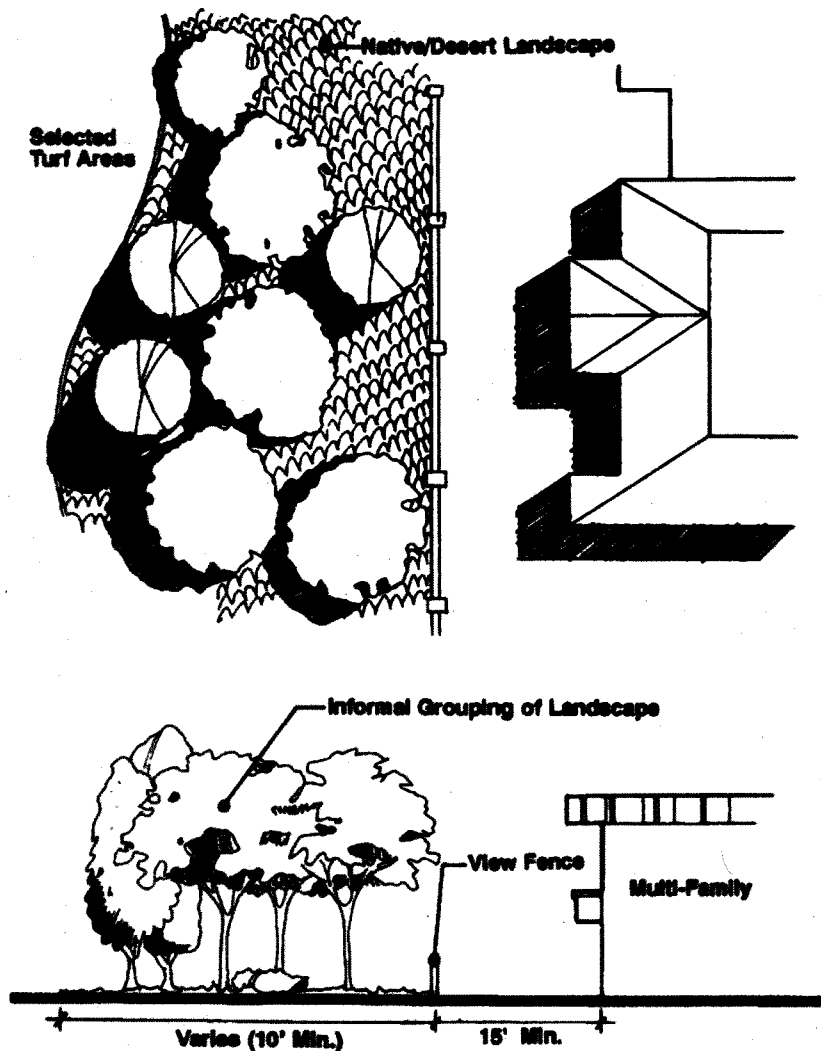
- In order to provide privacy from one unit to another, it is encouraged that vertical tree masses be planted along side yards slopes where practical.
- Human use of natural open space areas will be accommodated by a limited number of trails and parks. These areas shall consist of native and xeric plant materials which shall be retained in their natural condition with no water, other than natural rainfall.
- Maintenance will consist of only occasional trail maintenance. This landscape will serve as a visual amenity for the community, and will also buffer adjacent uses outside the Specific Plan area.

If the race track is developed, buffers may include fences or walls, landscaping used to screen views, berms, buildings, a combination of the preceding, or other means as may be acceptable to the County and/or needed to reduce noise. Concepts for buffer edge conditions shall be submitted with plot plan/site plan for the race track use.

**Park**

Special landscape treatments are recommended where residential dwellings abut the high-use local parks. An informal landscape grouping at the park edge, with native/desert groundcover should be planted along the view fence, to ensure privacy and to aid in noise attenuation. A 15-foot minimum rear yard setback is recommended between the residential building and the view fence as depicted in **Figure 3.4-25, Park Buffers**.

**Figure 3.4-25, Park Buffers**

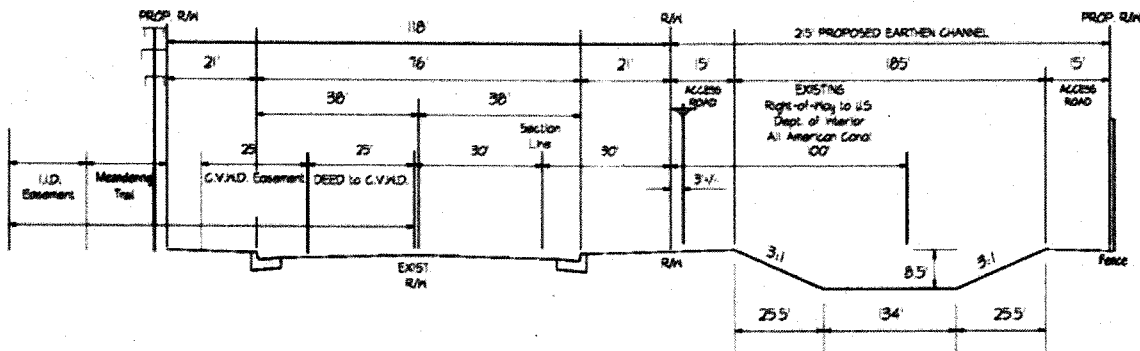




**Evacuation Channel and Utility Easement Beltway**

The Avenue 64 Evacuation Channel runs across the Kohl Ranch site in an east-west direction, between Tyler and Polk Streets. At its proposed final elevation, the channel should be lower than the adjacent land on either side of the channel, screening the concrete bottom from view as reflected in **Figure 3.4-26, Evacuation Channel Buffer and Utility Easement Beltway**. The Evacuation Channel is within the utility easement beltway which also runs east-west through the site. This beltway contains easements for CVWD irrigation pipelines, the channel, and a power line easement for an existing 161 kV power line. This area will remain in open space and will incorporate a segment of the project-wide trail system. Residential land uses should be clustered to the north of the beltway, to preserve this area as a common open space amenity.

**Figure 3.4-26, Evacuation Channel Buffer and Utility Easement Beltway**

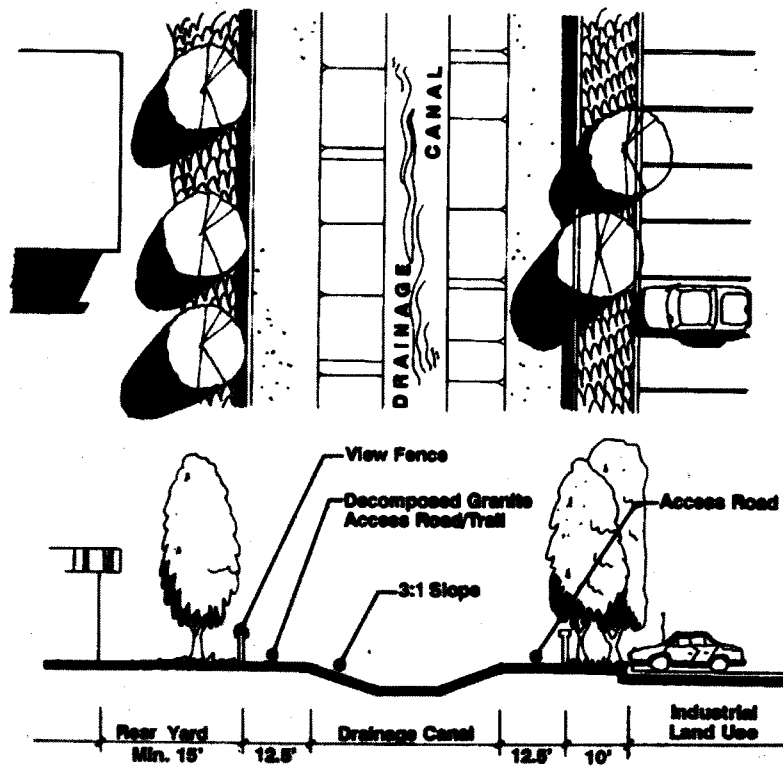




**Drainage Channel**

Drainage channels are located throughout the Kohl Ranch, to handle storm flows and to provide a linkage between park and open space amenities. The proposed buffers for these drainage facilities are indicated in **Figure 3.4-27 Channel Buffer Detail**. As indicated, informal plantings are recommended adjacent to the view fence to screen adjacent residential and non-residential land uses. Trails should be sited along the top of the 3:1 side slope and should consist of decomposed granite.

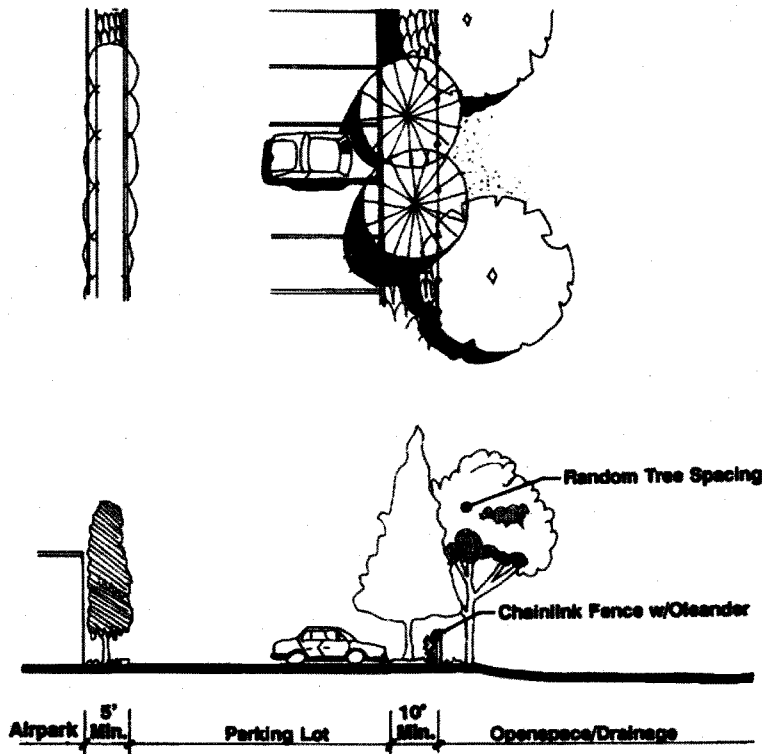
**Figure 3.4-27, Channel Buffer Detail**



**Airpark/Drainage**

The drainage channel(s) which pass through or adjacent to the airpark/mixed use development should receive special buffer treatment. A fence with oleander plantings should be provided along the rear parking lot of the airpark uses. Tree plantings with random spacing should be used to provide additional screening and to discourage unwanted use of intrusion into the drainage areas as reflected in **Figure 3.4-28, Airpark Drainage Buffer**.

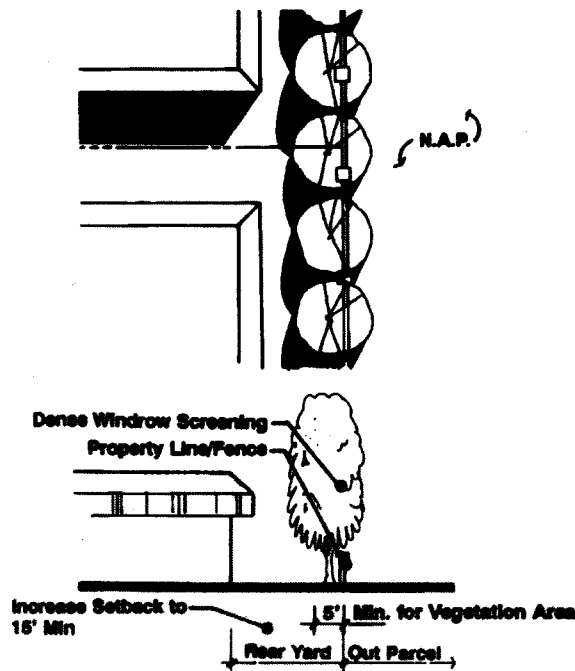
**Figure 3.4-28, Airpark Drainage Buffer**



**Out Parcel/Adjacent Properties**

Where proposed land uses are located adjacent to properties that are "Not a Part" of the Kohl Ranch Specific Plan area, buffers are recommended. Dense windrow plantings along the rear yard property line, along with fencing and an increased rear yard setback of 15 feet, should serve to minimize potential conflicts as reflected in **Figure 3.4-29, Out Parcel/Adjacent Property Buffer**.

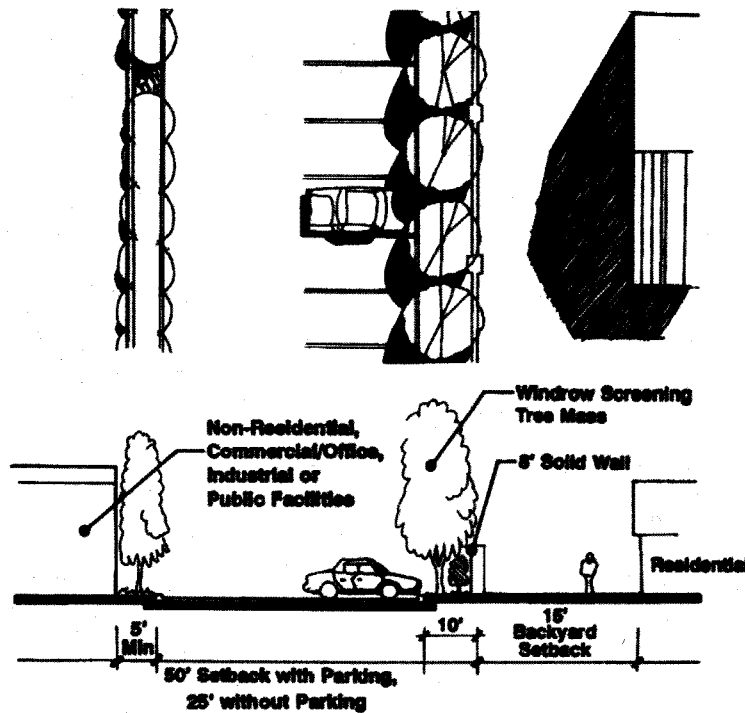
**Figure 3.4-29, Out Parcel/Adjacent Property Buffer**



**Residential/Non-Residential**

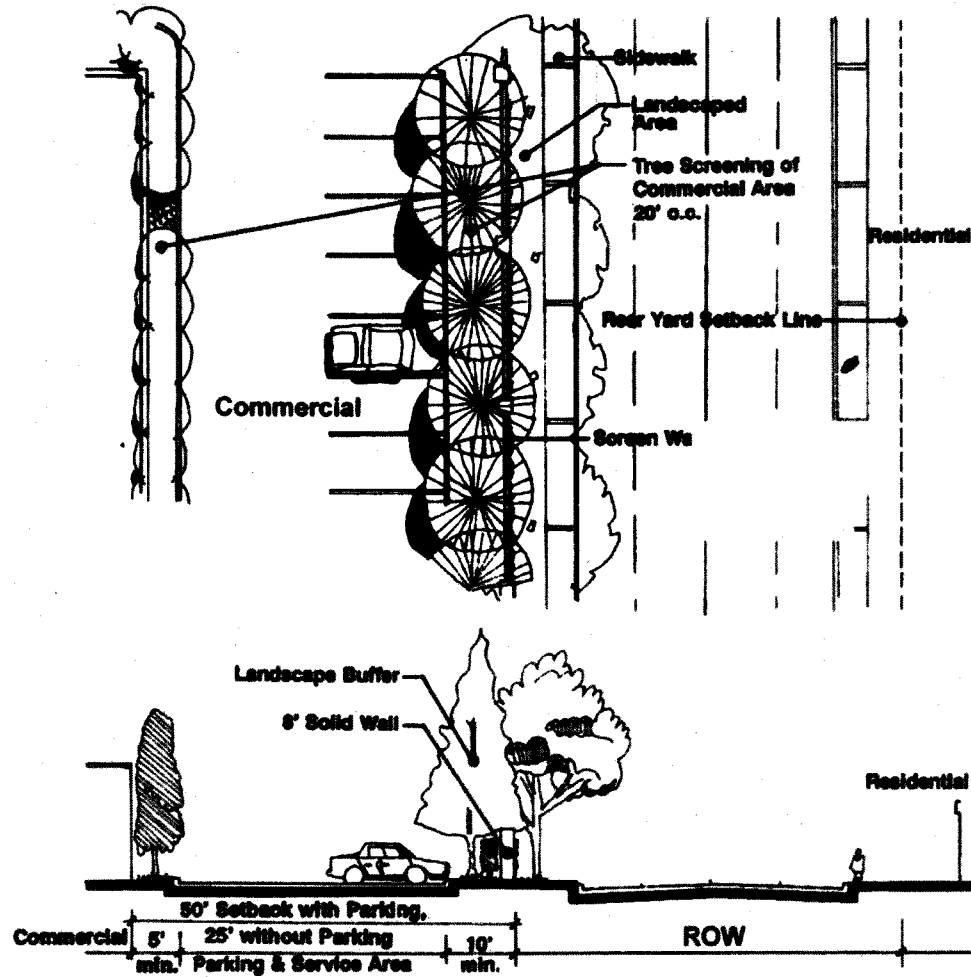
As part of the town center concept, residential uses are located near commercial areas to minimize vehicle trips and instill a sense of community. At the interface between residential and commercial land uses, buffers are needed to minimize potential adverse effects. As indicated in **Figure 3.4-30, Land Use Buffer**, a 15-foot backyard setback for the residential uses is recommended. In addition, a windrow screening tree mass should be planted along the rear property line, along an 8-foot solid wall, creating a 10-foot wide buffer area. A minimum 50-foot setback for the commercial property, inclusive of this buffer, should be maintained with parking; without parking, the buffer should be 25 feet.

**Figure 3.4-30, Land Use Buffer**



**Figure 3.4-31, Commercial Buffer Streetscape** depicts the scenario where commercial uses are located across the street from residential uses, as is the case along Tyler Street just north of Avenue 62 or on "D" Street. A landscape buffer should be planted adjacent to an 8-foot solid wall and the parking and service area for the commercial use, within the 50-foot setback. This will provide both a physical and visual separation between the commercial and residential uses.

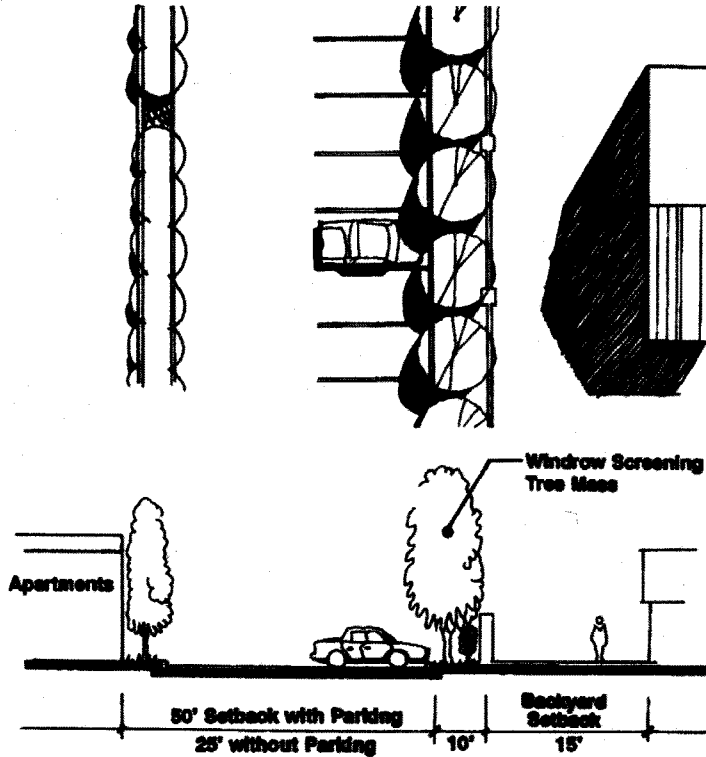
**Figure 3.4-31, Commercial Buffer Streetscape**



**Single-Family/Multi-Family Residential**

Where single-family residential dwellings are located adjacent to multi-family residential units, a product type buffer should be implemented, consisting of window screening along the back side of the multi-family parking area, a community wall, and an increased backyard setback for the single-family uses as reflected in **Figure 3.4-32, Product Type Buffer**.

**Figure 3.4-32, Product Type Buffer**



3.5 RCIP GENERAL PLAN POLICY CONSISTENCY ANALYSIS

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

**Table 3.5-A, RCIP General Plan and ECVAP Policies Consistency Analysis**, below, relates the proposed The Kohl Ranch Specific Plan No 303, Amendment 4 to relevant policies in the General Plan ("General Plan" or "RCIP"), as well as any relevant policies from the Eastern Coachella Valley Area Plan. Policies deemed not relevant to the project, based on proposed land uses, are not included in this table. Based on the brief analysis here and the overall information provided in The Kohl Ranch Specific Plan No. 303 Amendment 4, EIR 396 and Addendum (EA43068), a notation of "C" meaning generally consistent, or "I" meaning generally inconsistent, or "N/A" meaning not applicable, is given each policy to reflect the project's response to the intent of the General Plan or Area Plan policy.

**Table 3.5-A, RCIP General Plan and ECVAP Policy Consistency Analysis**

Section	General Plan Policy No.	General Plan Policies	Relationship of the Project to the Policy
Aesthetics	LU 14.1	Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public.	The project area is relatively flat and because of the limited development on the site, views of the nearby mountains framing the valley floor are generally unobstructed. The Santa Rosa and San Jacinto Mountains are important visual resources in the Coachella Valley. Views of these resources have been preserved in the Kohl Ranch Specific Plan Design Guidelines. <b>C</b>
Aesthetics	LU 14.2	Incorporate riding, hiking, and bicycle trails and other compatible public recreational facilities within scenic corridors.	Approximately 376 acres of open space is included in The Kohl Ranch Specific Plan. Additionally, the Project includes a trail system consisting of local and regional connections to link parks, open space and community facilities. <b>C</b>
Aesthetics	LU 14.3	Ensure that the design and appearance of new landscaping, structures, equipment, signs, or grading within Designated and Eligible State and County scenic highway corridors are compatible with the surrounding scenic setting or environment.	The Project is not located within a scenic highway or corridor. <b>N/A</b>
Aesthetics	LU 14.4	Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways.	The proposed Project is not located within a scenic highway or corridor. The closest State-eligible scenic highway is State Route 111, from Bombay Beach on the Salton Sea to State Route 195 near Mecca located approximately 4.4 miles to the southeast. <b>N/A</b>
Aesthetics	LU 14.5	Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground.	The Project is not located within a scenic highway or corridor. <b>N/A</b>
Aesthetics	LU 14.6	Prohibit offsite outdoor advertising displays that are visible from Designated and Eligible State and County Scenic Highways.	The Project is not located within a scenic highway or corridor. <b>N/A</b>
Aesthetics	LU 14.7	Require that the size, height, and type of on-premise signs visible from Designated and Eligible State and County Scenic Highways be the minimum necessary for identification. The design, materials, color, and location of the signs shall blend with the environment, utilizing natural materials where possible.	The Project is not located within a scenic highway or corridor. <b>N/A</b>
Aesthetics	LU 14.8	Avoid the blocking of public views by solid walls.	The Design Guidelines of the proposed project requires the use of view fencing along open space, golf courses, parks and schools to avoid blocking of public views. <b>C</b>
Aesthetics	ECVAP 4.1	Require the inclusion of outdoor lighting features that would minimize the effects on the nighttime sky and wildlife habitat areas.	The Design Guidelines of the proposed project require lighting to be designed to minimize sky glow and the nighttime desert sky. The aesthetics section of this EIR and the Aesthetics section of the Addendum evaluated potential impacts and determined that all potential significant adverse impacts



Section	General Plan Policy No.	General Plan Policies	Relationship of the Project to the Policy
			associated with the proposed project were found to be less than significant without mitigation. In addition, conditions recommended by the Airport Land Use Commission also limit lighting within the area due to its proximity to the airport so the effects of nighttime lighting will be minimized. <b>C</b>
Aesthetics	ECVAP 4.2	Adhere to the County's lighting requirements for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.	The Kohl Ranch Specific Plan is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area. Mitigation measures herein reduce potential significant impacts to less than significant. Future development proposals will be required to comply with County Ordinance No. 655 and will be reviewed at such time as development application is filed with the Planning Department. <b>C</b>
Aesthetics	ECVAP 10.1	Adhere to the Advertising Regulations of the County Land Use Ordinance, Section 19, regarding outdoor advertising for all development within the Eastern Coachella Valley.	Section 19 does not allow outdoor advertising within land zoned Specific Plan (SP). <b>C</b>
Aesthetics	ECVAP 10.2	Prohibit the placement of billboards within the Eastern Coachella Valley.	The zoning ordinance prohibits outdoor advertising displays. <b>C</b>
Aesthetics	ECVAP 10.3a	For premises adjacent to the right-of-way of scenic corridors, single support free-standing signs for on-site advertising shall be prohibited. A sign affixed to buildings, a free-standing monument sign, or a free-standing sheathed-support sign which has minimal impact on the scenic setting shall be utilized for on-site advertising purposes along the below-referenced scenic corridors. a. For purposes of this policy, scenic corridors include: • State Route 86; and • State Route 111.	The Project is not located within a scenic highway or corridor. <b>N/A</b>
Aesthetics	ECVAP 10.3c	On-site advertising signs for businesses located along freeway scenic corridors shall comply with the following:(1) Businesses located within 660 feet of the terminus of a freeway exit ramp or the origination of a freeway entrance ramp may utilize either monument or sheathed-support signs in addition to signs affixed to buildings. A free-standing monument sign for a single business or tenant may be approved with a maximum height of 10 feet and a maximum surface area of 150 square feet. A free-standing monument sign for multiple businesses or tenants may be approved with an overall height of 12 feet or less and a maximum surface area of 200 square feet. A free-standing sheathed-support sign for a single business or tenant may be approved with a maximum height of 35 feet and a maximum surface area of 150 square feet. A free-standing sheathed-support sign for multiple businesses or tenants may be approved with a maximum height of 35 feet. The maximum surface area shall be the greater of either 150 square feet, or .25 percent (1/4 of 1 percent) of the total existing building floor area, except that in any event, no sign shall exceed 200 square feet in surface area. (2) A sign affixed to a building, advertising the business contained therein, shall not exceed 10 percent of the surface area of the building wall facing the freeway. A single sign, or a total of all signs, affixed to a building and advertising multiple businesses contained therein shall not exceed 10 percent of the surface area of the building wall facing the freeway. (3) Businesses located within 330 feet of the nearest edge of a freeway right-of-way line, but farther than 660 feet from the terminus of a freeway exit ramp or the origination of a freeway entrance ramp, may utilize either monument or sheathed-support signs in addition to signs affixed to buildings. A free-standing monument sign for a single business or tenant may be approved with a maximum height of 10 feet and a maximum surface area of 150 square feet. A free-standing monument sign for multiple businesses or tenants may be approved with an overall height of 12 feet or less and a maximum surface area of 200 square feet. A free-standing sheathed-support sign for a single business or tenant may be approved with a maximum height of 25 feet, or the actual height of the primary building advertised, whichever is less, and a maximum surface area of 150 square feet. A free-standing sheathed-support sign for multiple businesses or tenants may be approved with an overall height of 25 feet, or the actual height of the primary building	The Project is not located within a scenic highway or corridor. <b>N/A</b>

Section	General Plan Policy No.	General Plan Policies	Relationship of the Project to the Policy
		advertised, whichever is less. The maximum surface area shall be the greater of either 150 square feet, or 25 percent (1/4 of 1 percent) of the total existing building floor area, except that in any event, no sign shall exceed 200 square feet in surface area.ii. A sign affixed to a building, advertising a single business contained therein, shall not exceed 10 percent of the surface area of the building wall facing the freeway. A single sign, or a total of all signs, affixed to a building and advertising multiple businesses contained therein shall not exceed 10 percent of the surface area of the building wall facing the freeway.	
Aesthetics	ECVAP 10.3d	On-site advertising signs for businesses located along highway scenic corridors shall comply with the following:(1) Notwithstanding the other provisions of this policy, a single-business monument sign may be approved with a maximum height of 10 feet, and a maximum 150 square feet of sign surface area. A multiple-business monument sign may be approved with a maximum height of 12 feet or less, and a maximum 200 square feet of sign surface area.(2) Notwithstanding the other provisions of this policy, a single-business sheathed-support sign or a multiple-business sheathed-support sign shall not be erected along a highway scenic corridor.(3) A sign affixed to a building, advertising the business contained therein, shall not exceed 10 percent of the surface area of the building wall facing the highway. A single sign, or a total of all signs, affixed to a building and advertising multiple businesses contained therein shall not exceed 10 percent of the surface area of the building wall facing the highway.	The Project is not located within a scenic highway or corridor. <b>N/A</b>
Aesthetics	ECVAP 15.1	Protect the scenic highways in the Eastern Coachella Valley from change that would diminish the aesthetic value of adjacent properties in accordance with the Scenic Corridors section of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.	The Project is not located within a scenic highway or corridor. <b>N/A</b>
Aesthetics	ECVAP 17.1	Refer to the Ridgeline policies in the Hillside Development and Slope section of the General Plan Land Use Element and the Scenic Resources policies in the General Plan Multipurpose Open Space Element.	The ridgeline of the Santa Rosa mountains along the western edge of the Eastern Coachella Valley is an important natural resource. The project area is relatively flat and because of the limited development on the site and requirements in the Kohl Ranch Specific Plan Design Guidelines, views of the nearby mountains framing the valley floor are generally unobstructed. <b>C</b>
Aesthetics	OS 21.1	Identify and conserve the skylines, view corridors, and outstanding scenic vistas within Riverside County.	The project area is relatively flat and because of the limited development on the site, views of the nearby mountains framing the valley floor are generally unobstructed. The Santa Rosa and San Jacinto Mountains are important visual resources in the Coachella Valley. Views of these resources have been preserved in the Kohl Ranch Specific Plan Design Guidelines. <b>C</b>
Aesthetics	OS 22.1	Design developments within designated scenic highway corridors to balance objectives of maintaining scenic resources with accommodating compatible land uses.	The Project is not located within a scenic highway or corridor. <b>N/A</b>
Aesthetics	OS 22.3	Encourage joint efforts among federal, state, and County agencies, and citizen groups to ensure compatible development with scenic corridors.	The Project is not located within a scenic highway or corridor. <b>N/A</b>
Aesthetics	OS 22.4	Impose conditions on development within scenic highway corridors requiring dedication of scenic easements consistent with the Scenic Highways Plan, when it is necessary to preserve unique or special visual features.	The Project is not located within a scenic highway or corridor. <b>N/A</b>
Aesthetics	OS 22.5	Utilize contour grading and slope rounding to gradually transition graded road slopes into a natural configuration consistent with the topography of the areas within scenic highway corridors.	The Project is not located within a scenic highway or corridor. <b>N/A</b>
Agriculture	ECVAP 5.1	Retain and protect agricultural lands through adherence to the policies contained in the Agriculture section of the General Plan Land Use Element.	Section V.C.2 of the EIR and the Agricultural Resources section of the Addendum incorporates mitigation requiring adherence to Ordinance 625 to protect agricultural uses. To avoid potential

Section	General Plan Policy No.	General Plan Policies	Relationship of the Project to the Policy
			Impact, a 300-foot setback between development and offensive agricultural uses is required as mitigation. The Kohl Ranch Specific Plan does not include any agriculturally designated land and no changes are proposed that would affect other areas of agricultural use. <b>N/A</b>
Agriculture	ECVAP 5.2	Refer to the General Plan Certainty System in the General Plan Administrative Element. An exception is provided allowing limited changes from the Agriculture designation to be processed and approved.	There are no agriculturally designated lands in the Kohl Ranch Specific Plan Amendment No. 4. <b>N/A</b>
Agriculture	ECVAP 6.1	Allow farmworker housing that meets basic safety standards in agriculturally designated areas per the land use designations section of the General Plan Land Use Element, and the Five-Year Action Plan and Special Housing Need sections of the Housing Element. Provided that adequate provisions for public services and compatibility with adjacent uses is achieved, farm worker housing projects of both 1-12 dwelling units and greater than 12 units are permitted in the Agriculture designation in the Eastern Coachella Valley Area Plan.	There are no agriculturally designated lands in the Kohl Ranch Specific Plan Amendment No. 4. <b>N/A</b>
Agriculture	LU 20.1	Encourage retaining agriculturally designated lands where agricultural activity can be sustained at an operational scale, where it accommodates lifestyle choice, and in locations where impacts to and from potentially incompatible uses, such as residential uses, are minimized, through incentives such as tax credits.	The Eastern Coachella Valley Area Plan contains 41,403 acres of AG designated land which is 9.1 percent of all the land comprising this Area Plan. Within Riverside County, only the San Jacinto Valley Area Plan designates a greater percentage of land to AG with 9.4 percent. The Kohl Ranch Specific Plan would not retain the Agriculture (AG) designated lands within its project area. Section V.C.2 of the EIR and the Agricultural Resource section of the Addendum analyzed impacts and determined these to be significant and unavoidable. A statement of overriding considerations was adopted with certification of the EIR November 16, 1999. A General Plan Amendment was approved to change land use to that of an adopted specific plan and a zone change changed the zoning to Specific Plan (SP). This policy is therefore, not applicable to the Kohl Ranch Specific Plan Amendment No. 4 with the exception of minimizing impacts to agriculturally designated lands from incompatible uses. EIR section V.C.2 incorporates mitigation requiring adherence to Ordinance 625 to protect agricultural uses. To avoid potential impact, a 300-foot setback between development and offensive agricultural uses is required as mitigation. <b>N/A, C</b>
Agriculture	LU 20.2	Protect agricultural uses, including those with industrial characteristics (dairies, poultry, hog farms, etc.) by discouraging inappropriate land division in the immediate proximity and allowing only land uses and intensities that are compatible with agricultural uses.	Section V.C.2 of the EIR and the Agricultural Resources section of the Addendum incorporate mitigation requiring adherence to Ordinance 625 to protect agricultural uses. To avoid potential impact, a 300-foot setback between development and offensive agricultural uses is required as mitigation. No such offensive agricultural uses exist in proximity to the Kohl Ranch. <b>C</b>
Air Quality	LU 11.1	Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting (A1.18)	The Land Use Designations in the area north of Avenue 62 and east of Tyler Street is intended for industrial and airport-related business park development. Additional land use designations along both sides of Avenue 62 are intended for commercial development. These uses will increase the available employment opportunities and help minimize long-distance commuting. Bus stops and coordination with the transit agency for increased routes will also provide alternatives to long-distance commutes. <b>C</b>
Air Quality	LU 11.2	Ensure adequate separation between pollution producing activities and sensitive emission receptors, such as hospitals, residences, and schools.	EIR section V.C.6 and the Air Quality section of the Addendum incorporate mitigation measures to reduce impacts to sensitive receptors. <b>C</b>
Air Quality	LU 11.3	Accommodate the development of community centers and concentrations of development to reduce reliance on the automobile and help improve air quality.	The Kohl Ranch Specific Plan creates its own master-planned community consisting of medium density, medium high density, high density, and very high density residential types, three existing schools, commercial, industrial, parks and open space that collectively may contain the attributes that contribute to a community center. EIR section V.D.1 and the Air Quality section of the Addendum incorporates mitigation to provide for potential bus transit as well as the opportunity for Park and Ride facilities. The project includes a trail system. This system will include a combination of greenbelts with linkages and sidewalks located adjacent to roads. It will incorporate trails for pedestrians, bicyclists, and equestrians in the form of an integrated system of hard- and soft-surface trails. The trail system will

Section	General Plan Policy No.	General Plan Policies	Relationship of the Project to the Policy
			promote non-vehicular access to on-site recreational areas as well as to the schools thus reducing the reliance on automobiles. <b>C</b>
Air Quality	LU 11.4	Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.	ER section V.D.1 and the Air Quality section of the Addendum incorporates mitigation to provide for potential bus transit as well as the opportunity for Park and Ride facilities. The project includes a trail system. This system will include a combination of greenbelts with linkages and sidewalks located adjacent to roads. It will incorporate trails for pedestrians, bicyclists, and equestrians in the form of an integrated system of hard- and soft-surface trails. The trail system will promote non-vehicular access to on-site recreational areas as well as to the schools. <b>C</b>
Air Quality	AQ 4.7	To the greatest extent possible, require every project to mitigate any of its anticipated emissions that exceed allowable emissions as established by the SCAQMD, MDAQMD, SCA8, the Environmental Protection Agency, and the California Air Resources Board.	The project is located within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The air quality section of the ER and the Air Quality section of the Addendum requires that the project comply with the requirements set forth by the SCAQMD, the Environmental Protection Agency, and the California Air Resources Board and propose to mitigate, to the greatest extent possible, project-related emissions. <b>C</b>
Air Quality	AQ 8.2	Emphasize job creation and reductions in vehicle miles traveled in job-poor areas to improve air quality over other less efficient methods.	The proposed project includes a commercial and industrial uses only along Avenue 62 and east of Tyler Street which will create jobs and concentrate growth around the center which will help reduce vehicle miles traveled. <b>C</b>
Air Quality	AQ 8.4	Support new mixed-use land use patterns and community centers which encourage community self-sufficiency and containment, and discourage automobile dependency.	ER section V.D.1 and the Air Quality section of the Addendum incorporates mitigation to provide for potential bus transit as well as the opportunity for Park and Ride facilities. The project includes a trail system. This system will include a combination of greenbelts with linkages and sidewalks located adjacent to roads. It will incorporate trails for pedestrians, bicyclists, and equestrians in the form of an integrated system of hard- and soft-surface trails. The trail system will promote non-vehicular access to on-site recreational areas as well as to the schools. <b>C</b>
Biology	ECVAP 16.1	Protect visual and biological resources in the Eastern Coachella Valley Area Plan through adherence to General Plan policies found in the Preservation section of the Multipurpose Open Space Element, as well as policies contained in the Coachella Valley Multiple Species Habitat Conservation Plan.	The proposed Project site has been extensively disturbed from agricultural activities. Section V.C.3 of this ER and the Biological Resource section of the Addendum analyzed potential impacts to biological resources. The ER incorporates a mitigation measure within the Biology section, which requires a Pre-Construction Survey for burrowing owls. No other impacts were found to be significant. Additionally, the Addendum incorporates a mitigation measure to account for the Coachella Valley Multiple Species Habitat Conservation Plan requiring the payment of fees prior to grading. <b>C</b>
Cultural	OS 19.1	Cultural resources (both prehistoric and historic) are a valued part of the history of the County of Riverside.	Section V.C.12 of this ER and the Cultural Resource section of the Addendum analyzed potential impacts to archeological resources. The ER incorporates mitigation measures within the cultural resources section that reduce impacts to archeological sites and resources. <b>C</b>
Cultural	OS 19.2	The County of Riverside shall establish a Cultural Resources Program in consultation with Tribes and the professional cultural resources consulting community that, at a minimum would address each of the following: application of the Cultural Resources Program to projects subject to environmental review; government-to-government consultation; application processing requirements; information database(s); confidentiality of site locations; content and review of technical studies; professional consultant qualifications and requirements; site monitoring; examples of preservation and mitigation techniques and methods; curation and the descendant community consultation requirements of local, state and federal law. [AI 144].	Section V.C.12 of this ER and the Cultural Resource section of the Addendum analyzed potential impacts to archeological resources but the Project is not responsible for establishing a Cultural Resource program with the Tribes. <b>N/A</b>
Cultural	OS 19.3	Review proposed development for the possibility of cultural resources and for compliance with the cultural resources program.	The Kohl Ranch Specific Plan Amendment No. 4 is required to comply with Senate Bill 18. <b>C</b>

Section	General Plan Policy No.	General Plan Policies	Relationship of the Project to the Policy
Cultural	OS 19.4	To the extent feasible, designate as open space and allocate resources and/or tax credits to prioritize the protection of cultural resources preserved in place or left in an undisturbed state. (AI 145).	ER section V.C.12 and the Cultural Resources section of the Addendum incorporate mitigation measures to reduce impacts to historical sites and resources including discovered resources. The proposed project has been reviewed by the Regional Park and Open Space District. <b>C</b>
Cultural	OS 19.5	Exercise sensitivity and respect for human remains from both prehistoric and historic time periods and comply with all applicable laws concerning such remains.	Section V.C.12 of this ER and the Cultural Resource section of the Addendum analyzed potential impacts to human remains. In the event that unknown human remains are uncovered during construction activities, the Project will be in compliance with Sections 7052 and 7050.5 of the California Health and Safety Code (HSC) requiring that the Riverside County Coroner's Office must be contacted within 24 hours and all work shall be halted until a clearance is given by that office and any other involved agencies and with the requirements of Public Resources Code Section 5097.98, as amended. <b>C</b>
Cultural	OS 19.6	Whenever existing information indicates that a site proposed for development has high paleontological sensitivity as shown on Figure OS-8, a paleontological resource impact mitigation program (PRIMP) shall be filed with the County Geologist prior to site grading. The PRIMP shall specify the steps to be taken to mitigate impacts to paleontological resources.	Section V.C.12 of the ER and the Cultural Resource section of the Addendum includes mitigation measures which call for paleontological monitoring within areas identified as potentially significant and includes measures should inadvertent discoveries be made. <b>C</b>
Cultural	OS 19.7	Whenever existing information indicates that a site proposed for development has low paleontological sensitivity as shown on Figure OS-8, no direct mitigation is required unless a fossil is encountered during site development. Should a fossil be encountered, the County Geologist shall be notified and a paleontologist shall be retained by the project proponent. The paleontologist shall document the extent and potential significance of the paleontological resources on the site and establish appropriate mitigation measures for further site development.	Cultural and paleontological assessments have been performed for this project and are discussed in Section V.C.12 of this ER and the Cultural Resource section of the Addendum which includes mitigation measures to lessen potential impacts. <b>C</b>
Cultural	OS 19.8	Whenever existing information indicates that a site proposed for development has undetermined paleontological sensitivity as shown on Figure OS-8, a report shall be filed with the County Geologist documenting the extent and potential significance of the paleontological resources on site and identifying mitigation measures for the fossil and for impacts to significant paleontological resources prior to approval of that department.	Section V.C.12 of the ER and the Cultural Resource section of the Addendum includes mitigation measures which call for paleontological monitoring within areas identified as potentially significant and includes measures should inadvertent discoveries be made. <b>C</b>
Cultural	OS 19.9	Whenever paleontological resources are found, the County Geologist shall direct them to a facility within Riverside County for their curation, including the Western Science Center in the City of Hemet.	Section V.C.12 of the ER and the Cultural Resource section of the Addendum includes mitigation measures which call for paleontological monitoring within areas identified as potentially significant and includes measures should inadvertent discoveries be made. <b>C</b>
Geology & Soils	ECVAP 18.1	Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element	The proposed Project is located in an area considered to be at very low susceptibility for wildfire. <b>N/A</b>
Geology & Soils	ECVAP 20.1	Protect life and property from seismic-related incidents through adherence to the Seismic Hazards section of the General Plan Safety Elements.	Section V.C.4 of the ER and the Geology and Soils section of the Addendum analyzed potential impacts from seismic-related incidents and the proposed Project site has the potential to be subject to strong seismic ground shaking events. The ER incorporates mitigation measures within the geology and seismicity section to reduce impacts by requiring that structures be constructed per the California Building Code. <b>C</b>
Geology & Soils	ECVAP 21.1	Protect life and property through adherence to the Hillside Development and Slope section of the General Plan Land Use Element and the Slope and Soil Instability Hazards section of the General Plan Safety Element.	The project is not in an area of steep slope. Section V.C.1 of the ER and the Geology and Soils section of the Addendum analyzed potential impacts from slope and instability hazards. The ER incorporates mitigation measures within the land form and topography section to reduce impacts by requiring that grading activities be in conformance with the California Building Code and Riverside County Ordinance 457. <b>C</b>



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Geology & Soils	ECVAP 21.2	Refer to the Rural Mountainous and Open Space-Rural land use designations in the General Plan Land Use Element.	The project site does not contain these land use designations. <b>N/A</b>
Geology & Soils	ECVAP 22.1	Minimize damage from and exposure to wind erosion and blow sand through adherence to the Slope and Soil Instability Hazards section of the General Plan Safety Element.	Implementing projects within the proposed Specific Plan will be required to comply with Riverside County Ordinance 742. <b>C</b>
Geology & Soils	ECVAP 22.2	Require protection of soil in areas subject to wind erosion or blow sand. Mitigation measures that may be required include, but are not limited to, windbreaks, walls, fences, vegetative groundcover, rock, other stabilizing materials, and installation of an irrigation system or provision of other means of irrigation.	Implementing projects within the proposed Specific Plan will be required to comply with Riverside County Ordinance 742. Additionally, the Specific Plan landscape guidelines incorporate windrow plantings to provide wind breaks. <b>C</b>
Geology & Soils	ECVAP 22.3	Control dust through the policies of the Particulate Matter section of the General Plan Air Quality Element.	EIR section V.C.6 and the Geology and Soils section of the Addendum incorporates mitigation to control fugitive dust and particulate matter. <b>C</b>
Geology & Soils	ECVAP 22.4	Preserve the environmentally sensitive alluvial fan areas flowing out of the canyons of the Santa Rosa Mountains.	EIR sections V.C.1 and V.C.12 and the Geology and Soils section of the Addendum incorporate mitigation measures to ensure protection of alluvial fan areas. <b>C</b>
Geology & Soils	S 2.5	Require that engineered slopes be designed to resist seismically induced failure. For lower-risk projects, slope design could be based on pseudo-static stability analyses using soil engineering parameters that are established on a site-specific basis. For higher-risk projects, the stability analyses should factor in the intensity of expected ground shaking, using a Newmark-type deformation analysis.	This project will comply with Ordinance 457, which requires that manufactured slopes are designed to be seismically safe. Additionally, Section V.C.1 of the EIR and the Geology and Soils section of the Addendum includes mitigation measures which call for grading activities to conform with the California Building Code and Ordinance 457. <b>C</b>
Geology & Soils	S 3.5	During permit review, identify and encourage mitigation of on-site and off-site slope instability, debris flow, and erosion hazards on lots undergoing substantial improvements.	During the review of implementing applications (residential subdivisions, use permits, etc.) of The Kohl Ranch Specific Plan, these geological issues will be analyzed and addressed on an as-needed basis. <b>C</b>
Geology & Soils	LU 12.1c	Require that areas with slope be developed in a manner to minimize the hazards from erosion and slope failures.	The project area is relatively flat and is not in an area of steep slope. Sections V.C.1 and V.C.5 of the EIR and the Geology and Soils section of the Addendum include mitigation measures for erosion control. <b>C</b>
Geology & Soils	S 7.7b	Require mitigation measures to reduce potential damage caused by ground failure for sites determined to have potential for liquefaction. Such measures shall apply to critical facilities, utilities, and large commercial and industrial projects as a condition of project approval.	The proposed project is designated as having a high potential for liquefaction. A Geotechnical Report prepared for the project site found the potential to be low, however, and sections V.C.4 of the EIR and the Geology and Soils section of the Addendum includes mitigation measures for further site specific investigations once location and nature of structures are known. Additionally, conformance with California Building Code standards, enforcement of the maintenance of the tie drain system, seismic safety standards and sound grading practices will help to mitigate any potentiality concerning circumstances. <b>C</b>
Geology & Soils	S 4.1	For new construction and proposals for substantial improvements to residential and non-residential development with 100-year floodplains as mapped by FEMA or as determined by site specific hydrologic studies for areas not mapped by FEMA, the County shall apply a minimum level of acceptable risk; and disapprove projects that cannot mitigate the hazard to the satisfaction of the Building Official or other responsible agency.	Implementing projects within the proposed Specific Plan will comply with the Flood and Inundation section of the General Plan Safety Element. <b>C</b>
Hazards	ECVAP 19.1	Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element	The Kohl Ranch is located in an area considered to be at a very low susceptibility for wildfire. <b>C</b>
Hazards	S 6.1	Enforce the land use policies and siting criteria related to hazardous materials and wastes through continued implementation of the programs identified in the County of Riverside Hazardous Waste Management Plan including the following: (A) 98) a. Ensure county	The project will be in compliance with existing regulations such as South Coast Air Quality Management District Rules and Regulations pertaining to asbestos, Department of Transportation (DOT) office of Hazardous Materials Safety regulations, and Titles 8, 22, and 26 of the California Code of



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		businesses comply with federal, state and local laws pertaining to the management of hazardous wastes and materials including all Certified Unified Program Agency (CUPA) programs; b. Ensure active public participation in hazardous waste and hazardous materials management decisions in Riverside County through the County's land use and planning processes; and c. Encourage and promote the programs, practices, and recommendations contained in the Riverside County Hazardous Waste Management Plan, giving the highest waste management priority to the reduction of hazardous waste at its source.	Regulations, would ensure that the public would not be exposed to any unusual or excessive risks related to hazardous materials. C
Hazards	§ 7.1	Continually strengthen the Multi-Hazard Functional Plan and maintain mutual aid agreements with federal, state, local agencies and the private sector to assist in: a. clearance of debris in the event of widespread slope failures, collapsed buildings or structures, or other circumstances that could result in blocking emergency access or egress; b. heavy search and rescue; c. fire suppression; d. hazardous materials response; e. temporary shelter; f. geologic and engineering needs; g. traffic and crowd control; and h. building inspection.	The project site along with the unincorporated Riverside County areas are contracted with the Riverside County Fire Department for emergency response. Emergency response and emergency evacuation are regulated under one agency in the project area and surrounding areas. Therefore project development will not interfere with existing emergency response and evacuation, but will be consistent with the existing system because the same agency regulates all of the surrounding areas. C
Hydrology	ECVAP 18.1	Protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.	The proposed The Kohl Ranch Specific Plan is not within the 100-year flood plain but the area is subject to ponding and flash flooding. EIR sections V.C.5 and V.D.2 incorporate mitigation measures to mitigate against impacts from flood damage, surface ponding and erosion. C
Hydrology	ECVAP 18.2	Adhere to the flood proofing, flood protection requirements, and Flood Management Review requirements of the Riverside County Ordinance No. 458 Regulating Flood Hazard Areas.	The proposed The Kohl Ranch Specific Plan is not within the 100-year flood plain but the area is subject to ponding and flash flooding. EIR sections V.C.5 and V.D.2 and the Hydrology section of the Addendum incorporate mitigation measures to mitigate against impacts from flood damage, surface ponding and erosion. Additionally, the proposed project will comply with Ordinance 458. C
Hydrology	ECVAP 18.3	Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow be submitted to the Coachella Valley Water District for review.	The proposed The Kohl Ranch Specific Plan is not within the 100-year flood plain but the area is subject to ponding and flash flooding. EIR sections V.C.5 and V.D.2 and the Hydrology section of the Addendum incorporate mitigation measures to mitigate against impacts from flood damage, surface ponding and erosion. C
Hydrology	OS 3.3	Minimize pollutant discharge into storm drainage systems and natural drainage and aquifers.	The Hydrology section of this ER and the Hydrology section of the Addendum evaluated potential impacts to water quality and determined that all potential significant adverse impacts associated with the proposed project were found to be less than significant. With the implementation of the Regional WQMP, as well as subsequent tract specific WQMPs that will be prepared at the time of tract map submittal, impacts to water quality are anticipated to be less than significant. C
Hydrology	OS 5.3	Based on site specific study, all development shall be set back from the floodway boundary a distance adequate to address the following issues: a. public safety; b. erosion; c. riparian or wetland buffer; d. wildlife movement corridor or linkage; e. slopes; f. type of watercourse; and g. cultural resources.	Implementing projects within the proposed Specific Plan will comply with the Flood and Inundation section of the General Plan Safety Element. Upon completion, the entirety of development of the Kohl Ranch is outside of any Flood Hazard areas. C
Hydrology	OS 5.4	Consider designating floodway setbacks for greenways, trails, and recreation opportunities on a case-by-case basis.	The project is not located within a floodway but is subject to ponding and flash flooding. EIR section V.C.5 and V.D.2 and the Hydrology section of the Addendum incorporate mitigation measures to reduce impacts. C
Hydrology	§ 4.8	Allow development within the floodway fringe, if the proposed structures can be adequately flood-proofed and will not contribute to property damage or risks to public safety.	The project is not located within a floodway but is subject to ponding and flash flooding. EIR section V.C.5 and V.D.2 and the Hydrology section of the Addendum incorporate mitigation measures to reduce impacts. C
Hydrology	§ 4.9	Within the floodway fringe of a floodplain as mapped by FEMA or as determined by site specific hydrologic studies for areas not mapped by FEMA, require development to be	The project is not located within a floodway but is subject to ponding and flash flooding. EIR section V.C.5 and V.D.2 and the Hydrology section of the Addendum incorporate mitigation measures to

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		capable of withstanding flooding and to minimize use of fill. However, some development may be compatible within flood plains and floodways, as may some other land uses. In such cases, flood proofing would not be required. Compatible uses shall not, however, obstruct flows or adversely affect upstream or downstream properties with increased velocities, erosion backwater effects, or concentrations of flows.	reduce impacts. <b>C</b>
Hydrology	S 4.18	Require that the design and upgrade of street storm drains be based on the depth of inundation, relative risk to public health and safety, the potential for hindrance of emergency access and regress from excessive flood depth, and the threat of contamination within the top of curbs and the 100-year flood flows within the street right of way.	As shown in the Drainage Plan portion of the Specific Plan, the Kohl Ranch will utilize streets, underground storm drains, swales, drainage pipes, collection basins, and catch basins to collect the on-site and off-site storm water, and convey it through the project and discharge over wires on the east side of the project site. Facilities will be required to accommodate developed 100-year storm runoff through the project. The backbone drainage plan facilities are designed to protect habitable dwelling units from flooding. <b>C</b>
Land Use & Planning	ECVAP 3.1	To provide for the orderly development of Desert Resorts Regional Airport and Chiricaco Summit Airport and the surrounding area, comply with the Airport Land Use Compatibility Plan for Desert Resorts Regional Airport and Chiricaco Summit Airport as fully set forth in Appendix L and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.	The Airport Land Use Commission has found the Kohl Ranch Specific Plan to be conditionally consistent with the 2005 Jacqueline Cochran Regional Airport (formerly Desert Resorts Regional Airport) Land Use Compatibility Plan (JCRALUCP). EIR Section V.D.12 analyzed and incorporates mitigation measures to ensure compliance with the JCRALUCP. The Kohl Ranch is not located within the policy area of the Chiricaco Summit Airport. <b>C</b>
Land Use & Planning	ECVAP 7.1	Ensure proper service provision, land use compatibility, design standards, safety, and accessibility for recreational vehicle development in the Eastern Coachella Valley area through adherence to General Plan policies found in the Land Use Element.	Resort Recreational Vehicle developments are not envisioned within the Kohl Ranch Specific Plan area, therefore such policies do not apply to the project. <b>N/A</b>
Land Use & Planning	ECVAP 7.2	Allow Resort Recreational Vehicle developments within the following land use designations: Low Density Residential, Medium Density Residential, Medium High Density Residential, High Density Residential, Very High Density Residential, Commercial Tourist, and Open Space-Recreation.	Resort Recreational Vehicle developments are not envisioned within the Kohl Ranch Specific Plan area, therefore such policies do not apply to the project. <b>N/A</b>
Land Use & Planning	ECVAP 7.3	Limit Resort Recreational Vehicle developments to a density of sixteen (16) spaces per acre.	Resort Recreational Vehicle developments are not envisioned within the Kohl Ranch Specific Plan area, therefore such policies do not apply to the project. <b>N/A</b>
Land Use & Planning	ECVAP 7.4	Allow Remote recreational vehicle developments within the following land use designations: Very Low Density Residential, Estate Density Residential, Rural Residential, Rural Mountainous, Rural Desert, Open Space-Recreation, and Open Space-Rural.	Resort Recreational Vehicle developments are not envisioned within the Kohl Ranch Specific Plan area, therefore such policies do not apply to the project. <b>N/A</b>
Land Use & Planning	ECVAP 7.5	Limit Remote recreational vehicle developments to a density of seven (7) spaces per acre.	Resort Recreational Vehicle developments are not envisioned within the Kohl Ranch Specific Plan area, therefore such policies do not apply to the project. <b>N/A</b>
Land Use & Planning	ECVAP 8.1	Encourage industrial uses related to agriculture to continue and expand within this area plan.	The zoning ordinance allows for light agriculture on industrial land use designations where lots are 20 acres or greater. <b>C</b>
Land Use & Planning	ECVAP 8.2	Discourage industrial uses that may conflict with agricultural or residential land uses either directly or indirectly within the Eastern Coachella Valley Area Plan.	Section V.C.2 of the EIR and the Land Use & Planning section of the Addendum incorporates mitigation requiring adherence to Ordinance 625 to protect agricultural uses. To avoid potential impact, a 300-foot setback between development and offensive agricultural uses is required as mitigation. As a planned community, potential industrial uses are planned nearest the airport and appropriate design features, such as roads and landscaping, are proposed to buffer between proposed residential land uses and industrial uses. <b>C</b>
Land Use & Planning	ECVAP 8.3	Discourage industrial uses which use large quantities of water in manufacturing or cooling processes and result in subsequent effluent discharges.	EIR sections V.D.2 and the Land Use & Planning section of the Addendum incorporate mitigation measures to mitigate against impacts from usage of large quantities or subsequent effluent





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			discharges. C
Land Use & Planning	ECVAP 8.4	Discourage industrial uses which produce significant quantities of toxic emissions into the air.	The project is located within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The air quality section of the EIR requires that the project comply with the requirements set forth by the SCAQMD, the Environmental Protection Agency, and the California Air Resources Board and propose to mitigate, to the greatest extent possible, project-related emissions. C
Land Use & Planning	ECVAP 8.5	Encourage industrial uses that can best utilize the transportation facilities of the Jacqueline Cochran Regional Airport.	All industrial uses are located within the vicinity of the Jacqueline Cochran Regional Airport (formerly Desert Resorts Regional Airport) within the Kohl Ranch Specific Plan Land Use Plan. C
Land Use & Planning	ECVAP 8.6	Encourage industrial uses related to aviation to locate in the vicinity of the Jacqueline Cochran Regional Airport.	All industrial uses are located within the vicinity of the Jacqueline Cochran Regional Airport (formerly Desert Resorts Regional Airport) within the Kohl Ranch Specific Plan Land Use Plan. C
Land Use & Planning	LU 2.1	Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map (RCIP Figure VI-1) and the Area Plan Land Use Maps, in accordance with the following:	Kohl Ranch Specific Plan proposed a reallocation of land uses previously approved in the Kohl Ranch Specific Plan. The proposed uses will be the same intensity as the uses permitted under the current Kohl Ranch Specific Plan Amendment No. 1. C
Land Use & Planning	LU 2.1a	Provide a land use mix of the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services.	The population of Riverside County is expected to be approximately 3.4 million by 2030 creating an increasing need for a broader variety of job and services available to the residents of the area. More housing units will be needed to accommodate new residents. At the countywide level, the RCIP Vision Statement sets forth various topical visions aimed at proactively dealing with the aforementioned need for growth with its social and development issues. By offering a broader mix of land use as proposed in the Kohl Ranch Specific Plan, the community can be better served. The proposed project provides a mix of land uses within a master planned community setting including a range of residential types, open space, public facilities, commercial and industrial use. This comprehensive approach will assist the County in meeting its vision and accommodating project growth. The EIR evaluated in detail impacts to the environment. Infrastructure necessary to serve the project area is being constructed and is evaluated in the specific plan; and public services will be provided as identified in the specific plan and addressed the EIR. C
Land Use & Planning	LU 2.1b	Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities.	The Kohl Ranch Specific Plan with its variety of land uses will accommodate a range of community types and character that will be compatible with both the County General Plan and Area Plans. C
Land Use & Planning	LU 2.1c	Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses.	The Kohl Ranch Specific Plan will create a master-planned community consisting of medium high density, high density, and very high density residential types, four potential K-8 schools, mixed-use commercial/residential, open space, and public and civic facilities. C
Land Use & Planning	LU 2.1d	Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible.	The Eastern Coachella Valley area is a rural area of Riverside County which has limited employment, commercial and entertainment opportunities currently available to residence in the vicinity of the Project site. The Kohl Ranch Specific Plan concentrates the commercial and industrial uses along Avenue 62 to allow for the growth of a community center. C
Land Use & Planning	LU 2.1e	Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.	The Eastern Coachella Valley area is a rural area of Riverside County. The area around Jacqueline Cochran Airport is envisioned by the County as an area where growth should be focused. The Kohl Ranch Specific Plan is consistent with this goal for the area. C
Land Use & Planning	LU 2.1f	Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile.	The Eastern Coachella Valley area is a rural area of Riverside County which has limited multi-modal transportation opportunities currently available to residence in the vicinity of the Project site. The Kohl Ranch development is expected to encourage the development of future bus routes to the area. The proposed Kohl Ranch Specific Plan offers a mix of residential/commercial services, job producing areas, schools and parks all of which are linked with a trail system so residents will be able to access

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			either by bike or foot, reducing their reliance on automobiles. <b>C</b>
Land Use & Planning	LU 2.1g	Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards.	The Kohl Ranch Specific Plan, being part of the Eastern Coachella Valley area, is designated as a high liquefaction potential, however a Geotechnical Report prepared for the project site as part of the analysis for the ER found the potential to be low and section V.C.4 of the ER and the Land Use & Planning section of the Addendum includes mitigations measures for further site specific investigations once location and nature of structures are known. Additionally, conformance with California Building Code standards, enforcement of seismic safety standards and sound grading practices will help to mitigate any potentially concerning circumstances. While the project site is not within the 100-year flood plain, the area is subject to ponding and flash flooding. ER sections V.C.5 and V.D.2 incorporate mitigation measures to mitigate against impacts from flood damage. <b>C</b>
Land Use & Planning	LU 3.1	Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps (RCIP Figure LU-1) and the Area Plan Land Use Maps in accordance with the following concepts:	See LU2.1 for setting details. <b>C</b>
Land Use & Planning	LU 3.1a	Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities, and housing.	See response to Policy LU2.1, above. <b>C</b>
Land Use & Planning	LU 3.1b	Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map.	The Kohl Ranch is not located in a Community Development area. <b>N/A</b>
Land Use & Planning	LU 3.1d	Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation.	Regional, county and project trails are incorporated throughout the Kohl Ranch project site. All levels of street hierarchy include a sidewalk and/or trail to facilitate pedestrian travel and to permit pedestrian access to areas and trails within the community. <b>C</b>
Land Use & Planning	LU 3.1e	Re-plan existing urban cores and specific plans for higher density, compact development as appropriate to achieve the RCIP vision.	It is the intent of this policy to achieve the RCIP vision for higher density and compact development by re-planning existing urban core and specific plan areas. Although the proposed project promotes higher density, compact development as appropriate to achieve the RCIP vision, this project area for The Kohl Ranch is not part of an existing urban core. The Kohl Ranch Specific Plan Amendment No. 2 is proposing to reallocate land uses within an existing specific plan but not plan for a higher density. Accordingly, this policy does not apply to The Kohl Ranch. <b>N/A</b>
Land Use & Planning	LU 3.1g	Provide the opportunity to link communities through access to multi-modal transportation systems.	See response to Policy LU 2.1.f, above. <b>C</b>
Land Use & Planning	LU 3.2	Use open space, greenways, recreational lands, and watercourses as community separators.	The Kohl Ranch will provide buffers and use of open space areas to create separation from land uses. <b>C</b>
Land Use & Planning	LU 4.1	Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts:	The Kohl Ranch Specific Plan has developed its own Design Guidelines. New developments will be required to comply with these guidelines to contribute to the visual order and consistency of the entire project site. <b>C</b>
Land Use & Planning	LU 4.1a	Compliance with the design standards of the appropriate area plan land use category.	The Kohl Ranch Specific Plan has developed its own Design Guidelines. The Thematic Design Guidelines were created and adopted a number of years after approval of the Kohl Ranch Specific Plan. The Thematic Design Guidelines would apply to the Kohl Ranch if the SP guidelines are silent. Thus, the project will adhere to the design standards approved for the area. <b>C</b>
Land Use & Planning	LU 4.1b	Require that structures be constructed in accordance with the requirements of the County's zoning, building, and other pertinent codes and regulations.	The Kohl Ranch Specific Plan has established its own set of zoning standards, and development will occur in accordance with those requirements and with all other applicable zoning regulations not in the specific plan. Building codes and other pertinent regulations will be applied to the project as if

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			develops. C
Land Use & Planning	LU 4.1c	Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.	Prior to the issuance of building permits, the Planning Dept. must approve plans for developed common open space areas, including landscaping and irrigation plans. Plans include final grading plans, irrigation plans certified by a landscape architect, certified landscape plans, fence treatment, and special treatment/buffer area treatment plans. The Kohl Ranch Specific Plan Development Standards support this. C
Land Use & Planning	LU 4.1d	Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems.	The Kohl Ranch Specific Plan's Landscape Guidelines require the implementation of water use efficiency measures such as use of drought tolerant plants, grouping plants with similar irrigation requirements, use of mulch, and water efficient irrigation systems, consistent with County Ordinance 859, Coachella Valley Water District Landscape Ordinance 1302.1 and the Thermal Design Guidelines plant palette. C
Land Use & Planning	LU 4.1e	Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 of the California Administrative Code.	Passive energy efficiency techniques will occur within the proposed The Kohl Ranch Specific Plan, including orientation of buildings, planting trees to take advantage of sun and adequate roof overhangs. Active energy efficiency measures will be addressed and required in Title 24 for such methods as proper wall and ceiling insulation. C
Land Use & Planning	LU 4.1f	Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate.	The Kohl Ranch Specific Plan contains water conservation measures that incorporate a dual water system consisting of installation of potable water lines for domestic purposes and to provide water for fire protection. Non-potable water lines will be installed for irrigation purposes and drought tolerant landscaping will be implemented throughout the Specific Plan. C
Land Use & Planning	LU 4.1g	Encourage innovative and creative design concepts.	The Kohl Ranch Specific Plan has developed its own Design Guidelines. New developments will be required to comply with these guidelines to contribute to the visual order and consistency of the entire project site. C
Land Use & Planning	LU 4.1h	Encourage the provision of public art that enhances the community's identity, which may include elements of historical significance and creative use of children's art.	Although not specifically discussed in the Specific Plan, public art is not discouraged. As individual development proposals are reviewed by the County, public art could be included. C
Land Use & Planning	LU 4.1i	Include consistent and well-designed signage that is integrated with the building's architectural character.	At the specific plan level, no particular signs on buildings are proposed. General signage guidelines are included within the Specific Plan and are limited in scope but will conform to the project's design guidelines and Riverside County Ordinance 348. C
Land Use & Planning	LU 4.1j	Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.	The project's circulation system will be designed to provide safe and convenient vehicular access to all commercial uses that complies with Riverside County Transportation Department and Fire Department requirements. During future site plan reviews assessments can be made for the possibility of reciprocal access between adjacent uses. C
Land Use & Planning	LU 4.1k	Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.	At the time of site plan review the Riverside County Planning Department will apply all applicable design standards to minimize conflicts with adjacent residential neighborhoods. C
Land Use & Planning	LU 4.1l	Mitigate noise, odor, lighting, and other impacts on surrounding properties.	To the extent feasible at the specific plan level, the EIR and the Land Use & Planning section of the Addendum has found these types of impacts to be less than significant or reduced to less than significant through mitigation included in the EIR. C
Land Use & Planning	LU 4.1m	Provide and maintain landscaping in open spaces and parking lots.	The Design Guidelines of The Kohl Ranch Specific Plan provide guidance for designing open space landscaping in common areas. The Specific Plan requires that a special district or Home Owners Association be established to maintain all common landscape areas. Parking lots are required to be



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			landscaped in accordance with Riverside County Ordinance No. 348 requirements. C
Land Use & Planning	LU 4.1n	include extensive landscaping.	The Kohl Ranch Specific Plan has developed unique Design Guidelines which will encourage appropriate landscaping. The tree planting and landscaping program in the Kohl Ranch Specific Plan is proposed to be extensive with the use of drought tolerant and non-invasive plant species. The proposed Kohl Ranch Specific Plan will adhere to standards detailed in the Specific Plan's landscaping standards and guidelines, and in Riverside County Ordinance Nos. 348 and 859 as well as the Thermal Design Guidelines and Coachella Valley Water District Landscape Ordinance 1302.1. C
Land Use & Planning	LU 4.1a	Preserve natural features, such as unique terrain, drainage ways, arroyos, canyons and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.	The Kohl Ranch Specific plan lies on relatively flat terrain with high disturbed soils due to past and present agriculture. N/A
Land Use & Planning	LU 4.1p	Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space and other pertinent elements.	Approximately 374 acres of open space will be provided within the Project for use as trails and parks. An extensive trail system connects parks, open space, and community facilities. Landscaped streets include sidewalks for pedestrian access. The residential community will have access to sidewalks and on-street bike lanes and off-street bike paths within the Project site. C
Land Use & Planning	LU 4.1q	Design parking lots and structures to be functionally and visually integrated and connected.	Development within the Kohl Ranch will comply with the specific plan's design guidelines and applicable Riverside County zoning ordinance requirements regarding the design and screening of parking areas. C
Land Use & Planning	LU 4.1r	Site building access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.	The Design Guidelines encourage buildings to be oriented toward and visible from the street and parking areas to provide for easy access to bicycle routes and sidewalks. Courtyards and outdoor seating areas are encouraged as well as other ancillary structures and service areas. C
Land Use & Planning	LU 4.1s	Establish safe and frequent pedestrian crossings.	Internal sidewalks will connect the Kohl Ranch Specific Plan development to internal parks and to other project areas. Pedestrian connectivity and movement is emphasized in street and parking areas designs with numerous crossing points at parking and street intersections. C
Land Use & Planning	LU 4.1t	Create a human-scale ground floor environment that includes public open space areas that separate pedestrian space from auto traffic and where mixed, it does so with special regard to pedestrian safety.	Courtyards and outdoor seating areas are encouraged as well as other ancillary structures and service areas. C
Land Use & Planning	LU 4.2	Require property owners to maintain structures and landscaping to a high standard of design, health, and safety through the following:	The Kohl Ranch Specific Plan Design Guidelines will complement the County-wide Design Guidelines applicable to this area. C
Land Use & Planning	LU 4.2a	Provide proactive code enforcement activities.	The Kohl Ranch Specific Plan requires that a Homeowners' Association shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, private circulation systems within gated communities and within multi-family complexes, and landscaped areas. The Homeowners' Association will enforce any property and landscaping maintenance requirements established by the association and as appropriate will provide homeowners with information regarding maintenance methods. C
Land Use & Planning	LU 4.2b	Promote programs and work with local service organizations and educational institutions to inform residential, commercial, and industrial property owners and tenants about property maintenance methods.	The Kohl Ranch Specific Plan requires that a Homeowners' Association shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, private circulation systems within gated communities and within multi-family complexes, and landscaped areas. The Homeowners' Association will enforce any property and landscaping maintenance requirements established by the association and as appropriate will provide homeowners with information regarding maintenance methods. C

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Land Use & Planning	LU 4.2c	Promote and support community and neighborhood based efforts for the maintenance, upkeep, and renovation of structures and sites.	Please see discussion of Policy LU 4.2.b, above. C
Land Use & Planning	LU 7.1	Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.	See discussions related to General Plan consistency under Policy LU 2.1, above. Setbacks and buffers incorporated in the specific plan and mitigation measures included in the EIR reduce all potential significant impacts to less than significant levels which ensure compatibility issues are minimized. C
Land Use & Planning	LU 7.3	Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process.	The Kohl Ranch Specific Plan has developed its own Design Guidelines. New developments will be required to comply with these guidelines to contribute to the visual order and consistency of the entire project site. C
Land Use & Planning	LU 7.4	Retain and enhance the integrity of existing residential, employment, agricultural, and open space areas by protecting them from encroachment of land uses that would result in impacts from noise, noxious fumes, glare, shadowing, and traffic.	Currently, the Kohl Ranch Specific Plan project site and surrounding lands are currently used for open farmland, agricultural activities and rural residential living. However, the Eastern Coachella Valley area is rapidly developing with residential land uses in the cities of Coachella, La Quinta, Indio, Palm Desert. Design Guidelines of the Specific Plan will provide for the buffering of the surrounding community from this development. C
Land Use & Planning	LU 7.5	Require buffering to the extent possible between urban uses and adjacent rural/equestrian oriented land uses.	The Kohl Ranch Specific Plan contains a regional trail which may be used for equestrian purposes that will continue to provide linkages to some of the rural/equestrian oriented land uses; and the Specific Plan proposes various trails along some of the perimeters of the project site adjacent to existing rural uses to preserve access to open space areas and offer a buffer between the project's urban development and those uses. In addition, The Kohl Ranch will be buffered from the existing rural and equestrian properties through the use of equestrian trails, open space areas, and site-specific designs. A 300-foot buffer between project development and active agricultural uses is required by mitigation within this DER. C
Land Use & Planning	LU 8.1	Accommodate the development of a balance of land uses that maintain and enhance the County's fiscal viability, economic diversity, and environmental integrity.	The Kohl Ranch is a primarily residential specific plan, with some commercial, industrial and public facilities uses also allowed. The Fiscal Impact Report for this specific plan shows that the project will have a positive impact the County's General Fund, and other public facilities funds, thus enhancing the County's fiscal viability. The project allows for the development of approximately 379,000 square feet of retail/commercial uses and 6,486,000 square feet of industrial uses. The environmental integrity of the project area and the County is being preserved through the conservation of 376 acres of open space. C
Land Use & Planning	LU 8.2	Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities.	The Kohl Ranch Specific Plan will include approximately 379,000 square feet of commercial/retail development and 6,486,000 square feet of industrial development, which would provide the area with new businesses and increase employment opportunities. C
Land Use & Planning	LU 8.3	Promote the development of focused employment centers rather than inefficient strip commercial development.	The Kohl Ranch Specific Plan proposal includes approximately 379,000 square feet of commercial development within an area comprised of 31.06 acres along Avenue 62. The Specific Plan designates four locations within this 31.06 acres for the commercial uses. The placement of the commercial development will be concentrated at the four proposed locations and the surrounding area will be developed with medium density, medium high density and very high density residential. The focused commercial development avoids the strip commercial concept and meets the intent of Policy LU 8.3. C
Land Use & Planning	LU 8.12	Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the County.	The Kohl Ranch Specific Plan will include approximately 379,000 square feet of commercial development, which would provide the area with new businesses and increase employment opportunities for residents within the project area. C

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Land Use & Planning	LU 9.1	Provide for permanent preservation of open space lands that contain important natural resources cultural resources, hazards, water features, watercourses including arroyos and canyons, and scenic and recreational values. (AI 10)	The Kohl Ranch Specific Plan includes no important natural resources. <b>N/A</b>
Land Use & Planning	LU 9.2	Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and Federal and State regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act.	The project is in compliance with all applicable federal, state and local regulations that protect environmental resources, including the Western Riverside MSHCP, the General Plan's Open Space Element, Clean Air Act and the Clean Water Act. The proposed Specific Plan and all future implementing development proposals will comply with applicable provisions of the California Environmental Quality Act (CEQA). <b>C</b>
Land Use & Planning	LU 9.3	Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life.	The Kohl Ranch Specific Plan proposes to establish 376 acres of Open Space with trails. Additionally, the Specific Plan includes parks which could include play equipment, pool, picnic tables, and passive play areas. These amenities will enhance recreational opportunities and community aesthetics and improve the quality of life compliant with Policy LU 9.3. A potential lake is proposed in Neighborhoods K and J which will be used as part of the dual water system and part of the projects drainage network but will provide a scenic amenity and enhance recreational opportunities by providing the use of a project trails surrounding the lakes. <b>C</b>
Land Use & Planning	LU 9.4	Allow development clustering and/or density transfers in order to preserve open space, natural resources, cultural resources, and biologically-sensitive resources. Wherever possible, development on parcels containing 100-year floodplains, blue-line streams and other higher-order watercourses, and areas of steep slopes adjacent to them shall be clustered to keep development out of watercourse and adjacent steep slope areas, and to be compatible with other nearby land uses. (AI 1, 9)	The project proposes to cluster development into medium-high, high density, and very-high residential housing in part to address airport master plan requirements. The increase in residential density and clustering will allow for preservation of 376 acres of open space, however no natural resources needing preservation exist on-site. <b>C</b>
Land Use & Planning	LU 10.1	Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities.	The Kohl Ranch will be required to pay its fair share of public safety and infrastructure-related mitigation fees as per Riverside County Ordinance No. 659.6. Additionally, the proposed project will allow for the development of public facilities within the project area. <b>C</b>
Land Use & Planning	LU 10.2	Require a fiscal impact analysis for specific plans and major development proposals so as not to have a negative fiscal impact on the County.	The Fiscal Impact Report shows a net fiscal surplus for the County as a result of implementation of the proposed project. <b>C</b>
Land Use & Planning	LU 11.4	Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.	The Kohl Ranch Specific Plan proposes sidewalks along all streets and an extensive network of trails along most major roadways as a way to offer pedestrian and bicycle "friendly" means of travel with the intent of providing options to the use of the automobile for internal project area travel as a way to help improve air quality. <b>C</b>
Land Use & Planning	LU 20.4	Encourage conservation of productive agricultural lands. Preserve prime agricultural lands for high-value crop production.	The Eastern Coachella Valley Area Plan contains 41,403 acres of AG designated land which is 9.1 percent of all the land comprising this Area Plan. Within Riverside County, only the San Jacinto Valley Area Plan designates a greater percentage of land to AG with 9.4 percent. The majority of the Eastern Coachella Valley AG designated land is concentrated along the northern boundary of Lakeview area and separated from other communities by dedicated conservation lands or park lands. The Kohl Ranch Specific Plan would not retain the Agriculture (AG) designated lands within its project area. Section V.C.2 of the BR and the Land Use & Planning section of the Addendum analyzed impacts and determined these to be significant and unavoidable as it eliminated 1,468 acres of Prime Farmland, 171 acres of Farmland of Statewide Importance and 480 acres of Farmland of Local Importance. A statement of overriding considerations was adopted with certification of the EIR November 16, 1999. A General Plan Amendment was approved to change land use to that of an adopted specific plan and a zone change changed the zoning to Specific Plan (SP). This policy is therefore, not applicable to the Kohl Ranch Specific Plan Amendment No. 2 with the exception of minimizing impacts to agriculturally designated lands from incompatible uses. BR section V.C.2 incorporates mitigation requiring

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			adherence to Ordinance 625 to protect agricultural uses. To avoid potential impact, a 300-foot setback between development and offensive agricultural uses is required as mitigation. <b>N/A, C</b>
Land Use & Planning	LU 20.5	Continue to participate in the California Land Conservation Act (the Williamson Act) of 1965.	There are currently no Williamson Act contracts on any properties within The Kohl Ranch Specific Plan. <b>N/A</b>
Land Use & Planning	LU 20.6	Require consideration of State agricultural land classification specifications when a 2 1/2-year Agriculture Foundation amendment to the General Plan is reviewed that would result in a shift from an agricultural to a non-agricultural use.	The Kohl Ranch Specific Plan would not retain the Agriculture (AC) designated lands within its project area. Section V.C.2 of the ER and the Agricultural Resources section of the Addendum analyzed impacts and determined these to be significant and unavoidable. A statement of overriding considerations was adopted with certification of the ER November 16, 1999. Subsequently, the zoning was changed to Specific Plan (SP). This policy is therefore, not applicable to the Kohl Ranch Specific Plan Amendment No. 4. <b>N/A</b>
Land Use & Planning	LU 20.7	Adhere to Riverside County's Right-to-Farm Ordinance.	Riverside County Ordinance No. 625 (Right-to-Farm Ordinance) pertains to residential subdivisions that are to be located within 300 feet of properties zoned for agricultural uses (A-1 (Light Agriculture), A-2 (Heavy Agriculture), A-P (Agriculture-Poultry), A-D (Agriculture-Dairy), or C/V (Citrus/Vineyard). The ER section V.C.2 and the Agricultural Resource section of the Addendum analyzed impacts to such lands and incorporates mitigation measures to ensure adherence to Ordinance 625. <b>C</b>
Land Use & Planning	LU 22.1	Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.	The project area is relatively flat and will not encroach upon hillsides. <b>N/A</b>
Land Use & Planning	LU 22.3	Ensure that development does not adversely impact the open space and rural character of the surrounding area.	The project area is relatively flat and because of the limited development on the site, views of the nearby mountains framing the valley floor are generally unobstructed. Buffers between land uses will allow for appropriate transitions to surrounding uses and compatibility issues can be addressed to retain rural character adjacent to existing rural areas. The intensity of the development will also place a greater number of people within easy reach of open space. Over 376 acres of open space will be preserved as part of this project. As part of the management of the open space, limited recreational uses will be allowed within this area (trails, horseback riding, etc.). <b>C</b>
Land Use & Planning	LU 22.4	Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered.	The Kohl Ranch Specific Plan Amendment No. 2 was a reallocation of land uses allowing for higher density residential designations however, the overall density will not exceed the previously approved maximum allotted dwelling units approved under the original Specific Plan November 16, 1999. <b>C</b>
Land Use & Planning	LU 22.5	Encourage parcel consolidation.	The master developer for The Kohl Ranch has assembled approximately 2,163 acres to form the project site. This consolidation of parcels under one control offers the ability to preserve 376 acres of open space as envisioned by the CVMSHCP. <b>C</b>
Land Use & Planning	LU 23.2	Require that structures be designed to maintain the environmental character in which they are located.	Developments within the Project site will adhere to the Kohl Ranch Specific Plan Design Guidelines which address and respect the desert environment. <b>C</b>
Land Use & Planning	LU 28.1	Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.	The Kohl Ranch provides a range of densities that will allow for both single- and multi-family residences to be built within the specific plan area which is consistent with the General Plan vision and the Community Development Foundation. <b>C</b>
Land Use & Planning	LU 28.2	Accommodate higher density residential development near community centers, transportation centers, employment, and services areas.	The very high density residential designation is located in close proximity to commercial and industrial land uses to locate near employment, service and transit centers. <b>C</b>
Land Use & Planning	LU 28.3	Require that adequate and available circulation facilities, water resources, and sewer lines	At the present time there are not adequate facilities available to meet the needs of The Kohl Ranch. However, through County regulations and mitigation measures, which include the payment of



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Planning		exist to meet the demands of the proposed residential land use. (AI 3)	development impact fees, and the construction of utility facilities, facilities can be constructed to meet the needs of the proposed project. The Water Source Assessment prepared for this project indicates that water resources are available to serve this project. Some water and wastewater facilities have already been constructed and all necessary infrastructure is planned. C
Land Use & Planning	LU 28.4	Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.	The Kohl Ranch Specific Plan consists of medium (2 to 5 du/ac), medium-high (5 to 8 du/acre), high density (8 to 14 du/acre), and very high density (14 to 20 du/ac) residential uses. It is intended that the Specific Plan, through the various residential densities, will cater to a range of lifestyles, physical abilities, and income levels. C
Land Use & Planning	LU 28.5	Integrate a continuous network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian paths to provide both connections within each community and linkages with surrounding features and communities.	The project includes a trail system. This system will include a combination of greenbelts with linkages and sidewalks located adjacent to roads and within roadways. It will incorporate trails for pedestrians, bicyclists, and equestrians in the form of an integrated system of hard- and soft-surface trails. The trail system will promote non-vehicular access to on-site recreational areas as well as to the schools. The project design concept is that of a pedestrian-friendly lifestyle which includes trail systems located throughout the project area that connect schools, services, goods, parks, and trailheads. C
Land Use & Planning	LU 28.6	Require setbacks and other design elements that buffer residential units from the impacts of abutting agricultural, roadway, commercial, and industrial uses. (AI 3)	The project design concepts include landscaping and setbacks to buffer residential uses from roads. Drainage facilities are also used as landscaped paseo areas to separate residential areas from roads and other uses. C
Land Use & Planning	LU 28.7	Allow for reduced street widths to minimize the influence of the automobile and improve the character of a neighborhood, in accordance with the Riverside County Fire Department.	Internal roadways within residential tracts of the specific plan may have narrow private streets, the widths of which will be determined in coordination with County Transportation Department and the Riverside County Fire Department. C
Land Use & Planning	LU 28.8	Establish activity centers within or near residential neighborhoods that contain services such as child or adult-care, recreation, public meeting rooms, convenience commercial uses, or similar facilities.	The Kohl Ranch Specific Plan includes commercial and residential land uses. It is foreseeable that the development of this area could include services as desired in this policy. C
Land Use & Planning	LU 28.9	Require residential projects to be designed to maximize integration with and connectivity to nearby community centers, rural villages, and neighborhood centers.	The project includes commercial uses that would be well-integrated into the residential area. Additionally, there are internal trails and roadway that will connect the project site to the surrounding community. C
Land Use & Planning	LU 28.10	Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area.	All buildings in the proposed The Kohl Ranch Specific Plan will utilize elements of architectural styles described in the Specific Plan's Design Guidelines and will enhance the character of the area. With sufficient buffering, landscaping, and separation from the adjacent properties as described under previous policies, the project would not degrade the character of the immediate area. C
Land Use & Planning	LU 31.1	Accommodate the development of public facilities in areas appropriately designated by the General Plan and area plan land use maps.	Planning Area M-4 is designated for Public Facilities as this site houses three schools. C
Land Use & Planning	LU 31.2	Protect major public facilities, such as landfill and solid waste disposal sites and airports, from the encroachment of incompatible uses.	The project is located adjacent to the Jacqueline Cochran Regional Airport. The Airport Land Use Commission has found the Kohl Ranch Specific Plan to be conditionally consistent with the 2005 Jacqueline Cochran Regional Airport (formerly Desert Resorts Regional Airport) Land Use Compatibility Plan (JCRALUCP), ER Section V.D.12 analyzed and incorporates mitigation measures to ensure compliance with the JCRALUCP. C
Land Use & Planning	LU 32.3	Require that new public facilities protect sensitive uses, such as schools and residences, from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards.	Public facilities that would be constructed within the Kohl Ranch Specific Plan are operated by Coachella Valley Water District and Riverside County Flood Control District. Implementing projects may require public facilities in the future, such as drainage facilities. Those facilities will be designed to have minimal impact to the surrounding land uses, and thus will comply with this policy. Construction and



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			operations of currently anticipated major facilities have been evaluated in ER. C
Land Use & Planning	LU 33.4	Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use.	All the present time there are not adequate facilities available to meet the needs of The Kohl Ranch. However, through County regulations and mitigation measures, which include the payment of development impact fees, and the construction of utility facilities, facilities can be constructed to meet the needs of the proposed project. The Water Source Assessment prepared for this project indicates that water resources are available to serve this project. Some water and wastewater facilities have already been constructed and all necessary infrastructure is planned. C
Noise	N 1.1	Protect noise-sensitive land uses from high levels of noise by restricting noise producing land uses from these areas. If the noise producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used.	The Eastern Coachella Valley area is a rapidly developing area. The Design Guidelines of the Specific Plan will provide for the buffering of the surrounding community from this development. Industrial and commercial uses are planned nearest the airport and clustering of residential units will allow all airport noise related issues to be addressed/avoided. C
Noise	N 1.2	Guide noise tolerant land uses into areas irrevocably committed to land uses that are noise producing, such as transportation corridors, or within the projected noise contours of any adjacent airports.	Industrial and commercial uses are planned nearest the airport and clustering of residential units will allow all airport noise related issues to be addressed/avoided. Community walls, landscaping, setbacks and drainage facilities are used to buffer residential uses from surrounding roads. The ER and Addendum incorporate mitigation measures to reduce these impacts to less than significant. C
Noise	N 1.5	Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise sensitive uses of Riverside County.	The project will mitigate adverse impacts of excessive noise to residents, employees, visitors, and noise sensitive uses of Riverside County. Once precise grading and architectural plans are made available, a final acoustical study will be performed to confirm the appropriate noise standard levels for sensitive receptors. To retain visibility and access, setbacks, berms, and walls may be used to achieve acceptable noise levels. C
Noise	N 4.2	Develop measures to control non-transportation noise impacts.	The exact type of retail/commercial uses that will be occupying the commercial land is unknown at this time; therefore, the types of noise generated by the on-site businesses cannot be determined. However, once precise grading and architectural plans are made available, a final acoustical study will be performed to confirm the appropriate noise standard levels for sensitive receptors. To retain visibility and access, setbacks, berms, and walls may be used to achieve acceptable noise levels. (The concurrently proposed Thermal Motorsports Park has provided such documentation and been made consistent with this policy.) C
Noise	N 4.3	Ensure any use determined to be a potential generator of significant stationary noise impacts be properly analyzed, and ensure that the recommended mitigation measures are implemented.	The exact type of retail/commercial uses that will be occupying the commercial land is unknown at this time; therefore, the types of noise generated by the on-site businesses cannot be determined. However, once precise grading and architectural plans are made available, a final acoustical study will be performed to confirm the appropriate noise standard levels for sensitive receptors. To retain visibility and access, setbacks, berms, and walls may be used to achieve acceptable noise levels. (The concurrently proposed Thermal Motorsports Park has provided such documentation and been made consistent with this policy.) C
Noise	N 12.1	Utilize natural barriers such as hills, berms, boulders, and dense vegetation to assist in noise reduction.	The Design Guidelines of the Specific Plan will provide for the buffering methods which do utilize such "natural barriers." C
Noise	N 13.1	Minimize the impacts of construction noise on adjacent uses within acceptable practices.	The project will be subject to Riverside County Ordinance No. 457, which regulates construction practices; and Riverside County Ordinance No. 847, which regulates noise. C
Noise	N 13.2	Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas.	The project will be subject to Riverside County Ordinance No. 457, which regulates construction practices; and Riverside County Ordinance No. 847, which regulates noise. C



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Noise	N 13.4	Require that all construction equipment utilize noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.	The mitigation measures of the noise section of the EIR and Addendum require that all construction equipment shall be required to minimize noise from construction activities. All construction will be required to comply with local noise control ordinances. <b>C</b>
Noise	N 15.1	Minimize the potential adverse noise impacts associated with the development of mixed-use structures where residential units are located above or adjacent to commercial uses.	Mixed use structures are not proposed in the Kohl Ranch Specific Plan. <b>N/A</b>
Noise	N 15.2	Require that commercial and residential mixed use structures minimize the transfer or transmission of noise and vibration from the commercial land use to the residential land use.	Mixed use structures are not proposed in the Kohl Ranch Specific Plan. <b>N/A</b>
Noise	N 15.3	Minimize the generation of excessive noise level impacts from entertainment and restaurant/bar establishments into adjacent residential or noise sensitive uses.	The exact type of retail/commercial uses that will be occupying the commercial land uses is unknown at this time; therefore, the types of noise generated by the on-site businesses cannot be determined. However, once precise grading and architectural plans are made available, a final acoustical study will be performed to confirm the appropriate noise standard levels for sensitive receptors. To retain visibility and access, setbacks, berms, and walls may be used to achieve acceptable noise levels. <b>C</b>
Noise	C 3.27	Evaluate proposed highway extensions or widening projects for potential noise impacts on existing and future land uses in the area. Require that the effects of truck mix, speed limits, and ultimate motor vehicle volumes on noise levels are also explored during the environmental process.	The exterior noise impacts from traffic to future land uses have been calculated. The Addendum has incorporated mitigation measures regarding the necessary height of noise barriers to obtain the appropriate noise standard levels for sensitive receptors and commercial land uses. <b>C</b>
Population/Housing	5 Year Action Plan: Policy 1.2	Ensure the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels, including farm workers and other special needs populations.	The Kohl Ranch Specific Plan consists of medium (2 to 5 du/ac), medium-high (5 to 8 du/acre), high density (8 to 14 du/acre), and very high density (14 to 20 du/ac) residential uses. It is intended that the Specific Plan, through the various residential densities, will cater to a range of lifestyles, physical abilities, and income levels. <b>C</b>
Population/Housing	5 Year Action Plan: Policy 1.7	Encourage innovative housing, site plan design and construction techniques to promote new affordable housing by the private sector.	The Kohl Ranch Specific Plan consists of medium (2 to 5 du/ac), medium-high (5 to 8 du/acre), high density (8 to 14 du/acre), and very high density (14 to 20 du/ac) residential uses. It is intended that the Specific Plan, through the various residential densities, will cater to a range of lifestyles, physical abilities, and income levels. <b>C</b>
Population/Housing	5 Year Action Plan: Policy 1.7	Action 1.7a Continue to provide for greater flexibility in the design of single family development through the processing of PDs, Specific Plans, and Area Plans, and application of density bonus provisions, when requested, to allow for varying lot sizes and development standards than normally required in residential districts.	The Kohl Ranch is a Specific Plan which allows for a greater degree of flexibility in lot sizes, density bonuses, and housing product types than is the historical norm in Riverside County. <b>C</b>
Population/Housing	5 Year Action Plan: Policy 1.7	Action 1.7d Encourage new large scale development proposals to provide a range of housing types and densities for all income levels through the use of creative planning concepts as specific plans and mixed-use development.	The Kohl Ranch is a large-scale specific plan which introduces a wide variety of housing types, lot sizes, and densities. The Administrative Section of the specific plan allows for flexibility in product type, lot sizes, and densities. <b>C</b>
Population/Housing	5 Year Action Plan: Policy 5.1	Encourage the use of energy conservation features in residential construction and remodeling.	Passive energy efficiency techniques will occur within the proposed project, including orientation of buildings, planting trees to take advantage of sun and adequate roof overhangs. Active energy efficiency measures will be addressed and required in Title 24 for such methods as proper wall and ceiling insulation. <b>C</b>
Public Services	LU 5.1	Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, educational and day care centers, transportation systems, and fire/police/medical services.	Through the payment of Riverside County's required development impact fees (Ordinance No. 659), the implementation of the Periodic Medical Needs Assessment, which is required by Mitigation Measure 4.15.7A of the County General Plan EIR, and the implementation of mitigation measures listed in the EIR and the Public Services section of the Addendum, the impacts of the Kohl Ranch Specific Plan to public facilities and services will be less than significant. <b>C</b>



Section	General Plan Policy No.	General Plan Policies	Relationship of the Project to the Policy
Recreation	OS 20.4	Provide for the needs of all people in the system of County recreation sites and facilities, regardless of their socioeconomic status, ethnicity, physical capabilities or age.	The proposed project includes the construction of many types of trail systems, open space areas with passive and active uses available to the general public. The recreation plan is provided to the community as a whole and does not discriminate by socioeconomic status, ethnicity, physical capabilities or age. <b>C</b>
Recreation	OS 20.5	Require that development of recreation facilities occurs concurrent with other development in the area.	Recreational facilities will be built to satisfy the population demand of the proposed project, as referenced in the Kohl Ranch Specific Plan Development Standards. <b>C</b>
Recreation	OS 20.6	Require new development to provide implementation strategies for the funding of both active and passive parks and recreational sites.	The project will provide active parks and passive parks by design. If it is determined that park acreages are insufficient, fees will be paid in accordance with Riverside County Ordinance 460. <b>C</b>
Recreation	C 16.1	Implement the Riverside County Trail system as depicted in the Bikeways and Trails Plan, Figure C-6. [AI 3.33]	The County trail system has been implemented in accordance with the Bikeways and Trails Plan and per the County Transportation Department and County Regional Parks and Recreation District. <b>C</b>
Recreation	C 16.2	Develop a multi-purpose trail network with support facilities which provide a linkage with regional facilities, and require trailheads and staging areas that are equipped with adequate parking, equestrian trailer parking (as appropriate), bicycle parking, restrooms, informal signage, interpretive displays, maps, and rules of appropriate usage and conduct on trails accessed from such facilities. [AI 35]	The project design concept is that of a pedestrian-friendly lifestyle which includes trail systems located throughout the project area that connect schools, services, goods, parks, and trailheads. <b>C</b>
Recreation	C 16.3	Require that trail alignments either provide access to or link scenic corridors, schools, parks, bus stops, transit terminals, park and ride commuter lots, and other areas of concentrated public activity, where feasible.	The project design concept is that of a pedestrian-friendly lifestyle which includes trail systems located throughout the project area that connect schools, services, goods, parks, and trailheads. <b>C</b>
Recreation	C 17.3	Ensure that the bikeway system incorporates the following: a. interconnection throughout and between cities and unincorporated communities; b. appropriate lanes to specific destinations such as state or county parks; c. appropriate opportunities for recreational bicycle riding and bicycle touring; d. opportunities for bicycle commuting and golf cart commuting within a community, as appropriate for the terrain, traffic levels and proximity to surrounding destinations; e. bikeways connecting to all urban transit centers and systems (bus stops and Metrolink stations) in the vicinity; and f. bicycle parking at transit stops and park-and-ride lots.	The project design concept is that of a pedestrian-friendly lifestyle which includes trail systems located throughout the project area that connect schools, services, goods, parks, and trailheads. <b>C</b>
Transportation	C 2.1	The following minimum target levels of service have been designated for the review of development proposals in the unincorporated areas of Riverside County with respect to transportation impacts on roadways designated in the Riverside County Circulation Plan (Figure C-1) which are currently County maintained, or are intended to be accepted into the County maintained roadway system:  LOS C shall apply to all development proposals in any area of the Riverside County not located within the boundaries of an Area Plan, as well those areas located within the following Area Plans: REMAP, Eastern Coachella Valley, Desert Center, Palo Verde Valley, and those non-Community Development areas of the Esinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.  LOS D shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Esinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.  LOS E may be allowed by the Board of Supervisors within designated areas where transit	The project has been analyzed in the Traffic Study to meet the required LOS standards for the various roadway types located within the project's sphere of influence. Section V.D.1 of the ER and the Transportation section of the Addendum incorporates mitigation measures to reduce impacts and ensure LOS standards meet required levels. <b>C</b>



Section	General Plan Policy No.	General Plan Policies	Relationship of the Project to the Policy
		oriented development and walkable communities are proposed.  Notwithstanding the foregoing minimum LOS targets, the Board of Supervisors may, on occasion by virtue of their discretionary powers, approve a project that fails to meet these LOS targets in order to balance congestion management considerations in relation to benefits, environmental impacts and costs, provided an Environmental Impact Report, or equivalent, has been completed to fully evaluate the impacts of such approval. Any such approval must incorporate all feasible mitigation measures, make specific findings to support the decision, and adopt a statement of overriding considerations. (AI 3)	
Transportation	C.1.2	Support development of a variety of transportation options for major employment and activity centers including direct access to transit routes, primary arterial highways, bikeways, park-n-ride facilities, and pedestrian facilities.	The project includes a trail system. This system will include a combination of greenbelts with linkages and sidewalks located adjacent to roads and within roadways. It will incorporate trails for pedestrians, bicyclists, and equestrians in the form of an integrated system of hard- and soft-surface trails. The trail system will promote non-vehicular access to on-site recreational areas as well as to the schools. C
Transportation	C.1.5	Evaluate the planned circulation system as needed to enhance the arterial highway network to respond to anticipated growth and mobility needs.	The Traffic Study analyzed the planned circulation system with respect to the current County of Riverside General Plan Circulation Element and in coordination with future County efforts. C
Transportation	C.1.7	Encourage and support the development of projects that facilitate and enhance the use of alternative modes of transportation, including pedestrian-oriented retail and activity centers, dedicated bicycle lanes and paths, and mixed-use community centers.	The project design concept is that of a pedestrian-friendly lifestyle which includes trail systems located throughout the project area that connect schools, services, goods and parks and the various land uses. C
Transportation	C.2.3	Traffic studies prepared for development entitlements (tracts, plot plans, public use permits, conditional use permits, etc.) shall identify project related traffic impacts and determine the "significance" of such impacts in compliance with CEQA and the Riverside County Congestion Management Program Requirements. (AI 3)	Potential impacts related to inadequate parking capacity, altered waterborne, rail or air traffic were found to be less than significant in the Notice of Preparation for the Kohl Ranch Specific Plan. The subsequent Addendum for the Kohl Ranch Specific Plan Amendment found no new or substantially increased significant effects. Some design features present on the current and future project roadways, such as curves, could result in potentially significant impacts however, all design features will be designed to meet County Standards. C
Transportation	C.2.4	The direct project related traffic impacts of new development proposals shall be mitigated via conditions of approval requiring the construction of any improvements identified as necessary to meet level of service standards.	The analysis shows that the project will contribute to the exceedance of acceptable levels of service for both intersections and roadway segments, and contribute to substantial increases in the traffic on roads. Mitigation measures in the form of signals and roadway improvements, and fair share fees, listed above, will be required to reduce these potentially significant impacts to below the level of significance. C
Transportation	C.2.5	The cumulative and indirect traffic impacts of development may be mitigated through the payment of various impact mitigation fees such as County Development Impact Fees, Road and Bridge Benefit District Fees, and Transportation Uniform Mitigation Fees to the extent that these programs provide funding for the improvement of facilities impacted by development.	To ensure that area-wide traffic conditions do not worsen as development occurs, the County of Riverside has established "fair share" mitigation fees, which include, but are not limited to, the Coachella Valley Association of Governments (CVAG) Transportation Uniform Mitigation Fee (TUMF), Development Impact Fees (DIF) and a Road and Bridge Benefit District (RBB) fee, which is currently being established by the County, all described below. The project will participate in the cost of off-site improvements through payment of the following "fair share" mitigation fees: <ul style="list-style-type: none"> <li>• Coachella Valley Association of Governments Transportation Uniform Mitigation Fee (TUMF), current at time of construction</li> <li>• Riverside County Traffic Signal Systems Fee Program</li> <li>• RBB (when approved and enacted)</li> </ul> These fees shall be collected and utilized as needed by Riverside County to construct the improvements necessary to maintain the required level of service. C
Transportation	C.3.1	Design, construct, and maintain Riverside County roadways as specified in the Riverside County Road Improvement Standards and Specifications. The standards shown in Figure C-4	The Kohl Ranch Specific Plan includes Circulation Development Standards which are required of the

Section	General Plan Policy No.	General Plan Policies	Relationship of the Project to the Policy
		may be modified by Specific Plans, Community Guidelines, or as approved by the Director of Transportation if alternative roadway standards are desirable to improve sustainability for the area.	project. C
Transportation	C.3.2	Maintain the existing transportation network, while providing for future expansion and improvement based on travel demand, and the development of alternative travel modes.	To ensure that area-wide traffic conditions do not worsen as development occurs, the County of Riverside has established "fair share" mitigation fees, which include, but are not limited to, the Coachella Valley Association of Governments (CVAG) Transportation Uniform Mitigation Fee (TUMF), Development Impact Fees (DIF) and a Road and Bridge Benefit District (RBD) fee, which is currently being established by the County, all described below. The project will participate in the cost of off-site improvements through payment of the following "fair share" mitigation fees: <ul style="list-style-type: none"> <li>• Coachella Valley Association of Governments Transportation Uniform Mitigation Fee (TUMF), current at time of construction</li> <li>• Riverside County Traffic Signal Systems Fee Program</li> <li>• RBD (when approved and enacted)</li> </ul> These fees shall be collected and utilized as needed by Riverside County to construct the improvements necessary to maintain the required level of service. C
Transportation	C.3.10	Require private and public land developments to provide all on-site auxiliary facility improvements necessary to mitigate any development-generated circulation impacts. A review of each proposed land development project shall be undertaken to identify project impacts to the circulation system and its auxiliary facilities. The Transportation Department may require developers and/or subdividers to provide traffic impact studies prepared by qualified professionals to identify the impacts of a development.	The project has been analyzed in the Traffic Study to meet the required LOS standards for the various roadway types located within the project's sphere of influence. Where the LOS standards are expected to be exceeded, mitigation has been included that would reduce it to below the required levels. C
Transportation	C.3.13	Design street intersections, where appropriate, to assure the safe, efficient passage of through traffic and the negotiation of turning movements.	The Kohl Ranch project includes a General Plan Amendment which will modify the existing Circulation Element. The modified circulation plan provides improvement standards to promote efficient and safe movement of people within the project area. C
Transportation	C.3.14	Design curves and grades to permit safe movement of vehicular traffic at the road's design speed. Design speed should be consistent with and complement the character of the adjacent area.	The curvilinear roads proposed within the project site (Figure IV-2, The Kohl Ranch Specific Plan Circulation Plan) have been designed to meet the County Transportation Department's standards. C
Transportation	C.3.15	Provide adequate sight distances for safe vehicular movement at a road's design speed and at all intersections.	Sight distance at the project entrance roadways shall be reviewed with respect to standard County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans. C
Transportation	C.3.20	Determine location of General Plan road rights of way and levels of road improvements needed based primarily upon land uses and travel demand.	General Plan roadways and levels of road improvements are based on the Riverside County General Plan Circulation Element and coordination with the Riverside County Transportation Department and South Valley Implementation Plan. C
Transportation	C.3.24	Provide a street network with quick and efficient routes for emergency vehicles, meeting necessary street widths, turn-around radius, and other factors as determined by the Transportation Department in consultation with the Fire Department and other emergency service providers.	The Kohl Ranch Specific Plan includes Circulation Development Standards which are required of the project and are designed to meet County Transportation and Fire Department requirements. C
Transportation	C.3.26	Plan off-street parking facilities to support and enhance the concept of walkable and transit-oriented communities.	Section V.D.1 of the BR and the Transportation section of the Addendum incorporates mitigation to encourage ridesharing and transit ridership by requiring a portion of commercial parking areas be designated to Park and Ride. Additional mitigation requires the coordination with areas bus transit service provider to incorporate bus stops and turnouts. C

Section	General Plan Policy No.	General Plan Policies	Relationship of the Project to the Policy
Transportation	C 4.1	Provide facilities for the safe movement of pedestrians within developments, as specified in the County Ordinances Regulating the Division of Land of the County of Riverside.	The project includes a trail system. This system will include a combination of greenbelts with linkages and sidewalks located adjacent to roads. It will incorporate trails for pedestrians, bicyclists, and equestrians in the form of an integrated system of hard- and soft-surface trails. The trail system will promote non-vehicular access to on-site recreational areas as well as to the schools. C
Transportation	C 4.2	Maximize visibility and access for pedestrians and encourage the removal of barriers (walls, easements, and fences) for safe and convenient movement of pedestrians. Special emphasis should be placed on the needs of disabled persons considering Americans with Disabilities Act (ADA) regulations.	Sidewalks and trails will be incorporated in compliance with County standards. Special considerations for disabled persons were not addressed specifically at this level of analysis. C
Transportation	C 4.3	Assure pedestrian access from developments to existing and future transit routes and terminal facilities through project design.	The project includes a trail system. This system will include a combination of greenbelts with linkages and sidewalks located adjacent to roads. It will incorporate trails for pedestrians, bicyclists, and equestrians in the form of an integrated system of hard- and soft-surface trails. The trail system will promote non-vehicular access to on-site recreational areas as well as to the schools and future bus stops. C
Transportation	C 4.4	Plan for pedestrian access that is consistent with road design standards while designing street and road projects. Provisions for pedestrian paths or sidewalks and timing of traffic signals to allow safe pedestrian street crossing shall be included.	The project includes a trail system. This system will include a combination of greenbelts with linkages and sidewalks located adjacent to roads. It will incorporate trails for pedestrians, bicyclists, and equestrians in the form of an integrated system of hard- and soft-surface trails. The trail system will promote non-vehicular access to on-site recreational areas as well as to the schools and future bus stops. C
Transportation	C 6.3	Limit access points and intersections of streets and highways based upon the road's General Plan classification and function. Require that access points be located so that they comply with Riverside County's minimum intersection spacing standards. Under special circumstances the Transportation Department may consider exceptions to this requirement. (A) 3	Sight distance at the project entrance roadways shall be reviewed with respect to standard County of Riverside sight distance standards at the time of preparation of final grading, landscape, and street improvement plans. C
Transportation	C 7.2	Work with property owners to reserve right-of-way for potential CETAP corridors through site design, dedication, and land acquisition, as appropriate.	Three corridors are being examined in western Riverside County for the preservation of rights-of-way for future multi-modal transportation facilities. These include the Beaumont/Banning to Temecula transportation corridor, the Moreno Valley to San Bernardino corridor, and the Hemet to Corona/Lake Elsinore corridor. None of these corridors pass through the project area. N/A
Transportation	C 7.9	Review development applications in cooperation with RCTC and as appropriate, to identify the precise location of CETAP corridors and act to preserve such areas from any permanent encroachments, pending dedication or acquisition. Coordinate with RCTC to evaluate and update the CETAP corridors periodically as conditions warrant. (A) 50	Three corridors are being examined in western Riverside County for the preservation of rights-of-way for future multi-modal transportation facilities. These include the Beaumont/Banning to Temecula transportation corridor, the Moreno Valley to San Bernardino corridor, and the Hemet to Corona/Lake Elsinore corridor. None of these corridors pass through the project area. N/A
Transportation	C 11.4	Offer incentives to new development to encourage it to locate in a transit-oriented area such as a community center or along a designated transit corridor near a station.	EIR section V.C.6 and the Transportation section of the Addendum incorporates mitigation to encourage mixed-use services to reduce off-site vehicle trips. Commercial and industrial uses are concentrated along Avenue 62 which is a main transit corridor and coordination efforts with SunLine Bus Transit are required to incorporate bus routes along this segment. C
Transportation	C 11.5	Accommodate transit through higher densities, innovative design, and right-of-way dedication.	Higher density residential land uses are proposed by the Kohl Ranch Specific Plan. These higher densities will facilitate the need for transit-oriented development. EIR section V.D.1 incorporates mitigation to coordinate with SunLine Bus Agency to incorporate bus stops and turnouts. C
Transportation	C 11.6	Promote development of transit centers and park-n-rides for use by all transit operators, including development of multi-modal facilities.	Section V.D.1 of the EIR and the Transportation section of the Addendum incorporates mitigation to encourage ridesharing and transit ridership by requiring a portion of commercial parking areas be designated to Park and Ride on weekdays between 6:00am and 6:00pm. Additional mitigation requires the coordination with areas bus transit service provider to incorporate bus stops and turnouts.

Section	General Plan Policy No.	General Plan Policies	Relationship of the Project to the Policy
			C
Transportation	ECVAP 12.1	Design and develop the vehicular roadway system per Figure 8, Circulation, and in accordance with the functional classifications and standards in the System Design, Construction and Maintenance section of the General Plan Circulation Element.	Roadways have been designed in accordance with the standards in the System Design, Construction and Maintenance section of the General Plan Circulation Element. C
Transportation	ECVAP 12.2	Maintain the County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.	The project has been analyzed in the Traffic Study to meet the required LOS standards for the various roadway types located within the project's sphere of influence. Section V.D.1 of the BR and the Transportation section of the Addendum incorporates mitigation measures to reduce impacts and ensure LOS standards are below the required levels. C
Transportation	ECVAP 12.3	Separate vehicular traffic from pedestrian and equestrian traffic in order to avoid potential hazards and where traffic volumes justify the costs.	Trails are designed in accordance with Riverside County Transportation Department and County Regional Parks and Recreation District standards. C
Transportation	ECVAP 13.1	Coordinate with railroad companies to maintain and enhance railroad facilities south of the City of Coachella in accordance with the Rail System section of the General Plan Circulation Element.	The project does not propose the construction of new or modified existing rail line. The nearest rail line is over 7,500 feet from the project site. N/A
Transportation	ECVAP 13.2	Coordinate with railroad companies to encourage grade-separated crossings in and near Mecca.	The Kohl Ranch Specific Plan is not located in or near Mecca. N/A
Transportation	ECVAP 14.1	Implement the Trails and Bikeway System, Figure 9, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.	The County Trail and Bikeway System has been implemented in accordance with the Non-motorized Transportation section of the General Plan Circulation Element and per the County Transportation Department and County Regional Parks and Recreation District. C
Transportation	ECVAP 14.2	At signalized intersections, special equestrian push buttons (located at heights usable by persons riding on horseback) will be considered and installed where appropriate. Priority shall be given to those signalized intersections identified as trail crossings.	The inclusion of specialized push buttons would be determined at the time signalized intersections are proposed/built. There are no requirements or prohibitions in the specific plan for special equestrian push buttons. C
Transportation	ECVAP 14.3	As resources permit, consideration should be given to the placement of signs along those public rights-of-way identified as regional or community trail alignments alerting motorists to the possible presence of equestrian, bicycle and pedestrian (i.e., non-motorized) traffic.	The Kohl Ranch Specific Plan Design Guidelines incorporate requirements for placement of directional, traffic safety and public service signs. C
Transportation	LU 13.1	Provide land use arrangements that reduce reliance on the automobile and improve opportunities for pedestrian, bicycle, and transit use in order to minimize congestion and air pollution.	The Specific Plan proposes sidewalks along all streets and an extensive network of trails along major roadways as a way to offer pedestrian and "bicycle-friendly" means of travel with the intent of providing alternatives the use of the automobile for internal project area travel as a way to help improve air quality. Trails will also encourage the use of bus transit. C
Transportation	LU 13.2	Locate employment and service uses in areas that are easily accessible to existing or planned transportation facilities.	Specific Plan is a concentrated residential development that proposes commercial and service uses near Avenue 62, an expressway. The SunLine Transit Agency does not currently provide bus service to this area however, section V.D.1 of the BR and the Transportation section of the Addendum incorporates mitigation to require coordination with the agency to incorporate bus stops and turnouts. Addendum Figure 15, provides potential stops and turnout locations based upon the most current circulation plan. Additionally, mitigation requires a portion of commercial parking areas be designated for Park and Ride facilities. C
Transportation	LU 13.3	Locate transit stations in community centers and at places of public, employment, entertainment, recreation, and residential concentrations.	Addendum #4 Figure 15 identifies potential bus stops and turnouts in areas designated for commercial and industrial uses where employment, public and entertainment concentrations are expected to occur as well as areas designated for residential use. Additionally, section V.D.1 of the BR and the Transportation section of the Addendum incorporates mitigation to require coordination with the SunLine Transit Agency to incorporate bus stops and turnouts. Further, mitigation requires a portion of

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			commercial parking areas be designated for Park and Ride facilities. C
Transportation	LU 13.4	Incorporate safe and direct multi-modal linkages in the design and development of projects, as appropriate.	The proposed project has been designed to incorporate sidewalks for pedestrians along all roadways. This system will provide the members of community an alternative method of travel in order to reduce residents' reliance on the automobile to reach these destinations. Vehicular access to all portions of the project site will be designed and developed in compliance with Riverside County standards. An extensive system of trails for bikes and pedestrians connects residential areas to local services and shopping, as well as to regional trails and open space. C
Transportation	LU 13.5	Allow traffic-calming elements, such as narrow streets, curb bulbs, textured paving, and landscaping, where appropriate.	Traffic-calming elements such as curvilinear streets and cul-de-sacs are encouraged and proposed within The Kohl Ranch Specific Plan site development guidelines. Landscaping will also be utilized as an integral part of the internal roadways as a traffic-calming element. C
Transportation	LU 13.6	Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use.	Implementation of mitigation measures described in the Traffic Section of this EIR section V.D.1, and updated measures provided in the ER Addendum, and conditions of approval for SP303A2 will ensure that demands of the project on circulation will be met. C
Utilities	OS 1.1	Balance consideration of water supply requirements among urban, agricultural, and environmental needs so that sufficient supply is available to meet each of these different needs.	A Water Supply Assessment has been prepared which determined that the Coachella Valley Water District will have adequate water to supply the proposed project and its various uses. C
Utilities	OS 2.2	Encourage the installation and use of water conserving systems such as dry wells and graywater systems, where feasible, in new developments. The installation of cisterns or infiltrators shall be encouraged to capture rainwater from roofs for irrigation in the dry season and flood control during heavy storms.	This project will utilize a "dual water system" consisting of potable and non-potable water systems. The potable system will provide water for domestic purposes and provide water for fire protection. The non-potable system will provide water for irrigation purposes. C
Utilities	OS 2.4	Support and engage in educational outreach programs with other agencies, the public, homebuilders, landscape installers, and nurseries that promote water conservation and widespread use of water-efficient technologies. (AI 58)	The Kohl Ranch Specific Plan requires that a homeowners association shall be established for the specific plan area. The homeowners association will enforce any property and landscaping maintenance requirements established by the association and as appropriate will provide homeowners with information regarding maintenance methods. Ongoing educational programs including property maintenance methods are a part of the Kohl Ranch Community. C
Utilities	OS 4.6	Retain storm water at or near the site of generation for percolation into the groundwater to conserve it for future uses and to mitigate adjacent flooding. Such retention may occur through "Low Impact Development" or other Best Management Practice measures. (AI 57)	The project, as indicated on the Drainage Plan of the Specific Plan, on-site runoff will be intercepted and conveyed through the development by means of a conventional catch basin, swales and storm drain system, in accordance with Coachella Valley Water District standards, so that the increase in on-site runoff resulting from the development will be detained on-site and allowed to percolate into the ground or be captured and reused. C
	ECVAP 9.1	Conserve and protect watersheds and water supply through adherence to policies contained in the Open Space, Habitat and Natural Resource Preservation and Land Use Designation Policies sections found in the General Plan Land Use Element, and the Water Resources section of the General Plan Multipurpose Open Space Element.	This project will utilize a "dual water system" consisting of potable and non-potable water systems. The potable system will provide water for domestic purposes and provide water for fire protection. The non-potable system will provide water for irrigation purposes. Additionally, the Kohl Ranch Specific Plan Landscape Guidelines require the implementation of water use efficiency measures such as use of drought tolerant plants, grouping plants with similar irrigation requirements, use of mulch, and water efficient irrigation systems and are consistent with County Ordinance 859, Coachella Valley Water District Landscape Ordinance 1302.1 and the Thermal Design Guidelines plant palette. C
Utilities	S 4.10	Require all proposed projects anywhere in the County to address and mitigate any adverse impacts that it may have on the carrying capacity of local and regional storm drain systems.	The project, as shown on the Drainage section of the Specific Plan, storm flows will be intercepted and conveyed through the project area through utilization of graded swales and drainage pipe where they are discharged over weirs. Additionally, the use of on-site retention basins will control runoff flows. Section V.C.5, V.C.7 and V.D.2 and the Utilities section of the Addendum analyze and incorporate



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			mitigation to reduce impacts on carrying capacity of local and regional storm drains to less than significant. C
Utilities	LU 5.3	Review all Projects for consistency with individual urban water management plans.	A Water Supply Assessment has been prepared which considered the Coachella Valley Water District's Urban Water Management Plan and determined that the District has adequate water to supply to serve the proposed The Kohl Ranch Specific Plan. C
Utilities	LU 17.2	Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use.	At the present time there are not adequate facilities available to meet all the needs of The Kohl Ranch. However, through County regulations and mitigation measures, which include the payment of development impact fees, and the construction of utility facilities, facilities can be constructed to meet the needs of the proposed project. A Water Supply Assessment has been prepared for this project and indicates that water resources are available to serve this project. C
Utilities	OS 2.2	Where feasible, decrease stormwater runoff by reducing pavement in development areas, and by design practices such as permeable parking bays and porous parking lots with bermed storage areas for rainwater detention.	The project, as shown on the Drainage section of the Specific Plan, storm flows will be intercepted and conveyed through the project area through utilization of graded swales and drainage pipe where they are discharged over weirs. Additionally, the use of on-site retention basins will control runoff flows. C
Utilities	LU 5.2	Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of services.	The project proponent and utility providers will monitor growth and utility demand to ensure that the utility agency maintains adequate levels of service to the area. The payment of Riverside County's required development impact fees (Ord. No. 659) and the implementation of mitigation measures listed in the CIR shall ensure that growth is provided with appropriate infrastructures for adequate level of services. C
Utilities	LU 5.4	Ensure that development and conservation land uses do not infringe upon existing public facilities and utility corridors, which include county regional landfills, fee owned rights-of-way and permanent easements, whose true land use is that of "public facilities". This policy will ensure that the public facilities designation governs over what otherwise may be inferred by the large scale general plan maps.	The Kohl Ranch designates a Public Facilities planning area and will ensure that land uses do not infringe on existing public utility corridors, such as the Avenue 64 Evacuation Channel that traverses through the project site. C
Utilities	OS 11.3	Permit and encourage the use of passive solar devices and other state-of-the-art energy resources.	The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR, Part 11 establishes voluntary standards, that will become mandatory in the 2010 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and indoor air contaminants. The Project will be subject to these mandatory standards. C
Utilities	OS 16.1	Continue to implement Title 24 of the California Code of Regulations (the "California Building Standards Code") particularly Part 6 (the California Energy Code) and Part 11 (the California Green Building Standards Code), as amended and adopted pursuant to County ordinance. Establish mechanisms and incentives to encourage architects and builders to exceed the energy efficiency standards of within CCR Title 24. (AI 62)	The Greenhouse Gas section of the Addendum incorporates mitigation to continue implementation of Title 24 but with an exceedance of standards by 15%. C
Utilities	OS 16.2	Specify energy efficient materials and systems, including shade design technologies, for County buildings.	Although it not specifically planned at this point, any potential future County buildings will ensure compliance with this policy. C
Utilities	OS 16.3	Implement public transportation systems that utilize alternative fuels when possible, as well as associated urban design measures that support alternatives to private automobile use.	BIR section V.D.1 and the Utilities section of the Addendum incorporates mitigation to provide for potential bus transit. The project includes a trail system. This system will include a combination of greenbelts with linkages and sidewalks located adjacent to roads. It will incorporate trails for pedestrians, bicyclists, and equestrians in the form of an integrated system of hard- and soft-surface trails. The trail system will promote non-vehicular access to on-site recreational areas as well as to the



Section	General Plan Policy No.	General Plan Policies	Relationship of the Project to the Policy
			schools. C
Utilities	OS 16.5	Utilize federal, state, and utility company programs that encourage energy conservation.	The Greenhouse Gas section of the Addendum incorporates mitigation to continue implementation of Title 24 with an exceedance of standards by 15%. Additionally, ER section V.C.6 incorporates mitigation to promote usage of energy saving equipment. C
Utilities	OS 16.7	Promote purchasing of energy-efficient equipment based on a fair return on investment, and use energy-savings estimates as one basis for purchasing decisions for major energy-using devices.	ER section V.C.6 and the Utilities section of the Addendum incorporates mitigation to promote usage of energy saving equipment. C
Utilities	OS 16.8	Promote coordination of new public facilities with mass transit service and other alternative transportation services, including bicycles, and design structures to enhance mass transit, bicycle, and pedestrian use.	ER section V.D.1 and the Utilities section of the Addendum incorporates mitigation to provide for potential bus transit. The project includes a trail system. This system will include a combination of greenbelts with linkages and sidewalks located adjacent to roads. It will incorporate trails for pedestrians, bicyclists, and equestrians in the form of an integrated system of hard- and soft-surface trails. The trail system will promote non-vehicular access to on-site recreational areas as well as to the schools. C
Utilities	OS 16.9	Encourage increased use of passive, solar design and day-lighting in existing and new structures.	The Addendum incorporates mitigation to improve Title 24 standards by 15%. While not specifically required in the Kohl Ranch Specific Plan, use of passive, solar design and day-lighting in new structures could help reach this goal. C
Utilities	AQ 5.1	Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.	The project will participate in the County's recycling program. The Greenhouse Gas section of the Addendum incorporates mitigation that will require separate recycling and waste receptacles at each house and commercial site. C



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

**KECIA HARPER-IHEM**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

October 22, 2018

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

PH : (951) 368-9225  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: NOTICE OF PUBLIC HEARING: SP 303, Amendment No. 4

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, October 26, 2018.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Karen Barton*

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



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

**KECIA HARPER-IHEM**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

October 22, 2018

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

PH : (760) 322-2222  
E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)

RE: NOTICE OF PUBLIC HEARING: SP 303, Amendment No. 4

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, October 26, 2018.**

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

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Thank you in advance for your assistance and expertise.

Sincerely,

*Karen Barton*

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

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AMENDMENT NO. 4 TO SPECIFIC PLAN NO. 303, KOHL RANCH, AND ALUC'S INCONSISTENCY DETERMINATION, IN THE LOWER AND EASTERN COACHELLA VALLEY, FOURTH SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 6, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Thermal Operating Company – Webb Associates, on **Specific Plan No. 303, Amendment No. 4**, proposes to amend the Kohl Ranch Specific Plan by: (1) creating two new Planning Areas, E-2A and E-2B, carved out of existing Planning Area E-2; (2) adding a new, conditionally permitted land use within the founder's lots in new Planning Areas E-2A and E-2B called Racetrack Recreational Units; and (3) made further refinements to the permitted and conditionally permitted uses of this area of the Kohl Ranch Specific Plan (Project"). Racetrack Recreational Units are intermittent (seasonal) units that may be occupied overnight but prohibit permanent residency.

In accordance with Public Utilities Code section 21676.5, the Board of Supervisors will also consider overruling the County of Riverside Airport Land Use Commission's (ALUC) determination that the proposed Amendment No. 4 to Specific Plan No. 303 is inconsistent with the Jacqueline Cochran Regional Airport Compatibility Zone C.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended the adoption of an addendum to an Environmental Impact Report No. 396, and it will be considered by the Board of Supervisors in making any decision on the project.

The project is located northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street, Fourth Supervisorial District.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JASON KILLEBREW, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL [jkillbre@rivco.org](mailto:jkillbre@rivco.org).

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to hearing..

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147

Dated: October 22, 2018

Kecia Harper-Ihem, Clerk of the Board  
By: Karen Barton, Board Assistant

# CERTIFICATE OF POSTING

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

I, Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 22, 2018, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

Specific Plan No. 303, Amendment No. 4

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507.  
Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** November 6, 2018 @ 10:30 a.m.

SIGNATURE: *Karen Barton*      DATE: October 22, 2018  
Karen Barton

# CERTIFICATE OF MAILING

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

I, Karen Barton, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 22, 2018, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

Specific Plan No. 303, Amendment No. 4

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

**Board Agenda Date:** November 6, 2018 @ 10:30 a.m.

SIGNATURE: *Karen Barton*  
Karen Barton

DATE: October 22, 2018

~~Handwritten scribble~~

**Killebrew, Jason**

---

**From:** Barton, Karen  
**Sent:** Wednesday, October 17, 2018 4:23 PM  
**To:** Killebrew, Jason  
**Cc:** Brady, Russell; Baez, Ken  
**Subject:** RE: November 6, 2018 - Board of Supervisors - DRAFT Notice

Hi Jason,

This looks fine to me. As long as it has all the information the public should know beforehand it is good to go.

Best Wishes,

*Karen Lynn Barton*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951)955-1047 Fax (951)955-1071  
Mail Stop #1010  
[k Barton@rivco.org](mailto:k Barton@rivco.org)  
<http://rivcocob.org/>



**NOTICE:** This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is **privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

---

**From:** Killebrew, Jason  
**Sent:** Wednesday, October 17, 2018 3:51 PM  
**To:** Barton, Karen <KLBARTON@RIVCO.ORG>  
**Cc:** Brady, Russell <rbrady@RIVCO.ORG>; Baez, Ken <KBAEZ@RIVCO.ORG>  
**Subject:** November 6, 2018 - Board of Supervisors - DRAFT Notice

Hi Karen,



I heard that you were taking over the review and posting of notices for BOS hearings. If so, can you take a look at the attached notice to see if it fits your requirements? This project is anticipated to go before the BOS on November 6, 2018 and will require a 10-day public notice. The last day for this project to be noticed to meet the November 6, 2018 BOS hearing would be October 26, 2018. County Counsel has reviewed and approved the notice. Once the COB has approved this notice, I will bring down the notification package. Please let me know if you have any questions.

Jason

**Jason Killebrew**  
**Urban Regional Planner IV**  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
PO Box 1409  
Riverside, CA 92502  
(P):951-955-0314  
email: [jkillebr@rivco.org](mailto:jkillebr@rivco.org)  
Website: <http://planning.rctlma.org>



2018 OCT 22 PM 2:45  
RIVERSIDE COUNTY

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 08, 2018,

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

APN (s) or case numbers SP00303A4 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

TITLE: GIS Analyst

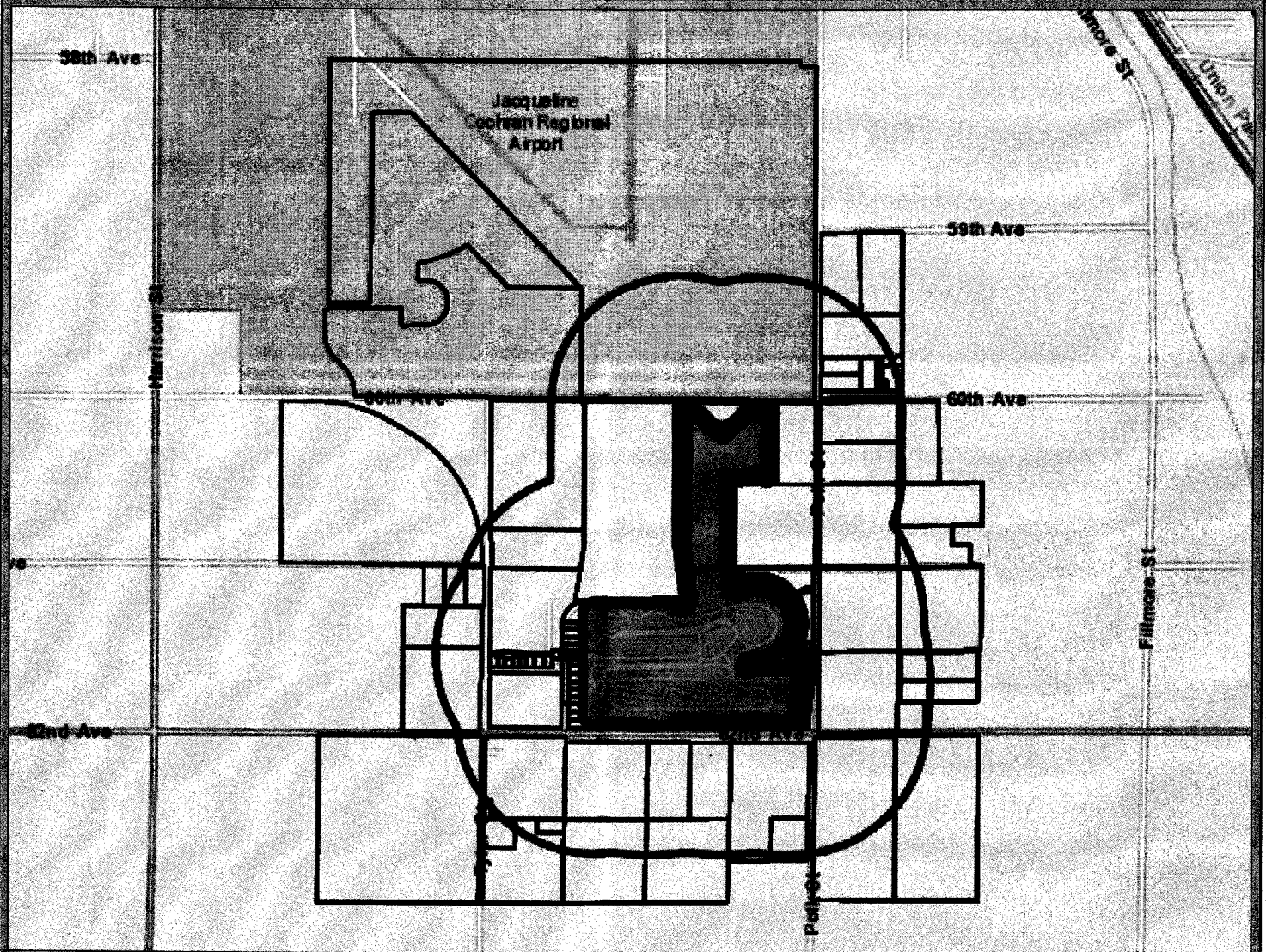
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




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

# Riverside County GIS

SP00303A4 ( 2400 feet buffer )



## Legend

-  County Boundary
-  Cities
-  World Street Map

## Notes



0 3,009 6,019 Feet

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

REPORT PRINTED ON... 3/7/2018 12:24:54 PM

© Riverside County RCIT

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AMENDMENT NO. 4 TO SPECIFIC PLAN NO. 303, KOHL RANCH, AND ALUC'S INCONSISTENCY DETERMINATION, IN THE LOWER AND EASTERN COACHELLA VALLEY, FOURTH SUPERVISORIAL DISTRICT**

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JASON KILLEBREW, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL [jkillbre@rivco.org](mailto:jkillbre@rivco.org).

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: October 17, 2018

Kecia Harper-Ihem, Clerk of the Board  
By: Karen Barton, Board Assistant

751030009  
ISMAEL ESCOBEDO MORIN  
LYDIA MORIN  
MARY ROMERO

82687 SMOKETREE AVE  
INDIO CA 92201

751030008  
ARTHUR J VALENZUELA  
MARGARET A VALENZUELA  
DOMINGA J VALENZUELA

62800 TYLER ST  
THERMAL CA. 92274

751030021  
KOHL RANCH CO  
C/O C/O STEPHANIE COHEN  
11990 SAN VICENTE BLV 200  
LOS ANGELES CA 90049

751030001  
J B LEARY  
STACY L GALINDO  
CARLOS M GALINDO

86025 62ND AVENUE  
THERMAL CA 92274

751030020  
KOHL RANCH CO  
C/O C/O STEPHANIE COHEN  
11990 SAN VICENTE BLV 200  
LOS ANGELES CA 90049

759140010  
GABRIEL ORTIZ  
JOSE ORTIZ  
FELIPE ORTIZ

85981 AVENUE 61  
THERMAL CA 92274

759130007  
KOHL RANCH II  
C/O C/O STEPHANIE COHEN  
11990 SAN VICENTE BLV 200  
LOS ANGELES CA 90049

757210002  
MARSH HIGGINS  
RON HIGGINS  
87165 AVENUE 59  
THERMAL CA 92274

757210008  
DESERT HERB FARMS INC  
P O BOX 845  
THERMAL CA 92274

757210011  
HUMBERTO GARCIA MARQUEZ  
JAIME GARCIA MARQUEZ  
87190 60TH AVE  
THERMAL CA 92274

751030007  
ARTHUR VALENZUELA  
62800 TYLER ST  
THERMAL CA 92274

749310001  
K & S RANCH  
C/O C/O JOE KITAGAWA  
P O BOX 371  
THERMAL CA 92274

751030002  
MARCELINO MALDONADO  
OTILIA MALDONADO  
49062 SUMMER ST  
COACHELLA CA 92236

751030019  
KOHL RANCH CO  
C/O C/O STEPHANIE COHEN  
11990 SAN VICENTE BLV 200  
LOS ANGELES CA 90049

751030018  
KOHL RANCH CO  
C/O C/O STEPHANIE COHEN  
11990 SAN VICENTE BLV 200  
LOS ANGELES CA 90049

759140009  
JON RICHARD MCDANIEL  
PEGI JEAN MCDANIEL  
41410 MAROON TOWN  
BERMUDA DUNES CA 92201

759140014  
JON R MCDANIEL  
PEGI J MCDANIEL  
41410 MAROON TOWN  
INDIO CA 92201

757210012  
LA GUARDIA MANAGEMENT GROUP  
C/O NO 298  
49950 JEFFERSON STE 130  
INDIO CA 92201

757210009  
JOSE DE JESUS GARCIA  
HUMBERTO GARCIA  
MARIA A GARCIA DEGUTIERREZ  
C/O MARIA A G DE GUTIERREZ  
87190 AVENUE 60  
THERMAL CA 92274

757260002  
DESERT HERB FARMS INC  
P O BOX 845  
THERMAL CA 92274

749310002  
K & S RANCH  
C/O C/O JOE KITAGAWA  
P O BOX 371  
THERMAL CA 92274

751030011  
KOHL RANCH CO  
C/O C/O STEPHANIE COHEN  
11990 SAN VICENTE BLV 200  
LOS ANGELES CA 90049

751030010  
KOHL RANCH CO  
C/O C/O STEPHANIE COHEN  
11990 SAN VICENTE BLV 200  
LOS ANGELES CA 90049

751020003  
GENUS  
2006 OLD HIGHWAY 395  
FALLBROOK CA 92028

751030016  
KOHL RANCH CO  
C/O C/O STEPHANIE COHEN  
11990 SAN VICENTE BLV 200  
LOS ANGELES CA 90049

759190008  
KOHL RANCH II  
C/O C/O STEPHANIE COHEN  
11990 SAN VICENTE BLV 200  
LOS ANGELES CA 90049

757210001  
GASTROENTEROLOGY CONSULTANTS INC  
FARID AHMED  
ABDUS ADAM SAMAD  
C/O FARID AHMED  
2900 E LINCOLN AV NO 132  
ANAHEIM CA 92806

757210016  
RAMON LARA  
MARIA E LARA  
JOSE I LARA

59800 POLK ST  
THERMAL CA 92274

757210013  
ARMA JEAN LAWRENCE ALLIE  
MARIE ROUGHELY ROBERT  
CHARLES ROUGHELY C/O  
NAPOLEON THOMPSON  
46654 CARNATION CT  
INDIO CA 92201

757210028  
CVCWD  
P O BOX 1058  
COACHELLA CA 92236

757260001  
DESERT HERB FARMS INC  
P O BOX 845  
THERMAL CA 92274

757260003  
DESERT HERB FARMS INC  
P O BOX 845  
THERMAL CA 92274

757260009  
HOUSING AUTHORITY COUNTY OF  
RIVERSIDE C/O C/O REAL PROPERTY  
DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

757270012  
PABLO P RODRIGUEZ  
NEMESIA V NUNEZ  
81749 TECOMA AVE  
INDIO CA 92201

757260008  
PERFECTO DATES INC  
44250 MONROE ST  
INDIO CA 92201

757270006  
JUAN VACA  
87350 AVENUE 62ND  
THERMAL CA 92274

757270001  
PATRICIA ORTIZ  
PETER L DELUCA  
ERNESTINE DELUCA

757260018  
PEDRO MONREAL  
P O BOX 447  
COACHELLA CA 92236

757270013  
JOSE A MAGANA  
54400 JACKSON ST  
THERMAL CA 92274

83176 DILLON AVE  
INDIO CA 92201

757210010  
HUMBERTO GARCIA MARQUEZ  
JAIME GARCIA MARQUEZ  
48352 PINTO LN  
COACHELLA CA 92236

757270002  
LARRY GAYLER  
RHONDA GAYLER  
C/O FIRST NATL BANK IN COACHELLA  
P O BOX 403  
THERMAL CA 92274

757210006  
AIRPORT BOULEVARD PROP  
1570 LINDA VISTA DR  
SAN MARCOS CA 92069

757270005  
GLORIOUS J JOHNSON  
ADAM COLLINS  
ETHEL L COLLINS  
ADAM COLLINS  
87260 AVENUE 62  
THERMAL CA. 92274

757270003  
KIRKJAN INV PROP  
86740 INDUSTRIAL WAY  
COACHELLA CA 92236

759190006  
KOHL RANCH II  
C/O C/O STEPHANIE COHEN  
11990 SAN VICENTE BLV 200  
LOS ANGELES CA 90049

759140020  
KOHL RANCH II  
C/O C/O STEPHANIE COHEN  
11990 SAN VICENTE BLV 200  
LOS ANGELES CA 90049

759100013  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

759190003  
DESERT HERB FARMS INC  
P O BOX 845  
THERMAL CA 92274

759190002  
AGRI EMPIRE  
P O BOX 490  
SAN JACINTO CA 92581

759260030  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270019  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270018  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270023  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270021  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759240012  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759240011  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759260033  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270024  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250038  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759240005  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250003  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250008  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759260034  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270013  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250010  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250022  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270017  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270012  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270011  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250020  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250019  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270022  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250035  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250040  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250029  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759240016  
THERMAL MOTORSPORTS  
8833 W OLYMPIC BLV  
BEVERLY HILLS CA 90211

759280016  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759240017  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759260035  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250009  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759230004  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270014  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250033  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759240006  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250017  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250037  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759240018  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759240013  
THERMAL OPERATING CO  
1983 WEST 190TH ST NO 100  
TORRANCE CA 90504

759240004  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250012  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759230003  
THERMAL OPERATING CO  
1983 W 190TH ST  
TORRANCE CA 90504

759230005  
DOGHOUSE 68  
C/O C/O STUART KANE  
620 NEWPORT CTR STE 200  
NEWPORT BEACH CA 92660

759140021  
KOHL RANCH II  
C/O C/O STEPHANIE COHEN  
11990 SAN VICENTE BLV 200  
LOS ANGELES CA 90049

759100009  
REDEVELOPMENT AGENCY COUNTY OF  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

759260002  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759260003  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270002  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759260031  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270020  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250024  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759190012  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
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TORRANCE CA 90504

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JTM LAND CO  
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759240015  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
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759180010  
JTM LAND CO  
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TORRANCE CA 90504

759260038  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270016  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270015  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270027  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270026  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270025  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250034  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759240003  
THERMAL LOT NO 84  
P O BOX 6090  
LA QUINTA CA 92248

759240008  
PAVEL V PETRIK MEDICAL CORP PENSION  
41651 MISHA LN  
PALMDALE CA 93551

759250001  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504



759250004  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250006  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250007  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250011  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250015  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759260001  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759190013  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250018  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759230006  
DESERT BURN MOTORSPORTS INC  
C/O C/O MCDUGALL GALEY LLP  
61509 GOODWOOD DR  
THERMAL CA 92274

759240002  
JOSEPH CLARK  
7299 PERIMETER RD S  
SEATTLE WA 98108

759240001  
BEHRENS FAMILY TRUST  
801 HWY AVE  
MANHATTAN BEACH CA 90266

759230009  
MATTHEW D POWERS  
6 CAMINO POR LOS ARBOLES  
ATHERTON CA 94027

759230007  
JAMES WEILAND  
30126 SAINT IVES  
WESTLAKE OH 44145

759230020  
ROCKIT II  
1810 AVENUE C  
BIRMINGHAM AL 35218

759230016  
CHERYL SMITH  
601 UNION ST NO 3920  
SEATTLE WA 98101

759210027  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759230019  
ROBERT M PHILLIPS  
MISTY D PHILLIPS  
8084 ENTRADA DE LUZ E  
SAN DIEGO CA 92127

759230008  
JOHN H PARK  
EMILY S PARK  
1100 S FLOWER ST NO 3100  
LOS ANGELES CA 90015

759230012  
THERMAL  
6701 EVENSTAD DR  
MAPLE GROVE MN 55369

759220031  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220029  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759200011  
ABRAHAM ORTEGA LLC  
25909 PALA STE 260  
MISSION VIEJO CA 92691

759220028  
ARUSS  
1407 BOYD ST  
LOS ANGELES CA 90033

759210008  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759210003  
THERMAL MOTORSPORTS  
21700 OXNARD ST STE 850  
WOODLAND HILLS CA 91367

759210001  
SAGE MOTORSPORTS  
C/O C/O MICHAEL SAGE  
3550 CAHUENGA BLV  
WEST LOS ANGELES CA 90068

759200001  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759230017  
EDWARD J TRESKA  
ANGELA O TRESKA  
2 VENEZIA  
NEWPORT COAST CA 92657

759210022  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759210026  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759180011  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759200013  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759200014  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759200015  
THERMAL CLUB GARAGE  
4643 S ULSTER ST NO 1400  
DENVER CO 80237

759200005  
THERMAL 5  
8188 LINCOLN AVE STE 100  
RIVERSIDE CA 92504

759200004  
RAHUL CHOPRA  
MANJU CHOPRA  
6926 OROZCO DR  
RIVERSIDE CA 92506

759210007  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759200018  
THOMAS UNTHANK  
2807 PURISSIMA CREEK RD  
HALF MOON BAY CA 94019

759210002  
CRAIG MEREDITH  
P O BOX 1968  
NEWPORT BEACH CA 92659

759210025  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759210024  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759210020  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759210019  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759200016  
DONT LIFT  
C/O C/O JEFF KEARL  
193 AVENIDA LA PATA  
SAN CLEMENTE CA 92673

759200008  
TR RACING  
930 S ANDREASEN DR NO H  
ESCONDIDO CA 92029

759200007  
THERMAL GARAGE  
C/O C/O BLAKE MIRAGLIA  
50855 WASHINGTON NO C234  
LA QUINTA CA 92253

759200006  
DAVID A JENKINS  
JENNIFER M JENKINS  
49385 RCH SAN FRANCISQUITO  
LA QUINTA CA 92253

759210006  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759210012  
LEE S MINSHULL  
416 PASEO DEL MAR  
PALOS VERDES CA 90274

759210014  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759210015  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759210021  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220030  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759200010  
DOUGLAS W GALLANT  
2839 W 100TH AVE  
ANCHORAGE AK 99515

759200009  
HYAK THERMAL  
C/O C/O GORDON SMITH  
P O BOX 164  
LIMA MT 59739

759200017  
NAVEEN GANDHAM RAO  
12055 WOODDED VISTA LN  
SAN DIEGO CA 92128

759210010  
DAVID A WHEELER  
MABLE L WHEELER  
6 SEAGREENS  
NEWPORT COAST CA 92657

759200012  
MICHAEL MENTE  
2415 CARMAN CREST DR  
LOS ANGELES CA 90068

759200002  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759200003  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759210017  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220001  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759210016  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220002  
PAUL PORTEOUS  
LINDA PORTEOUS  
832 W STAFFORD RD  
THOUSAND OAKS CA 91361

759230001  
DAREN E JORGENSEN  
3409 BUNNY RUN  
AUSTIN TX 78746

759230002  
ARCO TELECOM  
MARK PROTO  
780 GLOUCESTER LN  
THOUSAND OAKS CA 91362

759220014  
MANGO THERMAL CLUB  
C/O C/O STEVE KNUDSON  
4643 S ULSTER STE 1400  
DENVER CO 80237

759220015  
MB35  
86030 62ND AVE  
THERMAL CA 92274

759210011  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220005  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220006  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220010  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220021  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220016  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220022  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220003  
CANTINA RACING LLC  
132 W PLANT ST NO 210  
WINDER GARDEN FL 34787

759220027  
DANA KEMPER  
DELAIN KEMPER  
11817 NW 7TH AVE  
VANCOUVER WA 98685

759180013  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220004  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220013  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220012  
LOT 48 RACING  
4450 MACARTHUR BLV 2ND FL  
NEWPORT BEACH CA 92660

759220019  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220020  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220026  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220017  
THERMAL OPERATING CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220018  
FRANK P KAVANAUGH  
SUSAN M KAVANAUGH  
107 VIA FLORENCE NO 2  
NEWPORT BEACH CA 92663

759220009  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220024  
DANA J HUNTER  
MORRIS THERMAL  
3189 AIRWAY AVE UNT B  
COSTA MESA CA 92626

759220025  
MICHAEL DENNIS SULLIVAN  
14900 HINDRY AVE  
HAWTHORNE CA 90250

759220007  
KEITH PROKOP  
SARA PROKOP  
800 SAN LORENZO ST  
SANTA MONICA CA 90402

759220008  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220023  
GUY DAVID CARTWRIGHT  
DARELLYN JOYCE CARTWRIGHT  
22410 MISSION HILLS LN  
YORBA LINDA CA 92887

759270007  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759260005  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759270005  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759260037  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759260018  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759260020  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
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TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759260036  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759260006  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759260012  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759190007  
KOHL RANCH II  
C/O C/O STEPHANIE COHEN  
11990 SAN VICENTE BLV 200  
LOS ANGELES CA 90049

759270004  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759260010  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759260015  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759260032  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250032  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250028  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759240010  
THERMAL OPERATING CO  
1983 W 190TH ST NO 100  
TORRANCE CA 90504

759240009  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
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TORRANCE CA 90504

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JTM LAND CO  
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TORRANCE CA 90504

759250014  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759260014  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759230013  
ANDREI M KARKAR REVOCABLE TRUST III  
323 MARINA BLVD  
SAN FRANCISCO CA 94123

759230014  
THERMAL OPERATING CO  
1983 W 190TH ST  
TORRANCE CA 90504

759230015  
YELLOW HORSE  
P O BOX 2548  
SAN FRANCISCO CA 94126

759260007  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759190011  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759250039  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759230018  
81 RACE THERMAL  
10 SEA GREENS  
NEWPORT COAST CA 92657

759210028  
THERMAL OPERATING CO  
1983 W 190TH ST  
TORRANCE CA 90504

759210023  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759210009  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759210005  
THERMAL 51  
86030 62ND AVE  
THERMAL CA 92274

759210004  
SHAGARA  
C/O ATTN: TARIK GHAZY  
10736 JEFFERSON BLVD #963  
CULVER CITY CA 90230

759210013  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759210018  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759220011  
THERMAL OPERATING CO  
1983 W 190TH ST  
TORRANCE CA 90504

759180014  
JTM LAND CO  
800 SAN LORENZO ST  
SANTA MONICA CA 90402

759190014  
JTM LAND CO  
800 SAN LORENZO ST  
SANTA MONICA CA 90402

759290021  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
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TORRANCE CA 90504

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JTM LAND CO  
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TORRANCE CA 90504

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JTM LAND CO  
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TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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JTM LAND CO  
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TORRANCE CA 90504

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JTM LAND CO  
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TORRANCE CA 90504

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JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759280008  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759290019  
GEOFFREY G MALONEY  
615 S GRAND ST  
ORANGE CA 92866

759290011  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

759290010  
JTM LAND CO  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

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MICHELLE L RICE  
4328 VERANO DR  
AUSTIN TX 78735

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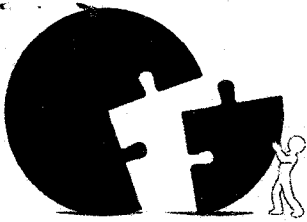
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LOS ANGELES CA 90049

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TORRANCE CA 90504

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1983 W 190TH ST STE 100  
TORRANCE CA 90504





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## Memorandum

Date: November 5, 2018

To: Riverside County Board of Supervisors

From: Juan C. Perez, Assistant CEO/TLMA Director

### ITEM 19.3

**RE: November 7, 2018 Regular Scheduled Board of Supervisors Meeting, Agenda Item 19.3, RESOLUTION NO. 2018-200 AMDENDING SPECIFIC NO. 303, AMENDMENT NO. 4; ORDINANCE NO. 348.4897 RELATED TO CHANGE OF ZONE NO. 7952; AND RESOLUTION NO. 2018-199 ON ALUC'S INCONSISTENCY DETERMINATION**

This memo serves as clarification to the conditions within the Advisory Notification Document for Specific Plan No. 303, Amendment No. 4 to be considered by the Board of Supervisors. One new condition (Airport Indemnification Agreement, and revisions to three existing conditions (Planning-All. 1 SP - Additional Review, Advisory Notification. 4 AND – Project Description & Operational Limits, Planning. 4 RECREATION CONTRIBUTION) are summarized below:

#### New Condition

In addition to Advisory Notification Document Conditions Advisory Notification 2. (AND – Hold Harmless) and Planning 19. (SP-Disclosure Statements), the applicant/permittee and any successor-in-interest of lots on PM36293 shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from any claim, action, or proceeding brought by lot owners or occupiers against COUNTY for noise nuisance or injury from aircraft or operation of the Jacqueline Cochran Regional Airport.

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning

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P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request related to such LITIGATION. Within ten (10) days of written notice from COUNTY, applicant/permittee and any successor in interest shall make such additional deposits.

#### Revised Conditions

#### **Planning-All. 1 SP - Additional Review**

Based on communication as recent as 11/5/2018, the Economic Development Agency (EDA) does not expect the Jacqueline Cochran Regional Airport Master Plan to significantly change, and therefore provides no further comment on the project.

#### Old Language

Prior to the issuance of Certificate of Occupancy, Lots 185-201 (SP No. 303 Planning Area E-2B) shall be subject to further review and approval by the Assistant CEO (TLMA Director) and EDA Director for consistency with FAA design standards. Signage shall be posted in an easily visible area that overnight occupancy is prohibited in structures on Lots 185-201 that are not approved by the Assistant CEO (TLMA) Director and Assistant CEO (EDA Director) for overnight stays. Signage shall be posted in an easily visible area that overnight occupancy is prohibited in structures on Lots 149-184.

#### New Language

Delete Additional Review Condition.

#### **Advisory Notification. 4 AND – Project Description & Operational Limits**

#### Old Language

The overrule of the inconsistency determination by ALUC would enable Change of Zone No. 7952 and Specific Plan No. 303, Amendment No. 4, to allow the creation of two new Planning Areas (E-2A and E-2B). Within these Planning Areas, a new land use, Racetrack Recreational units, would be created to allow, upon approval of a plot plan, overnight occupancy within a maximum of 75 units that were not previously permitted for such use. In addition, proposal also refines the permitted and conditionally permitted uses intended to reflect the mixed-use environment of this area of the Kohl Ranch Specific Plan

#### New Language

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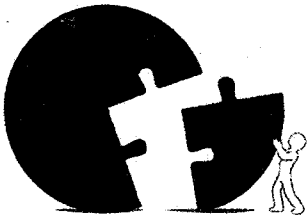
#### **Planning. 4 RECREATION CONTRIBUTION**

#### Old Language

Within 60 days of the Board of Supervisor's approval of Specific Plan 303, Amendment No. 4, the applicant shall enter into agreement to pay the County of Riverside the sum of \$74,000 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.

#### New Language

Within 60 days of the Board of Supervisor's Approval of Specific Plan 303, Amendment No. 4, the applicant shall enter into agreement to pay the County of Riverside \$1,000 per unit granted for overnight occupancy, not to exceed \$75,000, as a contribution towards a recreational facility for the Thermal Community. The Board of



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

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Date: November 5, 2018

To: Riverside County Board of Supervisors

From: Juan C. Perez, Assistant CEO/TLMA Director

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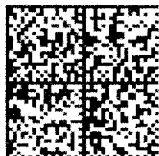


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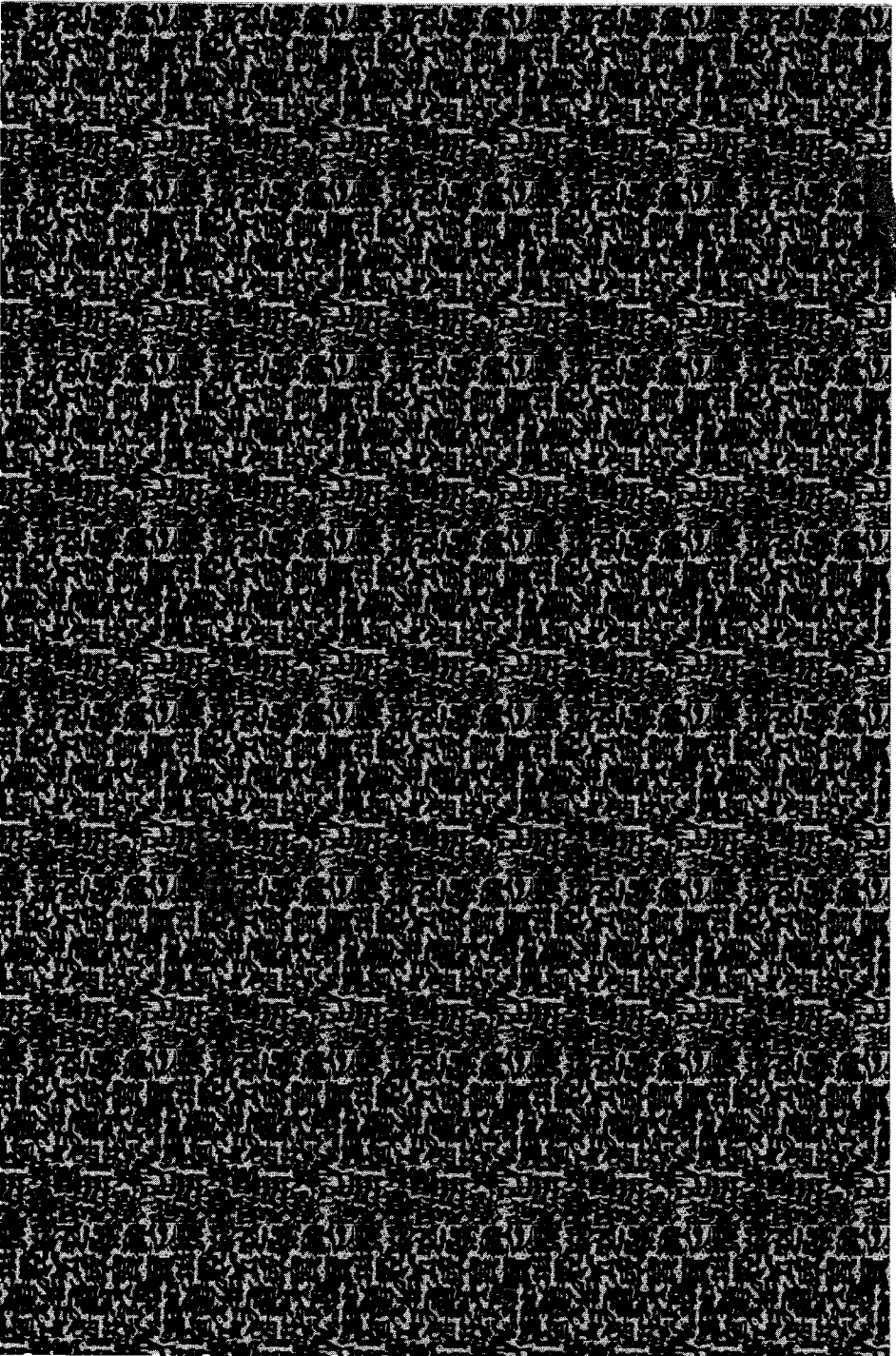
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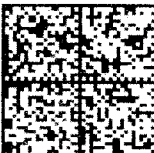


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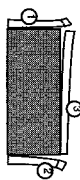
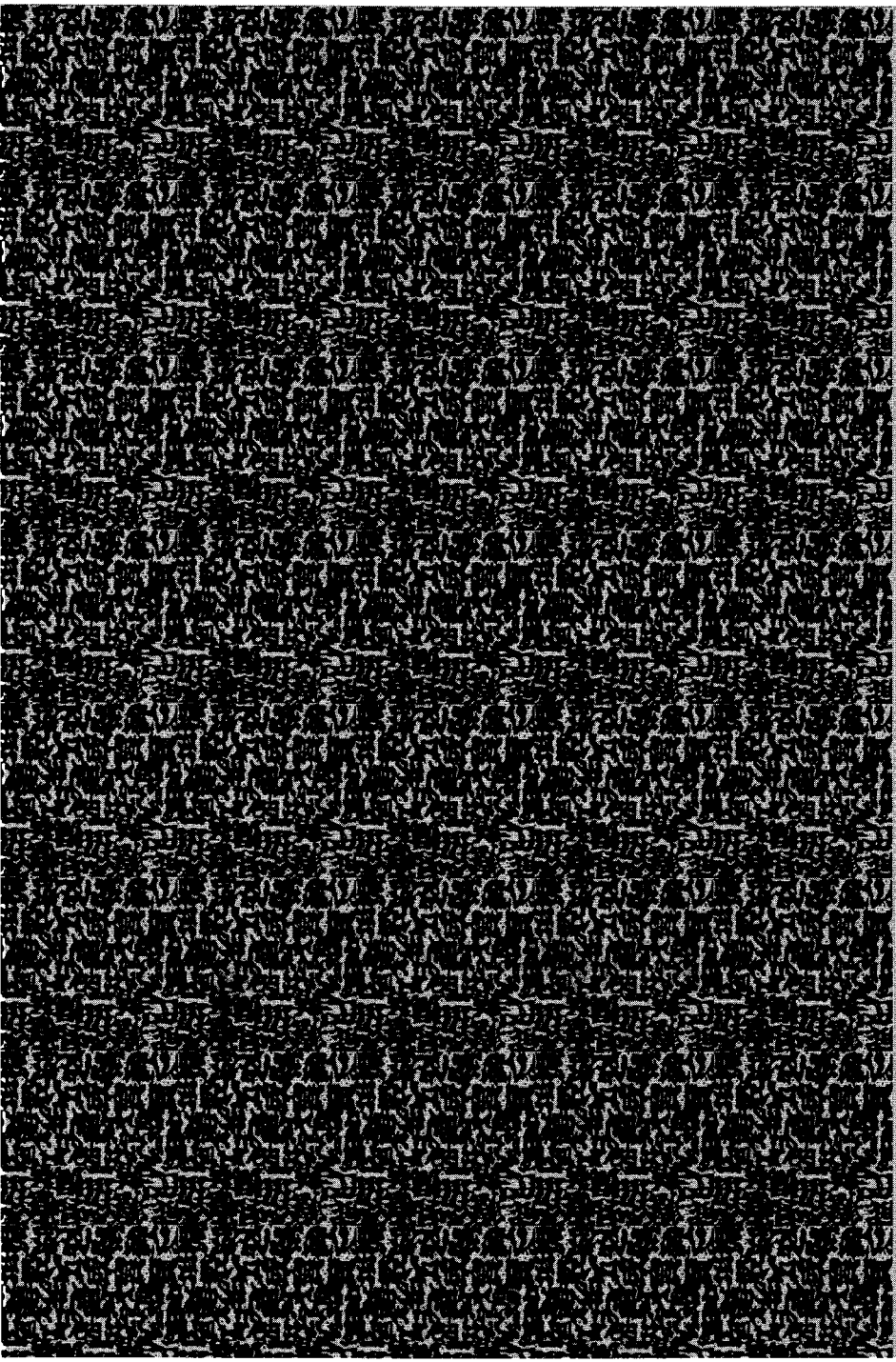
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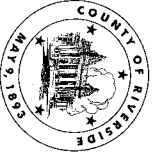


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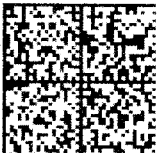
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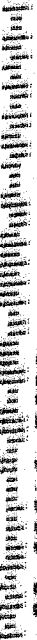
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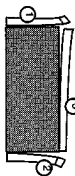
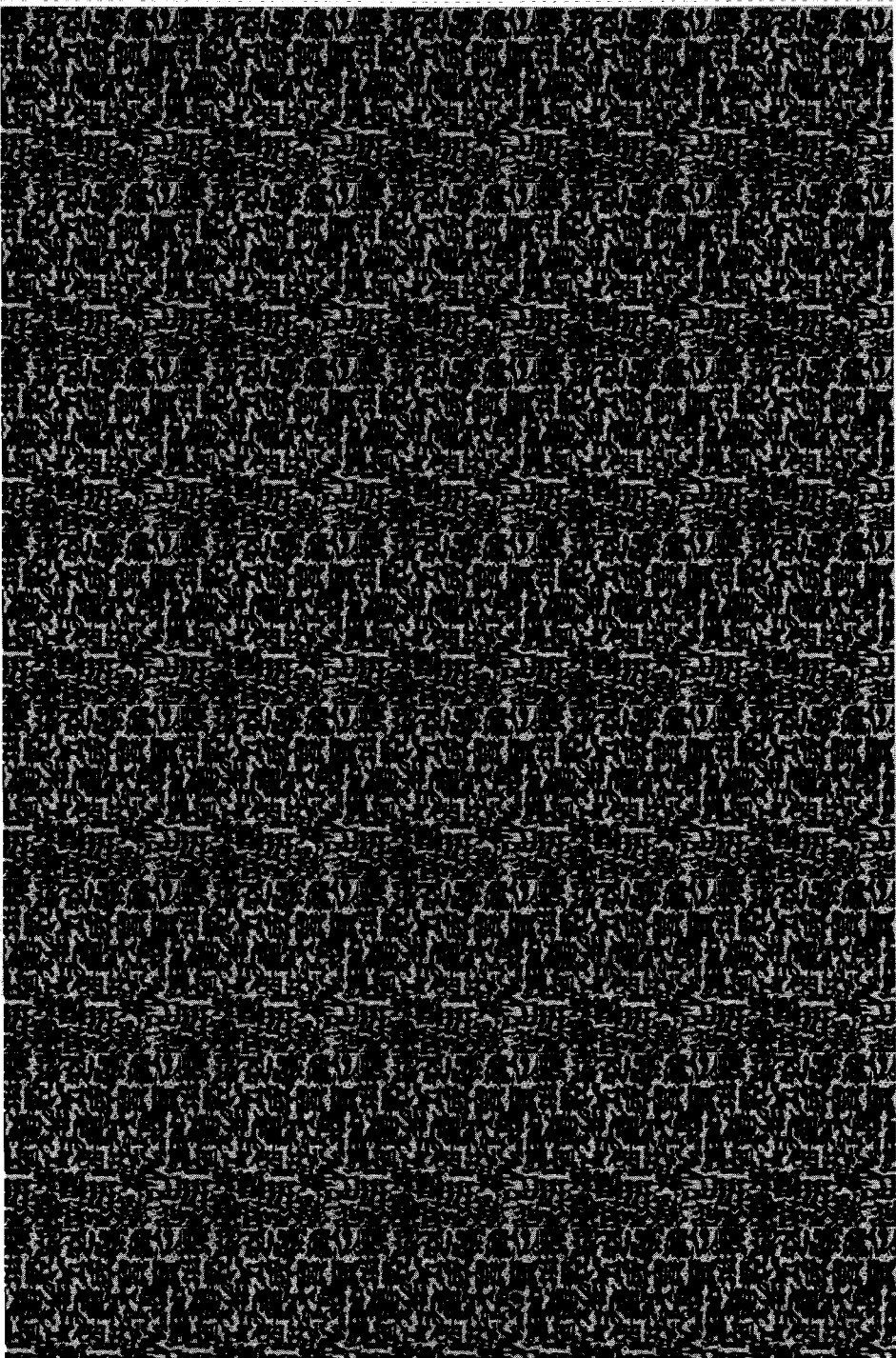
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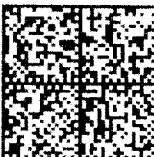
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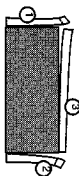
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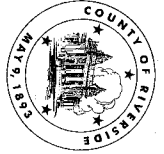
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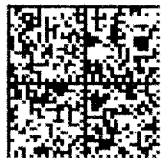


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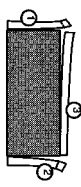
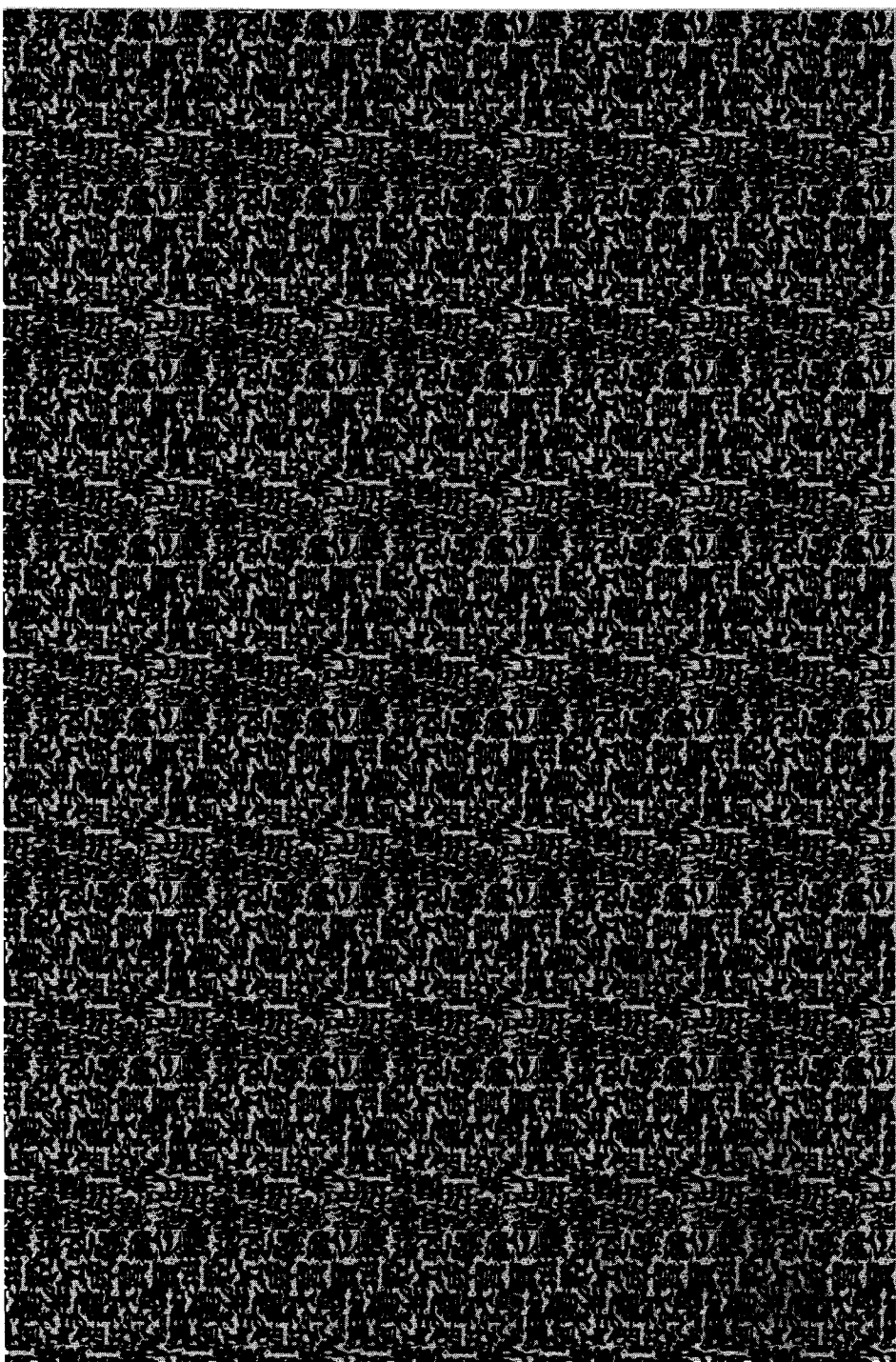
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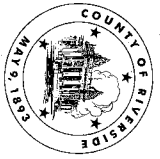


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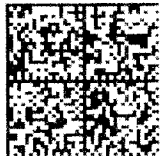


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County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

# PUBLIC HEARING NOTICE

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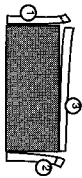
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**Riverside County Board of Supervisors  
Request to Speak**

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

**SPEAKER'S NAME:** Matt Webb

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

**City:** Riverside **Zip:** 92506

**Phone #:** 951-248-4212

**Date:** 11/6/18 **Agenda #** 19.3

**PLEASE STATE YOUR POSITION BELOW:**

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

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

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

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

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

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.



PROOF OF PUBLICATION

STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE

RIVERSIDE COUNTY BOARD OF SUPERVISORS
PO BOX 1147
RIVERSIDE, CA 92502

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

12/8/18

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

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct. Executed on this 11th of December 2018 in Green Bay, Wisconsin, County of Brown

[Signature]
DECLARANT

Ad#:0000460402
P O: ORD 348.4897
# of Affidavits: 1

DESERT SUN

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348
AN ORDINANCE OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AMENDING ORDINANCE NO. 348 RELATING TO ZONING

that the uses permitted pursuant to Section 6.1.b.(5); and Section 6.1.c.(1), shall not be permitted in addition; the permitted uses identified under Section 6.1.a. shall include two family dwellings pursuant to subsection AA, through GG, of this section, including those for aesthetic, detention, recreation, water skiing, and non-potable irrigation water, water wells and appurtenant facilities; and when the gross acre of a lot is twenty (20) acres or greater, the uses identified under Article XII, Section 13.1.a. and b. of Ordinance No. 348 shall also be included, except that the uses permitted pursuant to Section 13.1.a.(15) shall not be permitted. In addition the permitted uses identified under Section 6.1.b. shall include day care centers; libraries; religious institutions; community centers; and schools.
(2) The development standards for Planning Areas B-3, C-1, F-2, G-S, G-10, G-11, G-13, H-9, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, J-1, J-4, M-1A, M-1B, M-1C, M-5A, M-5B, M-6A, M-6B, and M-7A of Specific Plan No. 303 shall be the same as those standards identified in Article VI, Section 6.2, except that the development standards set forth in Article VI, Section 6.2.b. c., d., e.(2), e.(3) and g shall be deleted and replaced by the following:
A. Lot area shall be not less than six thousand (6,000) square feet, unless cluster development subject to the development standards set forth in subsection AA, through GG, of this section is utilized. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as building site.
B. The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60'), with a minimum average depth of one hundred feet (100') unless cluster development subject to the development standards set forth in subsections AA, through GG, of this section is utilized. "Flag" lots shall not be permitted.
C. The minimum frontage of a lot shall be sixty feet (60') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') unless cluster development subject to the development standards set forth in subsections AA, through GG, of this section is utilized. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
D. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5') unless cluster development subject to the development standards set forth in subsection AA, through GG, of this section is utilized. Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides unless cluster development subject to the development standards set forth in subsections AA, through GG, of this section is utilized.
E. The rear yard shall not be less than ten feet (10') unless cluster development subject to the development standards set forth in subsections AA, through GG, of this section is utilized. In addition, when a cluster development design is utilized for single family or two family dwellings, the following development standards shall be applicable:
AA. The minimum overall area for each single-family dwelling unit or each individual unit within a two-family dwelling, exclusive of the area set aside for street rights of way shall be five thousand (5,000) square feet.
BB. The minimum lot area for individual single-family lots used as a residential building site shall be five thousand (5,000) square feet. The minimum lot area for two-family lots shall be five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. For each dwelling unit, minimum open space shall be provided equal to the difference between the single-family or two-family lot area and six thousand (6,000) square feet for each single-family dwelling or twelve thousand (12,000) square feet for each two-family dwelling.
CC. The minimum average width of that portion of a lot to be used as a building site shall be fifty-five feet (55'), with a minimum average depth of one hundred feet (100'). "Flag" lots shall not be permitted.
DD. The minimum frontage of a lot shall be fifty-five feet (55'), except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
EE. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides. Where a zero lot line design is utilized the alternate side yard shall be not less than ten feet (10') in width.
FF. The rear yard for single-family dwellings shall be not less than ten feet (10'). The rear yard for two-family dwellings shall be not less than ten feet (10') for one-story buildings, not less than fifteen feet (15') for two-story buildings, and not less than twenty feet (20') for three-story buildings.
GG. In no case shall more than sixty percent (60%) of any lot be covered by buildings or structures.
(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
Planning Area A-4
(1) The uses permitted in Planning Area A-4 of Specific Plan 303 shall be the same as those uses permitted in Article XII, Section 12.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 12.2.c.(3), (7), (11) and (12); Section 12.2.d.; Section 12.2.e., 12.2.f., 12.2.g. shall not be permitted. In addition, the permitted uses identified under Section 12.2.b. shall include water wells and appurtenant facilities, facilities related to large scale recreational uses such as golf courses and a motor sports race track and facilities related thereto, including but not limited to, race track, private garages, clubhouse, tuning shop, observation tower, museum, vehicle display areas, underground fuel storage and ancillary uses in support thereof; and when the gross acre of a lot is twenty (20) acres or greater, the uses identified under Article XII, Section 13.1.a. and b. of Ordinance No. 348 shall also be included, except that the uses permitted pursuant to Section 13.1.a.(15) shall not be permitted. In addition, the permitted uses identified under Section 12.2.b shall include aerial services including





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

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

December 5, 2018

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

TEL: (760) 322-2222  
E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)

RE: ADOPTION OF ORDINANCE NO. 348.4897

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, December 8, 2018**.

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Stephanie Cribbs*

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

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

ORDINANCE NO. 348.4897  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No. 41.093, as amended, are further amended by placing in effect in the Lower Coachella Valley District the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 41.093, Change of Zone Case No. 7952," which map is made a part of this ordinance.

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

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

- a. Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, and M-9.
- (1) The uses permitted in Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, and M-9 of Specific Plan No. 303 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a(1) and (2) and Section b.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public parks; community centers; and when the gross acre of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of Ordinance No. 348 shall also be included.
  - (2) The development standards for Planning Areas C-5, D-1, G-2, G-3, G-4, G-6, G-9, G-12, H-1, H-3, H-6, H-10, I-1, I-2, I-3, J-2, J-3, J-5, J-6, J-7, J-8, K-1, K-3, L-2, L-3, M-2, M-3, M-8, and M-9 of Specific Plan No. 303 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.
- b. Planning Areas A-1, A-3, A-7, E-1, and E-3.
- (1) The uses permitted in Planning Areas A-1, A-3, A-7, E-1, and E-3 of Specific Plan No. 303 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.b.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public parks; community centers; facilities related to large scale recreational uses such as a motor sports race track and facilities related thereto, including but not limited to race track, private garages, clubhouse, tuning shop, observation tower, museum, vehicle display areas and ancillary uses in support thereof; and when the gross area of a lot is twenty (20) acres or greater, the uses identified under Article XIII, Section 13.1.b. of Ordinance No. 348 shall also be included.
  - (2) The development standards for Planning Areas A-1, A-3, A-7, E-1, and E-3 of Specific Plan No. 303 shall be the same as those standards identified in Article VIIIe., Section 8.101 of Ordinance No. 348.
  - (3) If Planning Areas A-1, A-3, A-7, E-1, and E-3 are developed with large scale recreational uses such as a motor sports race track and facilities related thereto, the development standards shall be the same as those identified in

Article VIII., Section 8.101 of Ordinance No. 348 except that the following development standards shall also apply:

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

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

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

c. Planning Areas A-2.

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

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

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

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

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

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

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

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

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

- A. Lot area shall be not less than four thousand (4,000) square feet, unless cluster development subject to the development standards set forth in subsections AA. through DD. of this section is utilized. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as building site.
- B. The front yard shall be not less than 16 feet, measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.
- C. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40'), with a minimum average depth of one hundred feet (100') unless cluster development subject to the development standards set forth in subsections AA. through DD. of this section is utilized. "Flag" lots shall not be permitted.
- D. The minimum frontage of a lot shall be forty feet (40') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30') unless cluster development subject to the development standards set forth in subsections AA. through DD. of this section is utilized. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.



- E. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5') unless cluster development subject to the development standards set forth in subsections AA. through DD. of this section is utilized. Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides unless cluster development subject to the development standards set forth in subsections AA. through DD. of this section is utilized. Where a zero lot line design is utilized, the alternate side yard shall be not less than ten feet (10') in width.
- F. The rear yard shall not be less than ten feet (10') unless cluster development subject to the development standards set forth in subsection AA. through DD. of this section is utilized.
- G. Every main building erected or structurally altered shall have a lot or building site of not less than one thousand one hundred (1,100) square feet for each dwelling unit in such main building unless cluster development subject to the development standards set forth in subsections AA. through DD. of this section is utilized.

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

- AA. The minimum overall area for each individual unit within a two-family dwelling exclusive of the area set aside for street rights of way shall be two thousand (2,000) square feet.
- BB. The minimum lot area for two-family lots used as a residential building site shall be two thousand (2,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. For each two family dwelling, common open space shall be provided equal to the difference between the lot area for such two family dwelling and eight thousand (8,000) square feet.
- CC. Side yards on interior and through lots shall be not less than three feet (3') for one-story buildings; not less than ten feet (10') for two-story buildings; and not less than fifteen feet (15') for three-story buildings. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide the yard need not exceed twenty percent (20%) of the lot width.
- DD. The rear yard shall not be less than ten feet (10') for one-story buildings; not less than fifteen feet (15') for two-story buildings; and not less than twenty feet (20') for three-story buildings.

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

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

- (1) The uses permitted in Planning Areas B-1, B-2, B-5, B-6, C-2, C-4, C-8, F-3, G-7, H-2, H-4, H-5, H-7, M-7B, M-7C, M-7D, and M-7E of Specific Plan No. 303 shall be the same as those uses permitted in Article VII, Section 7.1 of

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

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

- A. Lot area shall be not less than five thousand (5,000) square feet, unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as building site.
- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50'), with a minimum average depth of one hundred feet (100') unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized. "Flag" lots shall not be permitted.
- C. The minimum frontage of a lot shall be fifty (50') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30') unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5') unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized. A zero lot line design may be used, in which event the alternate side yard shall be not less than ten feet (10') in width. Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized.
- E. The rear yard shall not be less than ten feet (10') unless cluster development subject to the development standards set forth in subsections AA. through FF. of this section is utilized.

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

- AA. The minimum overall area for each single-family dwelling unit or each individual unit within a two-family dwelling, exclusive of the area set aside for street rights of way shall be four thousand (4,000) square feet.
- BB. The minimum lot area for individual single-family and two-family lots used as a residential building site shall be four thousand (4,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. For each dwelling unit, common open space shall be provided equal to the difference between the single-family or two-family lot area and five thousand (5,000) square feet for each single-family dwelling or ten thousand five hundred (10,500) square feet for each two-family dwelling.
- CC. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50'), with a minimum average depth of ninety feet (90'). "Flag" lots shall not be permitted.
- DD. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or 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 shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
- FF. The rear yard for single-family dwellings shall be not less than ten feet (10'). The rear yard for two-family dwellings shall be not less than ten feet (10') for one-story buildings, not less than fifteen feet (15') for two-story buildings; and not less than twenty feet (20') for three-story buildings.

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

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

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

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

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

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

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

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

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

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

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

- A. Lot area shall be not less than six thousand (6,000) square feet, unless cluster development subject to the development standards set forth in subsection AA. through GG. of this section is utilized. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as building site.
- B. The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60'), with a minimum average depth of one hundred feet (100') unless cluster development subject to the development standards set forth in subsections AA. through GG. of this section is utilized. "Flag" lots shall not be permitted.
- C. The minimum frontage of a lot shall be sixty feet (60') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') unless cluster development subject to the

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

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

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

- AA. The minimum overall area for each single-family dwelling unit or each individual unit within a two-family dwelling, exclusive of the area set aside for street rights of way shall be five thousand (5,000) square feet.
- BB. The minimum lot area for individual single-family lots used as a residential building site shall be five thousand (5,000) square feet. The minimum lot area for two-family lots shall be five thousand (5,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site. For each dwelling unit, common open space shall be provided equal to the difference between the single-family or two-family lot area and six thousand (6,000) square feet for each single-family dwelling or twelve thousand (12,000) square feet for each two-family dwelling.
- CC. The minimum average width of that portion of a lot to be used as a building site shall be fifty-five feet (55'), with a minimum average depth of one hundred feet (100'). "Flag" lots shall not be permitted.
- DD. The minimum frontage of a lot shall be fifty-five feet (55'), except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- EE. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet (3') in width in any event, and need not exceed a width of five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides. Where a zero lot line design is utilized the alternate side yard shall be not less than ten feet (10') in width.

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

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

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

h. Planning Area A-4

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

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

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

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

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

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

In addition, the permitted uses allowed under Section 9.1.b 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, 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—except within Airport Land Use Compatibility Zone C; 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, wearing apparel and accessory products, knitting mills, floor covering mills, and yard and thread mills; lumber and wood products including saw and planing mills, manufacture of containers and crates, fabrication of wood building structures, lumber yards, manufacture of furniture and fixtures including cabinets, partitions, and similar items; paper products including paper and paperboard mills, manufacture of containers and boxes, paper shredding, printing and publishing of newspaper, periodicals, books, forms cards and similar items, binding of books and other publications; chemicals and related products including manufacture of organic and inorganic compounds—not including those of a hazardous nature, manufacture of drugs and pharmaceuticals, soaps, cleaners, and toiletries, manufacture of agricultural chemicals—not including pesticides and fertilizers, paints and varnishes; rubber and plastic and synthetic products including manufacture of tires and tubes, fabrication of rubber, plastics, and synthetic products; leather products including tanning and finishing of leather, manufacture of handbags, luggage, footwear, and other personal leather goods; stone clay, glass, and concrete products including stone cutting and related activities, pottery and similar items, glass blowing, pressing and cutting, glassware products, manufacture of concrete, gypsum, plaster and mineral products; metal products including manufacture of cans and containers, cutlery, tableware, hand tools and hardware,

plumbing and heating items, wrought iron fabrication, manufacture and assembly of fencing, machine, welding, and blacksmith shops, metal stamps and forged metal products, fabrication of metal buildings, manufacture of ordnance and firearms, not including explosives, jewelry; primary metal industries including foundries, rolling and drawing metals, casting metals, blast furnaces, smelting of metals; machinery including engines, turbines, and parts, farm, garden construction, industrial machinery, office and computing machines, manufacture and repair of refrigeration and heating equipment, equipment sales, rental, and storage; electrical equipment including electrical and electronic apparatus and components, appliances, lighting and wiring, radio, television and communications equipment, musical and recording equipment, musical and recording equipment; transportation and related industries including vehicles, aircraft, boats and parts manufacture, railroad equipment, motorcycles, bicycles, and parts, travel trailers and recreational vehicles manufacture, draying, freighting, and trucking operations, railroad yards and stations, vehicle storage and impoundment, trailer and boat storage; engineering of scientific instruments including manufacture and repair of measuring devices, watches, clocks and related items; manufacture and repair of optical goods, medical instruments, supplies and equipment, engineering, survey and drafting instruments and photography equipment; manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro-mechanical nature; manufacture of wearing apparel and accessories; mini warehouses; nurseries and garden supply; outdoor film studio; paper recycling facilities; parcel delivery services; parking lots and parking structures; public parks and public playgrounds; public utility substations and storage yards; recycling of wood, metal and construction wastes; repair of jewelry; research and development facilities for biomedical, chemical, electronic, mechanical and other scientific purposes; research and development facilities for precision components and products; sand blasting; trailer and truck sales and rentals; vehicle and motorcycle repair; water wells and appurtenant facilities; and warehousing and distribution.

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

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

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



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. Height Requirements. 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 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.

j. Planning Area E-2A and E-2B

- (1) The uses permitted in Planning Areas E-2A and E-2B of Specific Plan No. 303 shall be the same as those uses permitted in Article IX, Section 9.1.a of Ordinance No. 348, 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), (72), (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); Sections 9.1.D. (2), (4), (5), (9), (10), (11), (12), (13), and (16); and Sections 9.1.f.1.e. shall not be permitted.

In addition, the permitted uses allowed under Section 9.1.b. shall include aerial services including advertising, photography and tours; aerospace/aeronautical museums; aircraft equipment sales, service, and repair; aircraft taxiways; airports; aviation equipment assembly; 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; 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 a race track, racetrack recreational units, private garages, clubhouse, tuning shop, observation tower, museum, vehicle display areas; flight schools; hardware and home improvement centers; health and exercise centers; intermodal cargo transfer terminals; 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, and sugar and confectionary products; textile products including cotton, wool, and synthetic weaving and finishing mills, wearing apparel and accessory products, knitting mills, floor covering mills, and yard and thread mills; lumber and wood products including saw and planing mills, manufacture of containers and crates, fabrication of wood building structures, lumber yards, manufacture of furniture and fixtures including cabinets, partitions, and similar items; paper products including paper and paperboard mills, manufacture of containers and boxes, paper shredding, printing and publishing of newspaper, periodicals, books, forms cards and similar items, binding of books and other publications; chemicals and related products including manufacture of organic and inorganic compounds-not including those of a hazardous nature, manufacture of drugs and pharmaceuticals, soaps, cleaners, and toiletries, manufacture of agricultural chemicals-not including pesticides and fertilizers, paints and varnishes; rubber and plastic and synthetic products including manufacture of tires and tubes, fabrication of rubber, plastics, and synthetic products; leather products including tanning and finishing of leather, manufacture of handbags, luggage, footwear, and other personal leather goods; stone clay, glass, and concrete products including stone cutting and related activities, pottery and similar items, glass blowing, pressing and cutting, glassware products, manufacture of concrete, gypsum, plaster and mineral products; metal products including manufacture of cans and containers, cutlery, tableware, hand tools and hardware, plumbing and heating items, wrought iron fabrication, manufacture and assembly of fencing, machine, welding, and blacksmith shops, metal stamps and forged metal products, fabrication of metal buildings, manufacture of ordnance and firearms-not including explosives, jewelry; primary metal industries including foundries, rolling and drawing metals, casting metals, blast furnaces, smelting of metals; machinery including engines, turbines, and parts, farm, garden construction, industrial machinery, office and computing machines, manufacture and repair of refrigeration and heating equipment, equipment sales, rental, and storage; electrical equipment including electrical and electronic apparatus and components, appliances, lighting and wiring, radio, television and communications equipment, musical and recording equipment, musical and recording equipment; transportation and related industries including vehicles, aircraft, boats and parts manufacture, railroad equipment, motorcycles, bicycles, and parts, travel trailers and recreational vehicles manufacture, draying, freighting, and trucking operations, railroad yards and stations, vehicle storage and impoundment, trailer and boat storage; engineering of scientific instruments including manufacture and repair of measuring devices, watches, clocks and related items; manufacture and repair of optical goods, medical instruments, supplies and equipment, engineering, survey and drafting instruments and photography equipment; manufacture, assembly, testing and repair of components, devices, equipment and systems of an

electrical, electronic, or electro-mechanical nature; manufacture of wearing apparel and accessories; mini warehouses; outdoor film studio; paper recycling facilities; parcel delivery services; parking lots and parking structures; public parks and public playgrounds; public utility substations and storage yards; recycling of wood, metal and construction wastes; repair of jewelry; research and development facilities for biomedical, chemical, electronic, mechanical and other scientific purposes; research and development facilities for precision components and products; sand blasting; vehicle and motorcycle repair; water wells and appurtenant facilities; and warehousing and distribution.

(2) The development standards for all uses in Planning Areas E-2A and E-2B of Specific Plan No. 303 except racetrack recreational units shall be the same as those standards identified in Article XII, Section 12.4 of Ordinance No. 348, except those development standards set forth in a., b., c.2., c.3., and k. shall be deleted and replaced by the following:

- a. Lot Size. Minimum lot area shall be seven thousand (7,000) square feet with no minimum average width.
- b. Standard Setbacks.
  1. Where the front, side, or rear yard adjoins a public street, the minimum setback shall be 25 feet from the property line.
  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. Height Requirements. Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Ordinance No. 348 Article XVIII, Section 18.34. An observation tower built as part of a large scale recreational use shall not exceed 70 feet in height. All other proposed structures over 70 feet tall must undergo appropriate airspace review. Buildings shall not exceed three (3) aboveground habitable floors.
- 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) The development standards in Planning Areas E-2A and E-2B of Specific Plan No. 303 for racetrack recreational units shall be the same as those standards identified in Article XII, Section 12.4 of Ordinance No. 348, except those development standards set forth in a, b, c.2., c.3., and k shall be deleted and replaced by the following:

- a. Lot Size. Minimum lot area shall be seven thousand (7,000) square feet.
- b. Standard Setbacks.
  - 1. No minimum setback is required from any private street.
  - 2. Front yard setback shall be a minimum of thirty feet (30').
  - 3. Rear Yard: no minimum.
  - 4. Side yard setback shall be a minimum of five feet (5').
- c. Height Requirements. Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Ordinance No. 348 Article XVIII, Section 18.34. An observation tower built as part of large scale recreational use shall not exceed 70 feet in height. All proposed structures over 70 feet tall must undergo appropriate airspace review. Buildings shall not exceed three (3) aboveground habitable floors.
- 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.

In addition, the following development standards shall also apply:

e. Structures shall provide vehicle storage area on the ground floor of structure.

f. Vehicular and pedestrian access shall be from common access areas or corridors.

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

k. Planning Area E-6

(1) The uses permitted in Planning Area E-6 of Specific Plan No. 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 to Article IX, Sections 9.1.a. (17), (23), (25), (27), (29), (32), (42), (51), (52), (61), (65), (67), (73), (83), and (93); allowed under Sections 9.1.b. (7), (9), (10), (11.c), (13), (14), (15), (16), (18), (19), and (20); and allowed under 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; health and exercise centers; intermodal cargo transfer terminals; libraries; industrial and manufacturing uses involving food products including beverages- including alcoholic beverages, canning and preserving of 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, wearing apparel and accessory products, knitting mills, floor covering mills, and yard and thread mills; lumber and wood products including saw and planing mills, manufacture of containers and crates, fabrication of wood building structures, lumber yards, manufacture of furniture and fixtures including cabinets, partitions, and similar items; paper products including paper and paperboard mills, manufacture of containers and boxes, paper shredding, printing and publishing of newspaper, periodicals, books, forms cards and similar items, binding of books and other publications; chemicals and related products including manufacture of organic and inorganic compounds-not including those of a hazardous nature, manufacture of drugs and pharmaceuticals, soaps, cleaners, and toiletries, manufacture of agricultural chemicals-not including pesticides and fertilizers, paints and varnishes; rubber and plastic and synthetic products including manufacture of

tires and tubes, fabrication of rubber, plastics, and synthetic products; leather products including tanning and finishing of leather, manufacture of handbags, luggage, footwear, and other personal leather goods; stone clay, glass, and concrete products including stone cutting and related activities, pottery and similar items, glass blowing, pressing and cutting, glassware products, manufacture of concrete, gypsum, plaster and mineral products; metal products including manufacture of cans and containers, cutlery, tableware, hand tools and hardware, plumbing and heating items, wrought iron fabrication, manufacture and assembly of fencing, machine, welding, and blacksmith shops, metal stamps and forged metal products, fabrication of metal buildings, manufacture of ordnance and firearms, not including explosives, jewelry; primary metal industries including foundries, rolling and drawing metals, casting metals, blast furnaces, smelting of metals; machinery including engines, turbines, and parts, farm, garden construction, industrial machinery, office and computing machines, manufacture and repair of refrigeration and heating equipment, equipment sales, rental, and storage; electrical equipment including electrical and electronic apparatus and components, appliances, lighting and wiring, radio, television and communications equipment, musical and recording equipment, musical and recording equipment; transportation and related industries including vehicles, aircraft, boats and parts manufacture, railroad equipment, motorcycles, bicycles, and parts, travel trailers and recreational vehicles manufacture, draying, freighting, and trucking operations, railroad yards and stations, vehicle storage and impoundment, trailer and boat storage; engineering of scientific instruments including manufacture of wearing apparel and accessories; manufacture and repair of measuring devices, watches, clocks and related items; manufacture and repair of optical goods, medical instruments, supplies and equipment, engineering, survey and drafting instruments and photography equipment; manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro-mechanical nature; mini warehouses; nurseries and garden supply; outdoor film studio; paper recycling facilities; parcel delivery services; parking lots and parking structures; public parks and public playgrounds; public utility substations and storage yards; recycling of wood, metal and construction wastes; repair of jewelry; research and development facilities for biomedical, chemical, electronic, mechanical and other scientific purposes; research and development facilities for precision components and products; sand blasting; trailer and truck sales and rentals; vehicle and motorcycle repair; water wells and appurtenant facilities; and warehousing and distribution.

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

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

- a. If residential uses are located contiguous to nonresidential uses, then the following standards shall apply:
  - 1. Lot Size. Minimum lot area shall be seven thousand (7,000) square feet with no minimum average width.
- b. Standard Setbacks.
  - 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.

I. 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 No. 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, wearing apparel and accessory products, knitting mills, floor covering mills, and yard and thread mills; lumber and wood products including saw and planing mills, manufacture of containers and crates, fabrication of wood building structures, lumber yards, manufacture of furniture and fixtures including cabinets, partitions, and similar items; paper products including paper and paperboard mills, manufacture of containers and boxes, paper shredding, printing and publishing of newspaper, periodicals, books, forms cards and similar items, binding of books and other publications; chemicals and related products including manufacture of organic and inorganic compounds-not including those of a hazardous nature, manufacture of drugs and pharmaceuticals, soaps, cleaners, and toiletries, manufacture of agricultural chemicals-not including pesticides and fertilizers, paints and varnishes; rubber and plastic and synthetic products including manufacture of tires and tubes, fabrication of rubber, plastics, and synthetic products; leather products including tanning and finishing of leather, manufacture of handbags, luggage, footwear, and other personal leather goods; stone clay, glass, and concrete products including stone cutting and related activities, pottery and similar items, glass blowing, pressing and cutting, glassware products, manufacture of concrete, gypsum, plaster and mineral products; metal products including manufacture of cans and containers, cutlery, tableware, hand tools and hardware, plumbing and heating items, wrought iron fabrication, manufacture and assembly of fencing, machine, welding, and blacksmith shops, metal stamps and forged metal products, fabrication of metal buildings, manufacture of ordnance and firearms, not including explosives, jewelry; primary metal industries including foundries, rolling and drawing metals, casting metals, blast furnaces, smelting of metals; machinery including engines, turbines, and parts, farm, garden construction, industrial



machinery, office and computing machines, manufacture and repair of refrigeration and heating equipment, equipment sales, rental, and storage; electrical equipment including electrical and electronic apparatus and components, appliances, lighting and wiring, radio, television and communications equipment, musical and recording equipment, musical and recording equipment; transportation and related industries including vehicles, aircraft, boats and parts manufacture, railroad equipment, motorcycles, bicycles, and parts, travel trailers and recreational vehicles manufacture, draying, freighting, and trucking operations, railroad yards and stations, vehicle storage and impoundment, trailer and boat storage; engineering of scientific instruments including manufacture and repair of measuring devices, watches, clocks and related items; manufacture and repair of optical goods, medical instruments, supplies and equipment, engineering, survey and drafting instruments and photography equipment; manufacture, assembly, testing and repair of components, devices, equipment and systems of an electrical, electronic, or electro-mechanical nature; manufacture of wearing apparel and accessories; mini warehouses; nurseries and garden supply; outdoor film studio; paper recycling facilities; parcel delivery services; parking lots and parking structures; public parks and public playgrounds; public utility substations and storage yards; recycling of wood, metal and construction wastes;; repair of jewelry; research and development facilities for biomedical, chemical, electronic, mechanical and other scientific purposes; research and development facilities for precision components and products; sand blasting; trailer and truck sales and rentals; vehicle and motorcycle repair; water wells and appurtenant facilities; and warehousing and distribution.

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

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

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

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

b. Standard Setbacks.

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.
- m. 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.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **November 6, 2018**, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

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

Kecia Harper-Ihem, Clerk of the Board  
By: Stephanie Cribbs, Board Assistant