

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## STAFF REPORT

**AGENDA ITEM:** 3.1

**HEARING DATE:** March 14, 2024

**CASE NUMBER:** ZAP1103PS23 – NCP Verona LLC (Representative: EPD Solutions)

**APPROVING JURISDICTION:** Cathedral City

**JURISDICTION CASE NO:** SPA97-55D (Specific Plan Amendment), TTM38709 (Tentative Tract Map), TTM38710 (Tentative Tract Map), TTM38711 (Tentative Tract Map), TTM38712 (Tentative Tract Map), TTM38713 (Tentative Tract Map)

**LAND USE PLAN:** 2005 Palm Springs International Airport Land Use Compatibility Plan

Airport Influence Area: Palm Springs International Airport

Land Use Policy: Airport Compatibility Zone E

Noise Levels: Below 55 CNEL contour from aircraft noise

**MAJOR ISSUES:** None

**RECOMMENDATION:** Staff recommends that the Specific Plan Amendment be found **CONSISTENT** with the 2005 Palm Springs Airport Land Use Compatibility Plan, and that the Tentative Tract Maps also be found **CONSISTENT**, subject to the conditions included herein.

**PROJECT DESCRIPTION:** A proposal to construct 459 single-family residential lots and 375 multi-family residential condominiums, with parking, landscape and park areas on 157.9 acres, located northerly of Verona Road. The applicant also proposes to amend the Rio Vista Village Specific Plan (RVVSP) to amend a series of text to provide a variety of home sizes and plans to suit the needs of different life stages and market segments, which allow for individual homeownership and rental opportunities in a higher density setting. Homes may be located on fee simple lots, in condominium arrangements or in rental accommodations. The amendment will also change the allowed landscaping, circulation plan to provide additional egress to Verona Road, modifying location and size of neighborhood parks, removing the requirement for alley loaded units along Rio Vista drive, modifying the recreation center by removing the “Beach Club and Water Park” and adding pools and sport courts, and amending section 6.0 to provide updated information pertaining to the CEQA mitigation measures.

**PROJECT LOCATION:** The site is located northerly of Verona Road, approximately 8,835 feet northerly of the northeasterly terminus of Runway 13L-31R at Palm Springs International Airport.

## **BACKGROUND:**

Residential Density/Non-Residential Intensity: Pursuant to the Palm Springs Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone E, where residential density and non-residential intensity is not restricted.

Prohibited and Discouraged Uses: The applicant does not propose any uses specifically prohibited or discouraged in Compatibility Zone E.

Noise: The site is located outside the Palm Springs Airport Compatibility Plan 55 CNEL contour relative to aircraft noise contour. Therefore, no special measures to mitigate aircraft noise are required at this location.

Part 77: The elevation of Runway 13L-31R at its northerly terminus is 474.4 feet above mean sea level (AMSL). At a distance of approximately 8,835 feet from the project to the nearest point of the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 562.4 feet AMSL. The site's finished floor elevation is 465 feet AMSL and building height is 35 feet, resulting in a top point elevation of 500 feet AMSL. Therefore, review of the building for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) is not required.

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C). The project is located 8,835 feet from the runway, and therefore would be subject to the above requirement.

The project utilizes a bioretention basin which is permissible in Zone E within 10,000 feet of the airport only with appropriate criteria: basin remain less than 30 feet in length or width, and vegetation is selected carefully so as not to provide food, shelter nesting roosting, or water for wildlife. The project has been conditioned to be consistent with the basin criteria (as well as providing 48-hour draw down of the basin).

Specific Plan Amendment: The applicant also proposes to amend the Rio Vista Village Specific Plan (RVVSP) to amend a series of text to provide a variety of home sizes and plans to suit the needs of different life stages and market segments, which allow for individual homeownership and rental opportunities in a higher density setting. Homes may be located on fee simple lots, in condominium arrangements or in rental accommodations. The amendment will also change the allowed landscaping, circulation plan to provide additional egress to Verona Road, modifying location and size of neighborhood parks, removing the requirement for alley loaded units along Rio Vista drive, modifying the recreation center by removing the "Beach Club and Water Park" and adding pools and sport courts, and amending section 6.0 to provide updated information pertaining to the CEQA mitigation measures. The amendments would be as, or more consistent with the Compatibility Plan as long as the underlying development is consistent with the compatibility criteria.

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses are prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Any use which results in a hazard to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.
4. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at [RCALUC.ORG](http://RCALUC.ORG) which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

X:\AIRPORT CASE FILES\Palm Springs\ZAP1103PS23\ZAP1103PS23sr.doc

# NOTICE

THERE IS AN AIRPORT NEARBY.  
THIS STORM WATER BASIN IS DESIGNED TO HOLD  
STORM WATER FOR ONLY 48 HOURS AND  
NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES



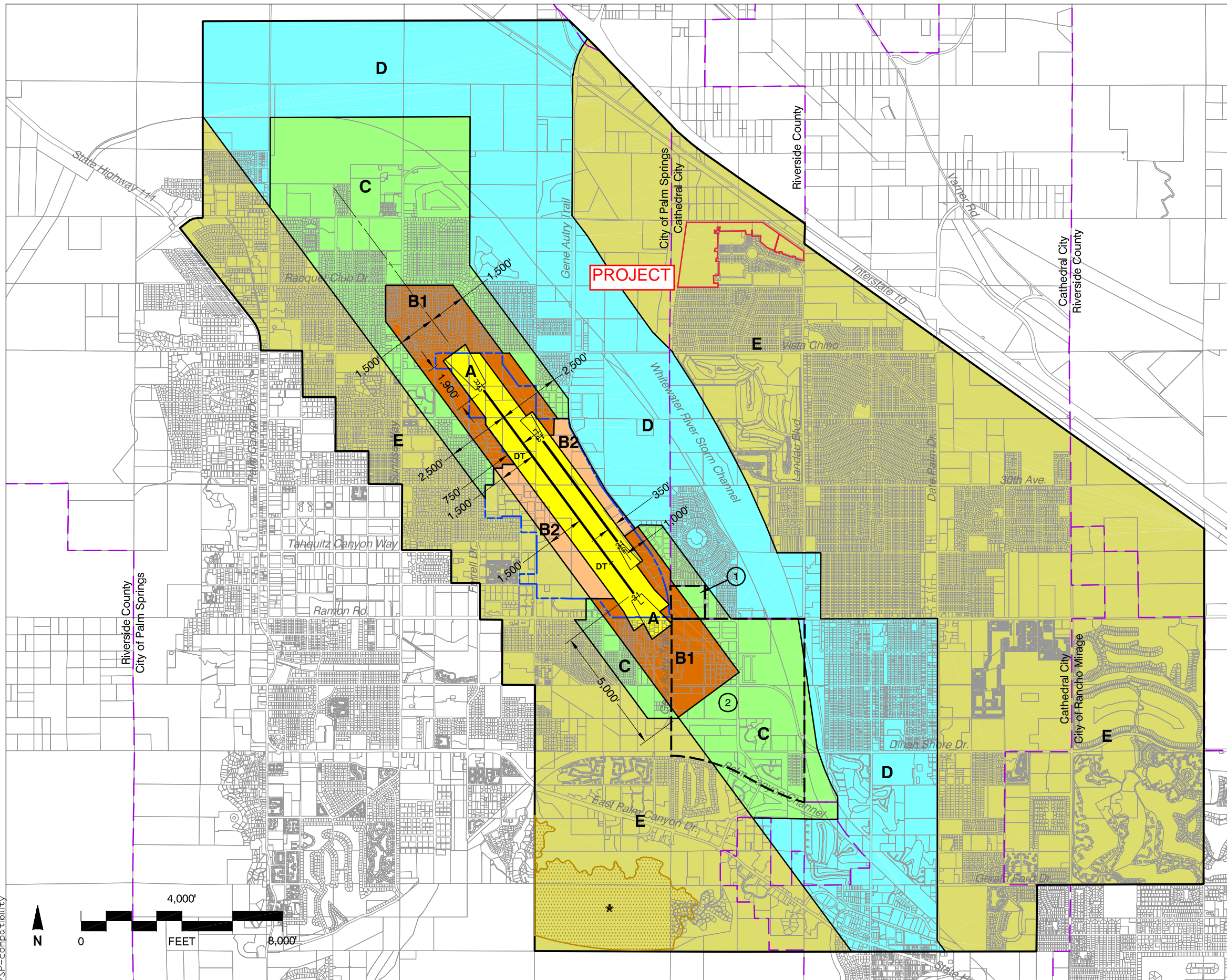
**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

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

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



**Legend**

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Height Review Overlay Zone

Boundary Lines

- Airport Property Line
- City Limits

Notes

All dimensions measured from runway ends and centerlines.

DT = Displaced Threshold

See Chapter 2, Table 2A for compatibility criteria associated with this map.

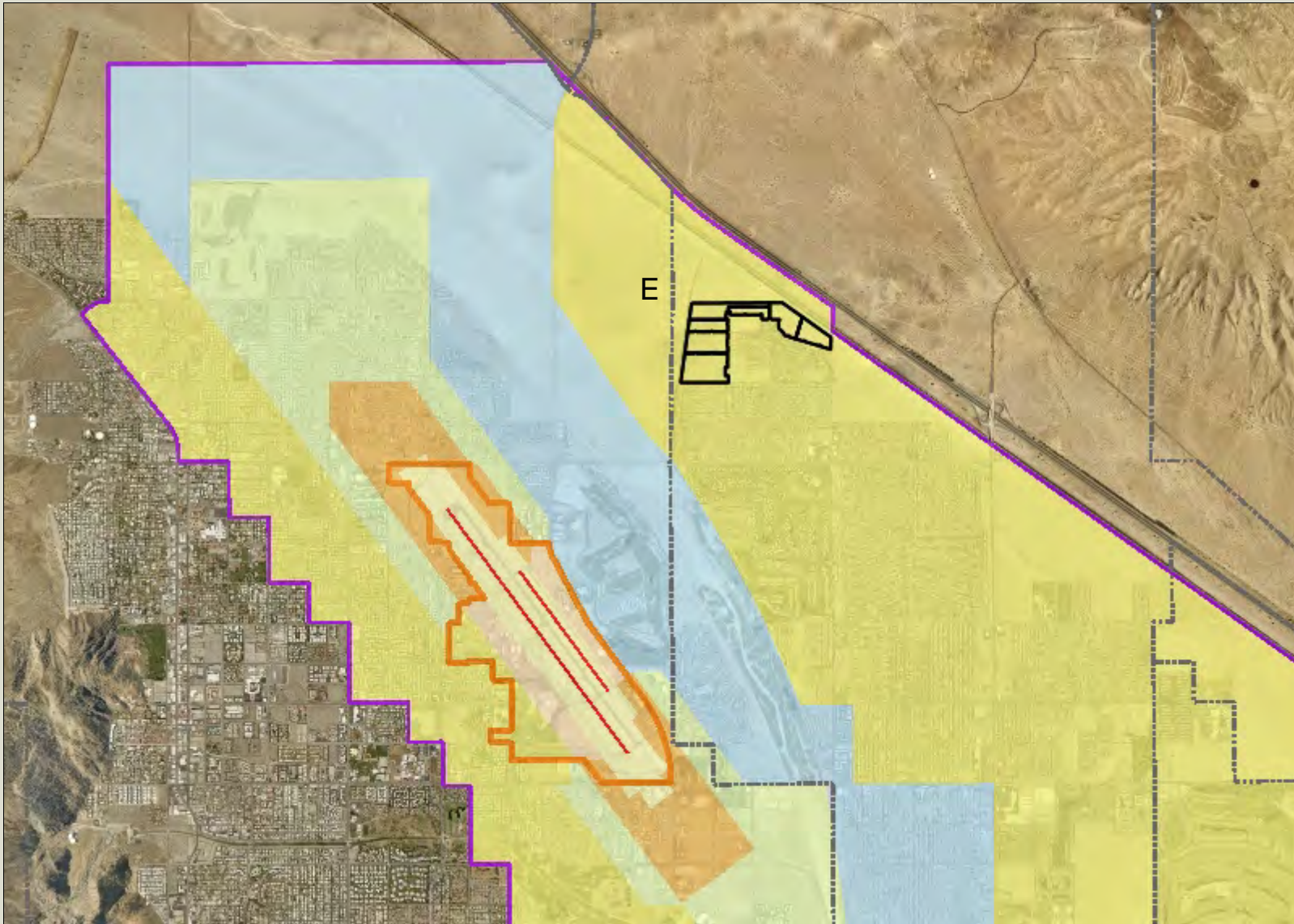
See Policy PS.2.1.

**Riverside County**  
**Airport Land Use Commission**  
**Riverside County**  
**Airport Land Use Compatibility Plan**  
**Policy Document**  
 (Adopted March 2005)

Map PS-1

**Compatibility Map**  
**Palm Springs International Airport**

# Map My County Map



## Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



**\*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.



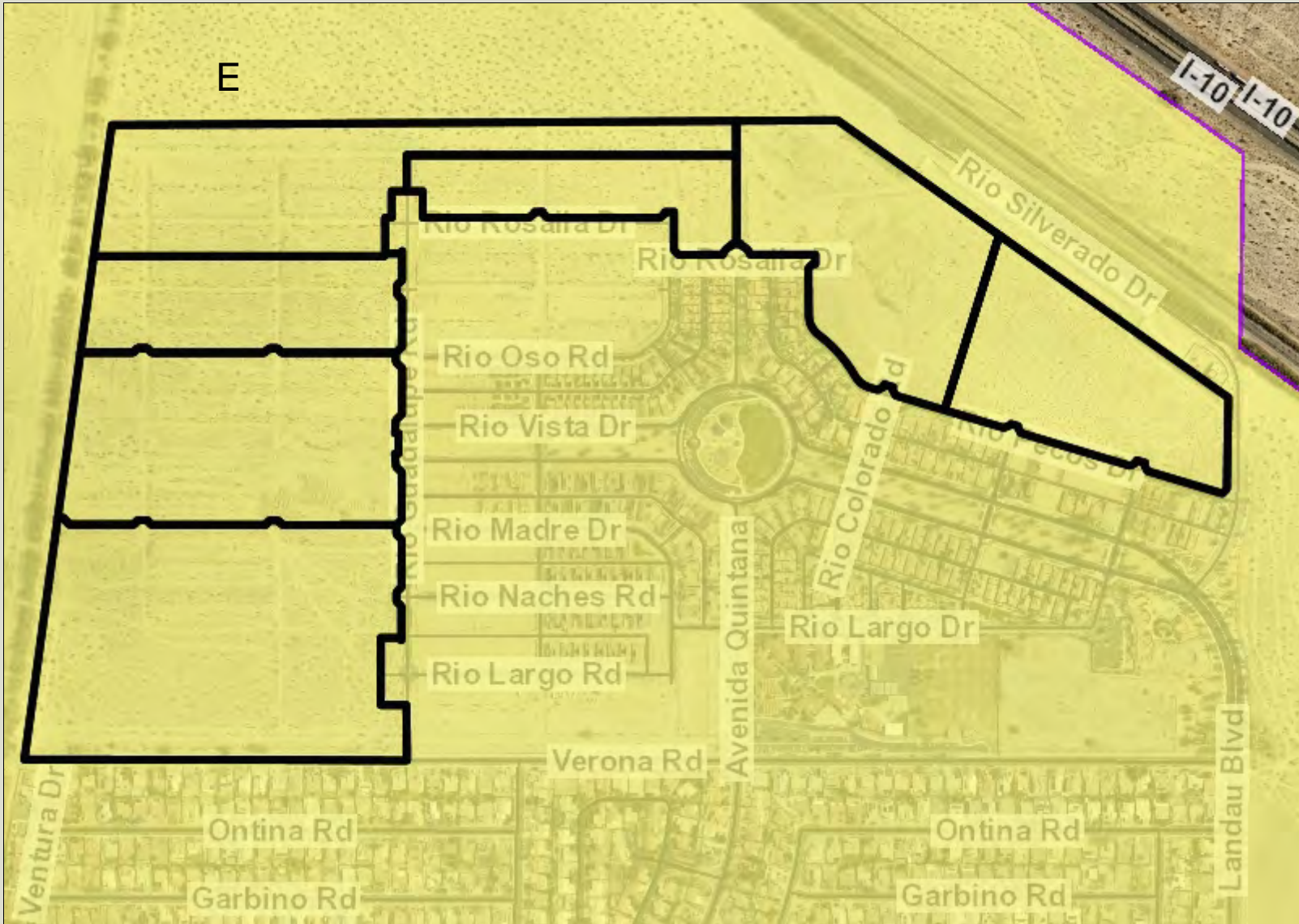
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## Notes



# Map My County Map



## Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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0 770 1,539 Feet

REPORT PRINTED ON... 11/6/2023 2:29:23 PM

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## Notes

# Map My County Map



## Legend

- County Centerline Names
- County Centerlines
- World Street Map



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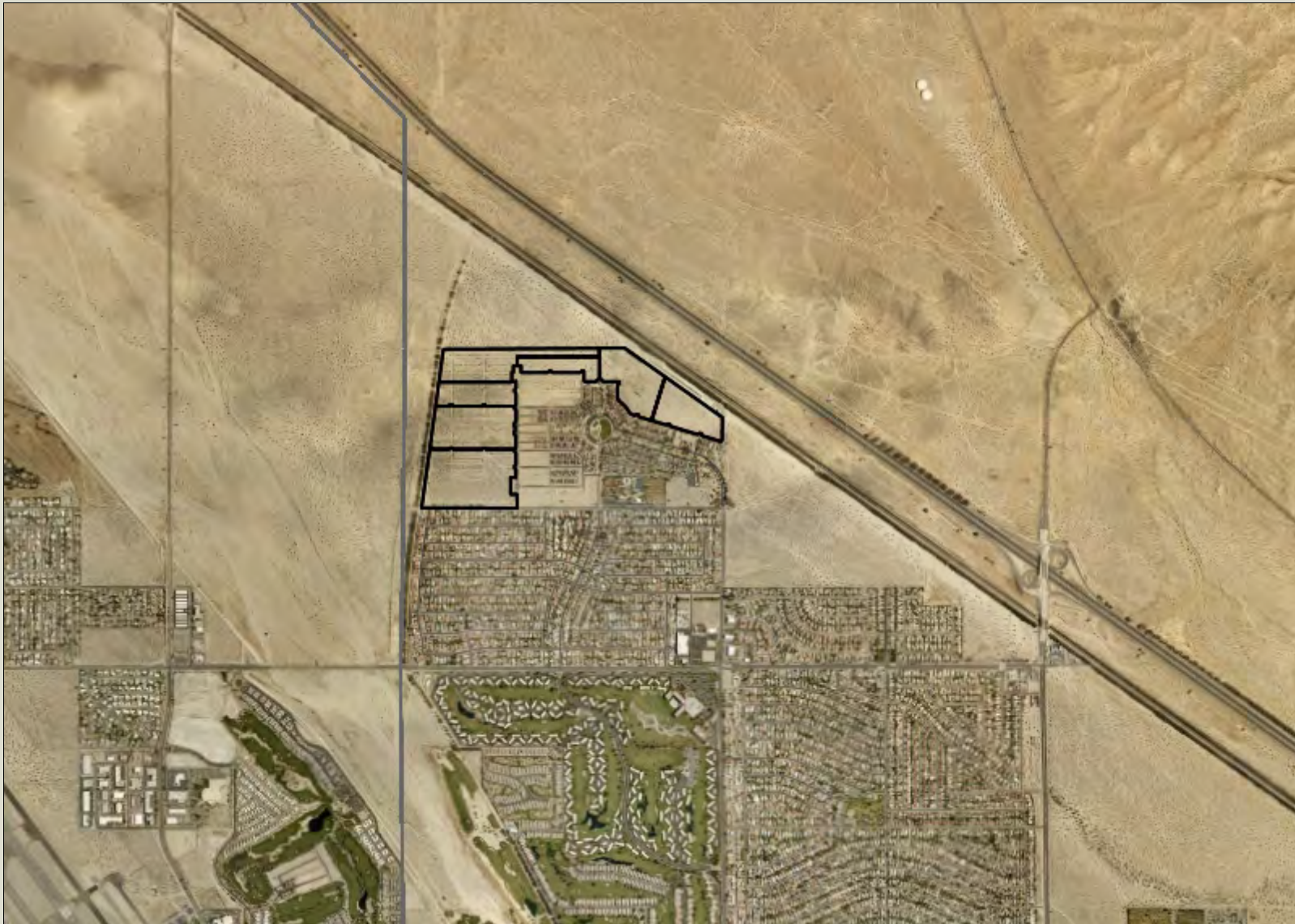
## Notes

0 770 1,539 Feet

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# Map My County Map



## Legend

World Street Map



**\*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.

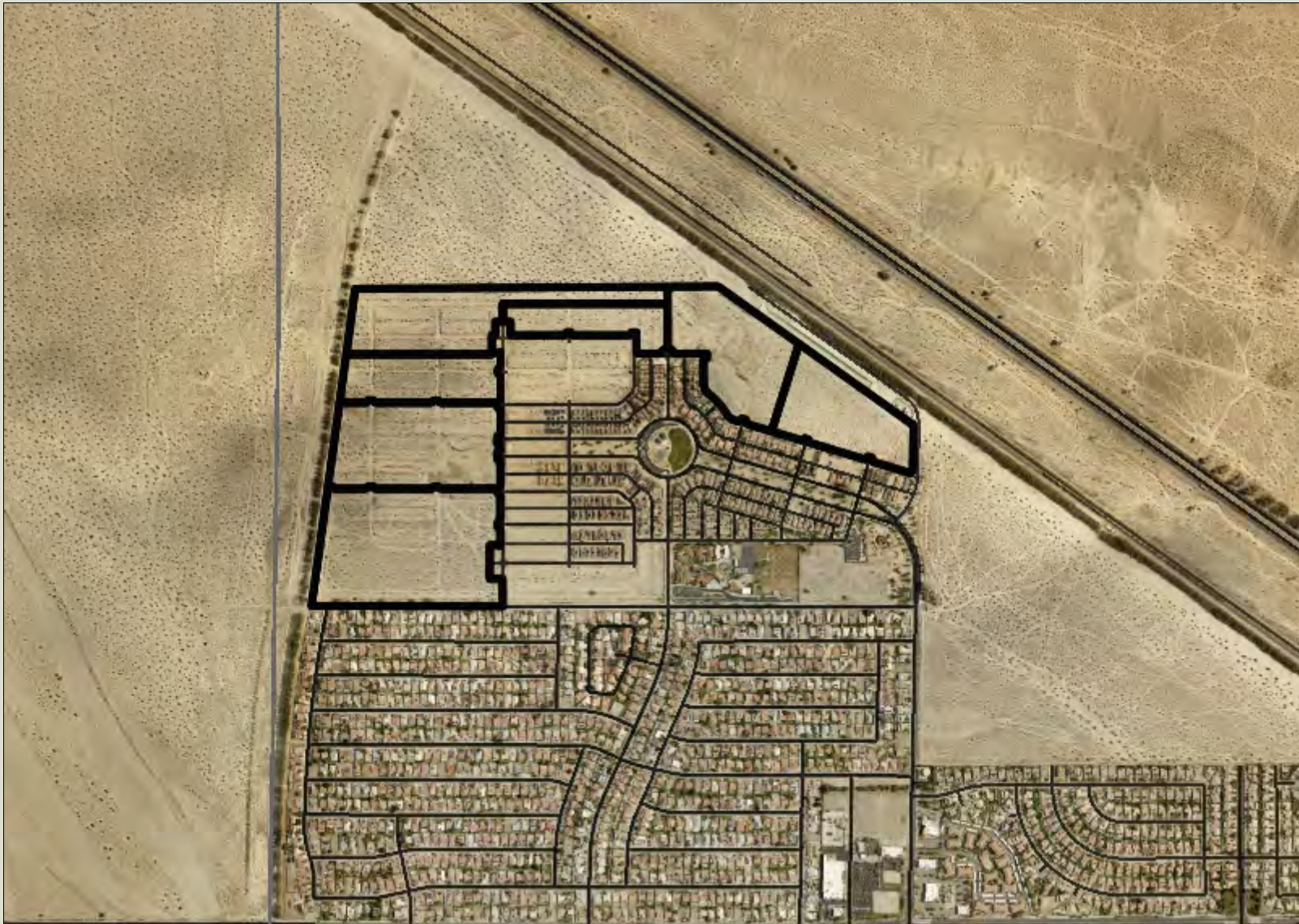
0 3,079 6,157 Feet

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## Notes

# Map My County Map



## Legend

- County Centerline Names
- County Centerlines
- World Street Map



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## Notes

0 1, 3,079 Feet  
539

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# Map My County Map



## Legend

World Street Map



**\*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.

## Notes

0 6, 12,314 Feet  
157

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# TENTATIVE TRACT MAP NO. 38709

## CATHEDRAL CITY, CA

**GENERAL NOTES:**

1. EXISTING LAND USE: L-SP.  
LOW DENSITY RESIDENTIAL (2 TO 4.5 DU/AC)  
WITH SPECIFIC PLAN (CURRENTLY VACANT)
2. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
3. EXISTING ZONING: R4  
MINIMUM 4,000 SQUARE FOOT LOTS.
4. PUBLIC STREETS DEDICATED TO THE CITY OF CATHEDRAL CITY IN FEE SIMPLE
5. GROSS ACREAGE: 8.6 ACRES
6. LOTS 1-65 ARE SINGLE FAMILY RESIDENTIAL
7. TOTAL LOTS: 66 NUMBERED LOTS
8. SCHOOL DISTRICT: PALM SPRINGS UNIFIED SCHOOL DISTRICT
9. FLOOD ZONES: THE FLOOD ZONE FOR THIS MAP IS ZONE C - "AREAS OF MINIMAL FLOODING", AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 060704 0005 A, DATED MAY 1, 1985.
10. TOPOGRAPHY SOURCE: AERIAL TOPOGRAPHY DATED 8/3/2022, DATUM NAV88, BASED ON CITY OF CATHEDRAL CITY BENCHMARK 111, ELEV=448.30 FT.
11. THOMAS BROTHERS REFERENCE: PAGE 757, B4 & C4.  
SAN BERNARDINO/RIVERSIDE COUNTIES  
2002 THOMAS GUIDE

**LEGAL DESCRIPTION:**

PARCEL A OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 2006-434; RECORDED SEPTEMBER 29, 2006 AS INSTRUMENT NO. 2006-0720930 OF OFFICIAL RECORDS, BEING A PORTION OF LOT 273 OF TRACT 28639-1, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 300, PAGES 53 THROUGH 66, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

**ASSESSORS PARCEL NUMBERS:**

APN: 677-050-027

**OWNER/DEVELOPER:**

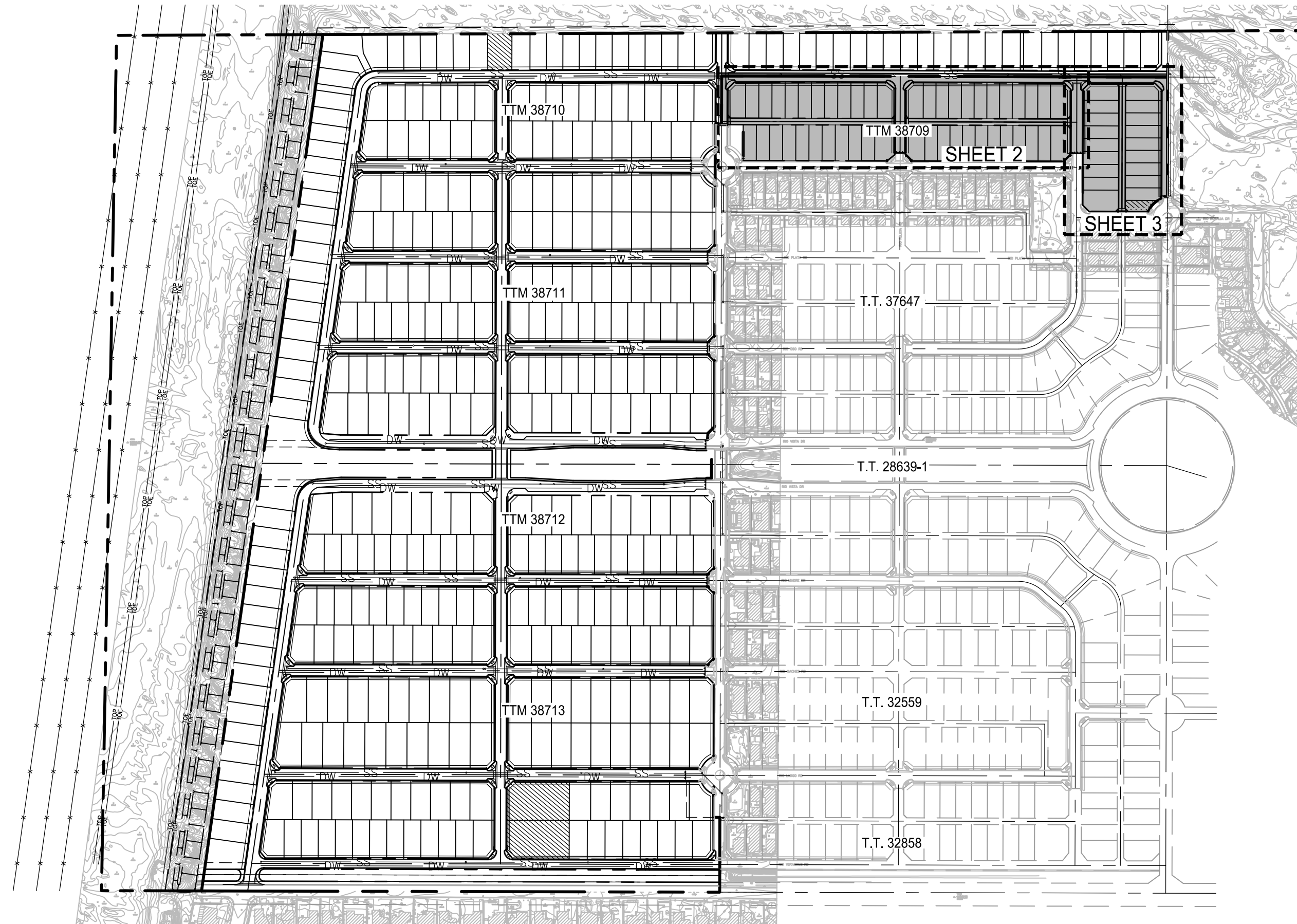
NCP VERANO, LLC  
690 E GREEN STREET, SUITE 200  
PASADENA, CA 91101  
(323)874-8000

**ENGINEER:**

FUSCOE ENGINEERING, INC.  
2850 INLAND EMPIRE BLVD, SUITE B  
ONTARIO, CA 91764  
(909)581-0676

**UTILITIES**

WATER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
SEWER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(760) 323-1851
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY	(760) 202-4291
TELEPHONE	GENERAL TELEPHONE COMPANY	(760) 778-3603
CABLE TV	TIME WARNER	(760) 340-1312
USA	UNDERGROUND SERVICE ALERT	(800) 227-2600

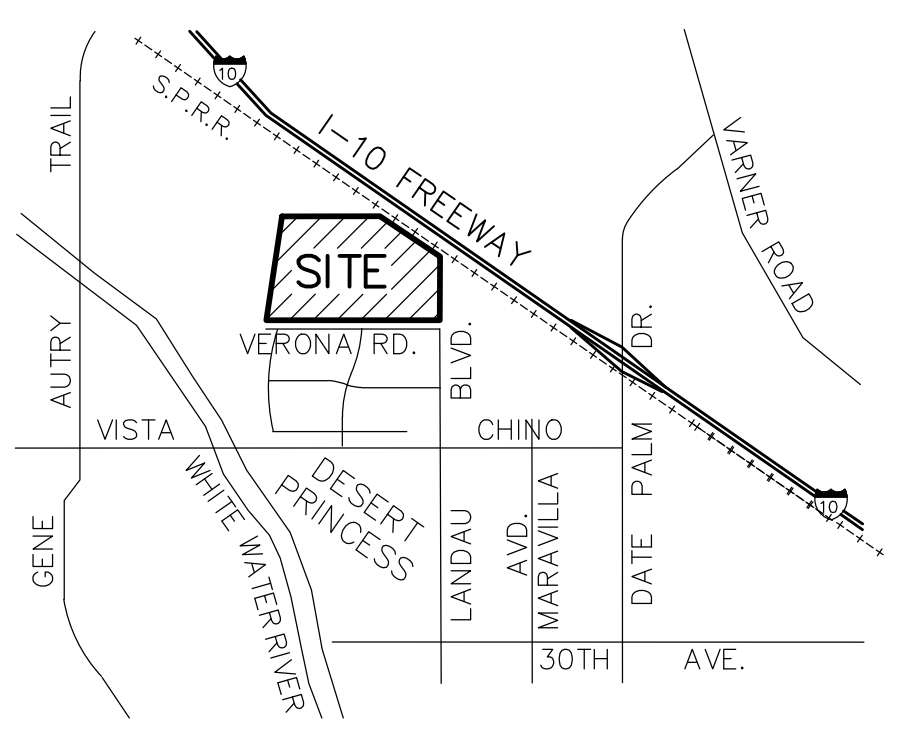


**SHEET INDEX MAP**  
1" = 300'

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPTUAL GRADING PLAN
3	CONCEPTUAL GRADING PLAN

**LEGEND**

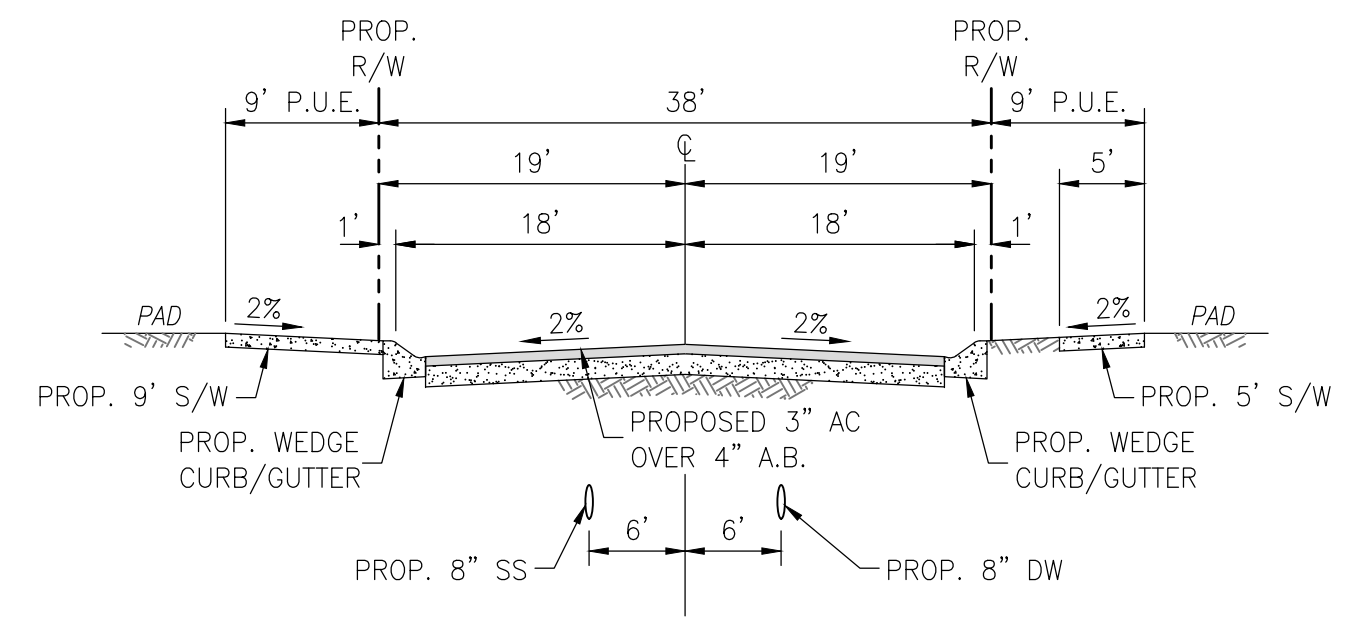
- PROPOSED CURB AND GUTTER
- EXISTING RIGHT OF WAY
- CENTER LINE
- LOT LINE
- EASEMENT
- EXISTING STORM DRAIN
- EXISTING WATER MAIN
- EXISTING RECYCLED WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED SWALE
- RETAINING WALL
- FIRE HYDRANT
- STORM DRAIN CATCH BASIN
- SEWER MANHOLE
- LOT NUMBER
- PAD ELEVATION
- TOP OF SLOPE
- TOE OF SLOPE



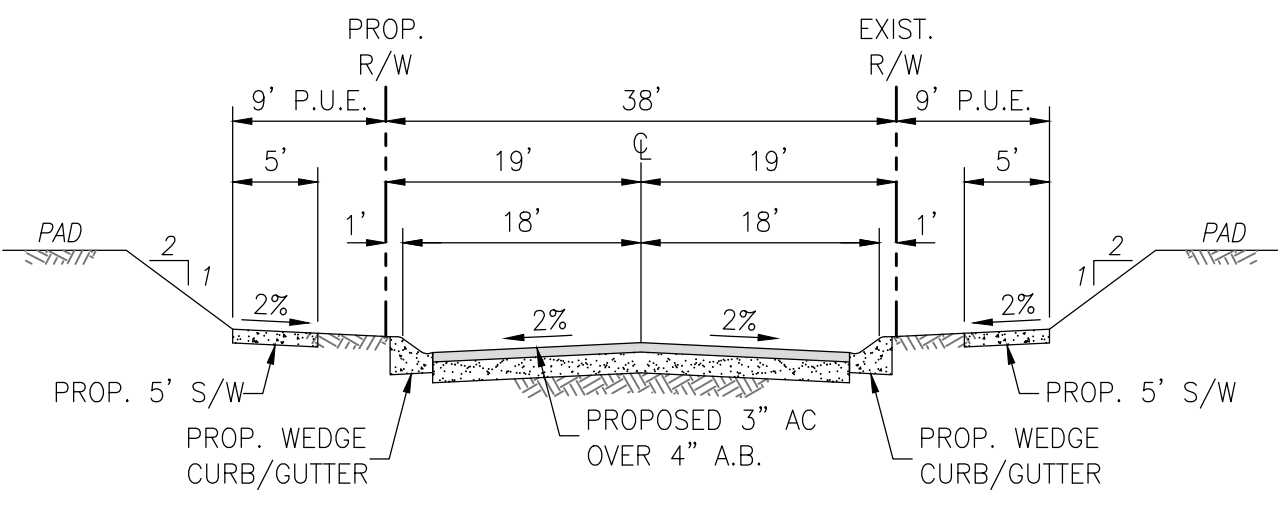
**VICINITY MAP**  
NOT TO SCALE

**ABBREVIATIONS**

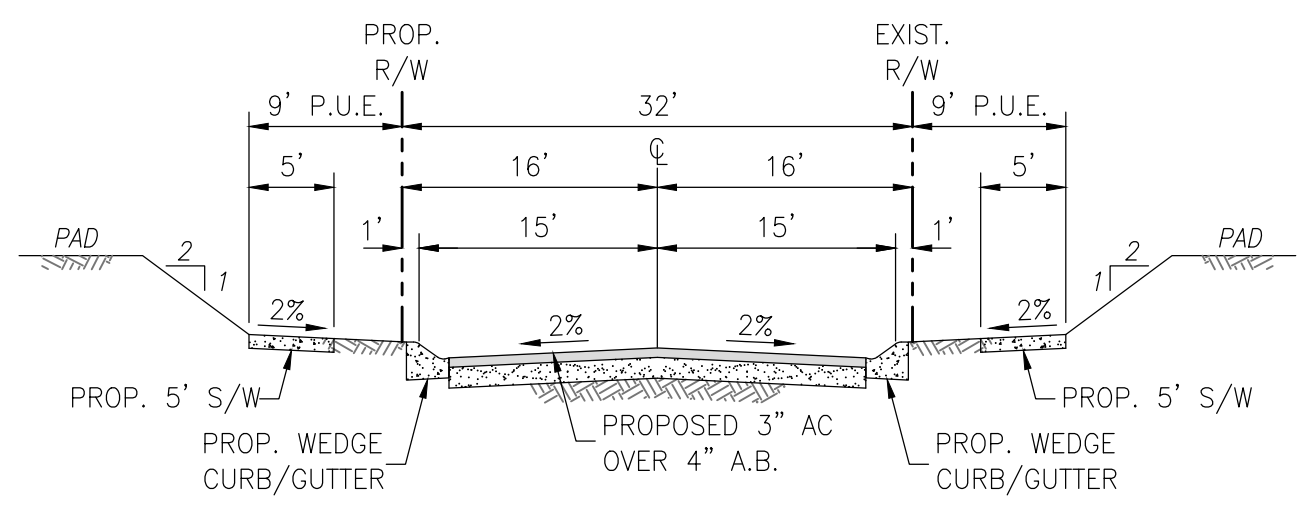
A.C., AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ.	ADJUSTMENT
BCT	BEGIN CURB TRANSITION
BS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
C	CRAFTSMAN
CR	CALIFORNIA RANCH
CAB	CRUSHED AGGREGATE BASE
CB	CATCH BASIN
C/L, CL	CENTER LINE
CO	CLEAN OUT
CONC.	CONCRETE
DIA	DIAMETER
DW	DOMESTIC WATER
EA	EACH
ECT	END CURB TRANSITION
EG	EXISTING GROUND
ELEV.	ELEVATION
E.P.	EDGE OF PAVEMENT
EQ.	EQUAL
EVC	END OF VERTICAL CURVE
EX., EXIST.	EXISTING
FH	FIRE HYDRANT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FTG	FOOTING
GB	GRADE BREAK
GF	GARAGE FLOOR
GL	GARAGE LIP
HP	HIGH POINT
IMPVT.	IMPROVEMENT
INT	INTERSECTION
INV	INVERT OF PIPE
JT	JOINT TRENCH
LANDS.	LANDSCAPE
LAT	LATERAL
L.F., LF	LINEAL FEET
LP	LOW POINT
LS	LANDSCAPE
L.S.	LUMP SUM
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
NBHD	NEIGHBORHOOD EDGE
NDS	NYLOPLAST DRAINAGE STRUCTURE
O.C.	ON CENTER
P.C.C.	PORTLAND CEMENT CONCRETE
PKNG	PARKING
P/L	PROPERTY LINE
PROP.	PROPOSED
PUB	PUBLIC UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
PVT	PRIVATE
R	RISER
RW	RECYCLED WATER
R/W	RIGHT OF WAY
S	SPANISH
SB	SANTA BARBARA
SDWK, SWLK	SIDEWALK
SD	STORM DRAIN
SF	SQUARE FEET
SS, SW	SEWER
S	SLOPE
SPPWC	STANDARD PLANS FOR PUBLIC WORK CONSTRUCTION
ST	STREET
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TRW	TOP OF RETAINING WALL
TS	TOP OF STEP
TW	TOP OF WALL
TYP.	TYPICAL
W	WATER



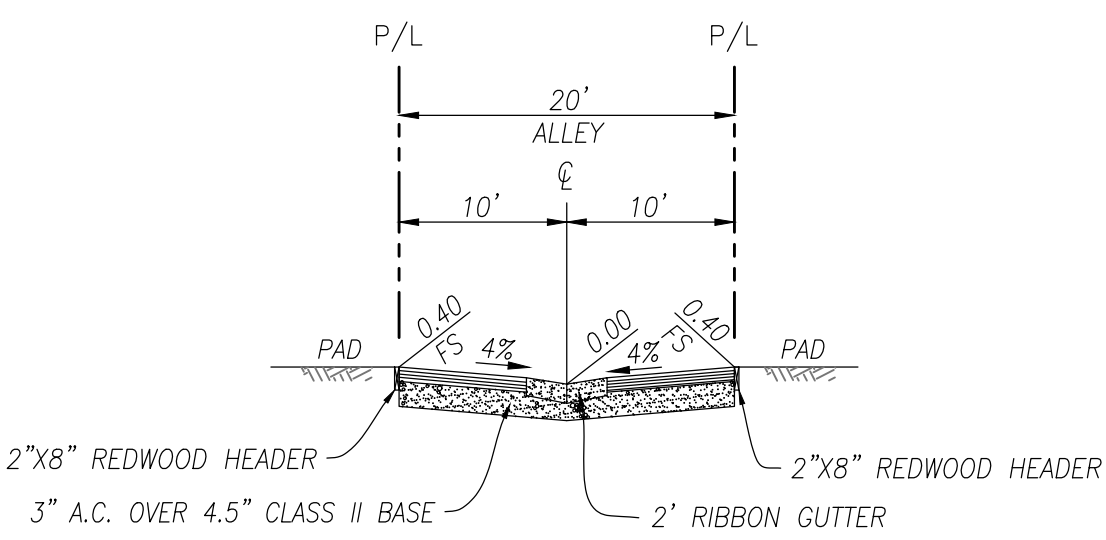
**A RIO SACRAMENTO ROAD**  
N.T.S.



**C RIO OSO ROAD**  
N.T.S.



**B RIO FELICIA ROAD**  
N.T.S.



**D ALLEY SECTION**  
N.T.S.

PREPARED BY:

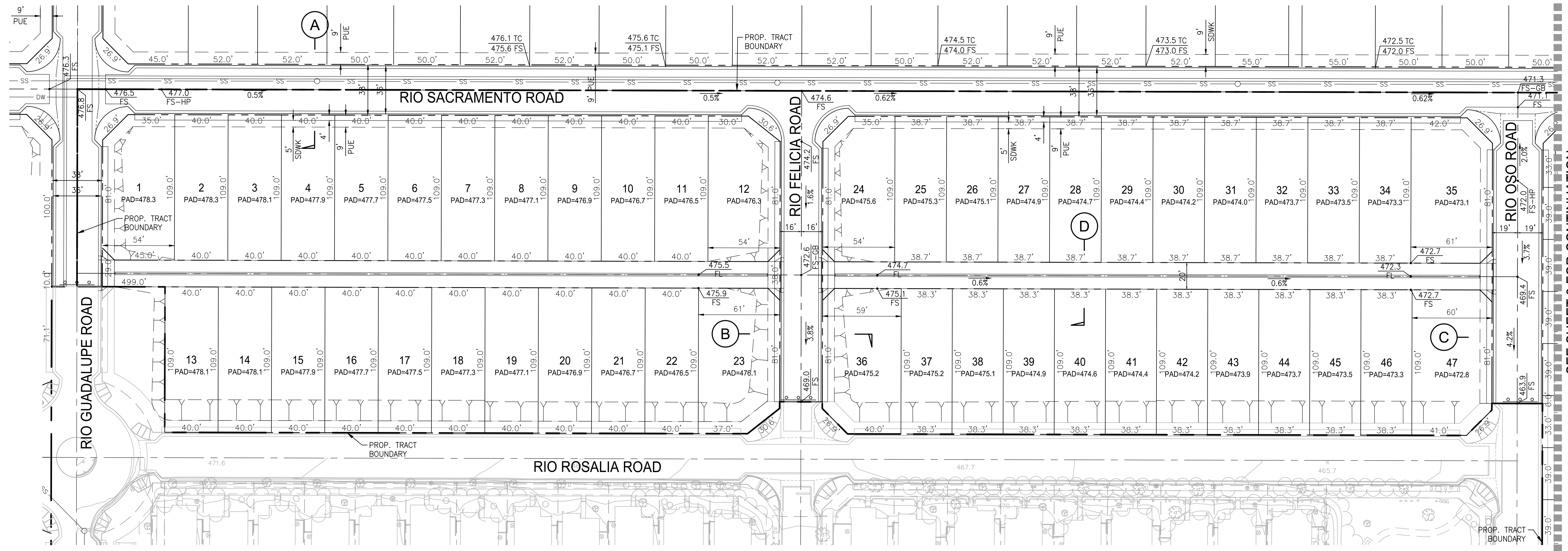
**FUSCOE**  
ENGINEERING

2850 Inland Empire Boulevard, Suite B  
Ontario, California 91764  
tel 909.581.0676 • fax 909.581.0696  
www.fuscoe.com

DATE: March 29, 2023

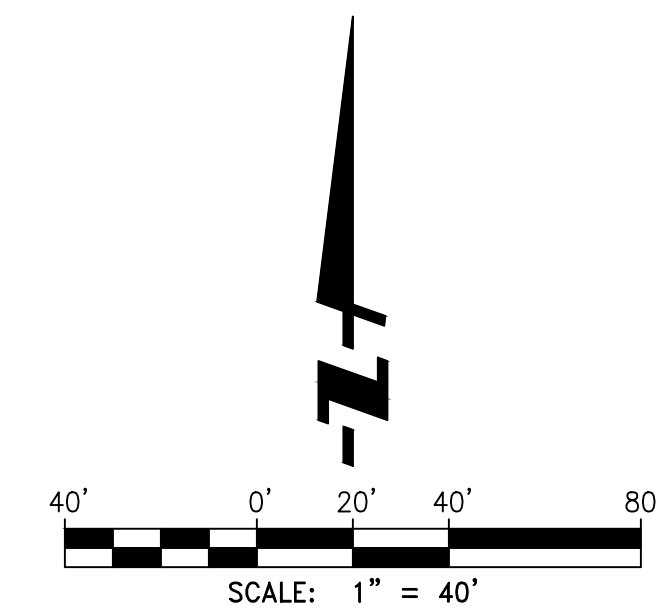
# TENTATIVE TRACT MAP NO. 38709

## CATHEDRAL CITY, CA



SEE SHEET 3 FOR CONTINUATION

F:\PROJECTS\4090\01\PLANS\LENTITEMS\TENTATIVE TRACT MAP\TIM-38709\4090-001-TM02.CC.DWG (03-29-23 5:38:34PM) Plotted by: dcabral







# TENTATIVE TRACT MAP NO. 38710

## CATHEDRAL CITY, CA

**GENERAL NOTES:**

1. EXISTING LAND USE: L-SP. LOW DENSITY RESIDENTIAL (2 TO 4.5 DU/AC) WITH SPECIFIC PLAN (CURRENTLY VACANT)
2. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
3. EXISTING ZONING: R4 MINIMUM 4,000 SQUARE FOOT LOTS.
4. PUBLIC STREETS DEDICATED TO THE CITY OF CATHEDRAL CITY IN FEE SIMPLE
5. GROSS ACREAGE: 23.3 ACRES
6. LOTS 1-123 ARE SINGLE FAMILY RESIDENTIAL
7. TOTAL LOTS: 126 NUMBERED LOTS
8. SCHOOL DISTRICT: PALM SPRINGS UNIFIED SCHOOL DISTRICT
9. FLOOD ZONES: THE FLOOD ZONE FOR THIS MAP IS ZONE C - "AREAS OF MINIMAL FLOODING", AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 060704 0005 A, DATED MAY 1, 1985.
10. TOPOGRAPHY SOURCE: AERIAL TOPOGRAPHY DATED 8/3/2022, DATUM NAV88, BASED ON CITY OF CATHEDRAL CITY BENCHMARK 111, ELEV=448.30 FT.
11. THOMAS BROTHERS REFERENCE: PAGE 757, B4 & C4. SAN BERNARDINO/RIVERSIDE COUNTIES 2002 THOMAS GUIDE

**LEGAL DESCRIPTION:**

PARCEL 3 OF PARCEL MAP 34148, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 220, PAGES 8 THROUGH 10, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4 OF PARCEL MAP 34148, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 220, PAGES 8 THROUGH 10, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**ASSESSORS PARCEL NUMBERS:**

APNs: 677-050-033, 677-050-034

**OWNER/DEVELOPER:**

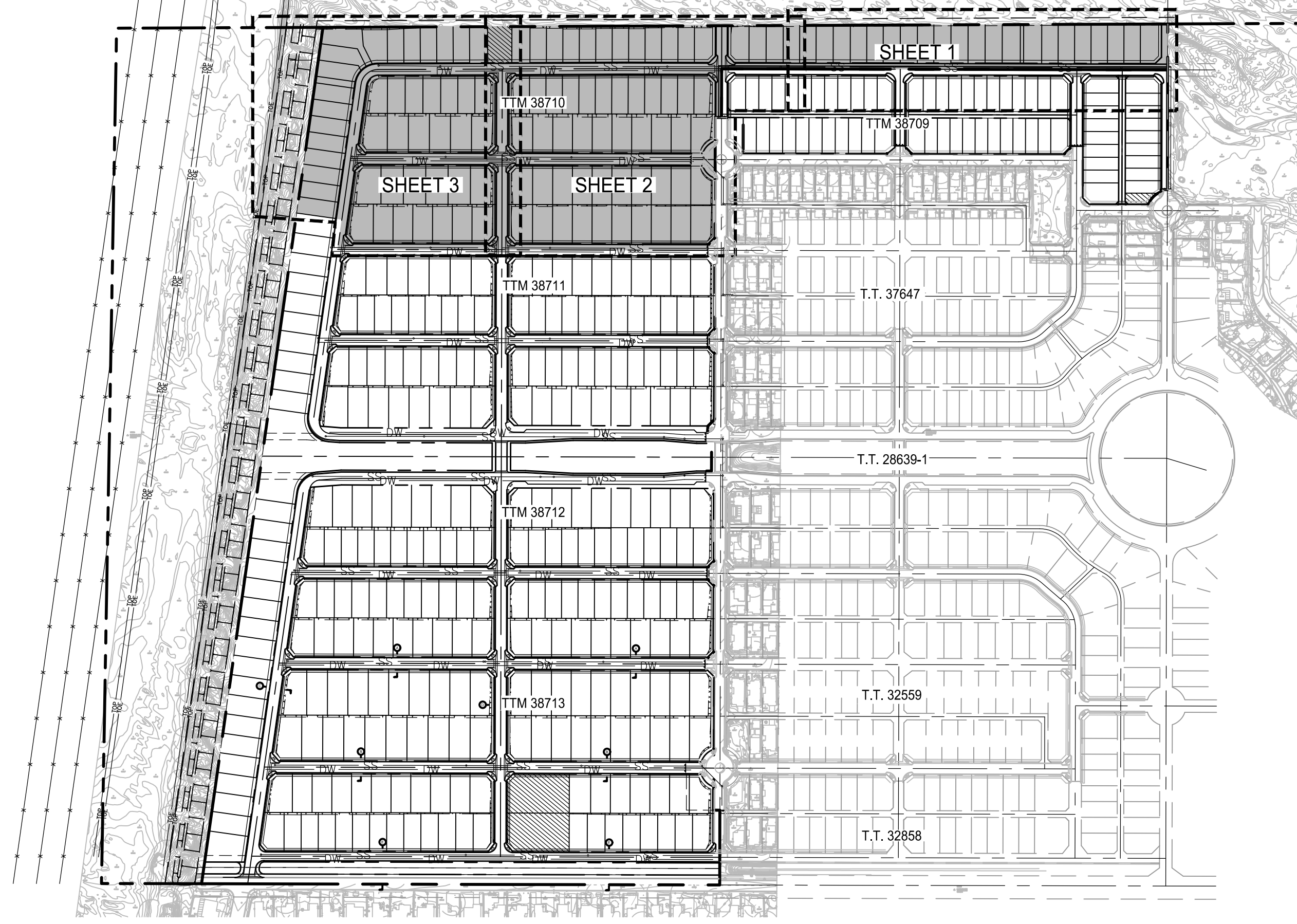
NCP VERANO, LLC  
690 E GREEN STREET, SUITE 200  
PASADENA, CA 91101  
(323)874-8000

**ENGINEER:**

FUSCOE ENGINEERING, INC.  
2850 INLAND EMPIRE BLVD, SUITE B  
ONTARIO, CA 91764  
(909)581-0676

**UTILITIES**

WATER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
SEWER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(760) 323-1851
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY	(760) 202-4291
TELEPHONE	GENERAL TELEPHONE COMPANY	(760) 778-3603
CABLE TV	TIME WARNER	(760) 340-1312
USA	UNDERGROUND SERVICE ALERT	(800) 227-2600



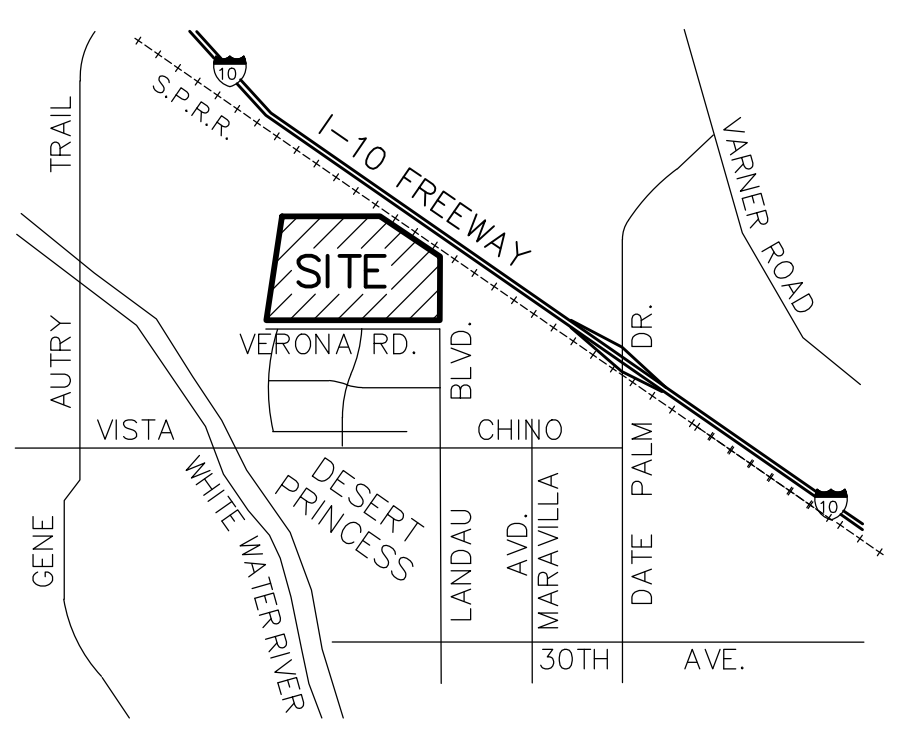
**SHEET INDEX MAP**

1" = 300'

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPTUAL GRADING PLAN
3	CONCEPTUAL GRADING PLAN

**LEGEND**

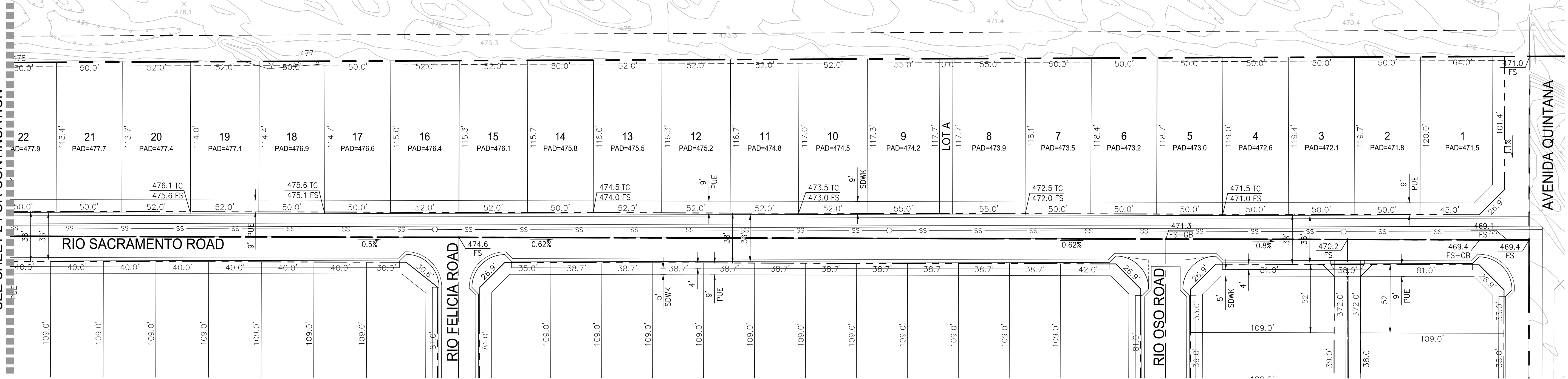
- PROPOSED CURB AND GUTTER
- EXISTING RIGHT OF WAY
- CENTER LINE
- LOT LINE
- EASEMENT
- EXISTING STORM DRAIN
- EXISTING WATER MAIN
- EXISTING RECYCLED WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED SWALE
- RETAINING WALL
- FIRE HYDRANT
- STORM DRAIN CATCH BASIN
- SEWER MANHOLE
- LOT NUMBER
- PAD ELEVATION
- TOP OF SLOPE
- 2:1 SLOPE, UNLESS OTHERWISE SPECIFIED
- TOE OF SLOPE



**VICINITY MAP**  
NOT TO SCALE

**ABBREVIATIONS**

A.C., AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ.	ADJUSTMENT
BCT	BEGIN CURB TRANSITION
BS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
C	CRAFTSMAN
CR	CALIFORNIA RANCH
CAB	CRUSHED AGGREGATE BASE
CB	CATCH BASIN
C/L	CENTER LINE
CO	CLEAN OUT
CONC.	CONCRETE
DIA	DIAMETER
DW	DOMESTIC WATER
EA	EACH
ECT	END CURB TRANSITION
EG	EXISTING GROUND
ELEV.	ELEVATION
E.P.	EDGE OF PAVEMENT
EQ.	EQUAL
EVC	END OF VERTICAL CURVE
EX., EXIST.	EXISTING
FH	FIRE HYDRANT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FTG	FOOTING
GB	GRADE BREAK
GF	GARAGE FLOOR
GL	GARAGE LIP
HP	HIGH POINT
IMPVT.	IMPROVEMENT
INT	INTERSECTION
INV	INVERT OF PIPE
JT	JOINT TRENCH
LANDS.	LANDSCAPE
LAT	LATERAL
L.F., LF	LINEAL FEET
LP	LOW POINT
LS	LANDSCAPE
L.S.	LUMP SUM
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
NBHD	NEIGHBORHOOD EDGE
NDS	NYLOPLAST DRAINAGE STRUCTURE
O.C.	ON CENTER
P.C.C.	PORTLAND CEMENT CONCRETE
PKNG	PARKING
P/L	PROPERTY LINE
PROP.	PROPOSED
PUB	PUBLIC
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
PVT	PRIVATE
R	RISER
R/W	RECYCLED WATER
R/W	RIGHT OF WAY
S	SPANISH
SB	SANTA BARBARA
SDWK, SWLK	SIDEWALK
SD	STORM DRAIN
SF	SQUARE FEET
SS, SW	SEWER
S	SLOPE
SPPWC	STANDARD PLANS FOR PUBLIC WORK CONSTRUCTION
ST	STREET
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TRW	TOP OF RETAINING WALL
TS	TOP OF STEP
TYP.	TYPICAL
W	WATER



SEE SHEET 2 FOR CONTINUATION

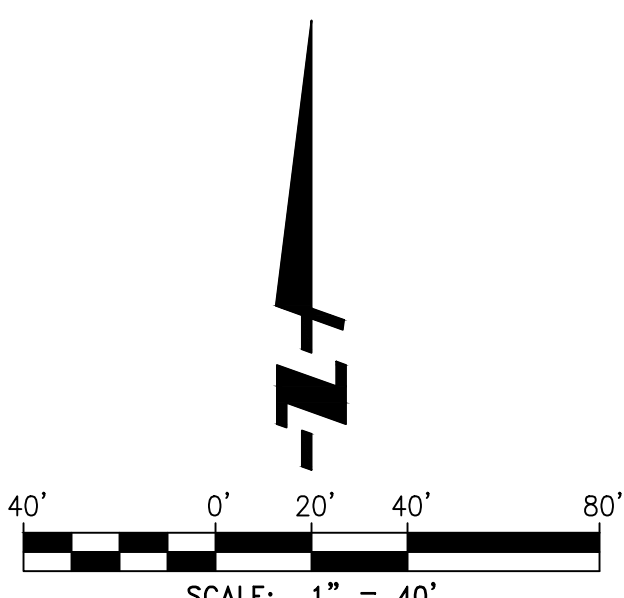
AVENIDA QUINTANA

PREPARED BY:

**FUSCOE**  
ENGINEERING

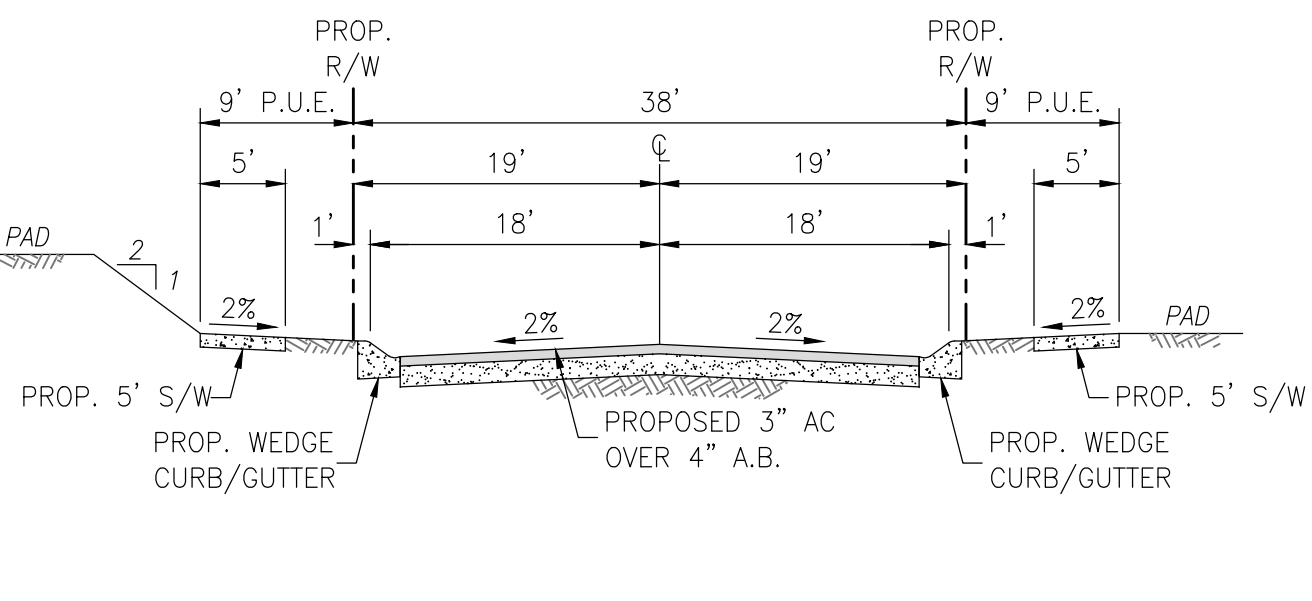
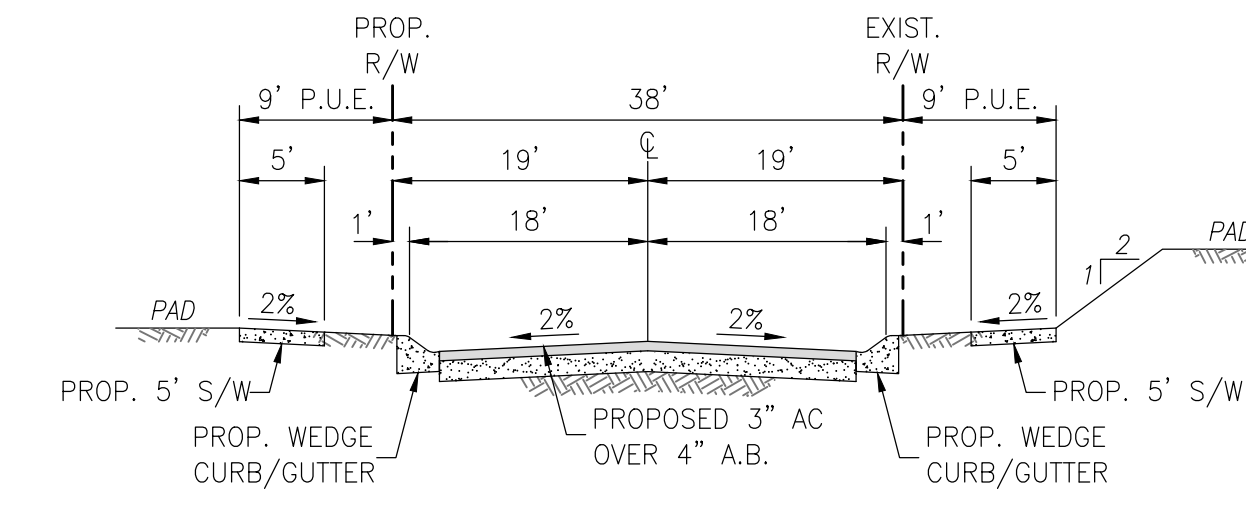
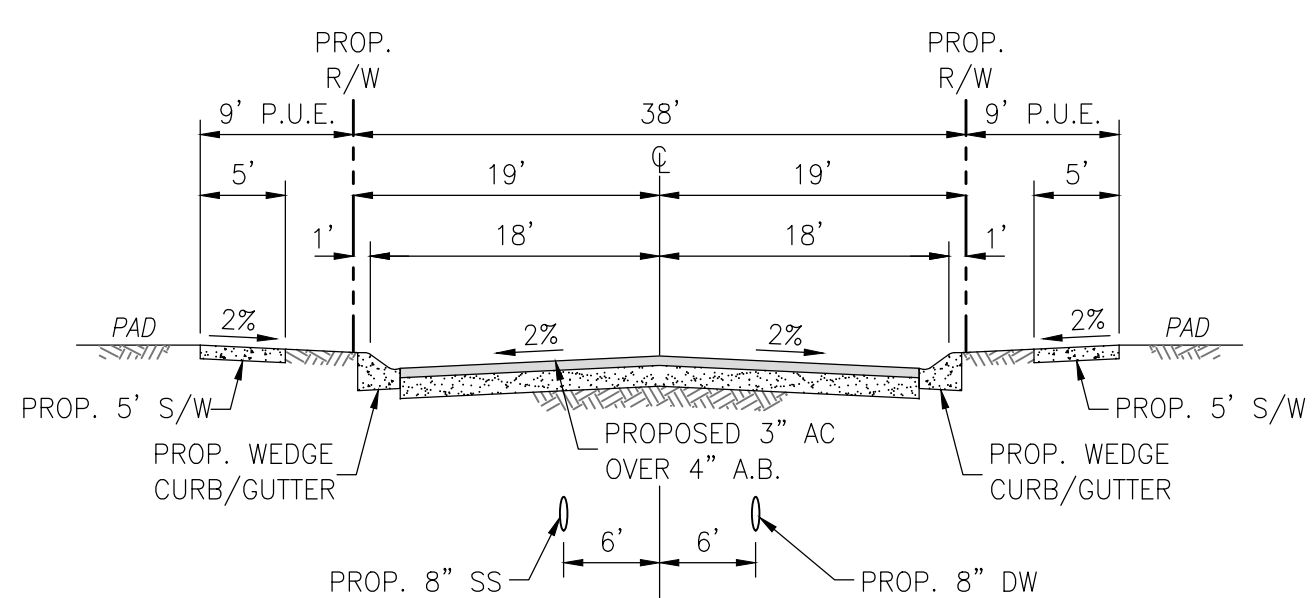
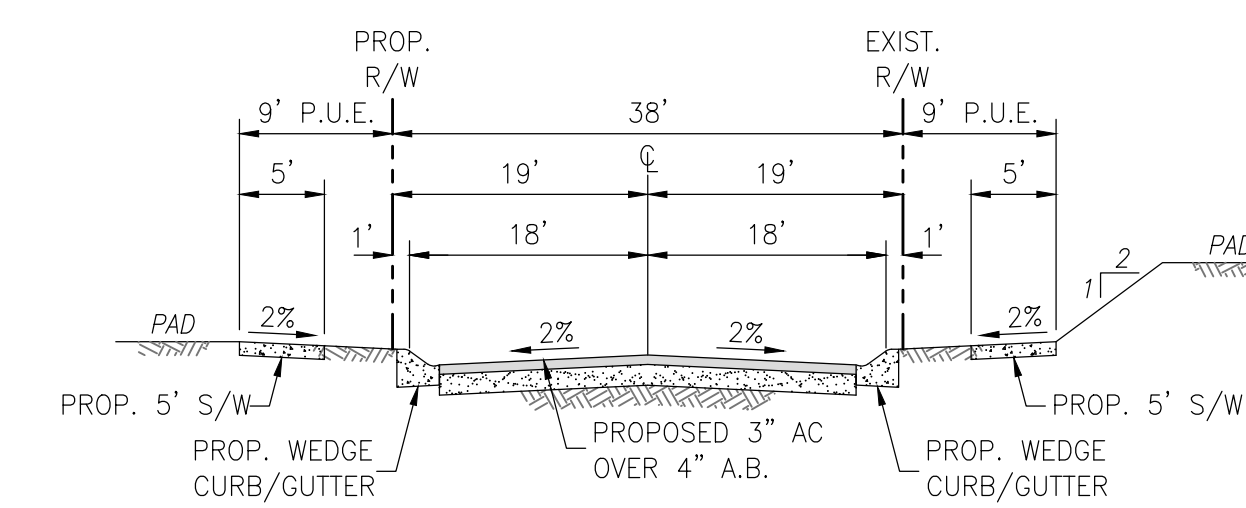
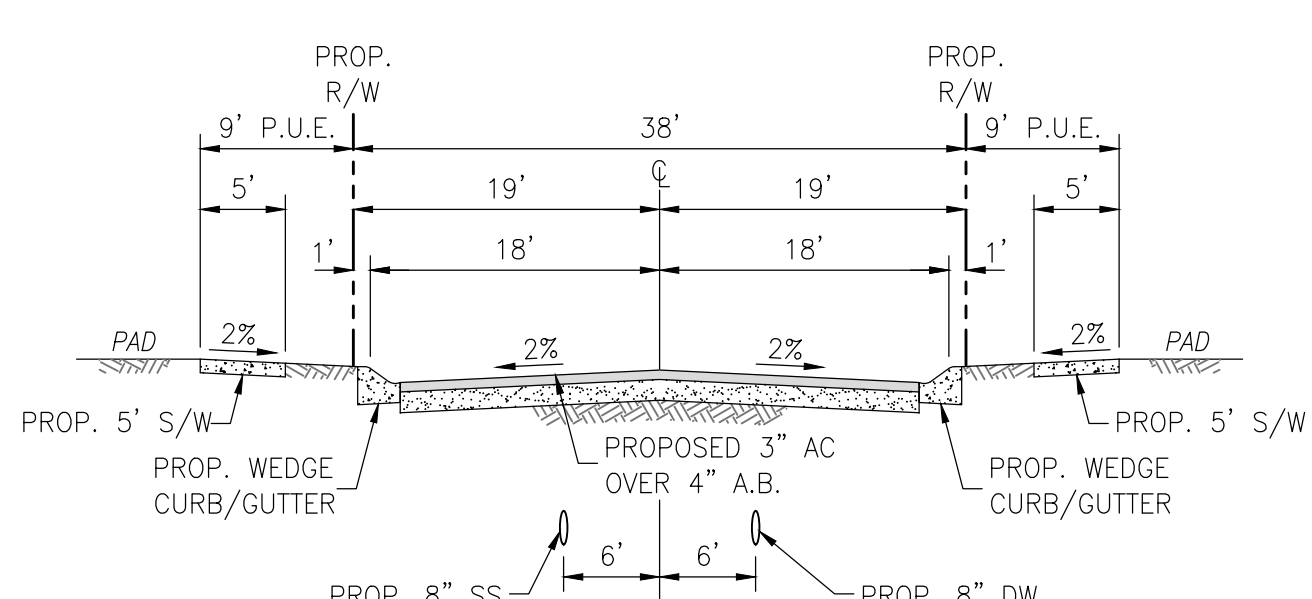
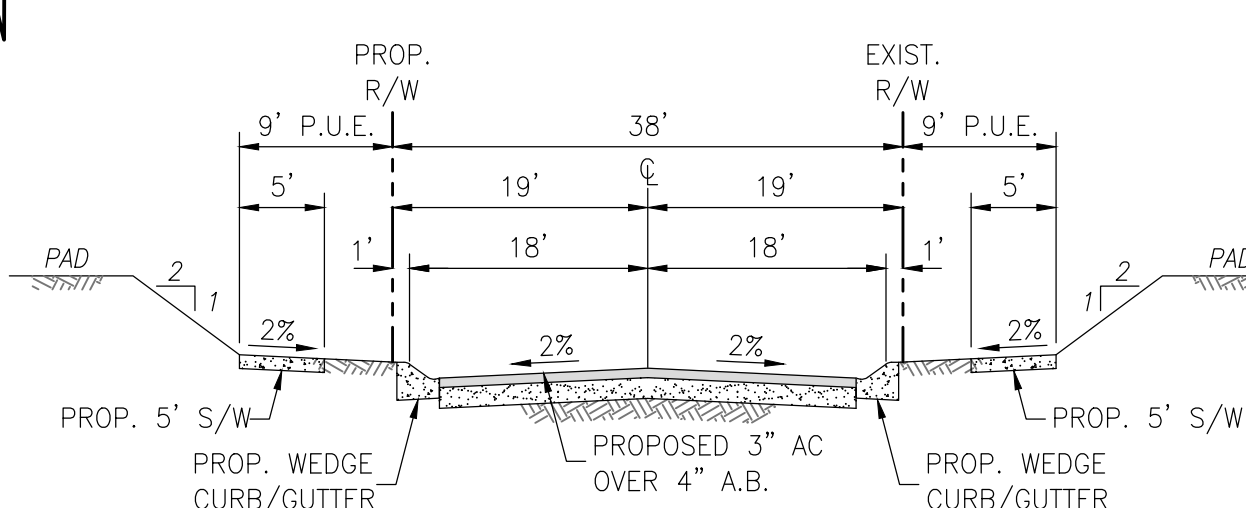
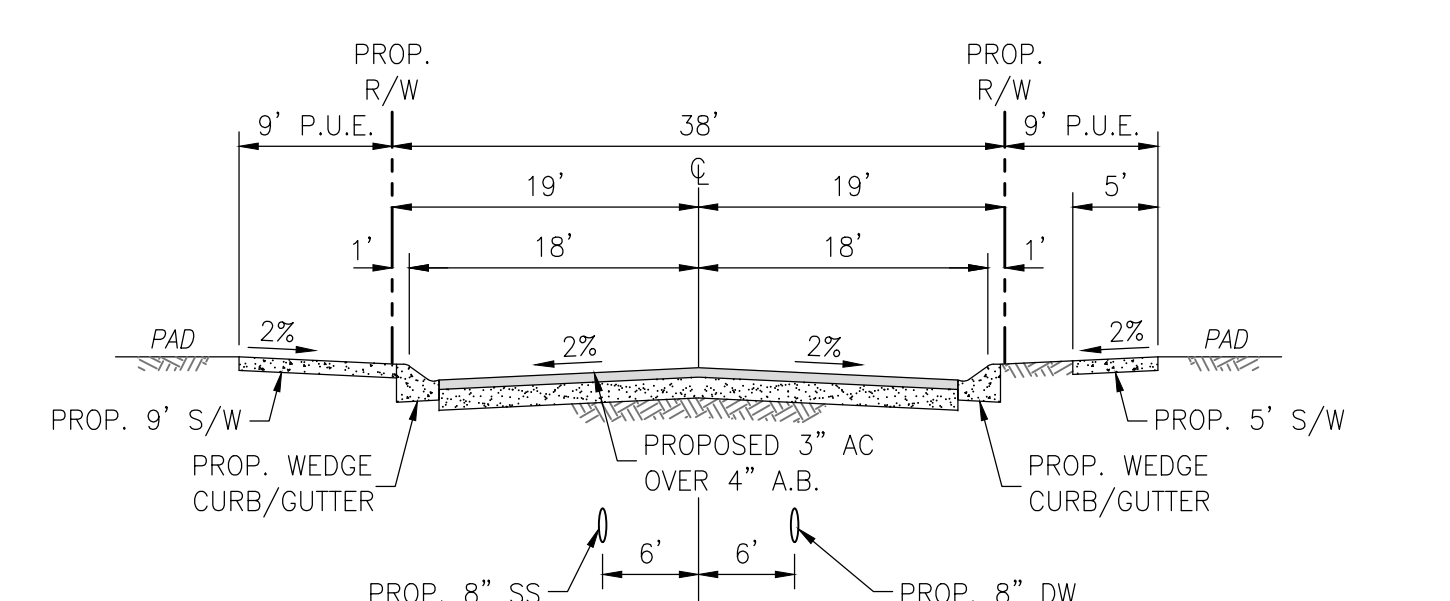
2850 Inland Empire Boulevard, Suite B  
Ontario, California 91764  
tel 909.581.0676 • fax 909.581.0696  
www.fuscoe.com

DATE: March 29, 2023



# TENTATIVE TRACT MAP NO. 38710

## CATHEDRAL CITY, CA

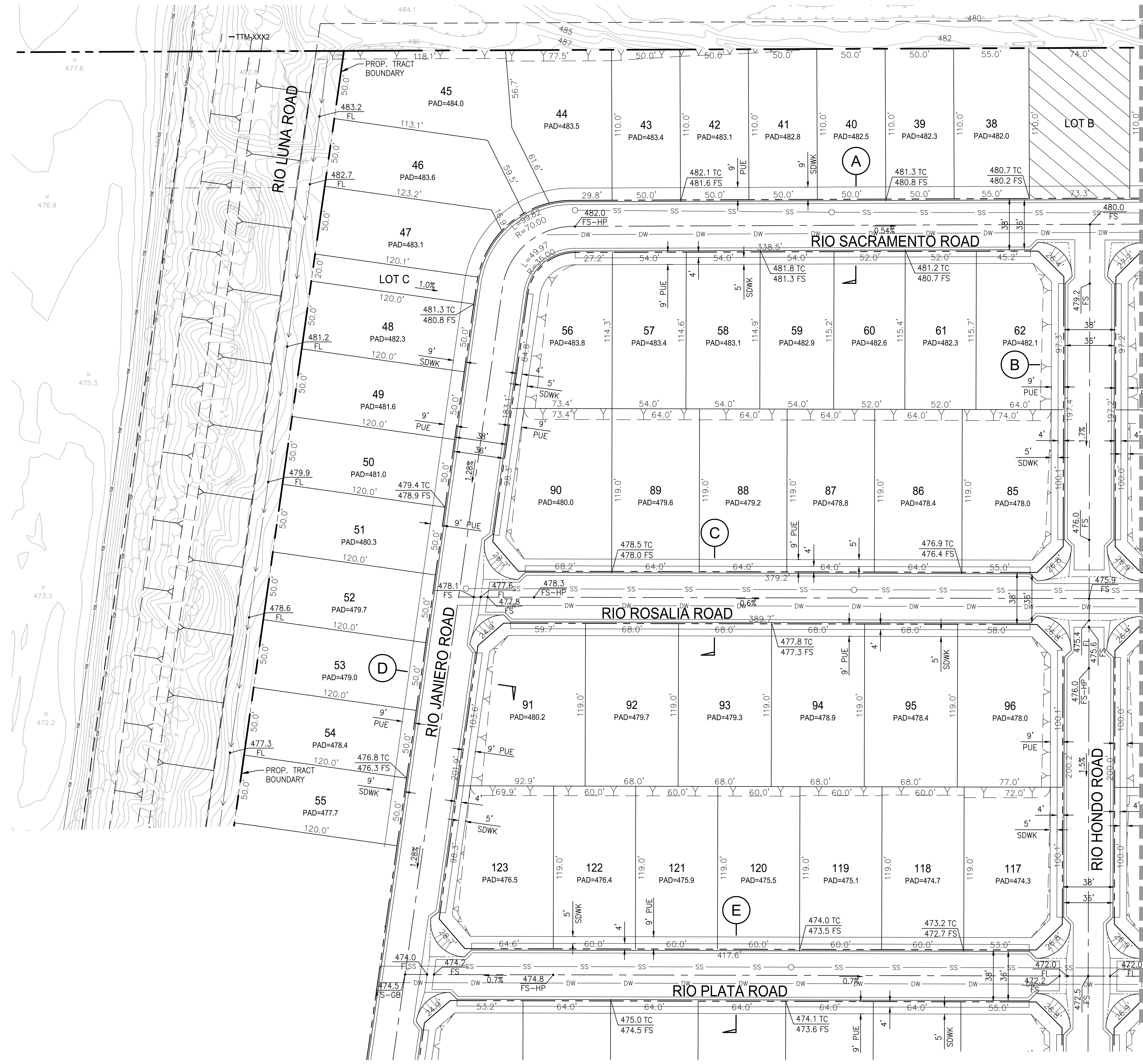


SEE SHEET 3 FOR CONTINUATION

SEE SHEET 1 FOR CONTINUATION

# TENTATIVE TRACT MAP NO. 38710

## CATHEDRAL CITY, CA



SEE SHEET 2 FOR CONTINUATION

# TENTATIVE TRACT MAP NO. 38711

## CATHEDRAL CITY, CA

### GENERAL NOTES:

- EXISTING LAND USE: L-SP. LOW DENSITY RESIDENTIAL (2 TO 4.5 DU/AC) WITH SPECIFIC PLAN (CURRENTLY VACANT)
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- EXISTING ZONING: R4 MINIMUM 4,000 SQUARE FOOT LOTS.
- PUBLIC STREETS DEDICATED TO THE CITY OF CATHEDRAL CITY IN FEE SIMPLE
- GROSS ACREAGE: 19.5 ACRES
- LOTS 1-88 ARE SINGLE FAMILY RESIDENTIAL
- TOTAL LOTS: 89 NUMBERED LOTS
- SCHOOL DISTRICT: PALM SPRINGS UNIFIED SCHOOL DISTRICT
- FLOOD ZONES: THE FLOOD ZONE FOR THIS MAP IS ZONE C - "AREAS OF MINIMAL FLOODING", AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 060704 0005 A, DATED MAY 1, 1985.
- TOPOGRAPHY SOURCE: AERIAL TOPOGRAPHY DATED 8/3/2022, DATUM NAV88, BASED ON CITY OF CATHEDRAL CITY BENCHMARK 111, ELEV=448.30 FT.
- THOMAS BROTHERS REFERENCE: PAGE 757, B4 & C4. SAN BERNARDINO/RIVERSIDE COUNTIES 2002 THOMAS GUIDE

### LEGAL DESCRIPTION:

PARCEL 3 OF PARCEL MAP 34148, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 220, PAGES 8 THROUGH 10, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4 OF PARCEL MAP 34148, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 220, PAGES 8 THROUGH 10, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### ASSESSORS PARCEL NUMBERS:

APNs: 677-050-032, 677-050-033

### OWNER/DEVELOPER:

NCP VERANO, LLC  
690 E GREEN STREET, SUITE 200  
PASADENA, CA 91101  
(323)874-8000

### ENGINEER:

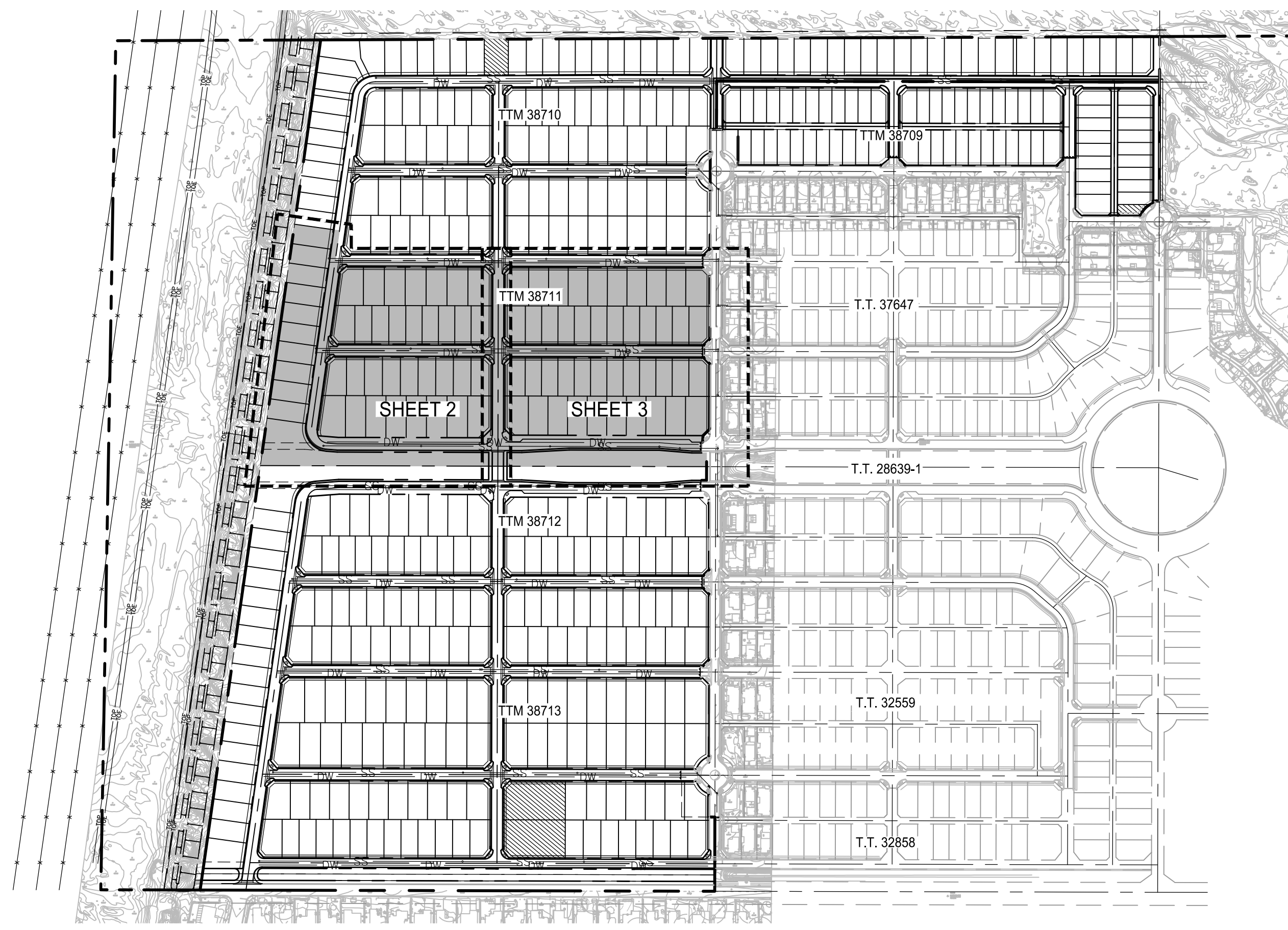
FUSCOE ENGINEERING, INC.  
2850 INLAND EMPIRE BLVD, SUITE B  
ONTARIO, CA 91764  
(909)581-0676

### UTILITIES

WATER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
SEWER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(760) 323-1851
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY	(760) 202-4291
TELEPHONE	GENERAL TELEPHONE COMPANY	(760) 778-3603
CABLE TV	TIME WARNER	(760) 340-1312
USA	UNDERGROUND SERVICE ALERT	(800) 227-2600



VICINITY MAP  
NOT TO SCALE



SHEET INDEX MAP  
1" = 300'

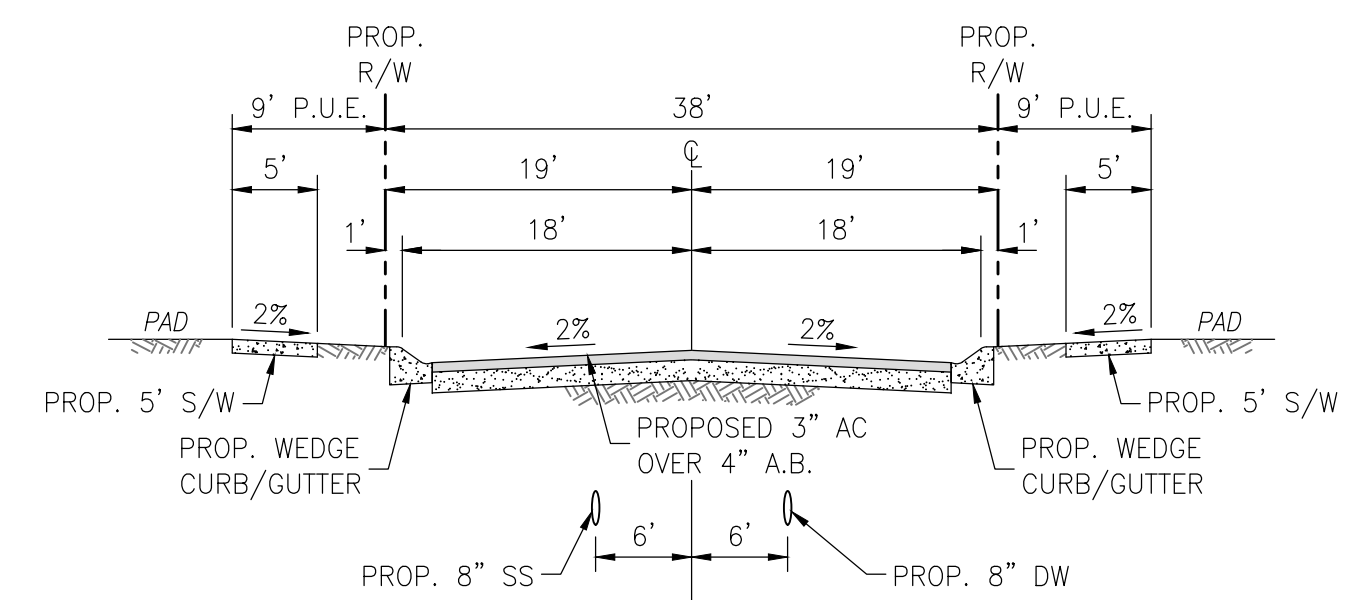
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2	CONCEPTUAL GRADING PLAN
3	CONCEPTUAL GRADING PLAN

### LEGEND

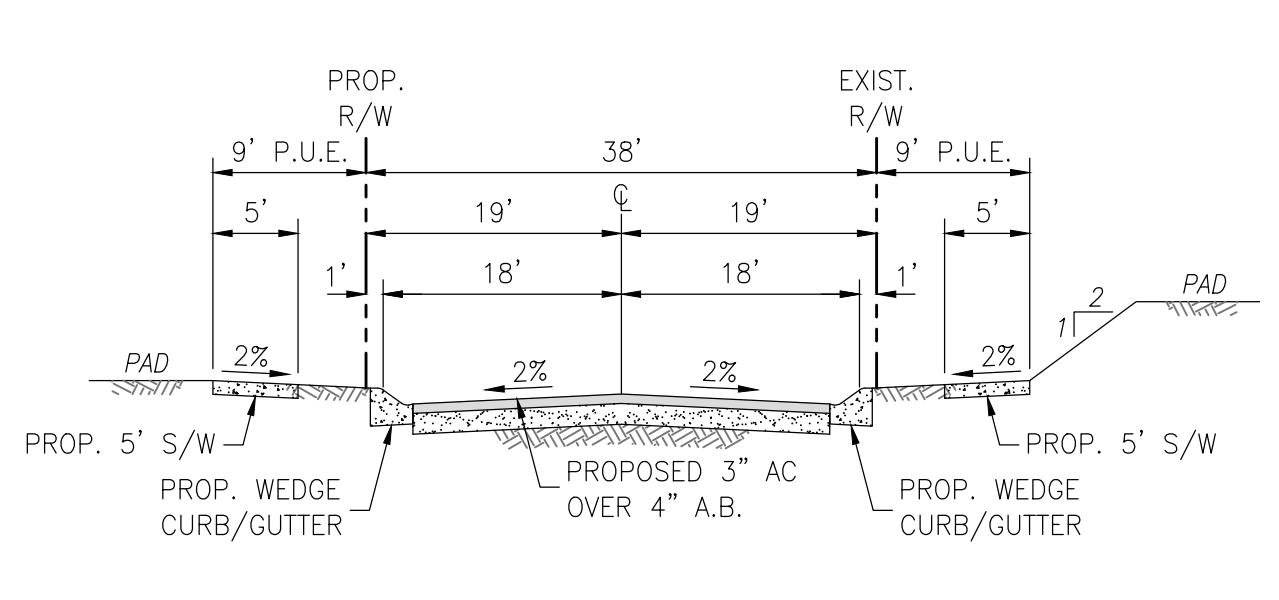
	PROPOSED CURB AND GUTTER
	EXISTING RIGHT OF WAY
	CENTER LINE
	LOT LINE
	EASEMENT
	EXISTING STORM DRAIN
	EXISTING WATER MAIN
	EXISTING RECYCLED WATER MAIN
	EXISTING SEWER MAIN
	PROPOSED SWALE
	RETAINING WALL
	FIRE HYDRANT
	STORM DRAIN CATCH BASIN
	SEWER MANHOLE
	LOT NUMBER
	PAD ELEVATION
	TOP OF SLOPE
	TOE OF SLOPE

### ABBREVIATIONS

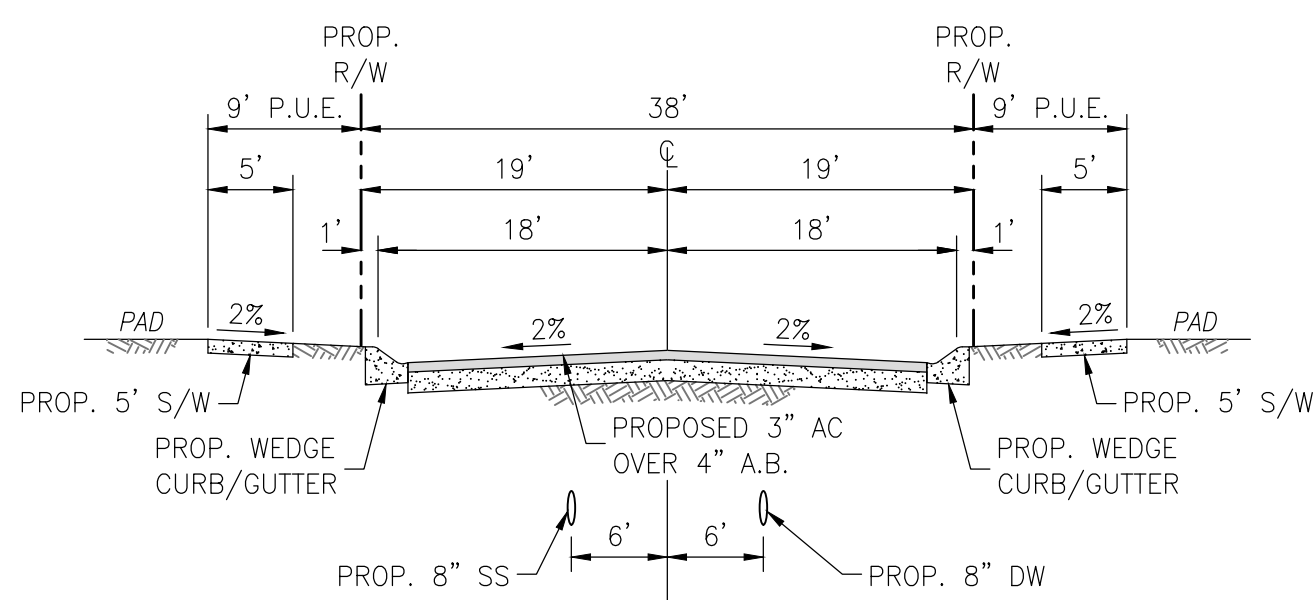
A.C., AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ.	ADJUSTMENT
BCT	BEGIN CURB TRANSITION
BS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CS	CRAFTSMAN
CR	CALIFORNIA RANCH
CAB	CRUSHED AGGREGATE BASE
CB	CATCH BASIN
C/L	CENTER LINE
CO	CLEAN OUT
CONC.	CONCRETE
DIA	DIAMETER
DW	DOMESTIC WATER
EA	EACH
ECT	END CURB TRANSITION
EG	EXISTING GROUND
ELEV.	ELEVATION
E.P.	EDGE OF PAVEMENT
EQ.	EQUAL
EVC	END OF VERTICAL CURVE
EX., EXIST.	EXISTING
FH	FIRE HYDRANT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FTG	FOOTING
GB	GRADE BREAK
GF	GARAGE FLOOR
GL	GARAGE LIP
HP	HIGH POINT
IMPV.	IMPROVEMENT
INT	INTERSECTION
INV	INVERT OF PIPE
JT	JOINT TRENCH
LANDS.	LANDSCAPE
LAT.	LATERAL
L.F., LF	LINEAL FEET
LP	LOW POINT
LS	LANDSCAPE
L.S.	LUMP SUM
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
NBHD	NEIGHBORHOOD EDGE
NDS	NYLOPLAST DRAINAGE STRUCTURE
O.C.	ON CENTER
P.C.C.	PORTLAND CEMENT CONCRETE
PKNG	PARKING
P/L	PROPERTY LINE
PROP.	PROPOSED
PUB	PUBLIC UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
PVT	PRIVATE
R	RISER
RW	RECYCLED WATER
R/W	RIGHT OF WAY
S	SPANISH
SB	SANTA BARBARA
SDWK, SWLK	SIDEWALK
SD	STORM DRAIN
SF	SQUARE FEET
SS, SW	SEWER
S	SLOPE
SPPWC	STANDARD PLANS FOR PUBLIC WORK
ST	CONSTRUCTION
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TRW	TOP OF RETAINING WALL
TS	TOP OF STEP
TW	TOP OF WALL
TYP.	TYPICAL
W	WATER



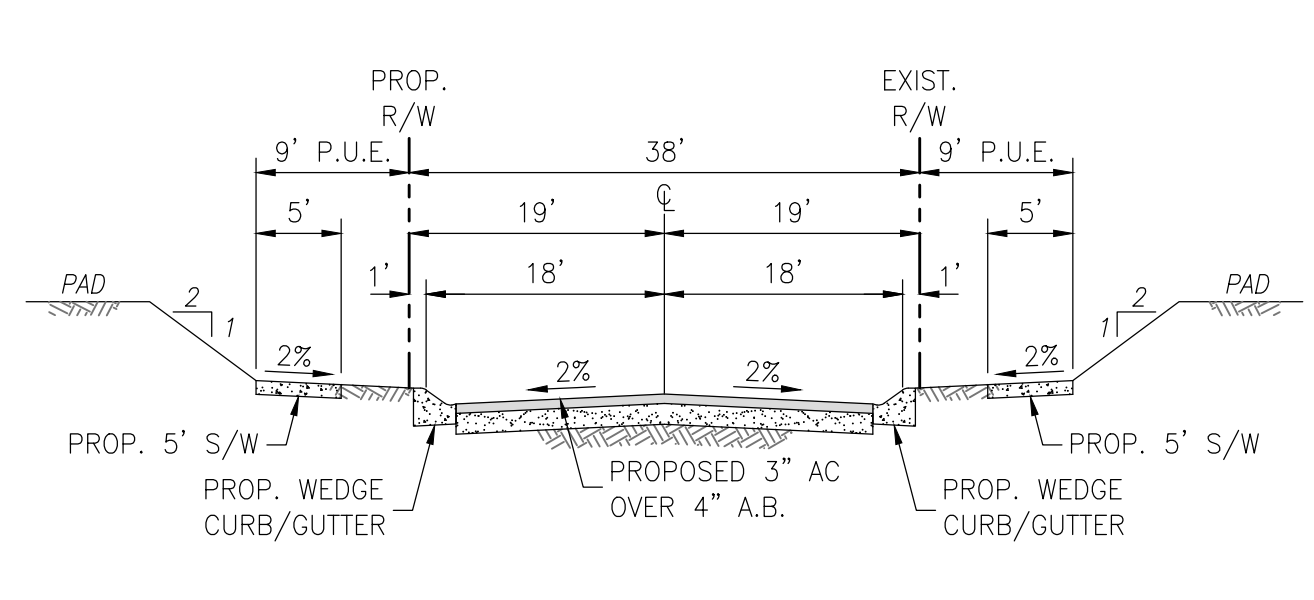
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N.T.S.



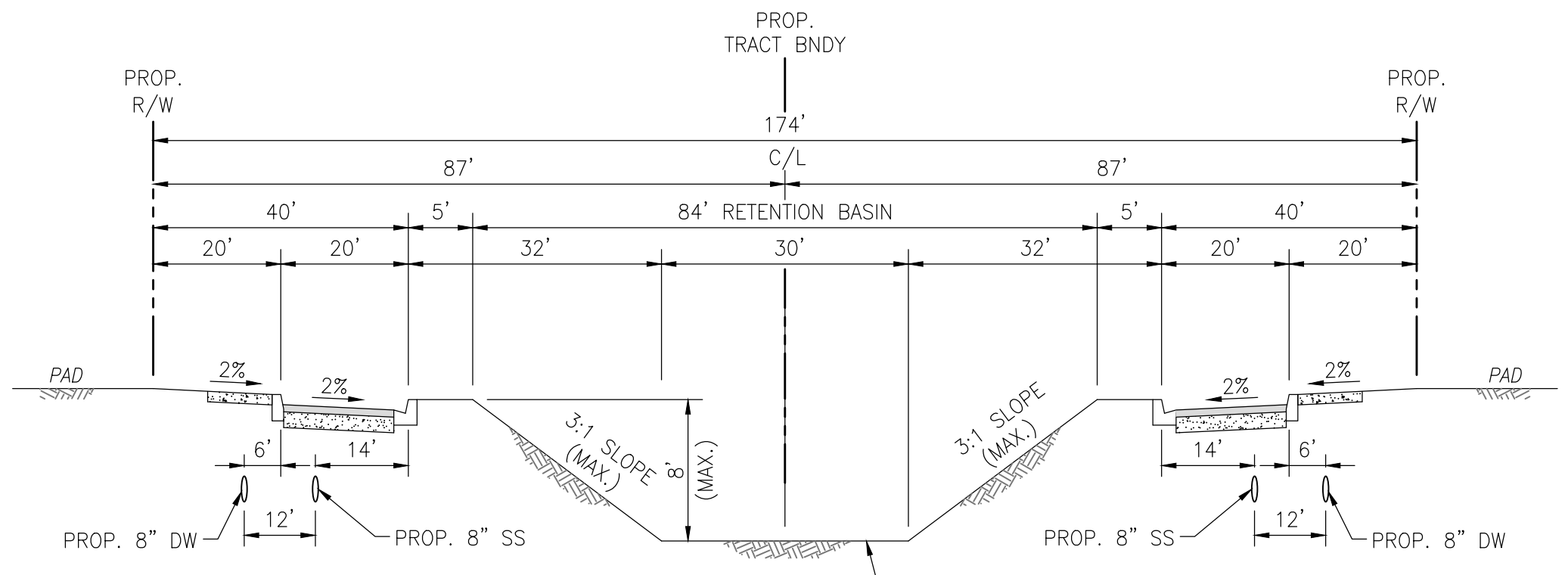
B RIO JANIERO ROAD  
N.T.S.



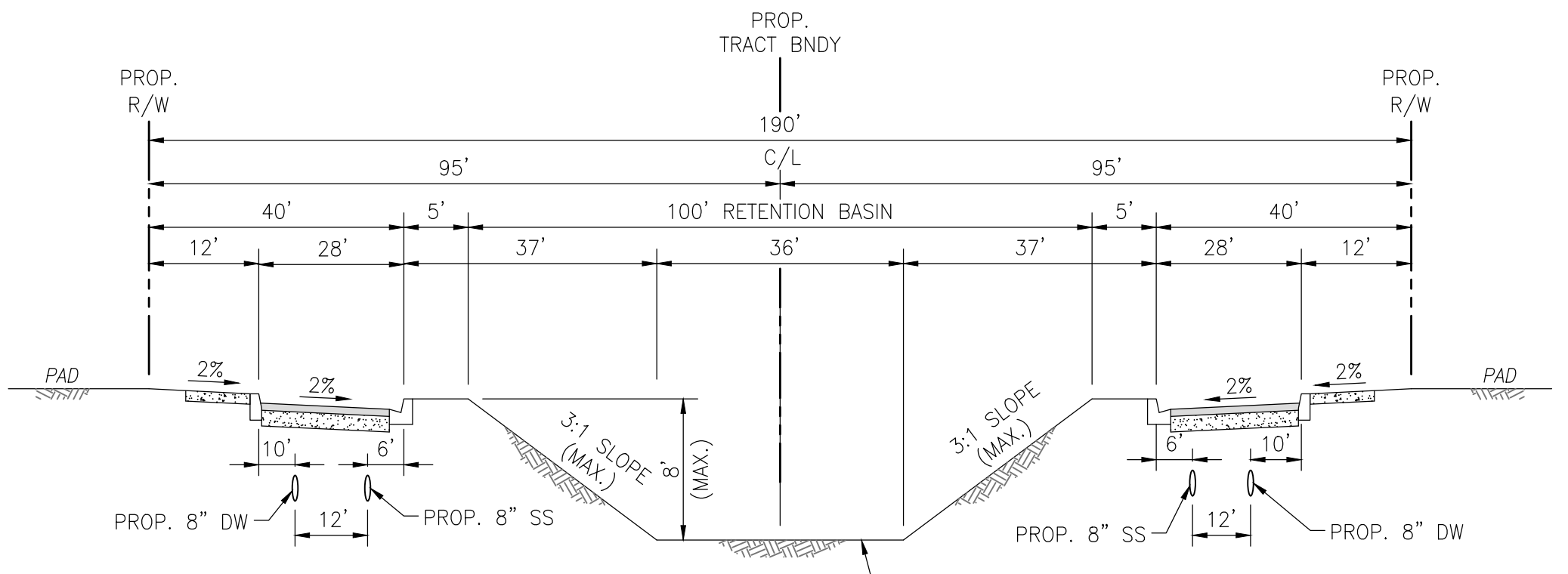
C RIO OSO ROAD  
N.T.S.



D RIO HONDO ROAD  
N.T.S.



E RIO VISTA ROAD  
N.T.S.



F RIO VISTA ROAD  
N.T.S.

PREPARED BY:

**FUSCOE**  
ENGINEERING

2850 Inland Empire Boulevard, Suite B  
Ontario, California 91764  
tel 909.581.0676 • fax 909.581.0696  
www.fuscoe.com

DATE: March 29, 2023

F:\PROJECTS\4090\001\PLANS\ENTIRE\TENTATIVE TRACT MAP\TM-38711\4090-001-TM\TITS.DWG (03-29-23 6:08:16PM) Plotted by: dooper

# TENTATIVE TRACT MAP NO. 38711

## CATHEDRAL CITY, CA

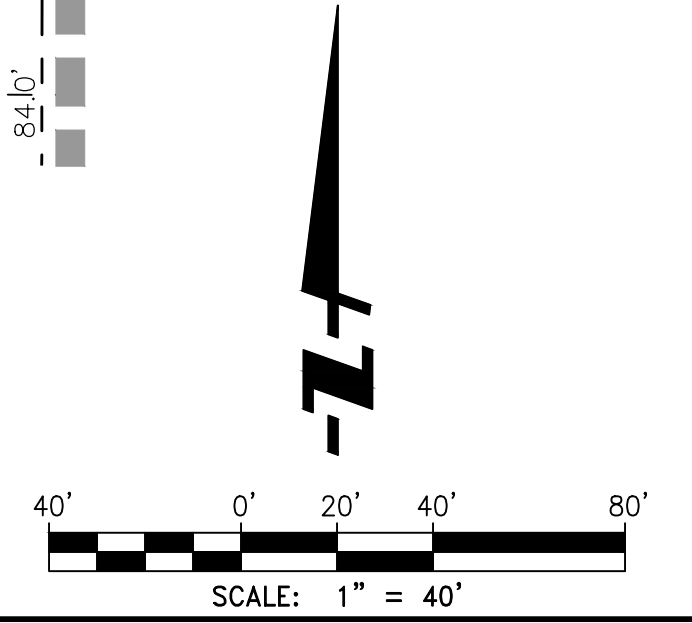


SEE SHEET 3 FOR CONTINUATION

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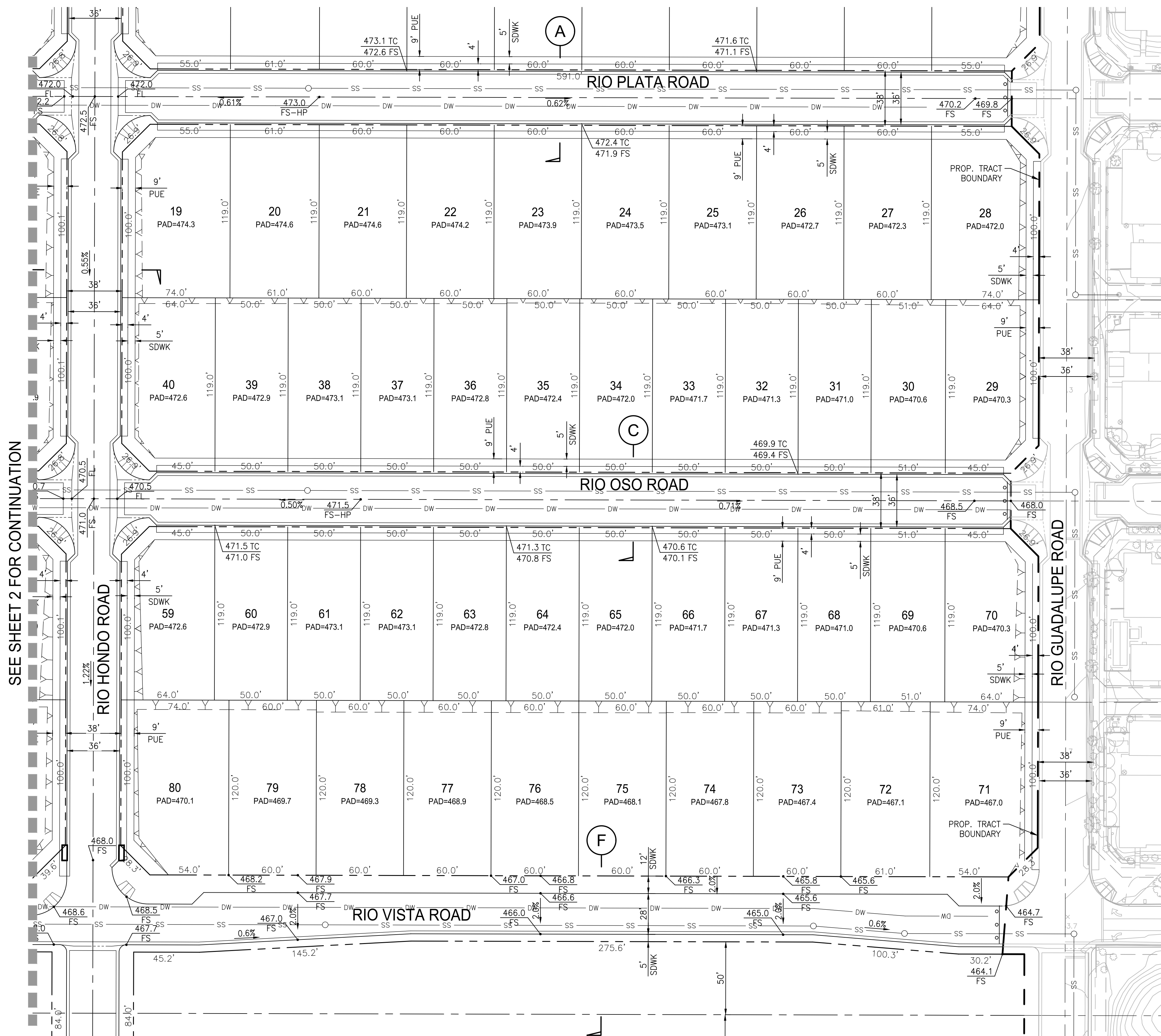
**FUSCOE**  
ENGINEERING

2850 Inland Empire Boulevard, Suite B  
Ontario, California 91764  
tel 909.581.0676 • fax 909.581.0696  
www.fuscoe.com



# TENTATIVE TRACT MAP NO. 38711

## CATHEDRAL CITY, CA



SEE SHEET 2 FOR CONTINUATION

# TENTATIVE TRACT MAP NO. 38712

## CATHEDRAL CITY, CA

### GENERAL NOTES:

- EXISTING LAND USE: L-SP. LOW DENSITY RESIDENTIAL (2 TO 4.5 DU/AC) WITH SPECIFIC PLAN (CURRENTLY VACANT)
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- EXISTING ZONING: R4 MINIMUM 4,000 SQUARE FOOT LOTS.
- PUBLIC STREETS DEDICATED TO THE CITY OF CATHEDRAL CITY IN FEE SIMPLE
- GROSS ACREAGE: 20.4 ACRES
- LOTS 1-94 ARE SINGLE FAMILY RESIDENTIAL
- TOTAL LOTS: 95 NUMBERED LOTS
- SCHOOL DISTRICT: PALM SPRINGS UNIFIED SCHOOL DISTRICT
- FLOOD ZONES: THE FLOOD ZONE FOR THIS MAP IS ZONE C - "AREAS OF MINIMAL FLOODING", AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 060704 0005 A, DATED MAY 1, 1985.
- TOPOGRAPHY SOURCE: AERIAL TOPOGRAPHY DATED 8/3/2022, DATUM NAV88, BASED ON CITY OF CATHEDRAL CITY BENCHMARK 111, ELEV=448.30 FT.
- THOMAS BROTHERS REFERENCE: PAGE 757, B4 & C4. SAN BERNARDINO/RIVERSIDE COUNTIES 2002 THOMAS GUIDE

### LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP 34148, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 220, PAGES 8 THROUGH 10, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4 OF PARCEL MAP 34148, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 220, PAGES 8 THROUGH 10, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### ASSESSORS PARCEL NUMBERS:

APNs: 677-050-031, 677-050-032

### OWNER/DEVELOPER:

NCP VERANO, LLC  
690 E GREEN STREET, SUITE 200  
PASADENA, CA 91101  
(323)874-8000

### ENGINEER:

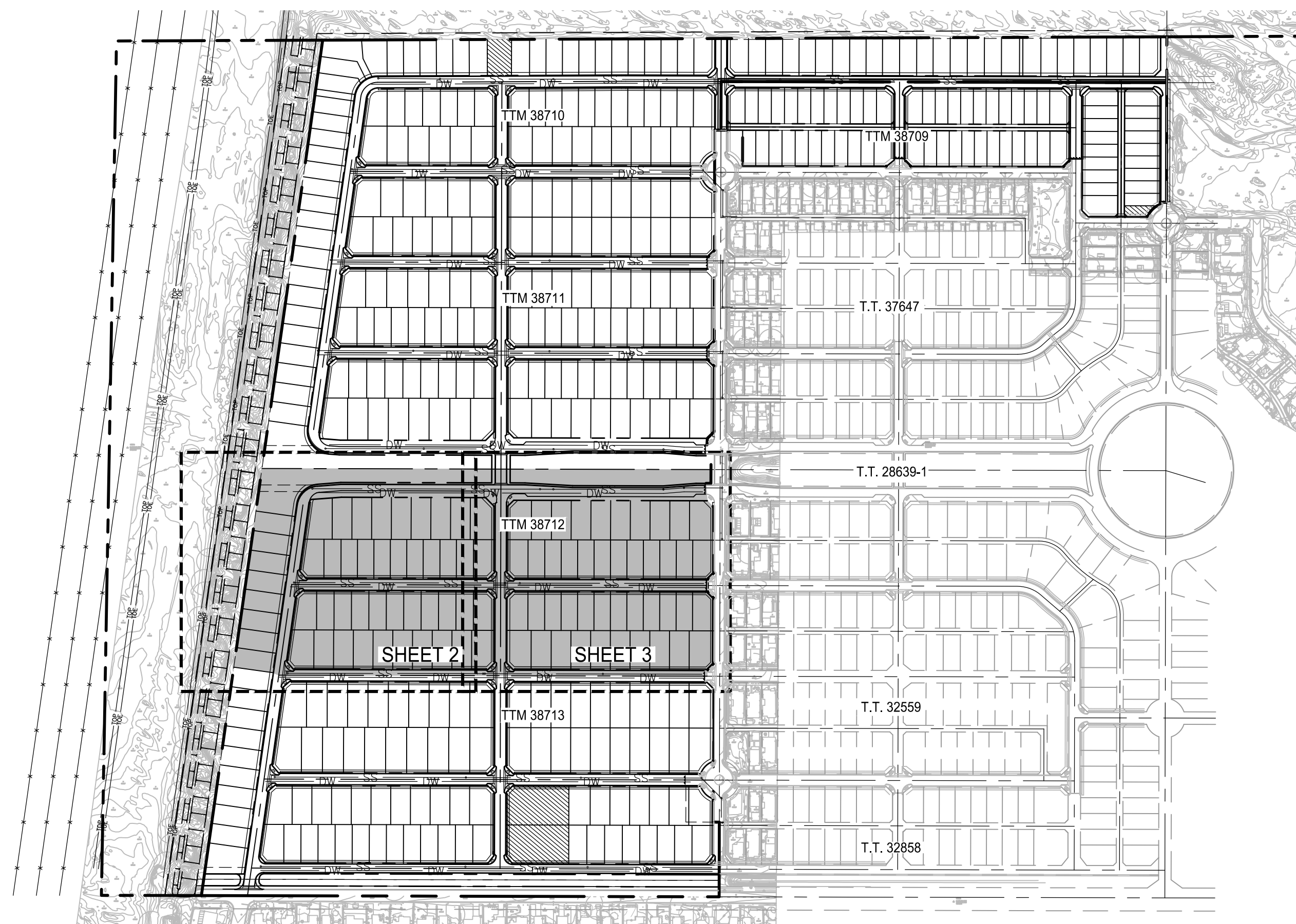
FUSCOE ENGINEERING, INC.  
2850 INLAND EMPIRE BLVD, SUITE B  
ONTARIO, CA 91764  
(909)581-0676

### UTILITIES

WATER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
SEWER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(760) 323-1851
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY	(760) 202-4291
TELEPHONE	GENERAL TELEPHONE COMPANY	(760) 778-3603
CABLE TV	TIME WARNER	(760) 340-1312
USA	UNDERGROUND SERVICE ALERT	(800) 227-2600



VICINITY MAP  
NOT TO SCALE



SHEET INDEX MAP  
1" = 300'

### SHEET INDEX

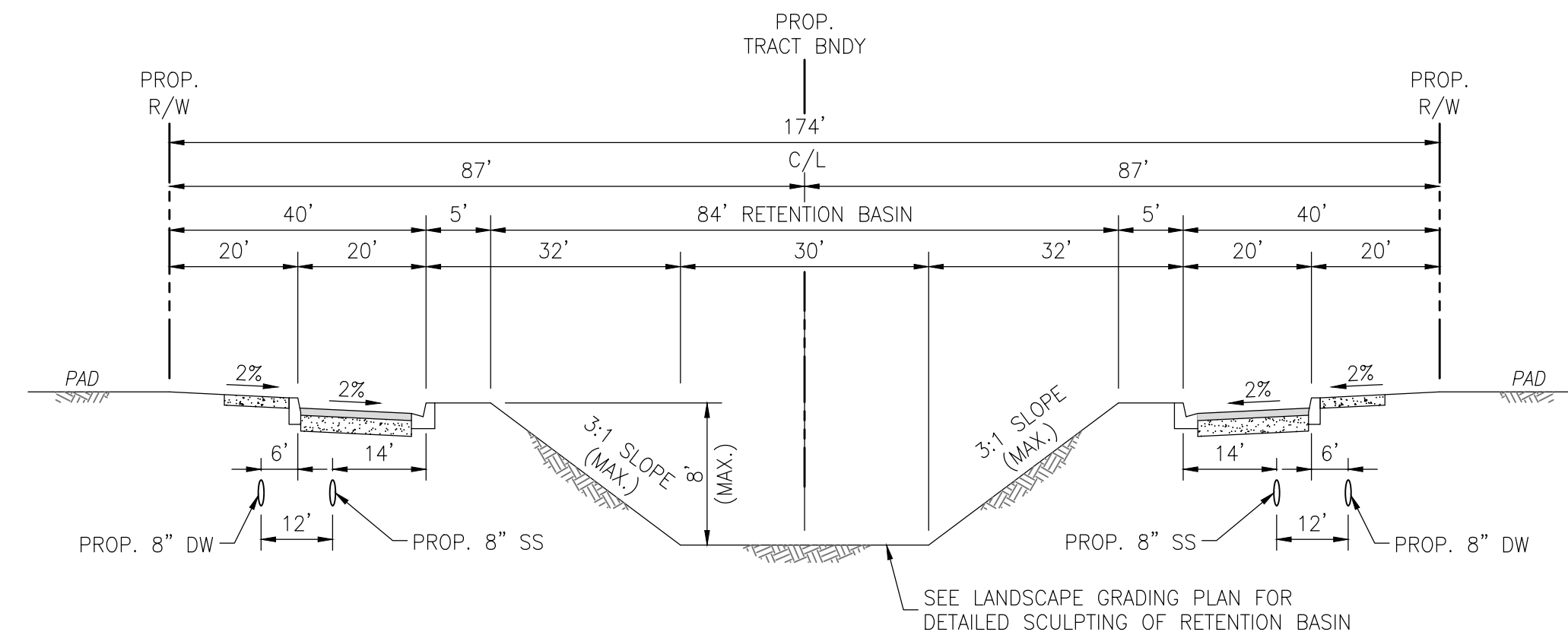
SHEET NO.	DESCRIPTION
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2	CONCEPTUAL GRADING PLAN
3	CONCEPTUAL GRADING PLAN

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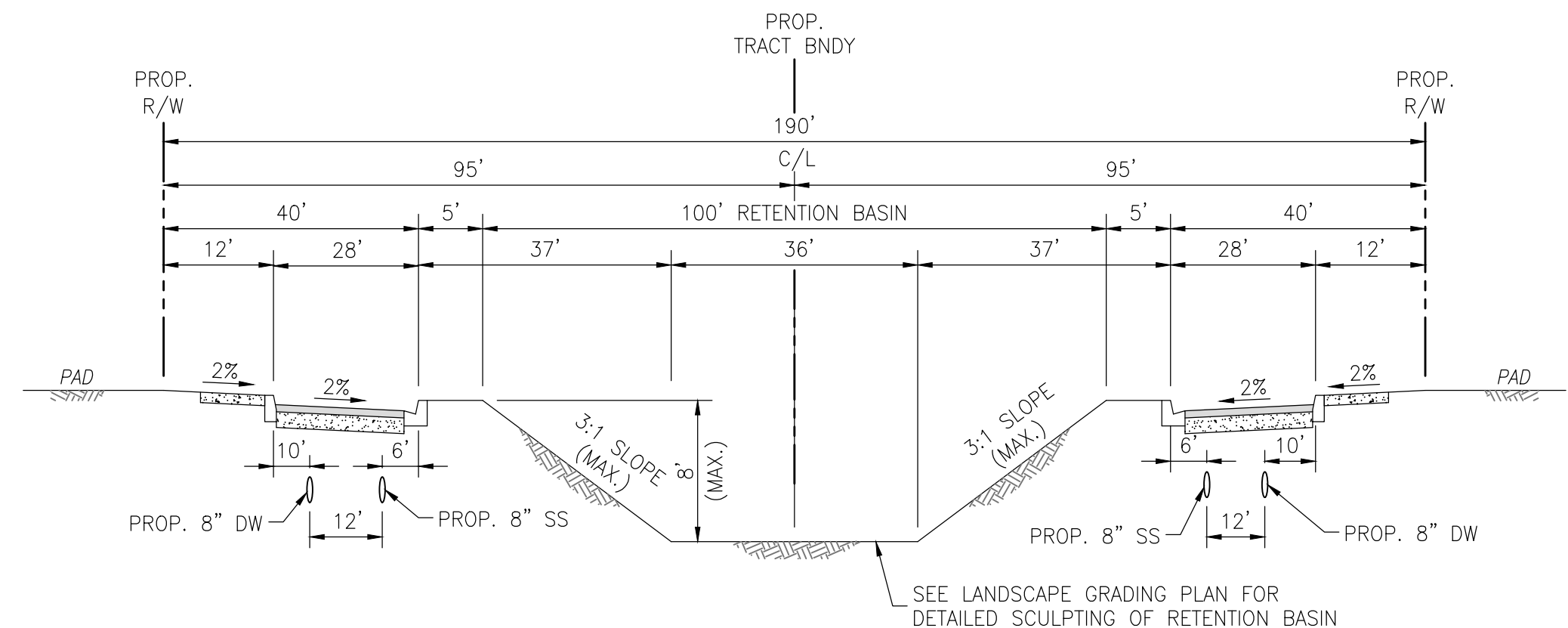
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	CENTER LINE
	LOT LINE
	EASEMENT
	EXISTING STORM DRAIN
	EXISTING WATER MAIN
	EXISTING RECYCLED WATER MAIN
	EXISTING SEWER MAIN
	PROPOSED SWALE
	RETAINING WALL
	FIRE HYDRANT
	STORM DRAIN CATCH BASIN
	SEWER MANHOLE
	LOT NUMBER
	PAD ELEVATION
	TOP OF SLOPE
	2:1 SLOPE, UNLESS OTHERWISE SPECIFIED
	TOE OF SLOPE

### ABBREVIATIONS

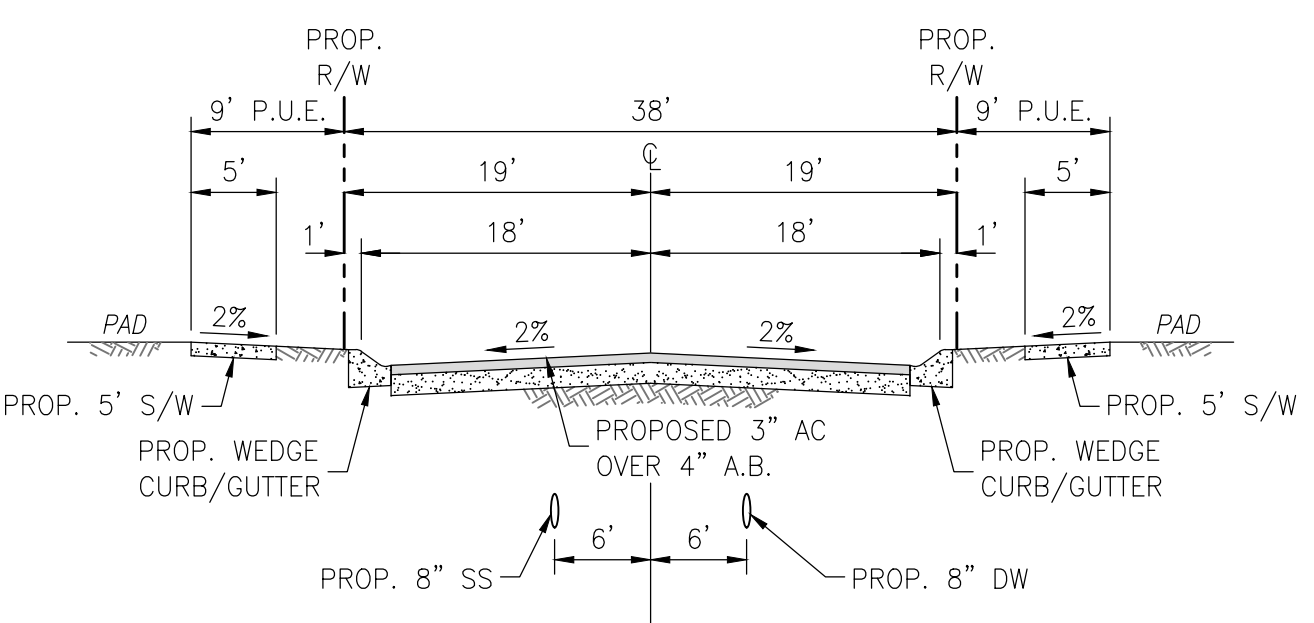
A.C., AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ.	ADJUSTMENT
BCT	BEGIN CURB TRANSITION
BS	BOTTOM OF STEP
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CONC.	CONCRETE
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DW	DOMESTIC WATER
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E.P.	EDGE OF PAVEMENT
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FL	FLOW LINE
FS	FINISHED SURFACE
FTG	FOOTING
GB	GRADE BREAK
GF	GARAGE FLOOR
GL	GARAGE LIP
HP	HIGH POINT
IMPVT.	IMPROVEMENT
INT	INTERSECTION
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JT	JOINT TRENCH
LANDS.	LANDSCAPE
LAT	LATERAL
L.F., LF	LINEAL FEET
LP	LOW POINT
LS	LANDSCAPE
L.S.	LUMP SUM
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
NBHD	NEIGHBORHOOD EDGE
NDS	NYLOPLAST DRAINAGE STRUCTURE
O.C.	ON CENTER
P.C.C.	PORTLAND CEMENT CONCRETE
PKNG	PARKING
P/L	PROPERTY LINE
PROP.	PROPOSED
PUB	PUBLIC UTILITY EASEMENT
PUC	POLYVINYL CHLORIDE PIPE
PVM	PAVEMENT
PVT	PRIVATE
R	RISER
RW	RECYCLED WATER
R/W	RIGHT OF WAY
S	SPANISH
SB	SANTA BARBARA
SDWK, SWLK	SIDEWALK
SD	STORM DRAIN
SF	SQUARE FEET
SS, SW	SEWER
S	SLOPE
SPPWC	STANDARD PLANS FOR PUBLIC WORK CONSTRUCTION
ST	STREET
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TRW	TOP OF RETAINING WALL
TS	TOP OF STEP
TW	TOP OF WALL
TYP.	TYPICAL
W	WATER



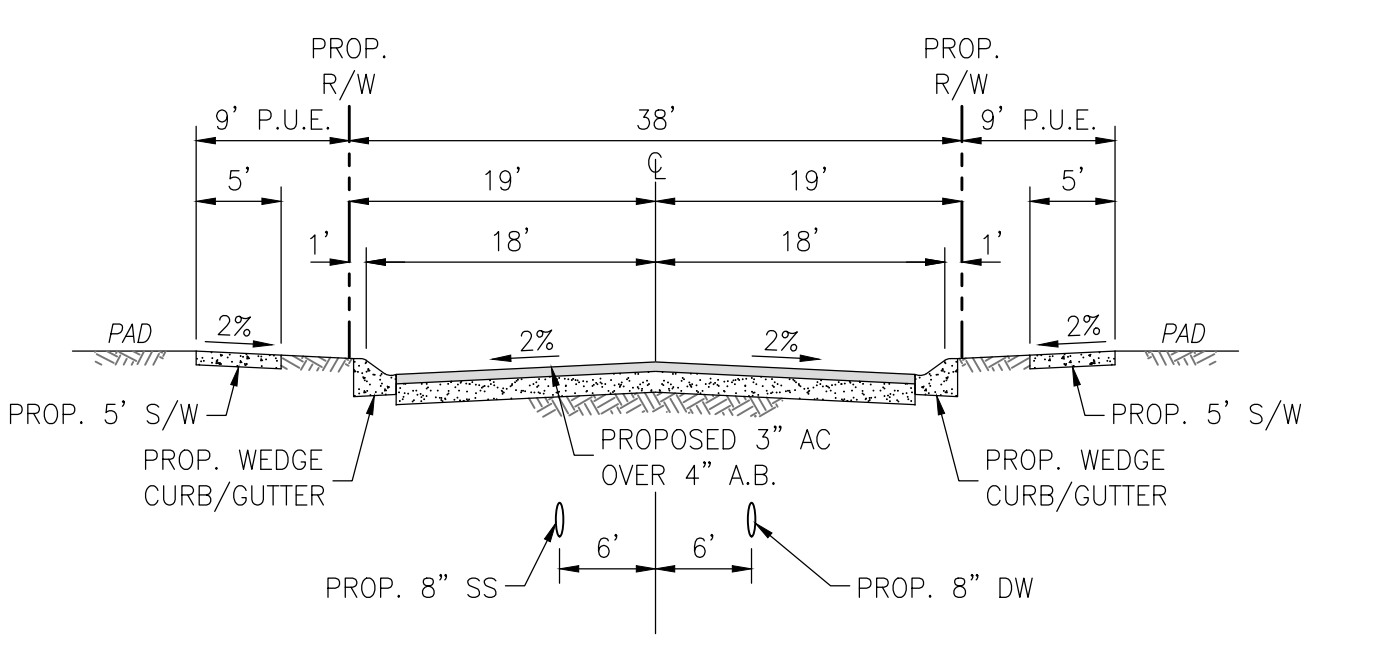
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N.T.S.



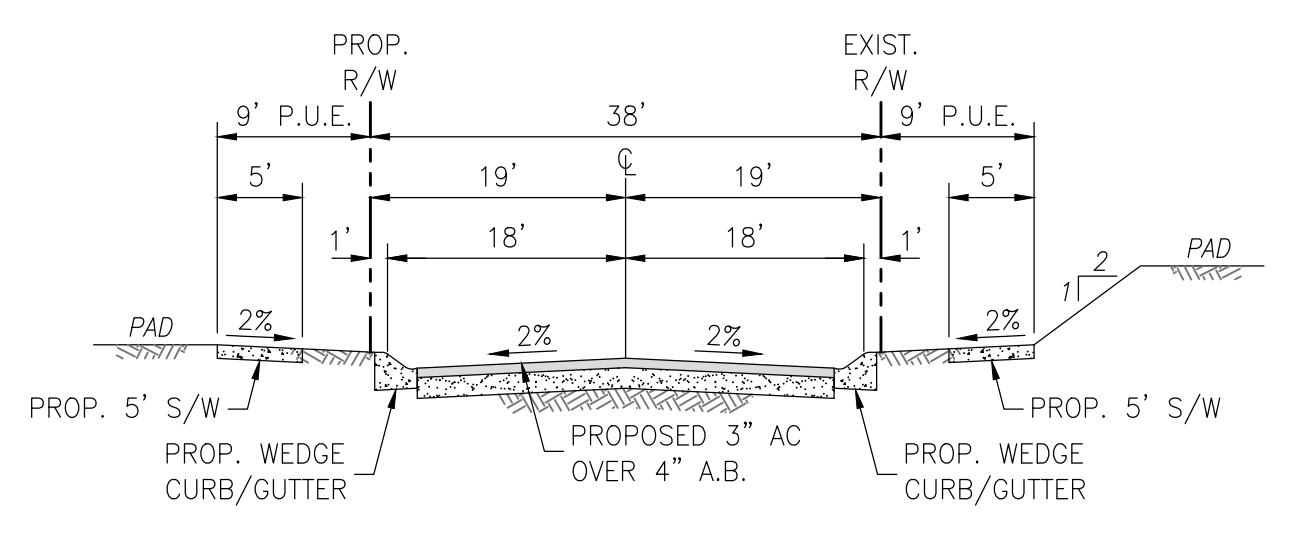
B RIO VISTA ROAD  
N.T.S.



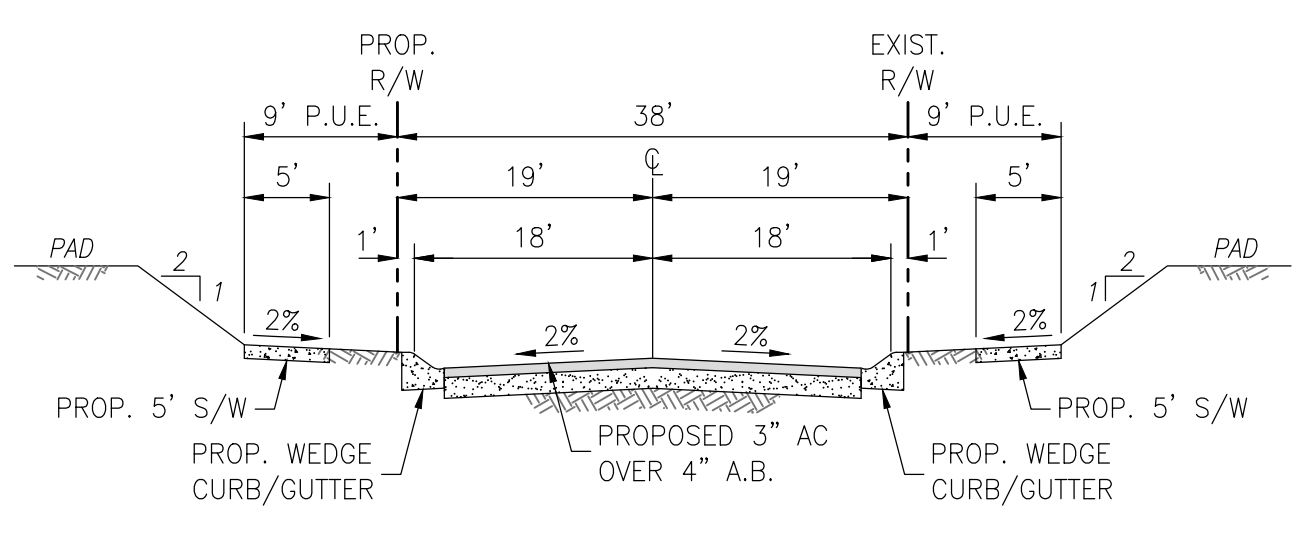
C RIO MADRE ROAD  
N.T.S.



D RIO NACHES ROAD  
N.T.S.



E RIO JANIERO ROAD  
N.T.S.



F RIO HONDO ROAD  
N.T.S.

PREPARED BY:

2850 Inland Empire Boulevard, Suite B  
Ontario, California 91764  
tel 909.581.0676 • fax 909.581.0696  
www.fuscoe.com  
DATE: March 29, 2023

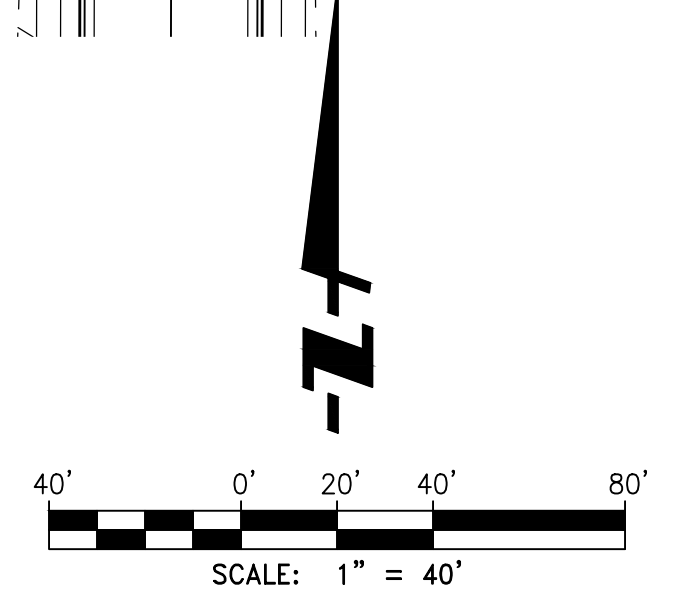
# TENTATIVE TRACT MAP NO. 38712

## CATHEDRAL CITY, CA



SEE SHEET 3 FOR CONTINUATION

F:\PROJECTS\4090\001\PLANS\TENTATIVE\TENTATIVE TRACT MAP\T.M-38712\4090-001-TM2020.DWG (03-29-23 6:17:39PM) Plotted by: dcabral

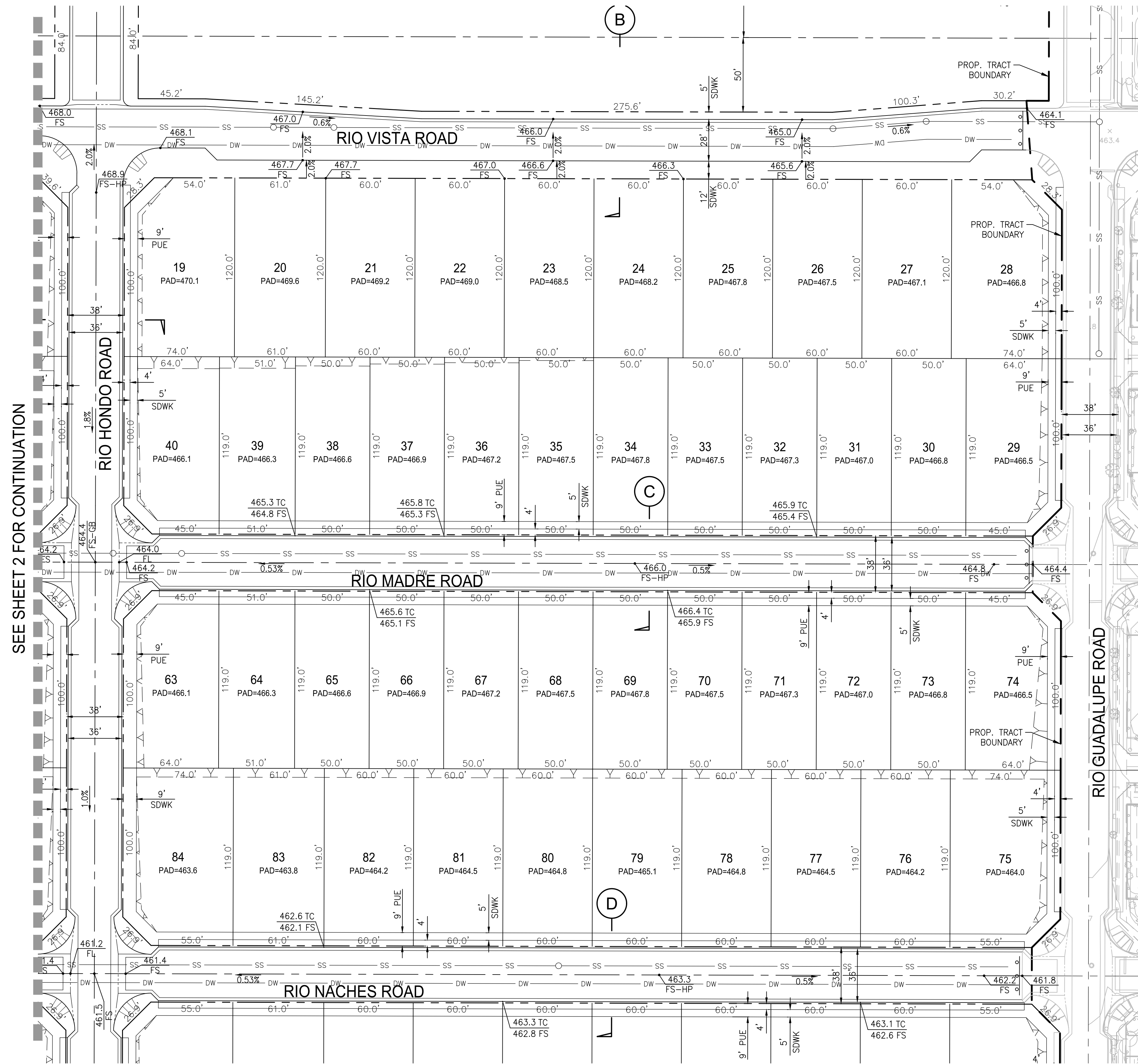


JN-4090-001



# TENTATIVE TRACT MAP NO. 38712

## CATHEDRAL CITY, CA



# TENTATIVE TRACT MAP NO. 38713

## CATHEDRAL CITY, CA

**GENERAL NOTES:**

1. EXISTING LAND USE: L-SP.  
LOW DENSITY RESIDENTIAL (2 TO 4.5 DU/AC)  
WITH SPECIFIC PLAN (CURRENTLY VACANT)
2. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
3. EXISTING ZONING: R4  
MINIMUM 4,000 SQUARE FOOT LOTS.
4. PUBLIC STREETS DEDICATED TO THE CITY OF CATHEDRAL CITY IN FEE SIMPLE
5. GROSS ACREAGE: 23.4 ACRES
6. LOTS 1-89 ARE SINGLE FAMILY RESIDENTIAL
7. TOTAL LOTS: 92 NUMBERED LOTS
8. SCHOOL DISTRICT: PALM SPRINGS UNIFIED SCHOOL DISTRICT
9. FLOOD ZONES: THE FLOOD ZONE FOR THIS MAP IS ZONE C - "AREAS OF MINIMAL FLOODING", AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 060704 0005 A, DATED MAY 1, 1985.
10. TOPOGRAPHY SOURCE: AERIAL TOPOGRAPHY DATED 8/3/2022, DATUM NAV88, BASED ON CITY OF CATHEDRAL CITY BENCHMARK 111, ELEV=448.30 FT.
11. THOMAS BROTHERS REFERENCE: PAGE 757, B4 & C4.  
SAN BERNARDINO/RIVERSIDE COUNTIES  
2002 THOMAS GUIDE

**LEGAL DESCRIPTION:**

PARCEL 1 OF PARCEL MAP 34148, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 220, PAGES 8 THROUGH 10, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**ASSESSORS PARCEL NUMBERS:**

APNs: 677-050-031

**OWNER/DEVELOPER:**

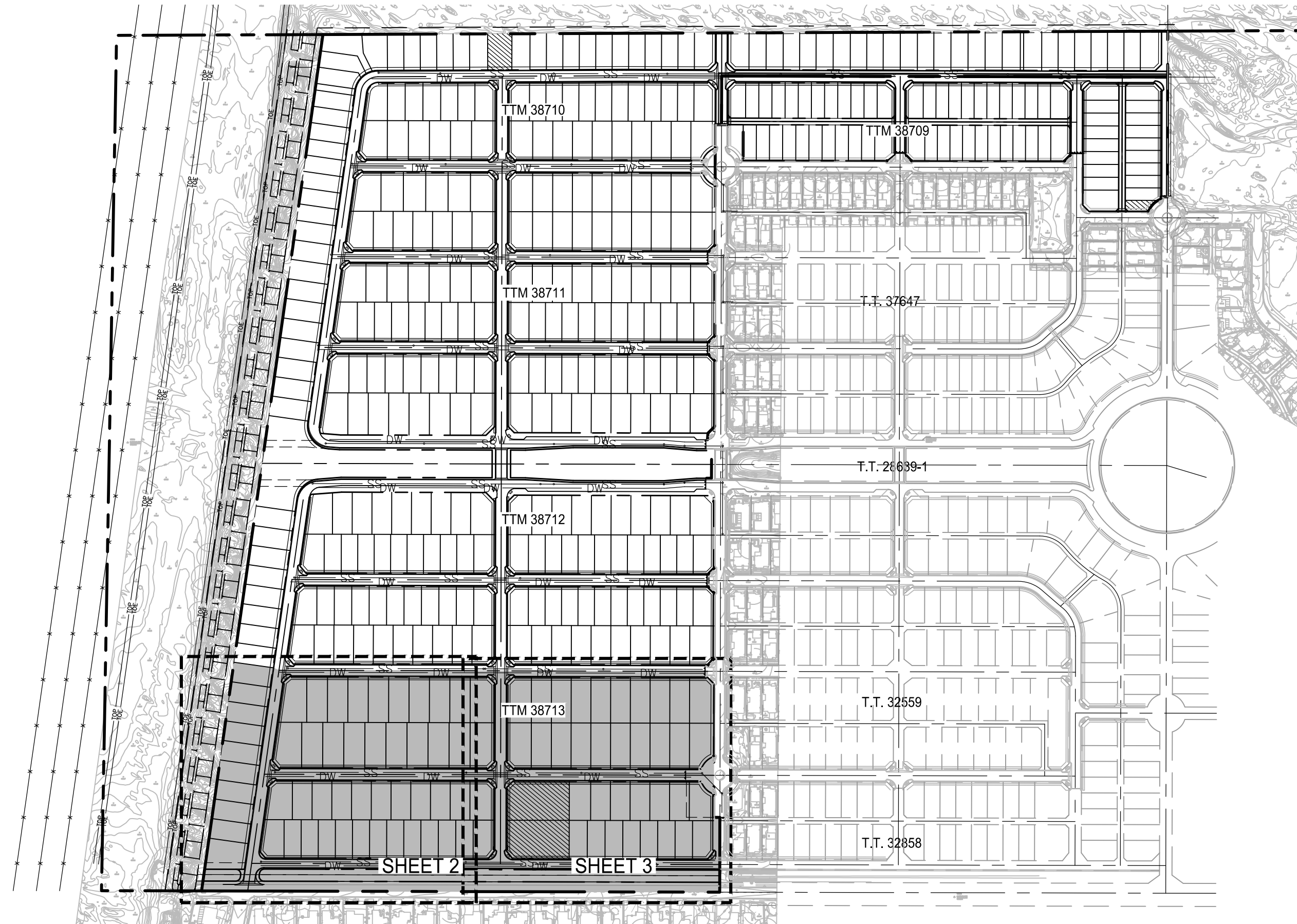
NCP VERANO, LLC  
690 E GREEN STREET, SUITE 200  
PASADENA, CA 91101  
(323)874-8000

**ENGINEER:**

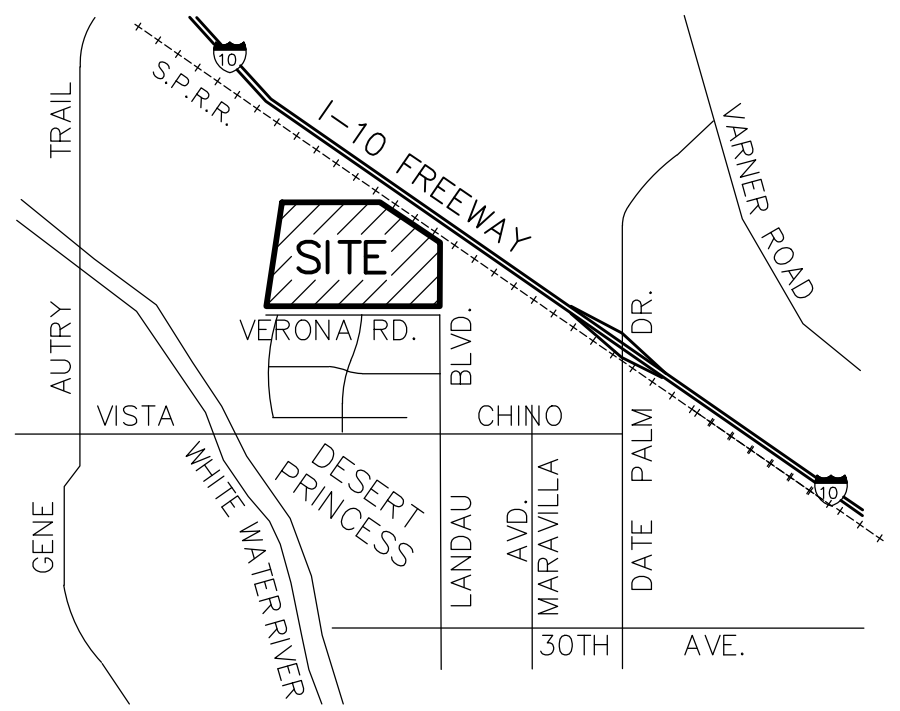
FUSCOE ENGINEERING, INC.  
2850 INLAND EMPIRE BLVD, SUITE B  
ONTARIO, CA 91764  
(909)581-0676

**UTILITIES**

WATER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
SEWER	COACHELLA VALLEY WATER DISTRICT	(760) 398-2651
GAS	SOUTHERN CALIFORNIA GAS COMPANY	(760) 323-1851
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY	(760) 202-4291
TELEPHONE	GENERAL TELEPHONE COMPANY	(760) 778-3603
CABLE TV	TIME WARNER	(760) 340-1312
USA	UNDERGROUND SERVICE ALERT	(800) 227-2600



**SHEET INDEX MAP**  
1" = 300'



**VICINITY MAP**  
NOT TO SCALE

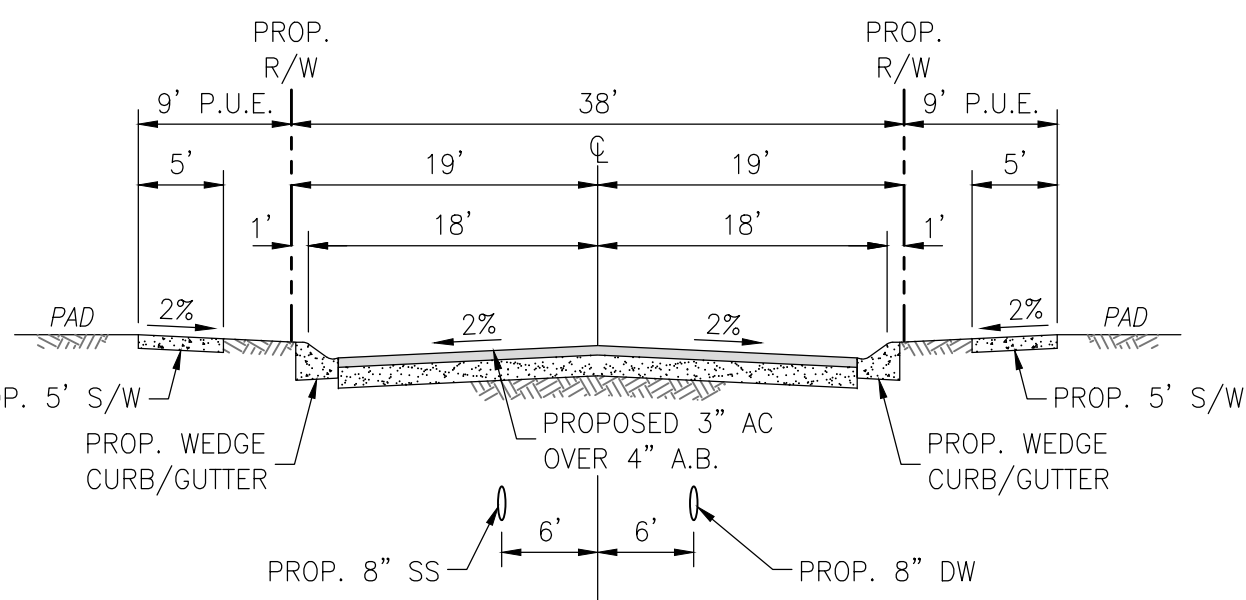
SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPTUAL GRADING PLAN
3	CONCEPTUAL GRADING PLAN

**LEGEND**

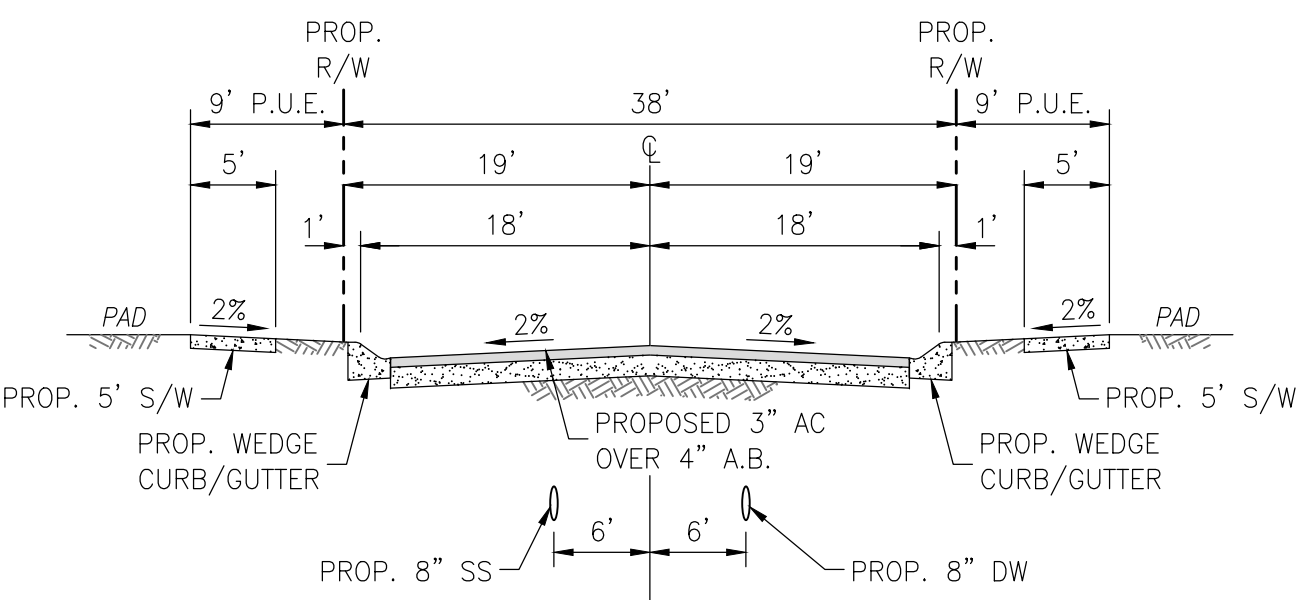
- PROPOSED CURB AND GUTTER
- - - EXISTING RIGHT OF WAY
- CENTER LINE
- LOT LINE
- - - EASEMENT
- EXISTING STORM DRAIN
- W — EXISTING WATER MAIN
- RW — EXISTING RECYCLED WATER MAIN
- SS — EXISTING SEWER MAIN
- PROPOSED SWALE
- RETAINING WALL
- FIRE HYDRANT
- STORM DRAIN CATCH BASIN
- SEWER MANHOLE
- LOT NUMBER
- PAD=XXX.X PAD ELEVATION
- TOP OF SLOPE
- 2:1 SLOPE, UNLESS OTHERWISE SPECIFIED
- TOE OF SLOPE

**ABBREVIATIONS**

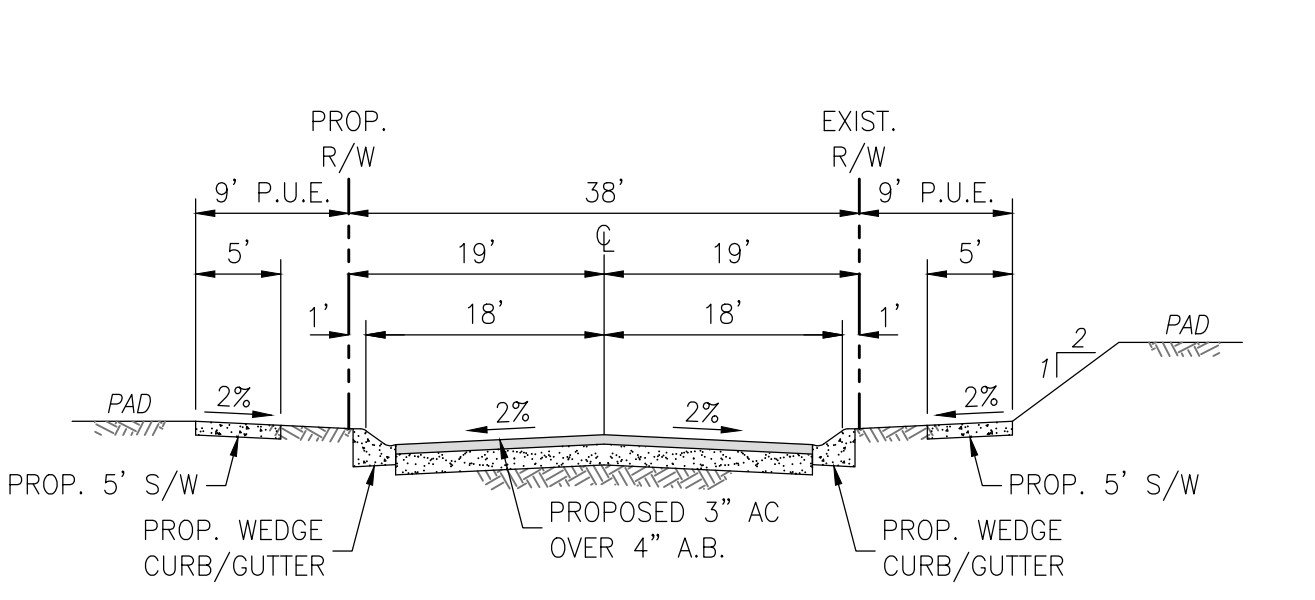
A.C., AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ.	ADJUSTMENT
BCT	BEGIN CURB TRANSITION
BS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
BO	BACK OF WALK
C	CRAFTSMAN
CR	CALIFORNIA RANCH
CAB	CRUSHED AGGREGATE BASE
CB	CATCH BASIN
C/L, CL	CENTER LINE
CO	CLEAN OUT
CONC.	CONCRETE
DIA	DIAMETER
DW	DOMESTIC WATER
EA	EACH
ECT	END CURB TRANSITION
EG	EXISTING GROUND
ELEV.	ELEVATION
E.P.	EDGE OF PAVEMENT
EQ.	EQUAL
EVC	END OF VERTICAL CURVE
EX., EXIST.	EXISTING
FH	FIRE HYDRANT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FTG	FOOTING
GB	GRADE BREAK
GF	GARAGE FLOOR
GL	GARAGE LIP
HP	HIGH POINT
IMPVT.	IMPROVEMENT
INT	INTERSECTION
INV	INVERT OF PIPE
JT	JOINT TRENCH
LANDS.	LANDSCAPE
LAT	LATERAL
L.F., LF	LINEAL FEET
LP	LOW POINT
LS	LANDSCAPE
L.S.	LUMP SUM
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
NBHD	NEIGHBORHOOD EDGE
NDS	NYLOPLAST DRAINAGE STRUCTURE
O.C.	ON CENTER
P.C.C.	PORTLAND CEMENT CONCRETE
PKNG	PARKING
P/L	PROPERTY LINE
PROP.	PROPOSED
PUB	PUBLIC
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
PVT	PRIVATE
R	RISER
RW	RECYCLED WATER
R/W	RIGHT OF WAY
S	SPANISH
SB	SANTA BARBARA
SDWK, SWLK	SIDEWALK
SD	STORM DRAIN
SF	SQUARE FEET
SS, SW	SEWER
S	SLOPE
SPPWC	STANDARD PLANS FOR PUBLIC WORK
ST	CONSTRUCTION
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TRW	TOP OF RETAINING WALL
TS	TOP OF STEP
TW	TOP OF WALL
TYP.	TYPICAL
W	WATER



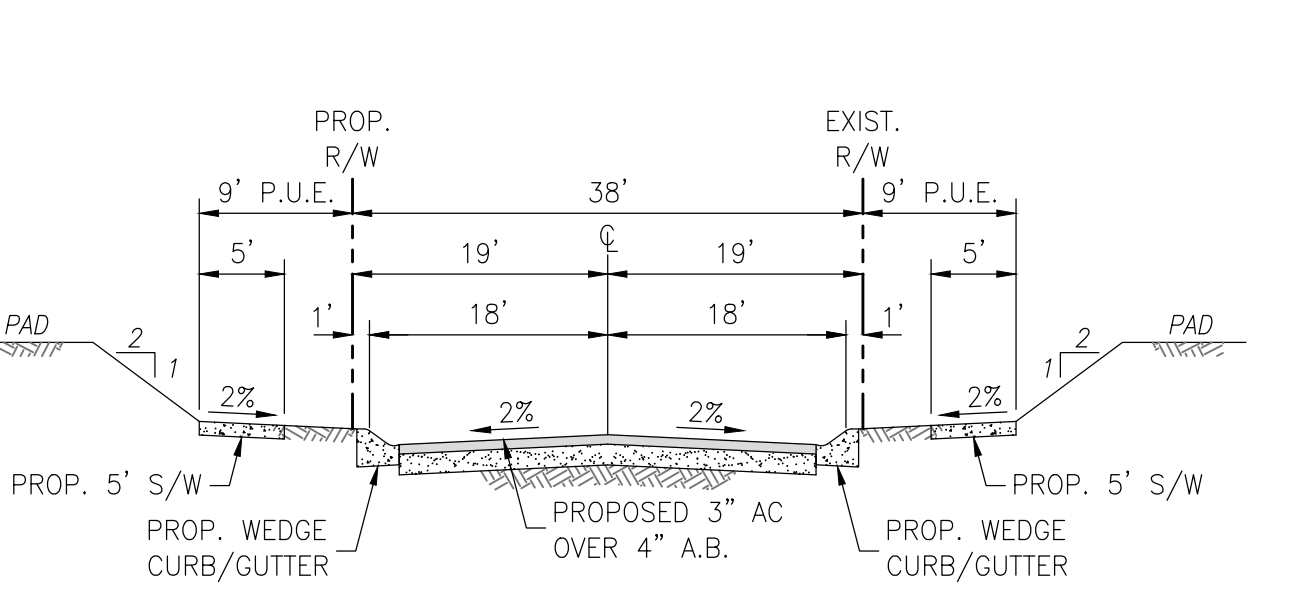
**A RIO NACHES ROAD**  
N.T.S.



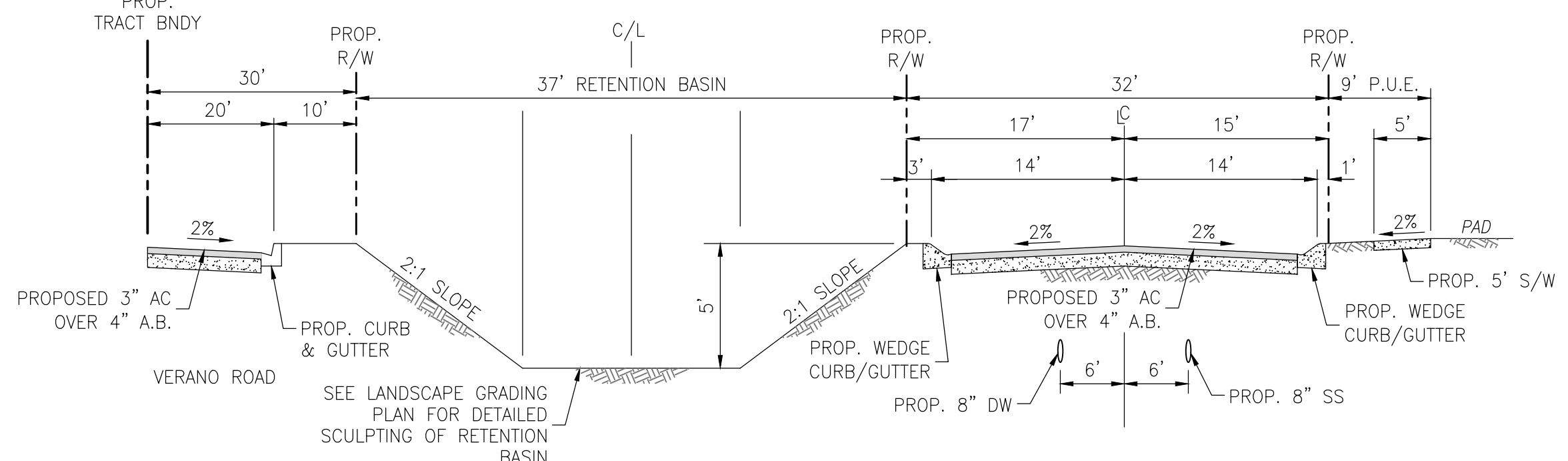
**B RIO LARGO ROAD**  
N.T.S.



**C RIO JANIERO ROAD**  
N.T.S.



**D RIO HONDO ROAD**  
N.T.S.



**E RIO VALENCIA ROAD**  
N.T.S.

PREPARED BY:

**FUSCOE**  
ENGINEERING

2850 Inland Empire Boulevard, Suite B  
Ontario, California 91764  
tel 909.581.0676 • fax 909.581.0696  
www.fuscoe.com

DATE: March 29, 2023

# TENTATIVE TRACT MAP NO. 38713

## CATHEDRAL CITY, CA



SEE SHEET 3 FOR CONTINUATION

F:\PROJECTS\4090\001\PLANS\ENTIREMENTS\TENTATIVE TRACT MAP\TM-38713\4090-001-TM0200.DWG (03-29-23 6:54:52PM) Plotted by: dcabral

# TENTATIVE TRACT MAP NO. 38713

## CATHEDRAL CITY, CA

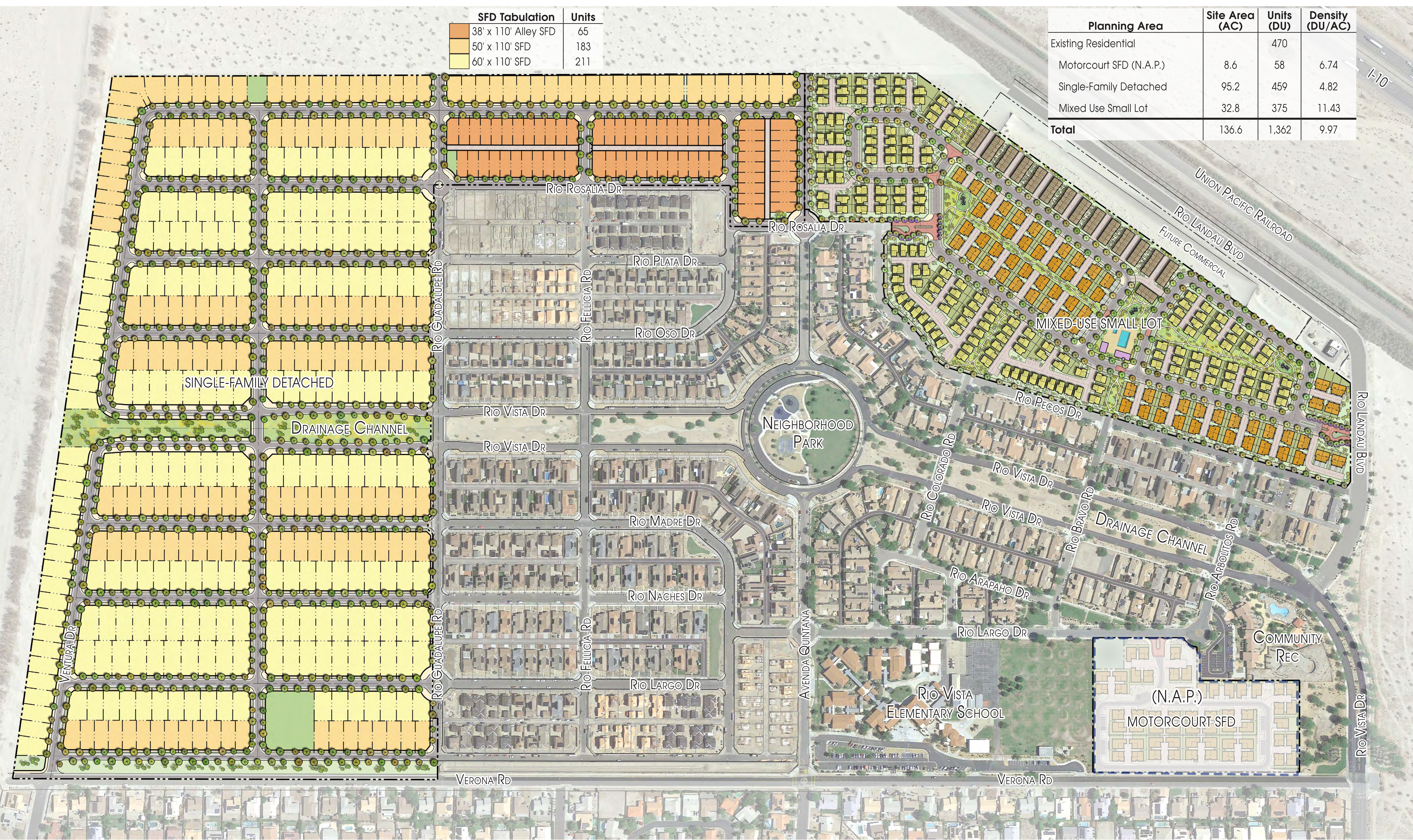


SEE SHEET 2 FOR CONTINUATION

F:\PROJECTS\4090\01\PLANS\TENTATIVE TRACT MAP\TIM-38713\4090-01-TMO.CC.DWG (03-29-23 6:55:28PM) Plotted by: dcabral

SFD Tabulation	Units
38' x 110' Alley SFD	65
50' x 110' SFD	183
60' x 110' SFD	211

Planning Area	Site Area (AC)	Units (DU)	Density (DU/AC)
Existing Residential		470	
Motorcourt SFD (N.A.P.)	8.6	58	6.74
Single-Family Detached	95.2	459	4.82
Mixed Use Small Lot	32.8	375	11.43
<b>Total</b>	<b>136.6</b>	<b>1,362</b>	<b>9.97</b>



**Project Summary**

**Total Site Area:** ± 32.9 Acres

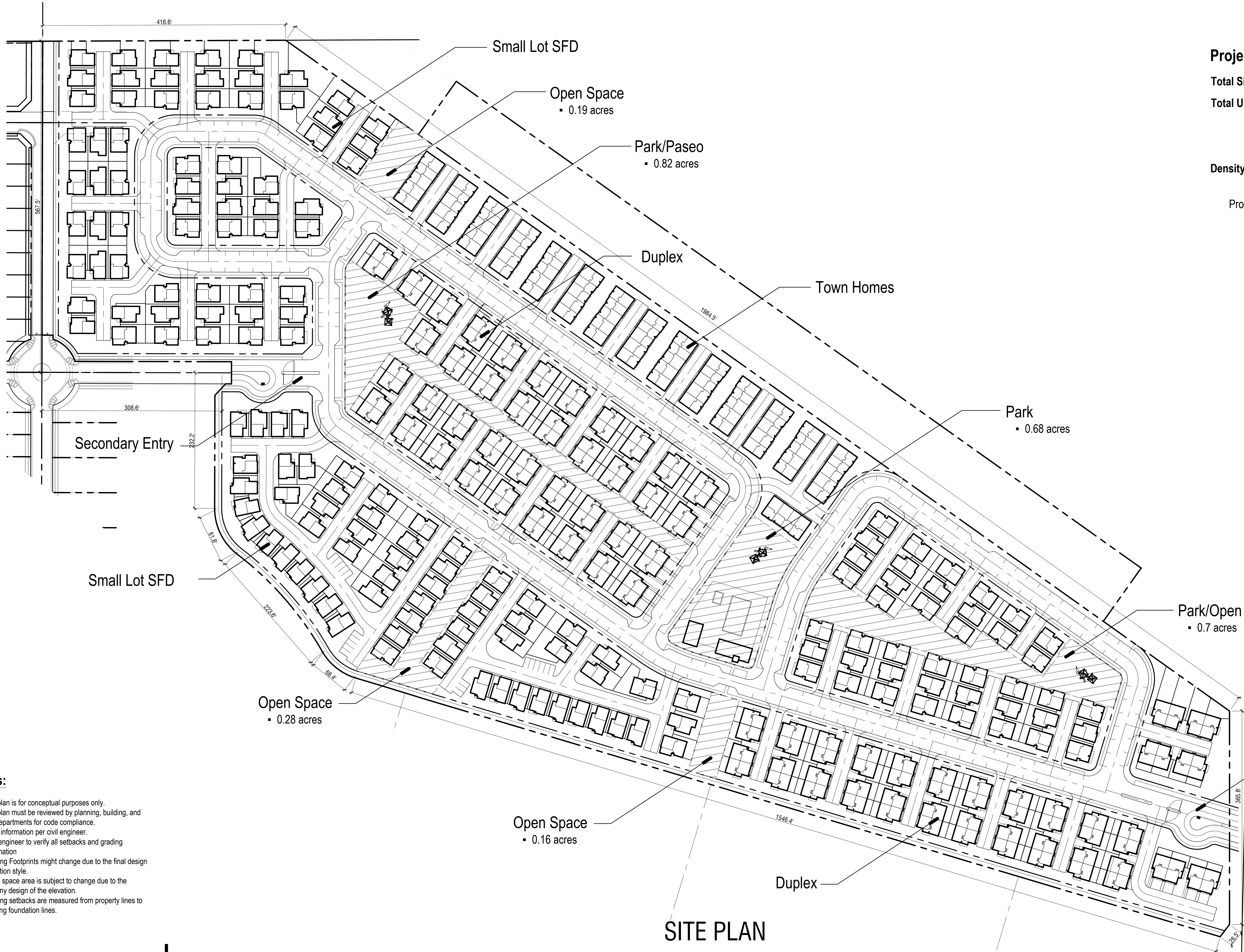
**Total Units:** 375 Homes

- (169) Small Lot SFD
- (132) Duplex
- (74) Townhomes

**Density:** 11.4 Homes per Acre

**Provided:** 998 Spaces (2.67 spaces per home)

- Garage: 750 Spaces
- Driveway: 24 Spaces (1 space/drive)
- Head In: 19 Spaces (9' x 19')
- Parallel: 205 Spaces (8' x 24')



- Notes:**
1. Site plan is for conceptual purposes only.
  2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
  3. Base information per civil engineer.
  4. Civil engineer to verify all setbacks and grading information.
  5. Building Footprints might change due to the final design elevation style.
  6. Open space area is subject to change due to the balcony design of the elevation.
  7. Building setbacks are measured from property lines to building foundation lines.

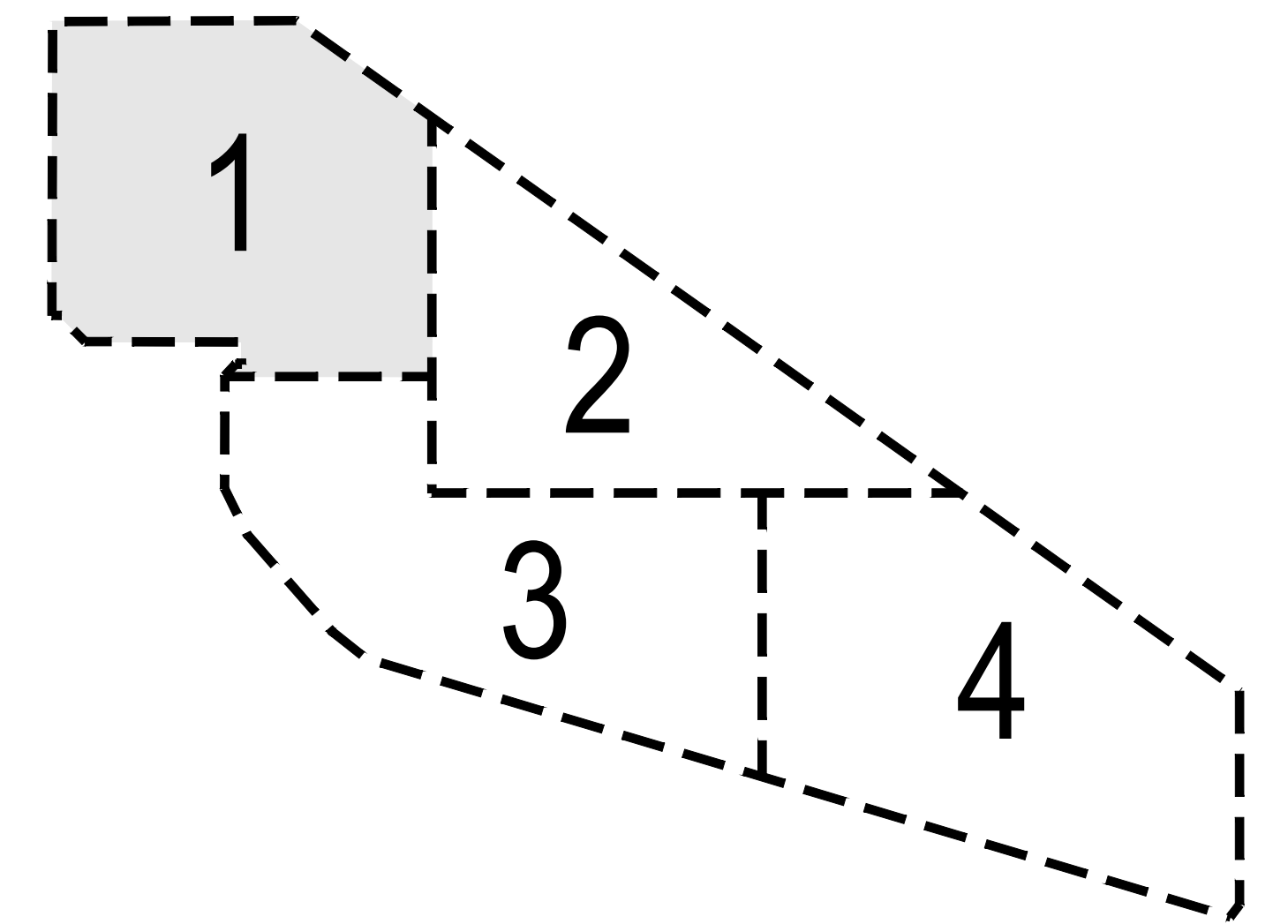
**NCP VERANO LLC**

**SITE PLAN  
VERANO  
CATHEDRAL CITY, CA**

0 25 50 100  
**PLANNING**

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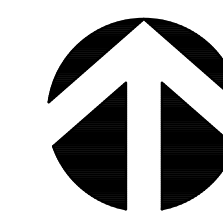




KEY MAP

**Notes:**

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
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7. Building setbacks are measured from property lines to building foundation lines.



ENLARGED SITE PLAN 1  
**VERANO**  
 CATHEDRAL CITY, CA

NCP VERANO LLC

0 25 50

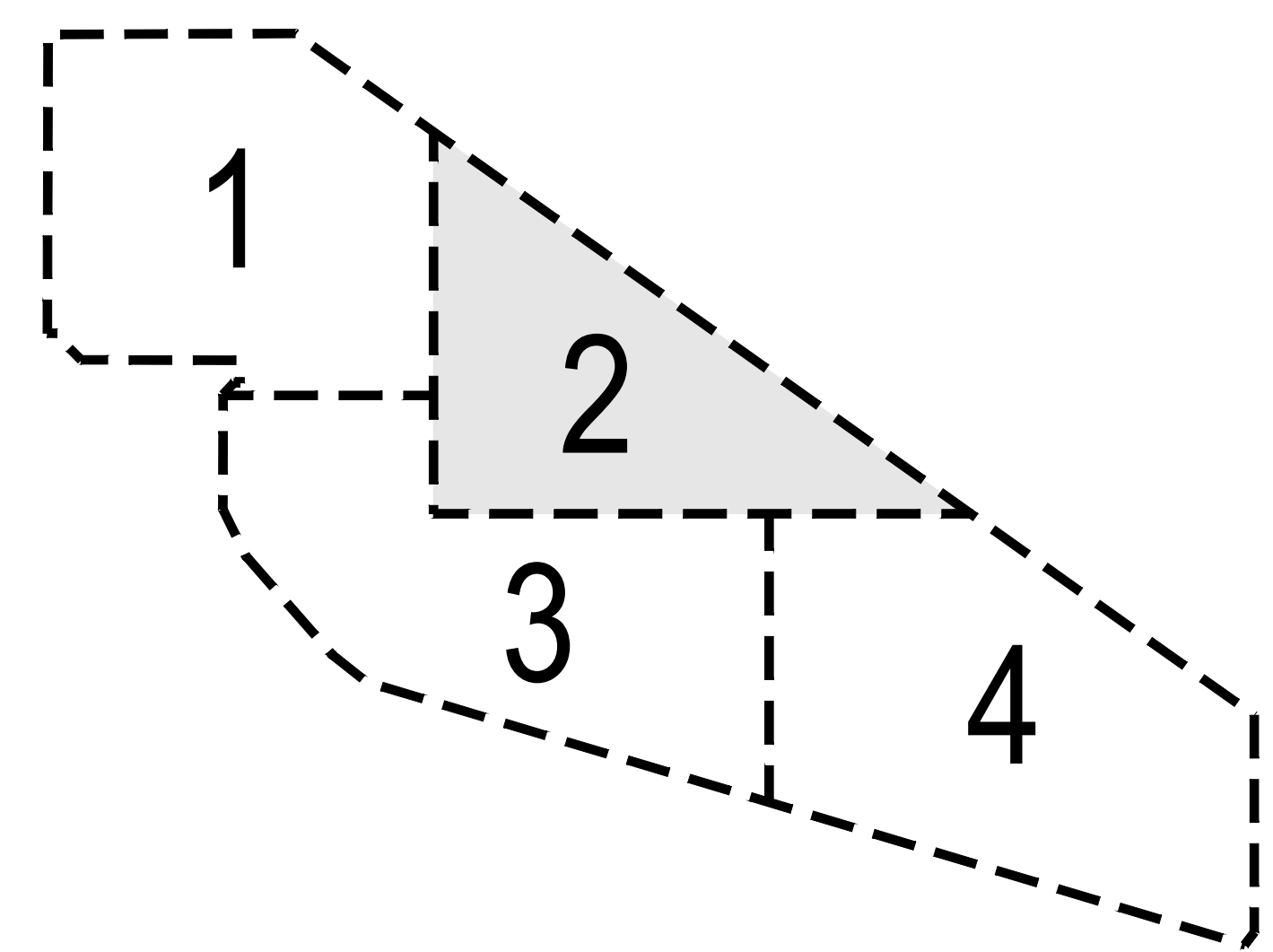
PLANNING

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ARCHITECTS . PLANNERS . DESIGNERS

**WHA.**

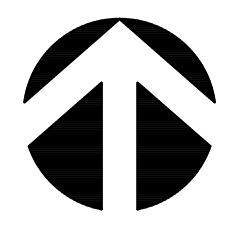
ORANGE COUNTY . LOS ANGELES . BAY AREA



KEY MAP

**Notes:**

1. Site plan is for conceptual purposes only.
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3. Base information per civil engineer.
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ENLARGED SITE PLAN 2  
**VERANO**  
 CATHEDRAL CITY, CA

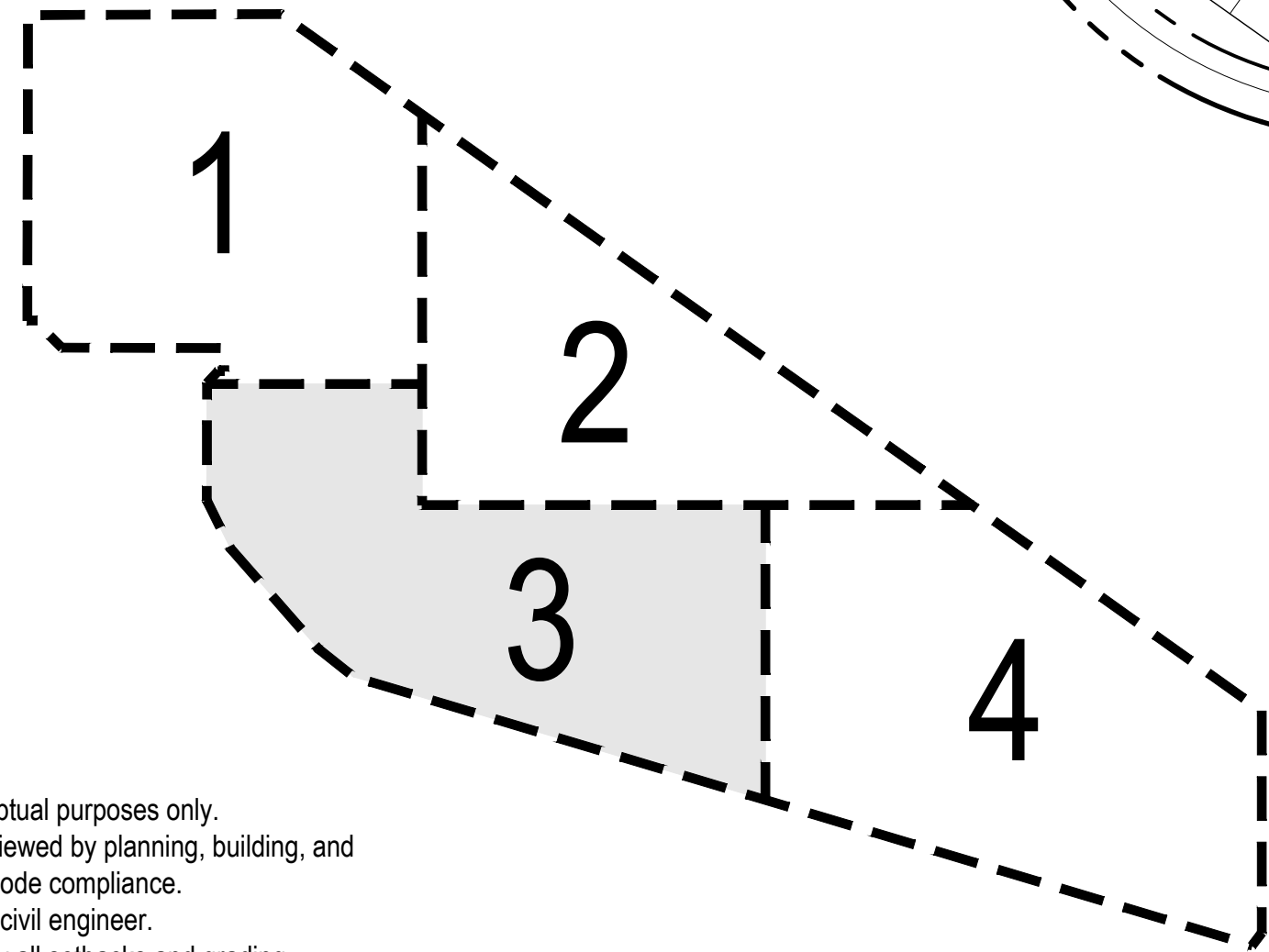
NCP VERANO LLC

0 25 50  
**PLANNING**

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**WHA.**  
 ORANGE COUNTY . LOS ANGELES . BAY AREA





**Notes:**

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
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7. Building setbacks are measured from property lines to building foundation lines.

KEY MAP

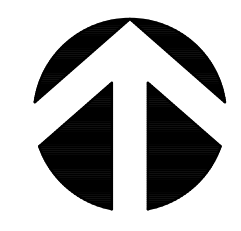
**NCP VERANO LLC**

**ENLARGED SITE PLAN 3**  
**VERANO**  
 CATHEDRAL CITY, CA

0 25 50  
**PLANNING**

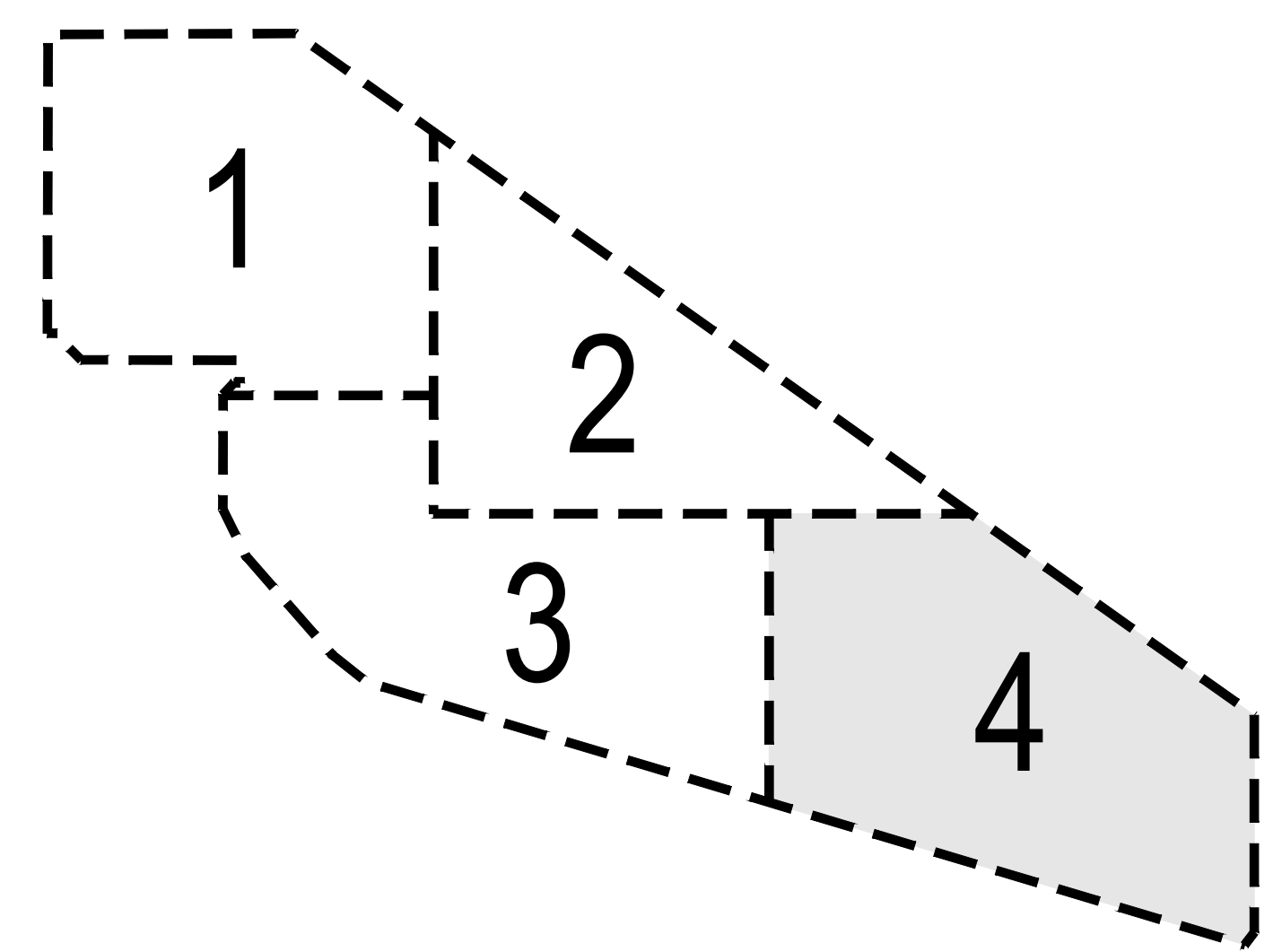
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**WHA.**  
 ORANGE COUNTY . LOS ANGELES . BAY AREA





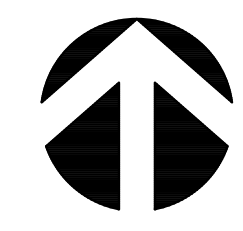
ENLARGED SITE PLAN 4  
**VERANO**  
 CATHEDRAL CITY, CA



KEY MAP

**Notes:**

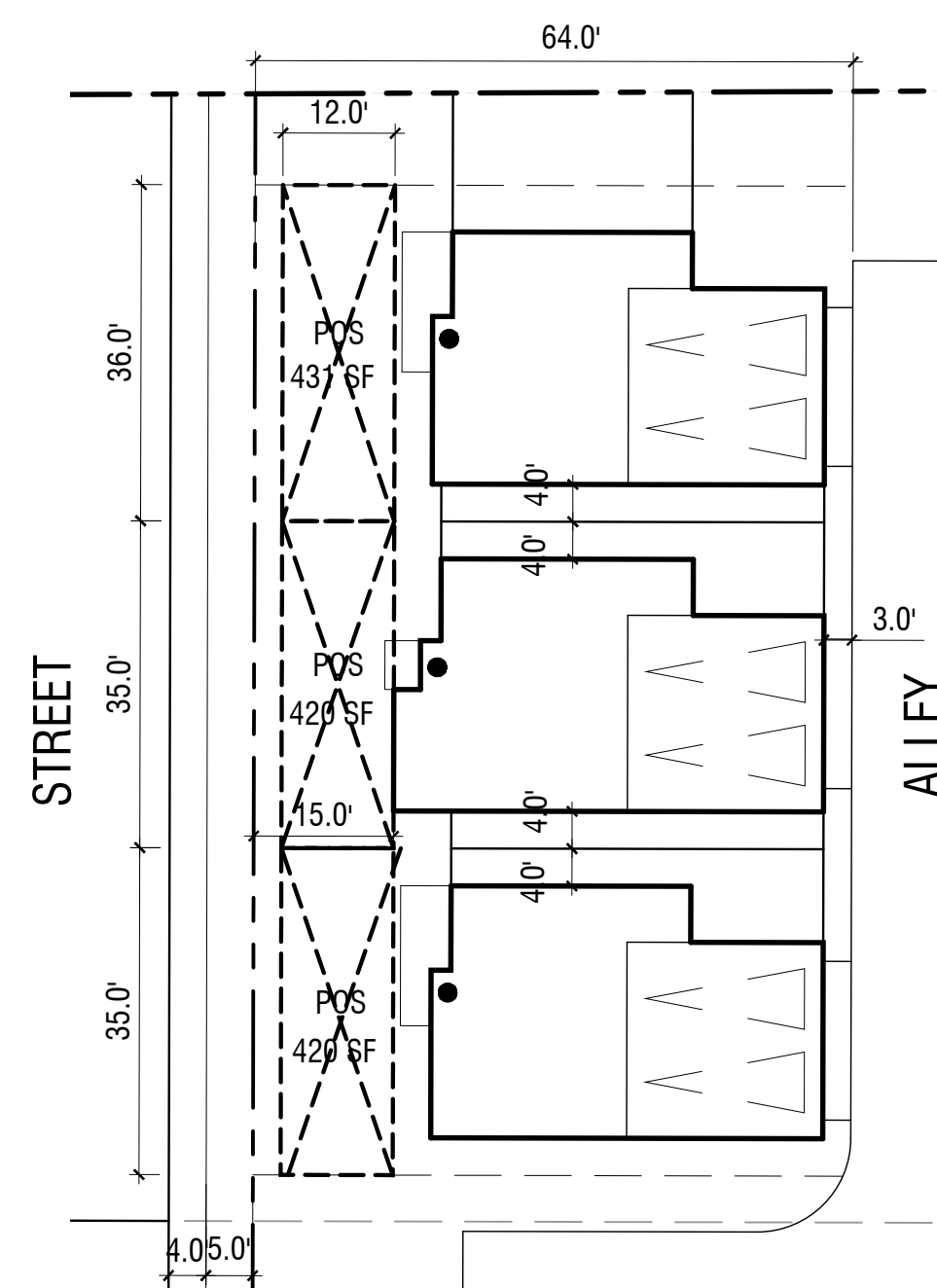
1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.



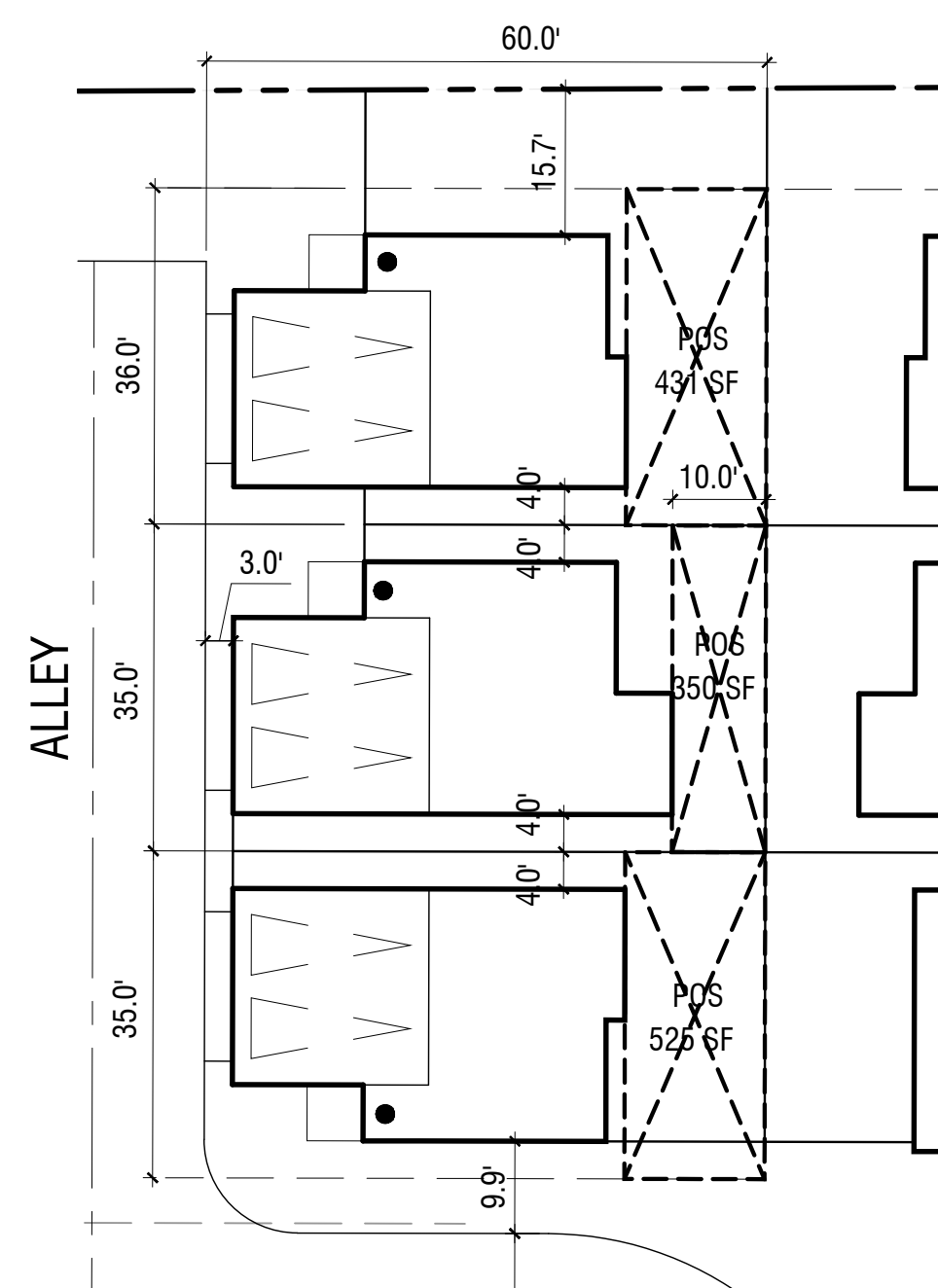
NCP VERANO LLC

0 25 50  
**PLANNING**

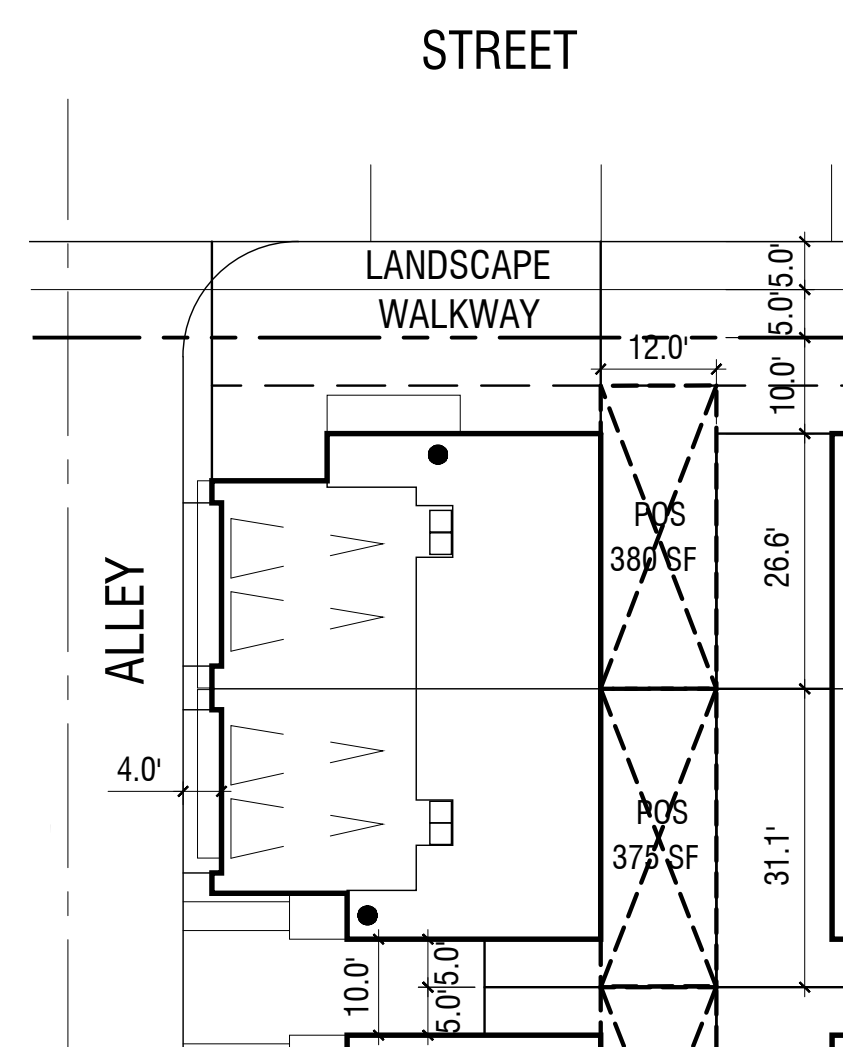
ARCHITECTS . PLANNERS . DESIGNERS  
**WHA**  
 ORANGE COUNTY . LOS ANGELES . BAY AREA



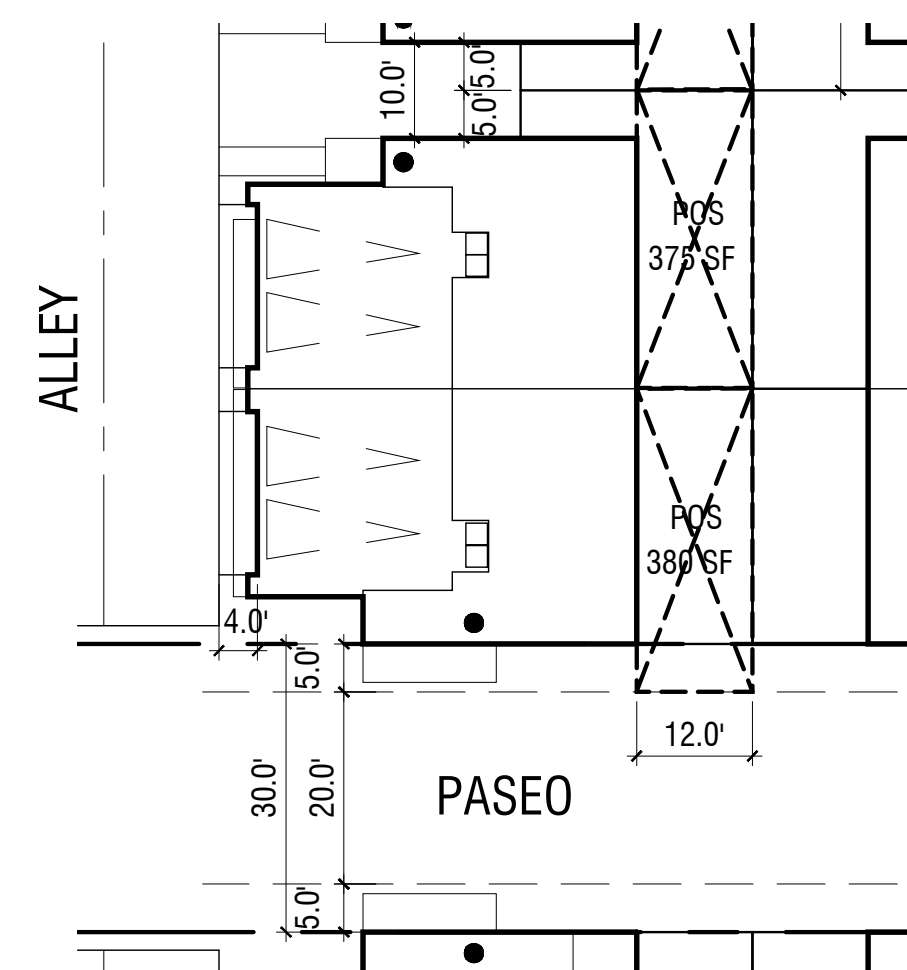
STREET/PASEO ENTRY



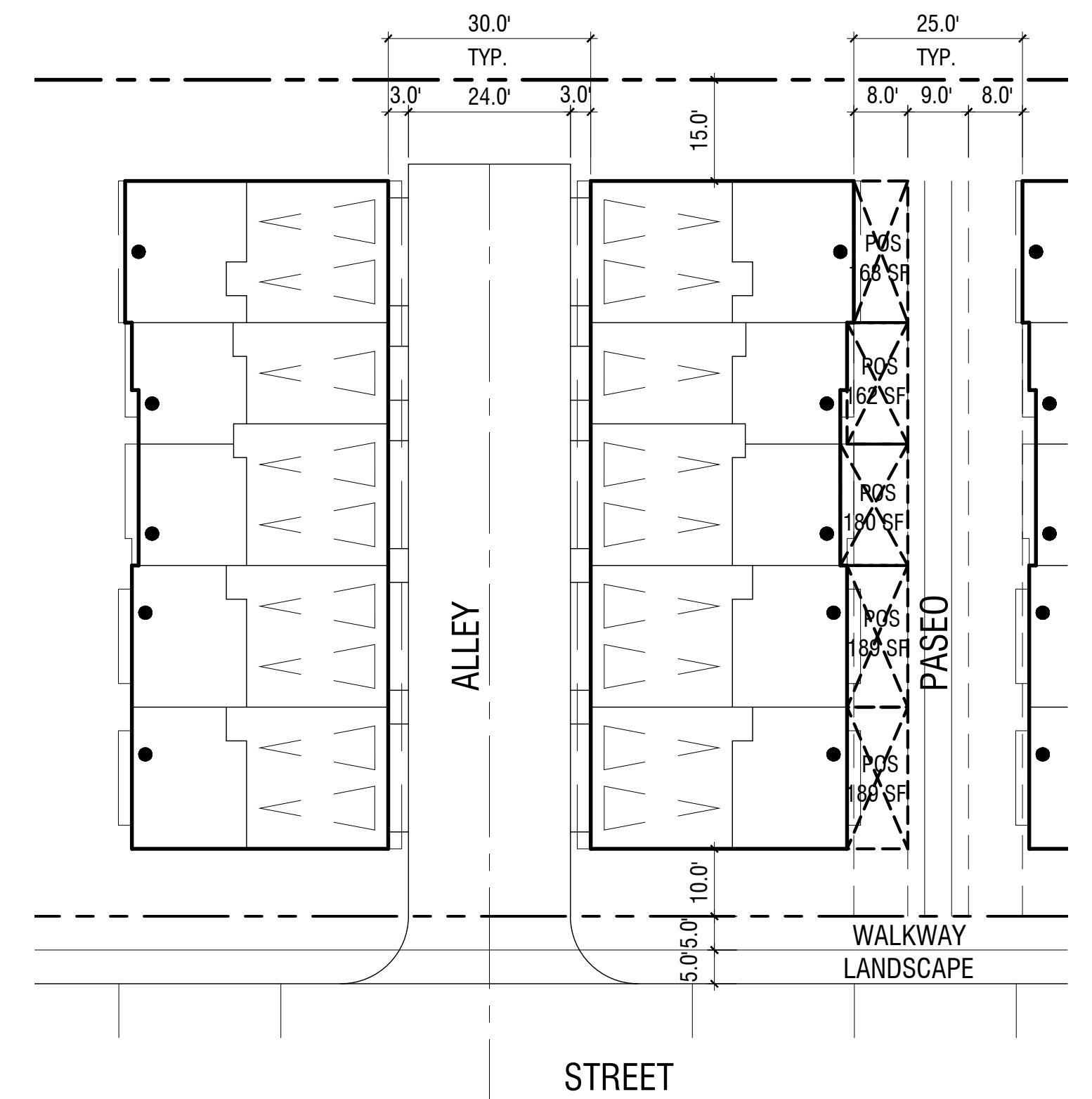
BACK TO BACK CONDITION



STREET CONDITION



PARK/PASEO CONDITION



TOWNHOMES

SMALL LOT - SINGLE FAMILY DETACHED

DUPLEX

TYPICAL PAD LAYOUT

**VERANO**

CATHEDRAL CITY, CA

NCP VERANO LLC

0 12.5 25

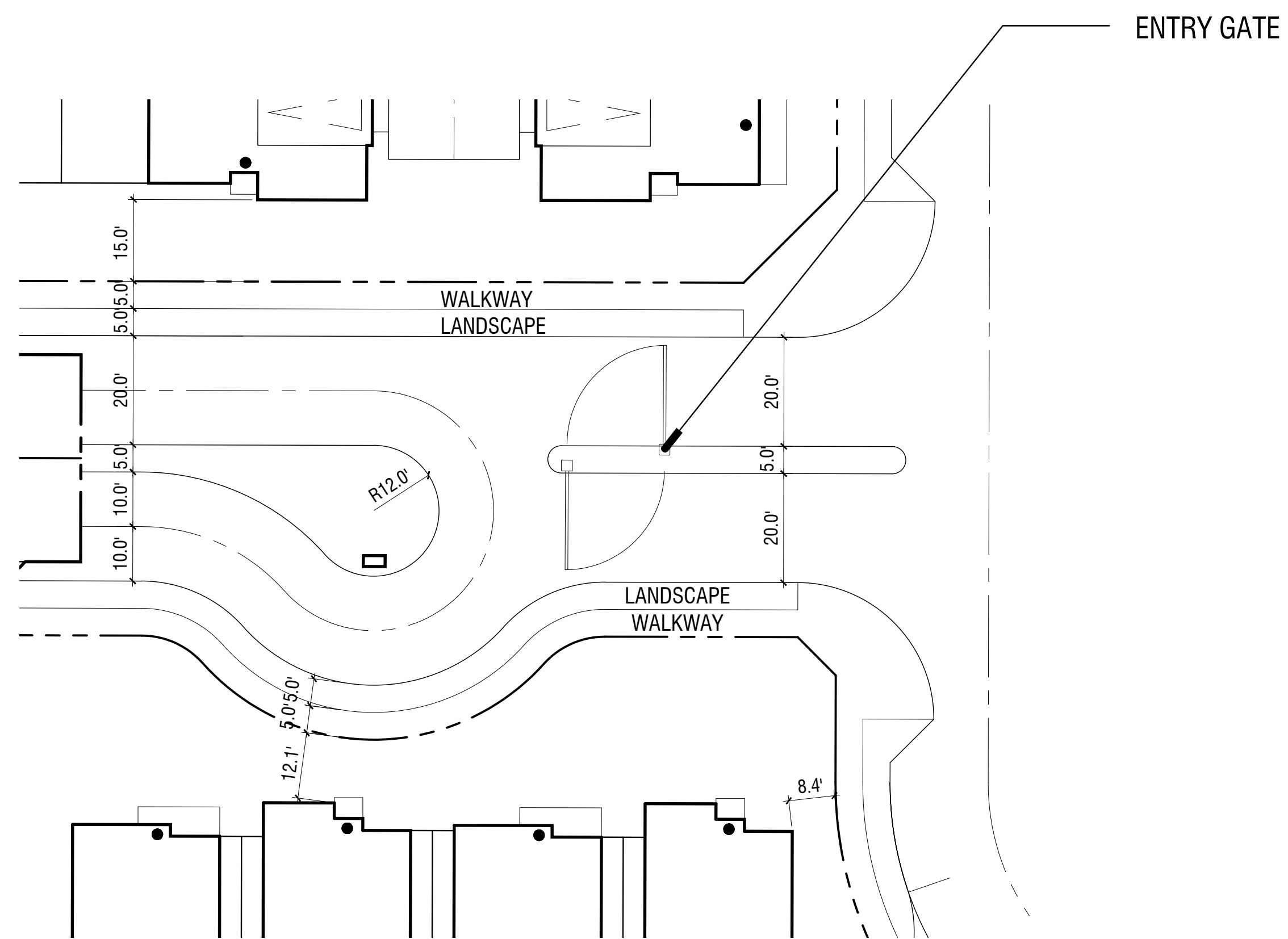
PLANNING

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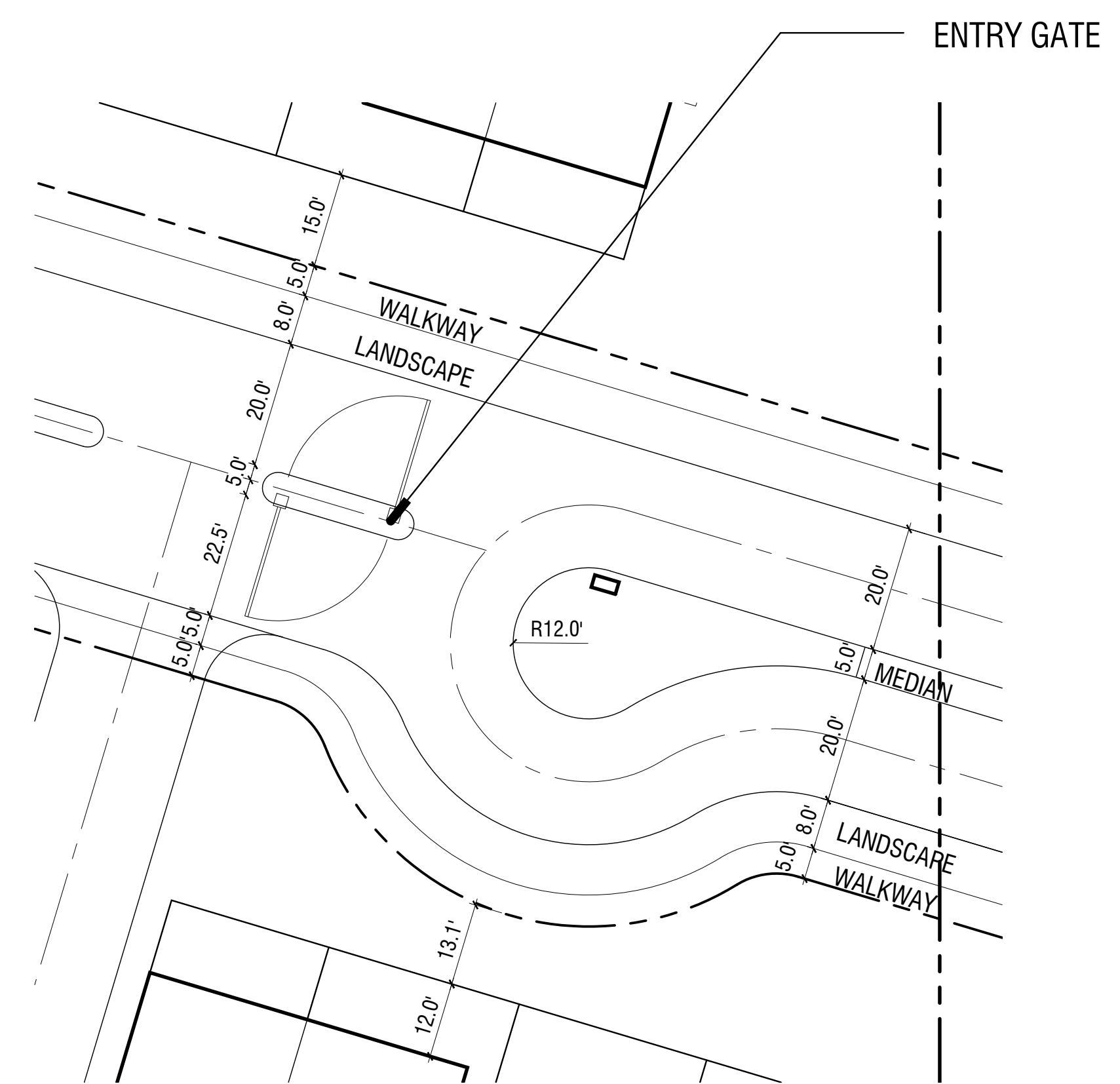
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ORANGE COUNTY . LOS ANGELES . BAY AREA



SECONDARY ENTRY



MAIN ENTRY

COMMUNITY ENTRIES  
**VERANO**  
 CATHEDRAL CITY, CA

NCP VERANO LLC

0 12.5 25  
**PLANNING**

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**WHA**  
 ORANGE COUNTY . LOS ANGELES . BAY AREA

# 1997 Rio Vista Village Specific Plan Amended 2016 and 2017

---

Amended:  
January 2024 Draft

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## ***INTRODUCTION***

**Purpose And Intent of the 2024 Specific Plan Amendment.** The proposed action is to amend the approved Rio Vista Village Specific Plan (SP 97-55 and Amendments 2016 and 2017) for the following:

- Establish single-family lots and multifamily parcels with associated tentative tract maps covering the undeveloped areas of the approved Specific Plan.
- Update development standards to address more contemporary home and lot configurations.
- Update the Landscape Master Plan (Section 4.7) to allow for climate appropriate trees other than mesquite trees for better longevity and appearance (mesquite trees have not weathered well the impacts of strong winds).
- Provide additional egress to Verona Road, aligned with Ventura Drive to the south.
- Modify neighborhood parks within the Specific Plan Amendment Area (location and size) from the originally approved Exhibits 4-H, 4-I, 4-I.5.
- Omit the requirement for alley loaded units along Rio Vista Drive.
- Modify the design and programming of the recreation center by eliminating the “Beach Club and Water Park” and adding sports courts and gathering spaces.
- Provide applicable information pertaining to mitigation measures based on the completed development and the proposed future design.

The Amendment maintains the approved density, maximum unit count and the General Plan Land Use designation RL for the single-family detached residential areas (Planning Areas 3.1 (portion), 5.1, 5.2, 5.3, 5.4, 6.1, 6.2, 6.3, 6.4, and 6.5) and RMH and RH for the multi-family site (Planning Areas 1.1 and 1.2) within the Specific Plan Amendment Area. The SPA presents home types to support the goals of the Specific Plan and the ongoing build-out of the Rio Vista Village Specific Plan.

- The Amendment will enable contemporized residential building types. This modification from the approved Specific Plan will address City housing needs and develop [the vacant residential areas of the partially developed Specific Plan property in a manner](#) that fits well within the existing neighborhood fabric and offers additional housing options.
- Site development standards set forth in this Section and in the currently approved Specific Plan are tailored toward smaller lot single-family development and [multi-family](#) home configurations while being [compatible with](#) the adjacent uses.
- The continuing design vision will encourage creative design to [accommodate](#) a pedestrian-oriented neighborhood with ample recreation amenities [and open space, consistent with the approved Specific Plan goals.](#)
- [Minor modifications to street configuration to provide larger parks and address neighborhood needs for circulation while remaining consistent with the Specific Plan’s circulation pattern.](#)

The 2024 Specific Plan Amendment Area is [limited to 128 acres within APNs: 677-050-017, -018, -027, -031, -032, -033 and -034.](#) Refer to Exhibit 1-1: Specific Plan Amendment Area.

Amendments are shown throughout in “redlined” format with additions shown as underlined text and deletions shown as ~~striketrough~~ text.

**2024 Specific Plan Amendment Compliance with California Environmental Quality Act (CEQA).** CEQA Consistency Analysis for Rio Vista Village (Verano) Specific Plan Amendment and Tentative Tract Map Nos. 38709, 38710, 38711, 38712, 38713 and 38902 (State Clearinghouse No XX-XXXX) was prepared and certified by the City of Cathedral City for the Specific Plan in accordance with applicable requirements of CEQA, which evaluated the potential impacts associated with development under the Specific Plan. Negative Declaration for SPA Case No. 97-55B, GPA 16-003 and CZ 16-003 was prepared and approved by the City in connection with amendments to Planning Areas 1.1 and 1.2 included in this 2024 Specific Plan Amendment.

All subsequent entitlements, approvals and permits to develop the Specific Plan Amendment Area as envisioned hereunder must be consistent with the Specific Plan, as amended. **As the Specific Plan Amendment does not intensify uses within the Specific Plan boundary or result in new or substantially more severe significant impacts than previously analyzed,** a consistency analysis was prepared pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Section 15162, 15163, 15164 and 15183 which provides the basis for the City's determination that the Project is within the scope of the Rio Vista Village Specific Plan and Adopted Mitigated Negative Declaration (MND) (1997) and Cathedral City 2040 General Plan Final EIR (CCGP EIR), and that no supplemental or subsequent negative declaration, environmental impact report or addendum is required to the Adopted MND.

**NCP Verano LLC  
PARCELS OWNERSHIP**

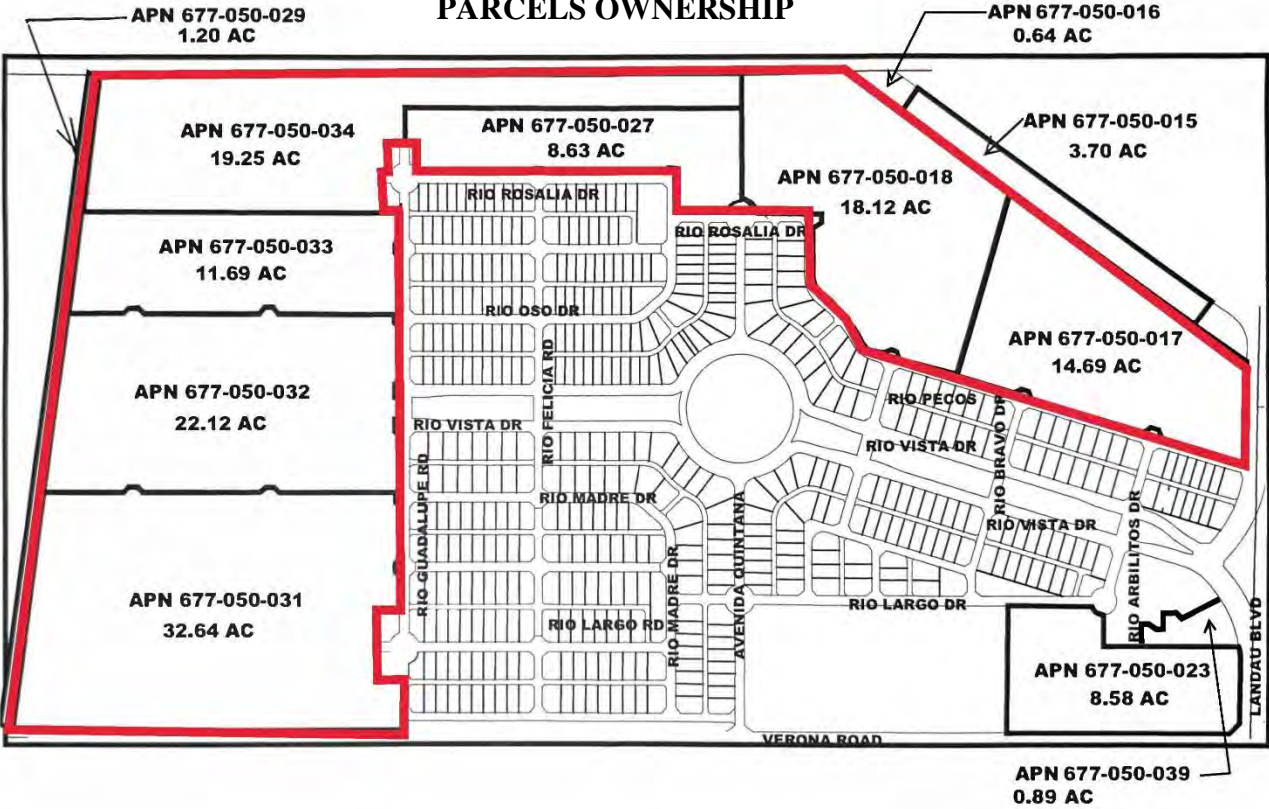


EXHIBIT 1-1: SPECIFIC PLAN AMENDMENT AREA (2024)

This Specific Plan was prepared to implement the intent of the Ahwahnee Principles in a predominantly residential village setting. The 303 area site that is Rio Vista Village Specific Plan is located on the northwest corner of Verona and Landau and is approximately 1 mile by 1/2 mile in dimension. Its location at the edge of existing development permits the use of innovative planning concepts without impacting in a negative way any of the existing developments (Sunix) or those approved, but not yet completed projects such as La Pasada. Yet for all its sense of partial isolation, Rio Vista is an inseparable portion of the whole of Cathedral City and as such is servant to the planning decisions made over the years that establish controls and precedents Rio Vista cannot and should not attempt to alter.

Within the boundaries of the project, we have attempted to include every suitable "new urbanism" principle that is appropriate for the size and nature of the project. We have proposed narrow streets to "calm" traffic and are using contemporary roundabouts and traffic circles. We have proposed smaller lots, service lanes, reduced front yards, porches, patios and verandahs, walkable streets, increased street trees and landscaping, open space distributed throughout the community, a hierarchy of common open space elements from passive parks to active water features and a concentration of community activity in a small village center.

What we cannot control is the fact that the site is removed from Vista Chino, the nearest through arterial and as such, local commercial and institutional uses will be small, phased and dependent on the immediate market area for economic support. We have proposed a roundabout at the intersection of Verona and Landau that requires the cooperation of the City and a minimum of four land owners. It is at this intersection that a village center ought to be developed but only Rio Vista has located uses and proposed improvements to support this notion.

The result is a valid attempt to integrate the planning principles of the new urbanists into an existing infrastructure of both land uses and existing community sensibilities. The result can be a truly innovative and vibrant community provided the City, the community, the developer and the merchant builders all adhere not to the strict letter of the zoning regulations but to the spirit of the underlying intent as embodied in the "Community Character Criteria.

## **SECTION 1.0**

### **AUTHORITY, PURPOSE AND APPLICATION OF THE SPECIFIC PLAN**

#### **1.1 AUTHORITY**

Specific plans are required to implement and be consistent with the General Plan. Rio Vista Village adheres to the underlying General Plan land use classification of Residential L-SP and proposes to construct no more than the permitted 4.5 dwelling units per acre which applied to the 302.62 acres of the site yields 1,362 units. The specific plan allows flexibility in design and planning standards, permits the drafting of a unique set of zoning regulations applicable only to the areas within the specific plan boundaries and in conjunction with applicable portions of the Planned Development Ordinance ensures adequate open space and recreational opportunities for the residents and guests of Rio Vista Village.

#### **1.2 PURPOSE**

The purpose behind this specific plan is simply to take maximum advantage of the flexibility offered by the ability to draft a unique and suitable set of development policies, regulations and guidelines based on the Ahwahnee Principles. Its authority is found in Division B, Specific Plans of the Zoning Ordinance of the City of Cathedral City which enables land owners to implement California Government Code 65450 authorizing the use of specific plans.

#### **1.3 APPLICATION**

This specific plan addresses a variety of development and zoning issues for which regulations and standards are proposed. When specifically addressed, the provisions of this specific plan shall prevail over other city standards and existing zoning regulations. When the specific plan is silent on an issue, the currently enforced and applicable city regulations shall prevail.

In matters of interpretation the Ahwahnee Principles shall be looked to for guidance. Where specifically identified, the Director of Community Development shall render interpretations and make findings according to applicable law and the dictates of the policies and ordinances of the City of Cathedral City.

#### **1.4 EXTENT**

This specific plan deals directly with the permitted uses of the land, development regulations, densities, and site development criteria. Since this project is developed as a master planned community, the design themes and guidelines are provided in the Community Character Criteria

booklet to be submitted separately and administered by the Master Developer or their representative or assignee.

## SECTION 2.0

### GENERAL PLAN CONSISTENCY

The following section contains specific General Plan policies, and objectives that are pertinent to Rio Vista Village. In general, however, the planning and design of Rio Vista Village is very sensitive to General Plan policies and especially to those that reflect the adoption of the Ahwahnee Principles. In the discussion of the General Plan that follows, the page number on which the applicable section is found precedes the section in *italics*. That is followed by the RIO VISTA RESPONSE section wherein those portions of the Specific Plan that apply are discussed.

### SECTION/PAGE POLICY DISCUSSION.A. COMMUNITY STRUCTURE

#### 1. COMMUNITY SECTORS COMPONENT

*11-6 (c. Needs) "...Vista are in many ways the most challenging. The overwhelming need in this area is to find ways of living with the pattern of existing lots without creating a chaotic mess. Very creative development standards and incentives will be needed. Considerable refurbishing of existing public improvements and protection from blowsand will be required."*

RIO VISTA RESPONSE: The planning and design concepts that guide the development of Rio Vista Village are founded in the Ahwahnee Principles, the planning principles adopted by the city. Far from creating a "chaotic mess," these principles and their application in Rio Vista Village create clear organization within a framework of safe streets, walkable neighborhoods, local open space network and innovative design guidelines.

*11-7 (e. Objectives, Policies and Programs)*

*1.1.2 **Program:** Develop landscape programs which allow some localized variation where local identity can be reinforced.*

*1.1.3 **Program:** Wherever possible, reinforce sector identity through design of public improvements.*

RIO VISTA RESPONSE: The master landscape program for Rio Vista Village is a creative response to the desert environment and is based on the notion of developing a community within a grove of mesquite trees or other climate appropriate trees. Additionally, the signature street, Rio Vista Drive, is a median divided street. The 100' wide median serves as both detention basin and landmark landscape feature unique in the city.

*2.1.1 Program: Write zoning districts to recognize sector variations.*



RIO VISTA RESPONSE: The zoning regulations and development standards written for this specific plan create unique, specific and locally sensitive criteria aimed at implementing the Ahwahnee Principles at the local level.

2. ACTIVITY CENTERS COMPONENT

*11-10 (e. Objectives, Policies and Programs)*

*2.1.1 **Program:** Write zone code and subdivision regulations which provide for neighborhood activity centers.*

*2.1.3 **Program:** Coordinate future school locations with the Palm Springs Unified School District so sites, to the extent needed, will function as neighborhood centers.*

RIO VISTA RESPONSE: Rio Vista Village provides a village center that contains an elementary school (located and sized per PSUSD criteria), a small commercial/institutional facility and a community recreation center inclusive of swimming pool, sports court and clubhouse.

4. OPEN SPACE, CONSERVATION AND RECREATION COMPONENT

*II-17 (e. Objectives, Policies and Programs)*

*1.1.6 **Program:** Develop standards, criteria, regulations and incentives to achieve strengthened community features and image by use of open space features.*

*1.2.1 **Program:** Develop landscape standards and lists of approved desert landscaping materials for open space and landscaped areas.*

*1.4.3 **Program:** Establish assessment districts for each community sector for the purpose of funding park acquisition or improvement budgets.*

RIO VISTA RESPONSE: Rio Vista Village utilizes a well-connected network of open space elements and features, each of which contributes to the sense of unique identity established for the village. The single largest open space feature, the detention basins encompass over 11 acres of xeriscape treatment linking the designed environment back to its environmental context in an appropriate and water conserving manner. As a part of the development, a four-acre community recreation facility will be included with swimming pool, sports court and a clubhouse. Thus, both the city and the village enjoy the park's design and location as a place-making feature of the urban scape.

5. URBAN DESIGN COMPONENT

*11-20 (e. Objectives, Policies and Programs)*

*1.1.3 **Program:** Regulate the setbacks, height and bulk of buildings through the provisions of an updated zone code.*

RIO VISTA RESPONSE: This specific plan proposes a complete zoning code to regulate the development within the project boundaries. These provisions are both updated and

based on the neo-traditional planning concepts and principles embodied in the Ahwahnee Principles and the Charter of the New Urbanism.

**B LIVING ENVIRONMENTS**

**1 LAND USE COMPONENT**

Note: On February 19, 1992, the City Council approved a General Plan Amendment and Re-zoning application that placed Rio Vista Village within Land Use Category “L-SP”, Low Density Residential requiring a Specific Plan. The property was rezoned to R1-7.2-S

*11-33 1) Residential*

*Low Density Residential: This category permits residential development from a base density of 2 du/ac to a maximum of 4.5 du/ac. It is intended to accommodate single-family detached dwelling units.*

RIO VISTA RESPONSE: Rio Vista Village proposes to develop the entire residential portion of the village within the density limits of Low Density Residential. A maximum of 1,362 units are permitted. Within individual planning areas of the project, however, higher densities are both permitted and encouraged to achieve the mix of residential types, prices and life-styles that are at the heart of the Ahwahnee Principle’s attempt to develop real, integrated communities. Within the planning constraints of the plan, in excess of 1000 of the 1392 units are proposed as detached single-family units. An additional 150 units are expected to be developed as attached single-family within a condominium ownership program. The result is that approximately 1150 of the 1,362 dwellings within the plan are intended for home ownership opportunities.

*II-39 (e. Objectives, Policies and Programs)*

*2.1.1 **Program:** Identify vacant or underutilized areas of the City where support systems are capable of serving intensification of development.*

*3.1.2 **Program:** Establish and adopt Specific Plans for developing or guiding development of major land holdings.*

*3.2.1 **Program:** Establish planning areas as building blocks of community planning efforts.*

*3.2.2 **Program:** Identify development control needs to support individual planning area character.*

RIO VISTA RESPONSE: Rio Vista Village was a large (303-acre) vacant parcel immediately adjacent to existing development. Substantial infrastructure improvements were made prior to 2024 by the City in terms of water and sewer services to the adjacent tracts. The underlying General Plan category required a Specific Plan for the 1997 project on the site. The Specific Plan utilized the planning area concept to develop both sensible units of development and neighborhood sized components that relate to infrastructure and

land use patterns. A companion document to the 1997 Specific Plan is the Community Character Guidelines in which reside the design and image controls for the entire village.

#### 4 ENERGY COMPONENT

*11-109 (e. Objectives, Policies and Programs)*

**1.1.1 Program:** *Explore conservation measures then apply them to building design, to include, but not be limited to:*

- *Minimal glazing exposure to reduce heat transfer.*
- *Light colored reflective walls and roofs.*
- *South oriented roofs for greatest heat gain in winter and ease of retrofit for solar energy installation.*
- *Weather strip on all doors and windows.*
- *Entry airlocks (vestibules) to reduce exterior air infiltration.*
- *Insulated air conditioning air ducts and hot water pipes.*
- *Active and passive solar heating.*

**1.1.2 Program:** *Apply the following conservation measures to site design:*

- *Locate buildings as much as possible to benefit from natural ventilation and cooling; perpendicular to the direction of the wind in summer.*
- *Reduce extent of paved areas.*
- *Shade paved areas by using trees along streets and parking areas.*
- *Utilize landscaping to maximize shading of structures in summer months.*

RIO VISTA RESPONSE: The design of individual dwellings within the project will be in the hands of the planners, engineers, architects and landscape architects retained by the merchant builders working within the overall sales and management plan for the village. Certain portions of the master plan, however, will be built by the master developer who will exert both control over the design and by example set a high level of sensitivity to the environmental forces acting upon the site. The accompanying Community Character Criteria booklet contains specific design recommendations dealing with the placement of structures, their design, the use of the lot, and provides for specific measures and features to be employed to deal with solar heat gain, wind and blowsand intrusion and the creation of sizable shaded outdoor living areas.

#### **Ahwahnee Principles and the New Urbanism:**

The Ahwahnee Principles have been adopted by Cathedral City as the guiding framework for community development. The principles are derived from the best of our older and most pleasant communities. They stress walkable communities, integrated uses, a fine grain mix of housing types and densities, a focus on the community center, a return to pedestrian orientation and a relegation of the automobile to a subservient, rather than a dominant role. Since that time the Congress of the New Urbanism has refined the principles and re-directed them to the most discrete issues faced by architects and planners designing neighborhoods and their components: the blocks, streets lots and homes of the community.

#### RIO VISTA RESPONSE

Rio Vista Village will include such practical applications as reduced local street widths, tighter intersection curb radii, service lanes (alleys), reduced front yards and grid street layouts. We have re-introduced the “roundabout” to facilitate local traffic flow and are employing a grand boulevard as the central organizing element of the plan. The boulevard serves a variety of purposes, e.g., traffic separation and control, storm water retention in the median, xeriscape landscape development, passive recreational enjoyment and a PAR course and in the central traffic circle, a 3 acre community park.

#### **Specific Plan Ordinance:**

The Specific Plan Ordinance, (Division B of the Zoning Ordinance) details the requirements for the preparation of specific plans. This document responds to these requirements and addresses every mandatory element. In particular, a specific plan may amend the General Plan and create a set of zoning regulations applicable to the parcels within the project boundaries. These regulations may vary from the underlying zone classification so long as the density and basic criteria for consistency with the General Plan are observed.

#### RIO VISTA RESPONSE

Within this document, a unique set of zoning regulations are provided that implement the Ahwahnee Principles in specific terms as applied to both neighborhood planning and individual lot design. Rio Vista Village has adopted the most flexible and the most innovative sections of all applicable ordinances and combined them with the precepts of the new urbanist principles.

**Planned Unit Development Ordinance:**

The Planned Unit Development Ordinance (Ord. 862, DIVISION S, ARTICLE V of the Zoning Ordinance) provides for the use of innovative planning and design treatments that vary in some manner from the strict requirements of the standard zoning regulations.

RIO VISTA RESPONSE

In particular, the Planned Development Ordinance requires additional common open space as a trade-off for using lots smaller than the standard lot of 7200 square feet. Rio Vista Village provides more than the required aggregate area.



## **SECTION 3.0**

### **PROJECT DESCRIPTION**

#### **INTRODUCTION**

In 1997, the City of Cathedral City approved the Rio Vista Village Specific Plan. The project was composed of 302.62 acres of which 275 were developable. The Specific Plan permitted up to 1,362 homes to be constructed in addition to open spaces, recreational amenities, and other community features. The vision of Rio Vista Village was to be a pedestrian oriented community inspired by the Ahwahnee Principles and cornerstones of the Congress for New Urbanism, inclusive of walkable streets, homes that look front the public realm (sidewalks and streets), compact development, and a mix of uses.

The Rio Vista Specific Plan was amended in 2016 and 2017 to accommodate additional development standards for cluster development.

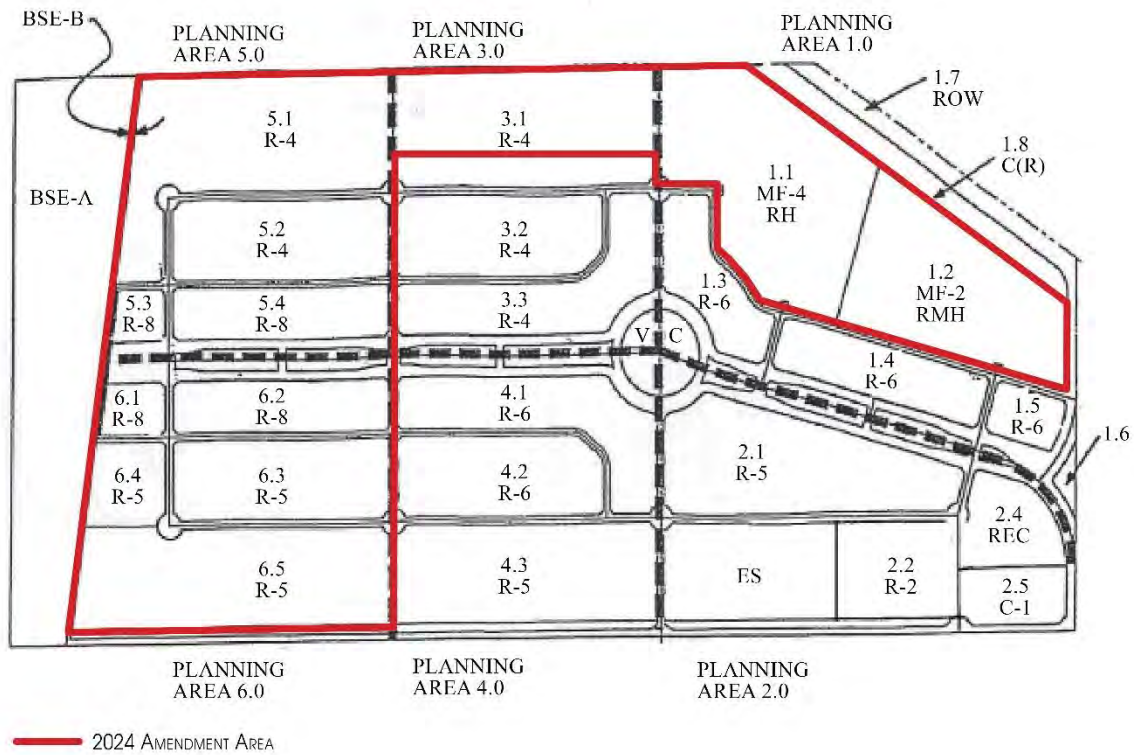
#### **2024 SPECIFIC PLAN AMENDMENT**

The Specific Plan Amendment Area is comprised of a total of approximately 128 acres located within the Rio Vista Village Specific Plan. More specifically, the applicable Planning Areas (PAs) are PA-1.1, 1.2, 3.1 (portion), 5.1, 5.2, 5.3, 5.4, 6.1, 6.2, 6.3, 6.4, and 6.5. The Planning Areas are currently vacant within the partially developed Specific Plan. The Specific Plan Amendment Area is generally bounded by the following existing features: Landau Boulevard to the east, the Union Pacific Railroad and Interstate 10 to the northeast, vacant land to the north, Rio Rosalia Drive, Rio Pecos Drive and Verona Road to the south, and Whitewater River and Morongo Wash flood control channel to the west.

In 2016 and 2017, the City of Cathedral City approved two amendments to the 1997 Rio Vista Village Specific Plan No. 97-55. Those amendments are incorporated within this Specific Plan document.

The 2024 Specific Plan Amendment does not increase density but presents new development standards to address new housing typologies. Refer to Exhibit 5-1 and Table 5-1.

The Amendment vision is to create a pedestrian-oriented neighborhood equipped with smaller footprint homes, front doors along streets and pedestrian walkways (paseos), authentic architecture, common open spaces for gathering, and private yard spaces for retreat. This traditional neighborhood aesthetic is consistent with the new urbanist theory upon which the original Specific Plan was adopted.



**EXHIBIT 3-1: SPECIFIC PLAN PLANNING AREAS AND LAND USE CATEGORIES AS AMENDED BY 2024 SPECIFIC PLAN AMENDMENT**



Table 3-1: Comparison of Approved and Proposed Unit Counts (As Amended by 2024 Specific Plan Amendment)						SPA Unit Count (approx.)	Density
PA	Land Use Designation	Land Use Description	Acres	Density (Units per Acre)	Maximum Allowable Units (Per Planning Area)		
1.0							
1.1 <sup>1</sup>	MF-4	Multi-Family	18.10	24	333	210	8.75
1.2 <sup>2</sup>	MF-2	Multi-Family	14.61	20	292	165	11.3
<b>Subtotal for PA 1.1 &amp; 1.2</b>			<b>32.71</b>		<b>625</b>	As of 11/9/23: 375 units total for both PA 1.1 and 1.2 [Subject to change]	
1.3	R-6	Single Family	4.95	5.5	27		
1.4	R-6	Single Family	5.73	5.5	32		
1.5	R-6	Single Family	1.96	5.5	11		
1.6		Theme Feature Park	0.44		0		
1.7		Future Landau Dedication	3.92		0		
1.8	C(R)	Commercial (Reserved)	4.69		0		
<b>Subtotal</b>			<b>54.40</b>		<b>695</b>		
2.0							
2.1	R-5	Single Family	13.23	6.5	86		
2.2 <sup>3</sup>	R-2	Single Family	4.49	15.0	58		
2.3	ES	Elementary School	10.0		0		
2.4	REC	Water Park Recreation	4.07		0		
2.5	C-1	Commercial- Institution	3.03		0		
<b>Subtotal</b>			<b>34.82</b>		<b>144</b>		
3.0							
3.1	R-4.5	Single Family	16.86	8	135	111	6.6
3.2	R-4.5	Single Family	8.80	8	69	65	7.4
3.3	R-4.5	Single Family	8.84	8	72	71	8.0
<b>Subtotal</b>			<b>34.38</b>		<b>275</b>	<b>247</b>	

Table 3-1: Comparison of Approved and Proposed Unit Counts (Continued)						SPA Unit Count (approx.)	Density
Planning Area	Land Use Designation	Land Use Description	Acres	Density (Units per Acre)	Maximum Allowable Units (Per Planning Area)		
4.0							
4.1	R-7	Single Family	8.88	5.5	49 (-1)*	46	5.2
4.2	R-7	Single Family	8.65	5.5	48 (+6)*	54*	6.2
4.3	R-7	Single Family	14.00	5.5	77 (-5)*	72	5.1
<b>Subtotal</b>			<b>31.53</b>		<b>173</b>	<b>172</b>	
5.0							
5.1	R- 4.5	Single Family	17.15	8	137 (-11)*	90	5.2
5.2	R- 4.5	Single Family	8.80	8	70	52	5.9
5.3	R- 8.5	Single Family	1.56	4.5	7 (+2)*	9*	5.8
5.4	R- 8.5	Single Family	5.73	4.5	26 (+9)*	35*	6.1
<b>Subtotal</b>			<b>33.24</b>		<b>240</b>	<b>186</b>	
6.0							
6.1	R- 8.5	Single Family	1.91	4.5	9 (+2)*	11*	5.8
6.2	R- 8.5	Single Family	5.73	4.5	26 (+10)*	36*	6.3
6.3	R-6	Single Family	8.80	6.5	57	51	5.8
6.4	R-6	Single Family	3.21	6.5	21	18	5.6
6.5	R-6	Single Family	16.17	6.5	105 (-12)*	67	4.1
<b>Subtotal</b>			<b>35.82</b>		<b>218</b>	<b>183</b>	
<b>Total</b>			<b>302.62</b>		<b>*1745 Max. (*1,362 Units Allowed)</b>		

*Notes:*

*Planning Areas already approved/constructed at a total unit count of 470 constructed plus 58 units approved for Tentative Tract Map 37124, leaving 834 units remaining and proposed by the 2024 Specific Plan Amendment.*

*Second dwelling units for rent may be included above the 1,362-unit limit subject to the requirements of Government Code section 65852.2.*

*Planning Areas have slightly adjusted from the original Specific Plan to adhere to the 2024 proposal; however, no Planning Area exceeds its allowable unit count or density. Refer to Exhibit 3.2.*

*As shown in the above Table 3-1:*

*Within Planning Area 4, Planning Area 4.2 receives 6 units transferred under Section 4.3.2 from Planning Area 4.1 (1 unit) and Planning Area 4.3 (5 units). Planning Area 4.1 is now permitted to have 47 units, Planning Area 4.2 is now permitted to have 54 units, and Planning Area 4.3 is now permitted to have 72 units.*

*Within Planning Area 5, Planning Area 5.3 receives 2 units transferred under Section 4.3.2 from Planning Area 5.1; and Planning Area 5.4 receives 9 units transferred under Section 4.3.2 from Planning Area 5.1. Planning Area 5.1 is now permitted to have 126 units, Planning Area 5.3 is now permitted to have 9 units, and Planning Area 5.4 is now permitted to have 35 units.*

*Within Planning Area 6, Planning Area 6.1 receives 2 units transferred under Section 4.3.2 from Planning Area 6.5; and Planning Area 6.2 receives 10 units transferred under Section 4.3.2 from Planning Area 6.5. Planning Area 6.1 is now permitted to have 11 units, Planning Area 6.2 is now permitted to have 36 units, and Planning Area 6.5 is now permitted to have 93 units.*



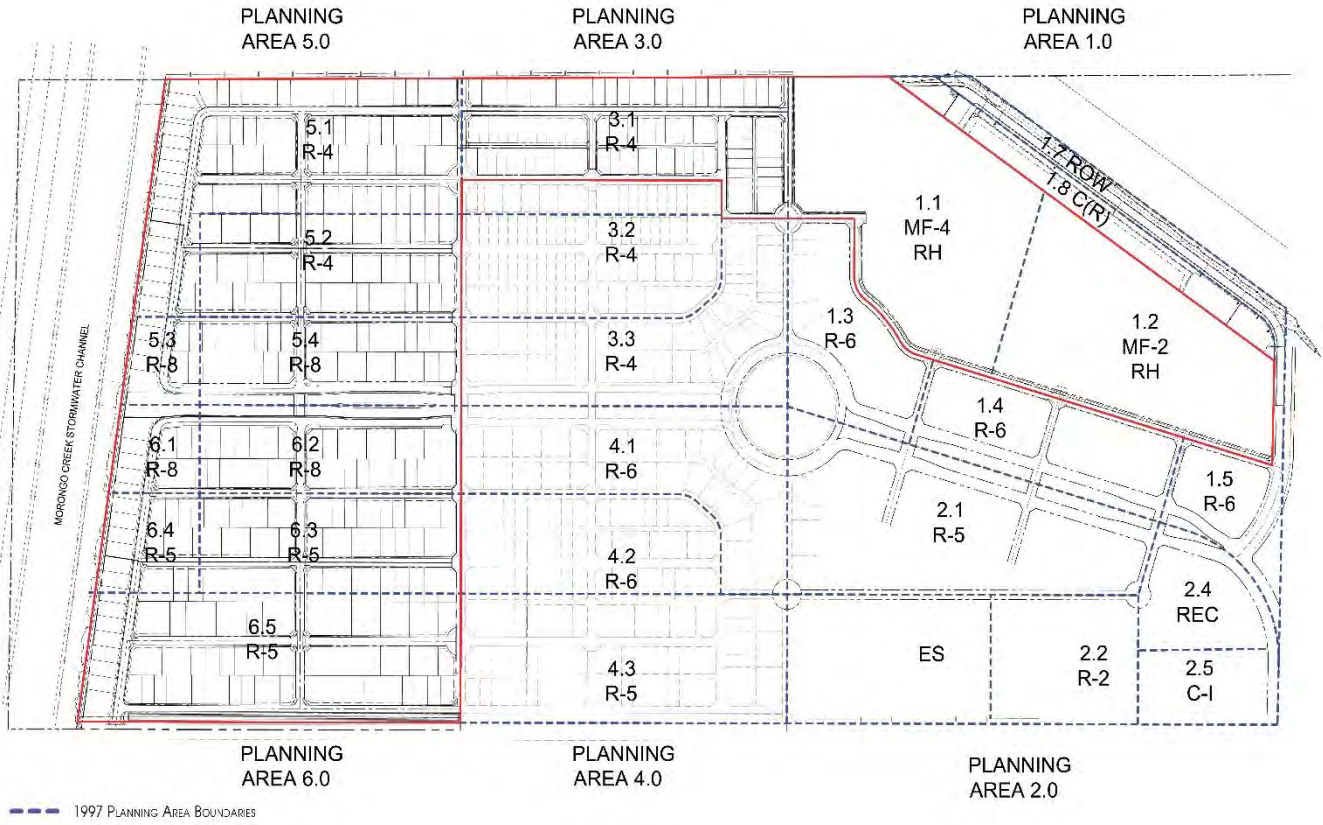
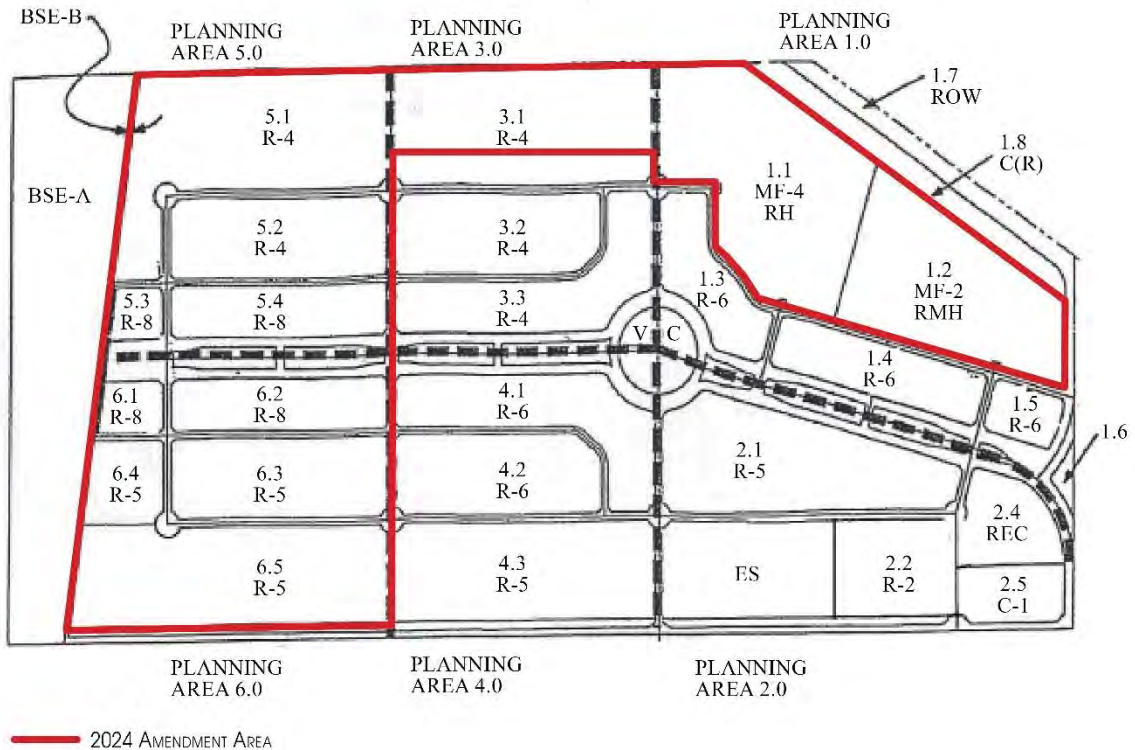


EXHIBIT 3.2: ORIGINAL PLANNING AREA BOUNDARIES AND 2024 LOTTING PLAN

COMMUNITY AND NEIGHBORHOOD: For the purposes of the Specific Plan, neighborhoods and villages are defined as serving essentially the same role in the hierarchy of human habitation. The primary distinction between villages and neighborhoods is one of size and intensity of commercial development.

#### *RIO VISTA VILLAGE*

*Rio Vista is a village in that it contains six distinct neighborhoods and a small district/village center. By no means, however, could Rio Vista Village be defined as being self-contained. It is and will always be a component part of the larger community of Cathedral City and of the valley in general. As a component part, Rio Vista faces the challenge of integrating its neo-traditional environment into the suburban patterns that define its surrounding context. Rio Vista Village will have a distinct village center containing open space, civic uses, recreation and goods and services required for daily life.*

*COMPACT COMMUNITIES: That Rio Vista Village has definitive edge conditions there can be little doubt. The Verona Road (southern) and Landau Blvd. (eastern) edges are developed as local collector streets. Verona has the additional distinction of a linear, 40 foot wide storm water retention basin landscaped as a desert dry wash that will further separate and define the community's boundary. To the west lies the Whitewater River and Morongo Wash, permanent flood control channels that define not only the village of Rio Vista, but is the municipal boundary as well. To the north lies undeveloped land and the blowsand corridor, railroad and freeway.*

*PEDESTRIAN COMMUNITIES: Perhaps in its handling of the car has Rio Vista paid its greatest allegiance to the new-traditional planning principles. Single-family homes fronting the boulevard will either contain service lanes (alleys) or be conventionally loaded with architecture "forward." Architecture forward is a term used to describe homes where garages are set back farther from the street than living space, thus highlighting the living space part of the house elevation rather than the garage becoming the dominant visual feature. The proposed design guidelines encourage the use of service lanes but also permit garages located toward the rear of the lot.*

*Local streets are narrow, parking is permitted on both sides which will contribute to slowing through traffic to a safe rate of speed. Sidewalks are separated from the street by a parkway and the parking lane. At local street intersections the parkway is extended another five feet thus narrowing the drive aisle to 20 feet. Curb radii are 15 feet and create an opportunity for more extensive landscaping which will define intersections.*

#### **NEIGHBORHOOD CHARACTER**

At the neighborhood scale, the relationships between homes, homes and street and homes across the street become the defining characteristics of neighborhoods. The character of neighborhoods is not so much architectural styles as forms, mass, landscape, materials and the handling of the

car. Neighborhood character is relatively immediate. Neighborhood character is tactile, fragrant and acoustic. Neighborhood character is not a thing, it's a feeling, a perception of the small and large relationships that exist without conscious thought.

A setback is felt not as so many feet, but as close or far, as comfortable or uncomfortable. Within the setback lies a piece of Americana known as the front yard. The American front yard is unique in the world. Nowhere else is so much precious land given away for so little utilitarian value. Nowhere else is private land devoted to an essentially public purpose or do so many weekend gardeners devote such love and caring on space never used. American front yards are primarily street decoration, bought, improved and maintained by private funds for purely aesthetic purpose.

## *RIO VISTA VILLAGE*

*The neighborhoods will be pedestrian friendly. Pedestrian friendly means streets designed for slow moving traffic, enjoyable walks and setbacks that allow casual conversation between pedestrian and porch dweller..*

### NEIGHBORHOOD PLANNING ISSUES

Neighborhoods are the conceptual organizing element around which the community is developed. However many designs and projects comprise a neighborhood, they are intended to create a single socio/geographic framework for common community experience.

- **VILLAGE IDENTITY:** Among the issues demanding attention is the need to create a sense of place, a separate and perceivable identity for the village.
- **STREET FRIENDLY DESIGN:** Streets will be designed to be friendly both for pedestrians, residents and drivers.
- **MATURE LANDSCAPE:** A critical component will be the introduction of mature landscape within an overall master plan for planting.
- **LANDMARKS IN THE LANDSCAPE:** While homes and civic/commercial buildings will certainly create the vast majority of architectural experiences in the community, unique landmarks will be introduced to assist in locating oneself in the spatial environment.
- **VILLAGE CENTER:** There will be a village center containing civic/recreational uses, a school and neighborhood level commercial retail and service facilities.

**VILLAGE IDENTITY:** Each village and each neighborhood within it should exhibit some central focus around which the identity and activity of the community can coalesce. This central area will serve as an activity node tying together pedestrian circulation, offering small scale recreational uses, and an open space element. This is the area within each neighborhood where thematic design treatments are carried over from the village center and given some unique twist to set each neighborhood apart.

## *RIO VISTA VILLAGE*

*Rio Vista will have six identifiable residential neighborhoods plus the village center. Each neighborhood will have a clear set of boundaries: the boulevard, a property edge condition, a local collector and/or a change in use. Village identification efforts (signage, specimen landscape planting, architectural enrichments and monuments) are most intense at the village center and become more dilute the further one moves into the surrounding neighborhoods. Within the village center all buildings will receive special treatment to establish the architectural theme at the front door of the community, so to speak.*



**STREET FRIENDLY DESIGN:** The concept of "street friendly" design suggests the notion that there can be a friendly relationship between home and street and vice versa. Porches, patios and reduced front yards all address the street and sidewalk as co-equal elements in the neighborhood spatial organization. Making the street friendly means narrow paved sections to slow traffic, convenient and attractive sidewalks, ample trees and on-street parking to provide a barrier between pedestrians and moving vehicles.

Streets are viewed from three different perspectives, each of which has its own merits and requirements. First, perceived from the window of a passing car, the neighborhood street scene is one of briefly glimpsed vignette. From a passenger's point of view, the neighborhood quickly becomes a collage of impressions and images, none dominant unless something emerged so visually grabbing that it stands out among the collective impressions. Remember, at 25 MPH takes slightly less than 3 seconds to pass a typical 100' lot frontage. From the standpoint of a pedestrian, the impressions are considerably more acute and readily separated one from another. The 2.5 MPH strolling pace is sufficiently slow that very specific observations can be made including quite deliberate study as progress is halted and extended viewing is conducted. This could also occur concurrently with conversation either with other pedestrians or with porch/yard dwellers.

The third point of view is ultimately the most critical and belongs to the person living in the home, facing the street and wanting to feel comfortable, safe and pleased with the view all at the same time. From a stationary point of view, the overall ambiance of the street becomes the perception of significance until something occurs to draw attention to a specific feature or activity somewhere in the overall tableau.

#### *RIO VISTA VILLAGE*

*The neighborhood streets of Rio Vista Village are designed to calm traffic by being narrow and by utilizing expanded sidewalks at intersections. Porches, patios and front courts may be 5 feet from the sidewalk, thus encouraging casual conversation between residents and passersby. Low walls at the back of sidewalk or raised porches with low handrails serve to define front yards as semi-private spaces, accessible only for those with legitimate business, whether commercial or social in nature.*

The Front Porch: Typically raised to permit natural light and ventilation to basements, the handrails and steps, columns and beams and the roof form have all been combined in the public eye as an icon of civility and neighborliness, thus epitomizing the notion of "street friendly" design. Particularly in older, urban neighborhoods, setbacks are smaller, street trees plentiful and the distance between sidewalk and porch very comfortable for casual, unforced conversation. The raised floor, handrails and steps all declare the porch a private space, accessible, but only for those with legitimate purpose, either business or social.

#### *RIO VISTA VILLAGE*

*Front porches are encouraged and an incentive is provided to further stimulate their use.*

*A functioning front porch, however, must be at least 6' deep to qualify as a standard porch.*

Service Lanes (Alleys): Second only to the lack of a porch in terms of creating unfriendly and antisocial spaces is the architecturally dominant garage and driveway. Rear loaded and accessed from an alley or service lane, no driveway is required. Properly designed the service lane is surveillable by police, offers increased firefighting access to homes, provides the perfect location for utilities and such odious but necessary urban services as trash collection and above all, offers a safe haven for the automobile that simultaneously clears our streets of their presence and returns front yards to a human and social purpose. The resulting improvement in the quality of the street scene and the opportunity for neighborly social contact is absolutely dramatic.

#### *RIO VISTA VILLAGE*

*Service lanes are both permitted and encouraged, but not required. When garages are accessed directly from the public street, the street setback forces the garage towards the rear of the lot.*

THE MATURE LANDSCAPE: The mature landscape is the dominant feature in visual preference surveys and may be the single most important element of beautiful neighborhoods and communities. A mature landscape supports the identity of the project by providing a gracious framework for streets, neighborhoods and special facilities.

#### *RIO VISTA VILLAGE*

*A grove of mesquite and/or other climate appropriate trees: In Rio Vista Village we are proposing to develop the community as a collection of homes and streets carved from a climate appropriate trees. Mesquite, a native of the desert and completely adaptable to the Coachella Valley environment matures into a lacy, gracefully branching 30 foot tall canopy tree that becomes more veil-like as it matures. As a veil does not completely hide the features behind, so the mesquite filters the view but does not obscure it. With maturity the foliage becomes ever more gauze like so that the backdrop features, whether architecture, monument or other landscape, become more apparent as the tree grows taller and widens its canopy. Because mature mesquite trees have not weathered well in the strong winds, the 2024 Specific Plan Amendment allows for climate appropriate trees other than the existing mesquite such Prosopis X Phoenix which is a hybrid mesquite and other wind hard trees.*

*Xeriscape design: On the ground plane, the xeriscape approach conserves water, reduces maintenance and lowers HOA dues. In an affordable community, landscape maintenance portions of the dues structure can frequently be the single largest line item of the annual budget. In the boulevard median, the treatment assumes the qualities of a dry stream bed and since its functional purpose is to store 100 year storm water, the landscape concept reinforces its functional role.*

*The Boulevard: The median of the boulevard is the visual spine of the project, flanked by*

*the boulevard's one-way travel lanes. It serves as the primary visual and pedestrian element linking the entire project together. The median is conceived as a desert wash, dry virtually every day except when the infrequent but violent rains that define the desert climate hit with the force of monsoon storms. This wash, which also serves as a retention basin, is 100 feet wide, 8 feet deep and rises at a 4:1 slope to the boulevard elevation.*

*Within the wash is a meandering path, with intermittent trees of Mesquite, Palo Verde, and Willow planted in clusters to create "rest spots" for the pedestrian and jogger. Surface treatments will consist of low, spreading native and indigenous plant species, with abundant seasonal color, grouped in masses with the remaining area consisting of neutral color crushed stone and stabilized decomposed granite for trails. After studying the climate conditions and how residents currently use such outdoor spaces, the meandering path will remain along with landscape treatments. However, exercise installations as initially proposed in the infant stages of this master plan community will no longer be implemented in the wash, as climatic conditions make these installations unusable at many times of the year. Recreation and fitness opportunities will be focused on the Recreation Center.*

*In the village center, more green is required to create the look and feel of an oasis, so a new palette of material is introduced. Turf appears, lush ground covers and shrubs are used and trees are more densely foliated and clustered into glens and groves.*

*Neighborhood character: In the neighborhoods, however, the xeriscape approach becomes less dominant. Front yards are treated as man-made and designed extensions of the natural desert environment and the home is designed to rise naturally and comfortably from the desert floor. Porches and entry courts are treated as semi-private retreats from the sun and heat of the yard and cast deep, dark shadows in high contrast to the walls that define them. High fence/walls (8 feet high) and sun walls (southern exposure walls permitted two stories high) enclose a very private and secure personal zone, free from the exposure and noise of the street and designed to keep adjacent eyes from prying.*

**LANDMARKS IN THE LANDSCAPE:** Landmarks are specific elements of the environment (not necessarily man-made) that retain an individual and unique identity over time, and thus provide a locational fix for residents and guests. Landmarks can be public art, statues, buildings or parts of buildings or special landscape features.

- Keep the number and nature of landmarks unique and well-spaced within the community.
- Their impact is far more important than simply to serve as locating devices. Landmarks become community symbols and serve as visual links to historical, local and/or regional culture.

#### *RIO VISTA VILLAGE*

*Entry Monument: Rio Vista Village proposes to develop an entry feature of substantial*

*size and quality. The parklike setting occurs directly in the sight line of entering vehicles. A tightly clustered grove of date palms will serve to identify and mark Rio Vista in the urban landscape.*

*Commercial Architecture: The commercial site is quite small yet uniquely situated to provide a dramatic architectural statement at the entry to the village.*

*Bridges: Bridges are proposed at the crossings of Rio Vista Drive and local collector streets. These bridges are raised crossings with separated pedestrian walkways and special architectural and landscape treatments. Each bridge is intended to become a singular landmark in the community.*

*Village Commons: The Commons is the central core of the community and will serve as the primary landmark for both locational and identification purposes. This three acre community park breaks the linearity of the boulevard into two smaller segments and is positioned to be seen from a multitude of vantage points. The commons contains both active and passive recreation spaces, highlighted by a tightly grouped, mature date palm grove with stabilized decomposed granite surfaces and a water element with table games and seating. The date palm grove alludes to the regional history of date farming, the water element to the vital role water plays in the Coachella Valley. Mesquite and/or other climate appropriate trees, used to provide shade in parking areas ties the park to its desert environment and continues the theme begun in the boulevard median. Access is provided through a four-quadrant sidewalk system, connecting to each adjacent neighborhood, by safe crosswalks through the roundabout. Open lawn for active play is provided of approximately 3/4 acre and includes an interactive water feature.*

**THE VILLAGE CENTER:** Village centers are intended to be the focus of communal life in the community. The village center is made up of the elementary school, the water park recreation facility and the commercial/institutional center. While too small for standalone civic and institutional facilities, the village center does offer the best opportunity for creating a community meeting place and for tying the most intense uses together in a setting for community activities.

### *RIO VISTA VILLAGE*

*The architectural forms and massing of the commercial structures will be simple, strong and accented with architectural features such as clock towers and vaulted roofs that create in themselves, landmarks in the civic landscape. Commercial structures in our village center have two faces. One fronts the street and must be both welcoming and formal. Welcoming because commerce must open its arms to its clients and consumers, formal because the street facade is its public face. The other face is its plaza or parking face and here it can be casual, open, pedestrian oriented and still accommodate service and utility requirements.*

*All community serving structures, particularly commercial buildings, will display a special concern for creating social spaces, using striking and colorful architectural features, employing tactile and human scale detail treatments and sporting embellishments (treillage, arbors, plazas, awnings, lighting standards and fixtures, special graphics, colonnades, pergolas, cloisters, porticos, etc.) that create a distinct presence on the street and within the overall community.*

*The Recreation Facility: The recreation facility is the third element of the village center and provides multiple recreation opportunities. It is also a component of the primary entry to the entire village being located across from the project identification monument and date palm grove. The recreation facility consists of a swimming pool, proposed sports court, support structures and picnic areas within the grove of mesquite and/or other climate appropriate trees.*

## **SECTION 4.0**

### **COMMUNITY DEVELOPMENT POLICIES AND REGULATIONS**

The following policies and regulations apply to the large scale development of neighborhoods and projects within Rio Vista Village.

#### **4.1 SPECIFIC PLAN POLICIES AND OBJECTIVES**

- 4.1.1 The primary objective is the creation of a walkable, pedestrian oriented village with a mix of housing types set on narrow, tree lined streets. A village center containing the community serving commercial, recreation and institutional uses will serve as the focus of activity. Within the overall context of the village, a consistent and uniformly applied set of thematic design principles and guidelines will create a coherent sense of place and unique identity.
- 4.1.2 Rio Vista Village is a compact village, utilizing small lots, narrow streets, reduced front yards and service lanes. Each separate project within the village boundaries shall utilize these basic design and planning concepts to achieve a consistent sense of place. Service lanes are not mandatory, but are highly encouraged for the benefit they provide in terms of increasing on-street parking capacity and removing garage doors and driveways from street view.
- 4.1.3 There is an accompanying document titled "Community Character Guidelines" that must be followed by planners, engineers, architects and landscape architects in the design of in-tract streets, blocks and houses.
- 4.1.4 Underlying all design and planning in Rio Vista Village are the Ahwahnee Principles, the principles of the Congress of the New Urbanism and the tenets of sound environmental analysis and planning.

## 4.2 NEIGHBORHOOD PLANNING STANDARDS

The Land Use Plan creates six neighborhood areas plus the Village Center. Each of these neighborhoods is defined by external boundary conditions as well as internal edge conditions such as Rio Vista Drive or local collector streets. The Land Use Plan at the end of this section illustrates the variety of uses and their physical location within the village.

- 4.2.1 It is at the neighborhood level that specific environmental design criteria are first applied. Site (lot) and building orientations must be thought through with concern for *the* impact of *heat* gain via solar exposure, for the impacts of blowsand during major storms and for the effects of the naturally windy environment. Building mass, height and orientation to the sun should be an important consideration of on-site design thought. Using adjacent structures for both solar and wind protection is highly encouraged and will be given special consideration in the design review process.

## 4.3 LAND USE PLAN

The maximum number of units permitted within the development is 1,362 dwellings. Maximum densities are applied to specific portions of the project as illustrated in the Planning Areas plan. Densities may be transferred between Planning Areas as market conditions and buyer preferences dictate. The aggregate number of units, however, within the Specific Plan boundary may not exceed 1,362 units. The maximum unit count of 1,362 units is not a guarantee. Every development proposal must receive the approvals required by this Specific Plan and by all other applicable ordinances and regulations of the City.

- 4.3.1 The use of second dwelling units shall be as provided by Government Code section 65852.2.

- 4.3.2 Unit/density transfers within the specific plan area: It is the intent of this Specific Plan to permit flexibility in adjusting the number of residential units allocated to any Planning Area in response to market demand and subdivision design considerations. To further this intent, units/density may be transferred between Residential Planning Areas, provided any increase or decrease in the number of units allocated to any residential Planning Area does not result in an absolute unit count that exceeds 1,362 units, notwithstanding the permitted use of second dwelling units meeting affordable housing criteria. Such transfer must be approved by the Planning Commission and the following findings must be made:

- A The transfer and receiving Planning Areas are properly designated residential Planning Areas within Rio Vista Village Specific Plan.

- B The transfer and receiving Planning Areas will comply with all development standards and requirements of this specific plan and other applicable regulations.
- C The transfer and receiving Planning Areas will accommodate such density adjustments in terms of the serving infrastructure and no adverse environmental impacts will result from such transfer.
- D Information, as determined necessary by the Planning Director, to determine zoning, Specific Plan and General Plan consistency shall be submitted identifying the impacts and ability to accommodate any increase or decrease in density on both the transfer and receiving Planning Areas.
- E Subdivision maps proposing a unit/ density transfer shall be accompanied by revised Specific Plan maps and land use tables to account for the resulting density adjustments. Such adjustments are within the intent of the Specific Plan and, if consistent with the above provisions and findings, shall not require amendment to the Plan.

**4.3.3** Lower densities are permitted within any planning area than those listed in the Planning Area plan (Exhibit 4-D).

#### 4.4 PHASING PLAN

- 4.4.1 Rio Vista Village is intended to progress with a five phased program.
- 4.4.2 Phase I will be the largest phase in terms of both land area and number of units. Development of every type of residential use except for the largest single-family lots is proposed for this phase. Phase I is all of the property between Landau and Quintana plus some additional lots along Rio Vista Blvd. to the west. This phase is complete.
- 4.4.3 Phase II contains the balance of the middle third of the site. This phase is complete.
- 4.4.4 Phase III contains all the land between Phase II and the westerly property line.
- 4.4.5 Phase IV contains the multi-family development, Tentative Tract Map 38902.
- 4.4.6 Phase V contains the single family development in the westerly portion of the Specific Plan, Tentative Tract Maps 38709, 38710, 38711, 38712, 38713.
- 4.4.7 Within each major phase smaller sub-phases may be developed to ensure proper coordination of infrastructure construction, to match development financial commitments with market conditions and to facilitate the sale and marketing of parcels to builders.

#### 4.5 CIRCULATION PLAN.

Rio Vista Village is intended to be pedestrian friendly while providing safe streets for automobiles and service traffic. The hierarchy of streets is simple and limited. The use of service lanes (alleys) is encouraged, but not required.



- 4.5.1 The design and layout of streets shall be on an interconnected grid system in which residents have a number of alternative routes from their dwelling to the other areas within the village boundaries. The street sizes and uses shall conform to the Circulation Plan and related street sections. All in-tract streets shall be 30 foot Local Streets. Refer to Section 6, Implementation Plan of this document for additional detail on the financing, construction, and phasing of circulation system improvements.
- 4.5.2 Rio Vista Drive. is a median divided community collector that runs the length of the project from east to west. Designed as a one-way tandem street, the boulevard is divided by a 100 foot wide storm water retention basin landscaped and used as an open space and recreation area. Each one-way portion of the street is a 45 foot wide ROW made up of a five foot wide parkway adjacent to the median, a 14 foot wide travel lane, an 8 foot wide parking lane and an 18 foot wide parkway. At major crossings (designed as "bridges") the parking lane is omitted and an additional traffic lane is used to facilitate turning movements.
- 4.5.3 Local collectors are 36 foot wide streets linking neighborhoods together. . Parking is permitted on both sides of the street.
- 4.5.4 Local streets are 30 feet wide, permit parking on both sides and are the immediate means of access to individual dwellings and are permitted only when service lanes are also utilized.
- 4.5.5 Service lanes are alleys serving the rear of residential lots.
- A Service lanes are designed to accommodate car and service vehicle traffic, are 20 wide and permit no parking of vehicles.
  - B Garages fronting on service lanes are required to be setback a minimum of 5 feet from the edge of the lane.
  - C Internal curves within an alley shall have a minimum 100 foot radius thus permitting access by utility vehicles and trucks.
  - D Service lanes shall *be signed as* "Emergency Access and Fire Lanes-No Parking".
  - E A man gate/door for emergency access must be provided in the fence/wall of every lot served by a service lane.
- 4.5.6 Pedestrian circulation is by means of 5 foot wide sidewalks located adjacent to every street within the village. In particular, the double and triple rows of street trees along Rio Vista Boulevard will provide shade throughout the year making strolling a comfortable and enjoyable experience.
- 4.5.7 Bicycle routes are on sidewalks and in the streets. The streets are deliberately narrow to slow traffic, the sidewalks sufficiently wide to permit bicycle traffic. Such an informal system does not require separated lanes, dedications or special signage.

- 4.5.8 Parking of oversized vehicles and/or trailers is prohibited on any street on which such parking would result in a clear travel lane of less than 20 feet in width. Such vehicles are defined but not limited to recreational vehicles (RV), commercial tractor/trailer rigs, trailers for cars, boats and small recreational vehicles and commercial trucks in excess of 10,000 pounds gross vehicle weight.
- 4.5.9 Landau Boulevard is offered for dedication to provide primary access to the properties to the north of Rio Vista Village. At the time of adoption of this specific plan, the City's General Plan Update has yet to be approved. If at the time of development application for Planning Areas within which northerly extensions of local collector streets are shown, the General Plan Update has failed to re-designate the property to the north of Rio Vista Village to Residential and appropriate zoning has not been adopted, the connections shown on the Circulation Plan may be terminated and through access denied to the properties to the north.
- 4.5.10 Ventura Drive shall extend to Verona Road providing additional access into and out of the neighborhoods.

#### 4.6 OPEN SPACE PLAN

Open space within the village is intended to be distributed about the community thereby providing convenient pedestrian access. The open space system is comprised of community parks, village parks, neighborhood parks and the median of Rio Vista Blvd. Refer to applicable sub-sections of Section 6, Implementation Plan for additional information on phasing, financing and construction of the open space elements of the specific plan.

- 4.6.1 Community Recreation Center: This recreation facility will be maintained by the Homeowners Association and for use by residents of the HOA. This facility will include a swimming pool, sports court, and indoor gathering space.
- 4.6.2 Village Commons: A 3-acre park in the central traffic circle, this facility is designed to serve multiple purposes. The concept is an active play area surrounded by groves and sculptural elements. On-site parking is provided as is convenient access from the surrounding neighborhoods. The park's location is axially aligned so that major views along Rio Vista Boulevard and Avenida Quintana toward the park are created. The park thus becomes a landmark element in the urban scape of the village.
- 4.6.3 Neighborhood Parks: These smaller and locally accessible parks are intended to provide close-by pedestrian access to recreation areas for residents of all ages and interests. These smaller parks will be located towards the north (at Rio Hondo Road) and south (east side of Rio Hondo Road and Rio Veracruz Road) boundaries. s

- 4.6.4 The final major element of the Open Space Plan is the boulevard median, designated for multi-purposes and designed as a desert dry wash. In many ways it is the landscape treatment of this median that sets the tone and theme for the entire village. The landscape is native trees, shrubs and ground covers mixed with abundant local color. The ground surface is crushed stone into which is woven a meandering trail of stabilized decomposed granite. Depressed an average of 8 feet to accommodate its role as retention basin, its 100 foot width and mile-long consistent landscape treatment will establish a powerful and definitive theme of Mesquite grove and/or other climate appropriate trees amid a natural desert environment.
- 4.6.5 Common Open Space: Every lot less than 7200 SF in area is required to provide an additional 500 SF of common open space area available for use by all the community's residents. Rio Vista Village provides an amount of common open space that exceeds the requirement and approval of this specific plan will constitute approval of the common open space requirement. Individual projects will not be required to provide additional calculations validating open space provisions.

#### 4.7 LANDSCAPE MASTER PLAN

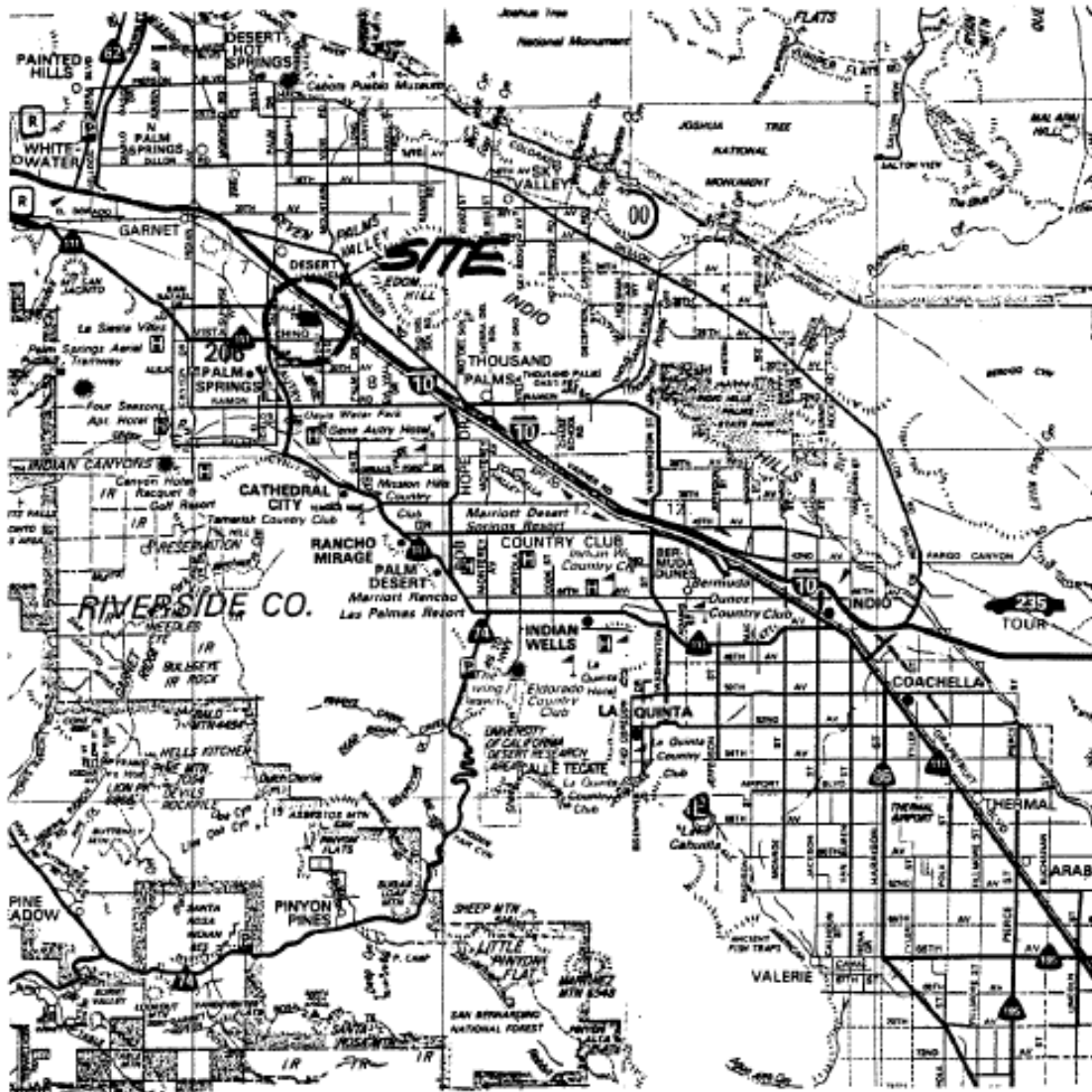
Rio Vista Village is a unique "new" community for Coachella Valley and Cathedral City. The vision borrows from the desert landscape and distinctive images of the Southwest.

- A The dominant visual character of the project is best described as a vast grove of Mesquite and/or other climate appropriate trees, punctuated at several locations by Desert Date Palm clusters that become the regional icon and identifiable feature for Rio Vista Village. The grove's character will be that of an "oasis", of cool shade and filtered sunlight; a fine-textured canopy of delicate foliage, creating a transparent "lid" to the community.
- B The grove occurs in its strongest form along the boulevard, flanking each side of the Linear Park "Wash". Double and triple rows of Mesquite and/or other climate appropriate trees will be planted on either side of the sidewalk, and within front yards of homes. With a less dense canopy, the grove will transition to each neighborhood, through the grid of trees.
- C To provide for unique neighborhood character, similar varieties of trees, such as Palo Verde, Jacaranda and Mimosa will be used to identify special neighborhoods, or communities, within Rio Vista Village. These will be located at corners and in clusters, to provide a strong neighborhood identity.
- D Precise landscape plans will be prepared for each development and/or tract within the village. At that time a specific tree schedule will be prepared and approved that provides for a mix of sizes, including larger and more mature trees that will impart the sense of a mature grove that is the essence of the landscape concept.

- E Precise landscape plans for each phase will be prepared that illustrate in detail the proposed landscape treatment and how the concept is being executed in specific areas.

#### 4.8 DRAINAGE AND GRADING PLAN

The site generally drains from northwest to southeast. It is proposed that Boulevard Retention Areas as well as the Verona Retention Areas be used to retain 100% of the stormwater runoff from a 100 year 24-hour storm. Based on the Land Use Plan for Rio Vista Village approximately 60 acre-feet of total storage capacity is required to retain the 100 year 24-hour storm. The Boulevard Retention Areas are 7.5 acres in size and have a capacity of 54 acre-feet. The Verona Retention Areas are 4 acres in size and have a total capacity of 15 acre-feet. In addition, the Morongo Creek Stormwater Channel, the neighborhood park, the roundabouts, portions of the school site and the swimming lagoon will not contribute to the stormwater runoff that must be retained.

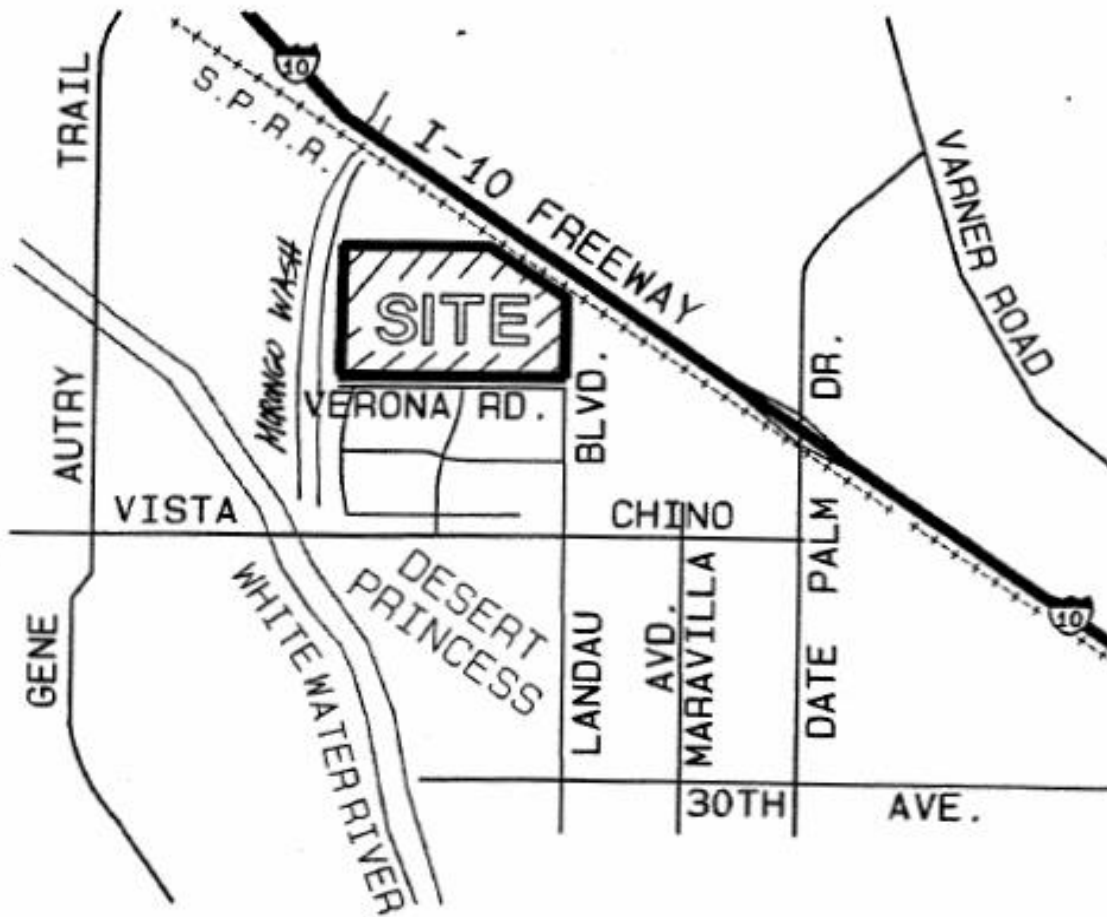


**RIO VISTA VILLAGE**  
 CITY OF CATHEDRAL CITY  
 35-325 DATE PALM DRIVE  
 CATHEDRAL CITY, CA  
 760.770.0396

Specific Plan No.  
**SP 97- 55**  
 DEPT. OF  
 COMMUNITY  
 DEVELOPMENT

**BURNETT DEVELOPMENT CORPORATION**  
 13031 NEWPORT AVE, SUITE 200  
 TUSTIN, CA 714.544.7600  
**WARKENTIN PARTNERSHIP**  
 2950 FAIRMOUNT BLVD.  
 RIVERSIDE, CA 92501 909.788.5422

**EXHIBIT 4-A**  
**REGIONAL MAP**  
 SCALE: NONE  
 DATE: 10.26.97



**RIO VISTA VILLAGE**  
 CITY OF CATHEDRAL CITY  
 35-325 DATE PALM DRIVE  
 CATHEDRAL CITY, CA  
 760.770.0396

Specific Plan No.  
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**BURNETT DEVELOPMENT CORPORATION**  
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 RIVERSIDE, CA 92501 951.781.5412

**EXHIBIT 4-B**  
**VICINITY MAP**

SCALE: NONE  
 DATE: 10/26/17



**LAND USE PLAN**

The Land Use Category applying to the entire site per the amended General Plan of May, 1988 is "L" Low Density Residential permitting 2 to 4.5 units per acre.

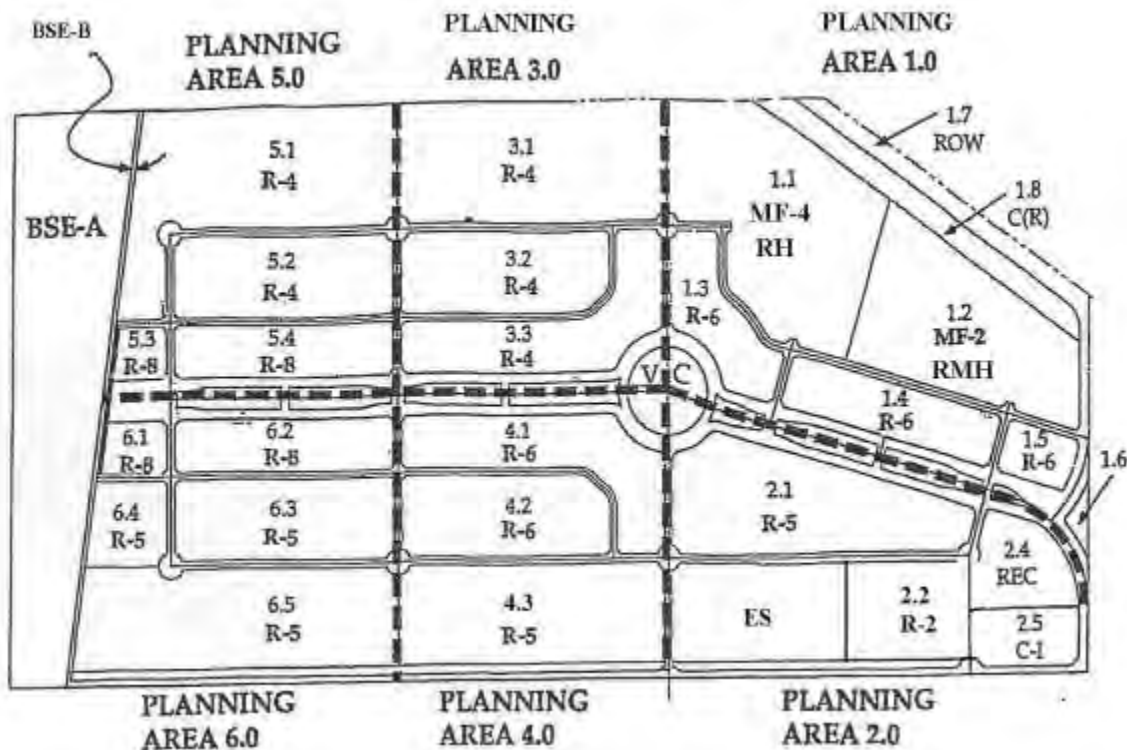
Rio Vista Village Specific Plan proposes to apply the "L" category over the entire 302.62 acre site, thus permitting a maximum of 1362 units. Within the boundaries of the specific plan, however, a variety of densities are proposed as are commercial, institutional and recreational uses.

**LEGEND**

SYMBOL	LAND USE CATEGORY	DESCRIPTION OF LAND USE Uses include circulation, detention areas and related infrastructure.	APPROX. ACREAGE
L	Low Density Residential	Residential housing types ranging from single family homes to attached single family and attached multi-family housing. Also permitted are assisted care facilities of any type. Second units are permitted in specifically designated areas.	245 acres
C	Commercial-Institutional	Neighborhood level commercial uses and/or institutional uses providing neighborhood and village level goods and services.	12 acres
R	Recreational	Recreational and open space uses intended to serve neighborhood, village and city level recreational needs.	7 acres
e	School (e)	Elementary school per the request of the Palm Springs Unified School District	10 acres



<p><b>RIO VISTA VILLAGE</b> CITY OF CATHEDRAL CITY 35-325 DATE PALM DRIVE CATHEDRAL CITY, CA 760.770.0896</p>	<p>Specific Plan No. SP 97- 55 DEPT. OF COMMUNITY DEVELOPMENT</p>	<p><b>BURNETT DEVELOPMENT CORPORATION</b> 13011 NEWPORT AVE, SUITE 200 TUSTIN, CA 92680-7600 <b>WARKENTIN PARTNERSHIP</b> 2950 FAIRMOUNT BLVD. RIVERSIDE, CA 92501 909.788.5422</p>	<p><b>EXHIBIT 4-C</b> <b>LAND USE PLAN</b> SCALE: NONE DATE: 10.26.97</p>
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**PLANNING AREAS AND LAND USE CATEGORIES**

**RESIDENTIAL USES:**

- R-2 Cluster lots of a minimum 2000 S.F. in area at a maximum density of 15 DU/AC.
- R-4 Lots of a minimum 4000 S.F. in area at a maximum density of 8 DU/AC
- R-5 Lots of a minimum 5000 S.F. in area at a maximum density of 6.5 DU/AC
- R-6 Lots of a minimum 6000S.F. in area at a maximum density of 5.5 DU/AC
- R-8 Lots of a minimum 8000 S.F. in area at a maximum density of 4.5 DU/AC
- MF-2 Multi-family dwellings at a density not to exceed 20 DU/AC.

**NON-RESIDENTIAL USES:**

- VC Village Commons: A community level park serving the residents of Rio Vista Village.
- ES Elementary School: A 10 acre site offered to the Palm Springs Unified School District.
- REC A 4 acre site for use as a city-wide park.
- C-1 A 3 acre site for development of village level services to meet the daily needs of the local community.
- DA Detention areas to hold storm water runoff per city requirements. These areas are developed as multi-use corridors permitting active recreation and passive park uses.
- BSE Blowsand Easements: These areas are set aside as catchment areas for transported blowsand. These areas are also used for access and maintenance of the blowsand mitigation devices
- C(R) Commercial (Reserve): Sites reserved for commercial development.
- ROW Right-of-Way: Parcels offered for dedication as public streets serving adjacent parcels.

**ABBREVIATIONS**

- S.F. Square Feet
- DU/AC Dwelling Units per Acre

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 2950 FAIRBURN BLVD  
 RIVERSIDE, CA 92501 951.788.0422

**EXHIBIT 4-D**  
**PLANNING AREAS**  
 SCALE: NONE  
 DATE: 10.26.97

*\*AMENDED 2016*



## COMMUNITY/Common AREAS

LAND USE DESIGNATION	LAND USE DESCRIPTION	AREA IN ACRES
VC	VILLAGE COMMONS	2.88
ROW	STREET RIGHT OF WAY	36.65
DA	DETENTION BASIN AREA	11.30
BSE A	BLOWNSAND EASEMENT A	26.41
BSE B	BLOWNSAND MAINT EASEMENT B	1.19
	<b>SUBTOTAL</b>	<b>78.43</b>

## PLANNING AREAS

PA	LAND USE DESIGNATION	LAND USE DESCRIPTION	AREA IN ACRES		
			AREA IN ACRES	PERMITTED DENSITY	MAX. ALLOW. UNITS
PA 1.0	1.1 MF-2	MULTI-FAMILY	10.10	20	362
	1.2 MF-2	MULTI-FAMILY	14.61	20	292
	1.3 R-7	RESIDENTIAL-SINGLE FAMILY	4.95	5.5	27
	1.4 R-7	RESIDENTIAL-SINGLE FAMILY	5.73	5.5	32
	1.5 R-7	RESIDENTIAL-SINGLE FAMILY	1.96	5.5	11
	1.6	THEME FEATURE PARK	0.44		0
	1.7	FUTURE LANDAU DEDICATION	3.92		0
	1.8 C(R)	COMMERCIAL (RESERVED)	4.69		0
		<b>SUBTOTAL</b>	<b>54.40</b>		<b>724</b>
PA 2.0	2.1 R-6	RESIDENTIAL-SINGLE FAMILY	13.23	6.5	86
	2.2 R-6	RESIDENTIAL-SINGLE FAMILY	4.49	6.5	29
	2.3 ES	ELEMENTARY SCHOOL	10.00	0	0
	2.4 REC	WATER PARK RECREATION	4.07	0	0
	2.5 C-I	COMM'L/INSTITUTIONAL USES	3.03	0	0
		<b>SUBTOTAL</b>	<b>34.82</b>		<b>115</b>
PA 3.0	3.1 R-4.5	RESIDENTIAL-SINGLE FAMILY	16.86	8	135
	3.2 R-4.5	RESIDENTIAL-SINGLE FAMILY	8.68	8	69
	3.3 R-4.5	RESIDENTIAL-SINGLE FAMILY	4.84	8	71
		<b>SUBTOTAL</b>	<b>34.38</b>		<b>275</b>
PA 4.0	4.1 R-7	RESIDENTIAL-SINGLE FAMILY	8.88	5.5	49
	4.2 R-7	RESIDENTIAL-SINGLE FAMILY	8.65	5.5	48
	4.3 R-7	RESIDENTIAL-SINGLE FAMILY	14.00	5.5	77
		<b>SUBTOTAL</b>	<b>31.53</b>		<b>173</b>
PA 5.0	5.1 R-4.5	RESIDENTIAL-SINGLE FAMILY	17.15	8	137
	5.2 R-4.5	RESIDENTIAL-SINGLE FAMILY	8.80	8	70
	5.3 R-8.5	RESIDENTIAL-SINGLE FAMILY	1.56	4.5	7
	5.4 R-8.5	RESIDENTIAL-SINGLE FAMILY	5.73	4.5	26
		<b>SUBTOTAL</b>	<b>33.24</b>		<b>240</b>
PA 6.0	6.1 R-8.5	RESIDENTIAL-SINGLE FAMILY	1.91	4.5	9
	6.2 R-8.5	RESIDENTIAL-SINGLE FAMILY	5.73	4.5	26
	6.3 R-6	RESIDENTIAL-SINGLE FAMILY	8.80	6.5	57
	6.4 R-6	RESIDENTIAL-SINGLE FAMILY	3.21	6.5	21
	6.5 R-6	RESIDENTIAL-SINGLE FAMILY	16.17	6.5	105
		<b>SUBTOTAL</b>	<b>35.82</b>		<b>218</b>
		<b>302.62 ACRES</b>			<b>1745</b>

### NOTE ON MAXIMUM UNITS ALLOWED

A maximum of 1362 units are permitted, exclusive of permitted second units. The 1745 unit count represents the aggregate total of the maximum units allowed in every planning area. In practice, however, as individual planning areas are approved, the cumulative total will be monitored by the Department of Community Development and density/unit transfers will be adjusted to ensure that no more than the permitted 1362 unit are approved.

**RIO VISTA VILLAGE**  
CITY OF CATHEDRAL CITY  
35-325 DATE PALM DRIVE  
CATHEDRAL CITY, CA  
760.770.0396

Specific Plan No.  
SP 97-55  
DEPT. OF  
COMMUNITY  
DEVELOPMENT

**BURNETT DEVELOPMENT CORPORATION**  
13051 NEWPORT AVE, SUITE 200  
TUSTIN, CA 714.544.7600  
**WARKENTIN PARTNERSHIP**  
2850 FAIRMOUNT BLVD.  
RIVERSIDE, CA 92501 951.784.5422

**EXHIBIT 4-E**  
**STATISTICAL**  
**SUMMARY**  
SCALE: NONE  
DATE: 10.26.07

Refer to updated Exhibit 4-E

Table 4-E: Statistical Summary (As Amended by 2024 Specific Plan Amendment)						SPA Unit Count (approx.)	Density
PA	Land Use Designation	Land Use Description	Acres	Dens ity (Units per Acre)	Maximum Allowable Units (Per Planning Area)	11/9/2024 - DC	
1.0							
1.1 <sup>1</sup>	MF-4	Multi-Family	18.10	24	333	210	8.75
1.2 <sup>2</sup>	MF-2	Multi-Family	14.61	20	292	165	11.3
<b>Subtotal for PA 1.1 &amp; 1.2</b>			<b>32.71</b>		<b>625</b>	As of 11/9/23: 375 units total for both PA 1.1 and 1.2 [Subject to change]	
1.3	R-6	Single Family	4.95	5.5	27		
1.4	R-6	Single Family	5.73	5.5	32		
1.5	R-6	Single Family	1.96	5.5	11		
1.6		Theme Feature Park	0.44		0		
1.7		Future Landau Dedicatio n	3.92		0		
1.8	C(R)	Commercial (Reserved)	4.69		0		
<b>Subtotal</b>			<b>54.40</b>		<b>695</b>		
2.0							
2.1	R-5	Single Family	13.23	6.5	86		
2.2 <sup>3</sup>	R-2	Single Family	4.49	15.0	58		
2.3	ES	Elementary School	10.0		0		
2.4	REC	Water Park Recreation	4.07		0		
2.5	C-1	Commercial- Institution	3.03		0		
<b>Subtotal</b>			<b>34.82</b>		<b>144</b>		
3.0							
3.1	R-4.5	Single Family	16.86	8	135	111	6.6
3.2	R-4.5	Single Family	8.80	8	69	65	7.4
3.3	R-4.5	Single Family	8.84	8	72	71	8.0
<b>Subtotal</b>			<b>34.38</b>		<b>275</b>	<b>247</b>	

Table 4-E: Statistical Summary (As Amended by 2024 Specific Plan Amendment)						SPA Unit Count (approx.)	Density
PA	Land Use Designation	Land Use Description	Acres	Dens ity (Units per Acre)	Maximum Allowable Units (Per Planning Area)		

4.0							
4.1	R-7	Single Family	8.88	5.5	49 (-1)*	46	5.2
4.2	R-7	Single Family	8.65	5.5	48 (+6)*	54*	6.2
4.3	R-7	Single Family	14.00	5.5	77 (-5)*	72	5.1
<b>Subtotal</b>			<b>31.53</b>		<b>173</b>	<b>172</b>	
5.0							
5.1	R-4.5	Single Family	17.15	8	137 (-11)*	90	5.2
5.2	R-4.5	Single Family	8.80	8	70	52	5.9
5.3	R-8.5	Single Family	1.56	4.5	7 (+2)*	9*	5.8
5.4	R-8.5	Single Family	5.73	4.5	26 (+9)*	35*	6.1
<b>Subtotal</b>			<b>33.24</b>		<b>240</b>	<b>186</b>	
6.0							
6.1	R-8.5	Single Family	1.91	4.5	9 (+2)*	11*	5.8
6.2	R-8.5	Single Family	5.73	4.5	26 (+10)*	36*	6.3
6.3	R-6	Single Family	8.80	6.5	57	51	5.8
6.4	R-6	Single Family	3.21	6.5	21	18	5.6
6.5	R-6	Single Family	16.17	6.5	105 (-12)*	67	4.1
<b>Subtotal</b>			<b>35.82</b>		<b>218</b>	<b>183</b>	
<b>Total</b>			<b>302.62</b>		<b>*1745 Max. (*1,362 Units Allowed)</b>		

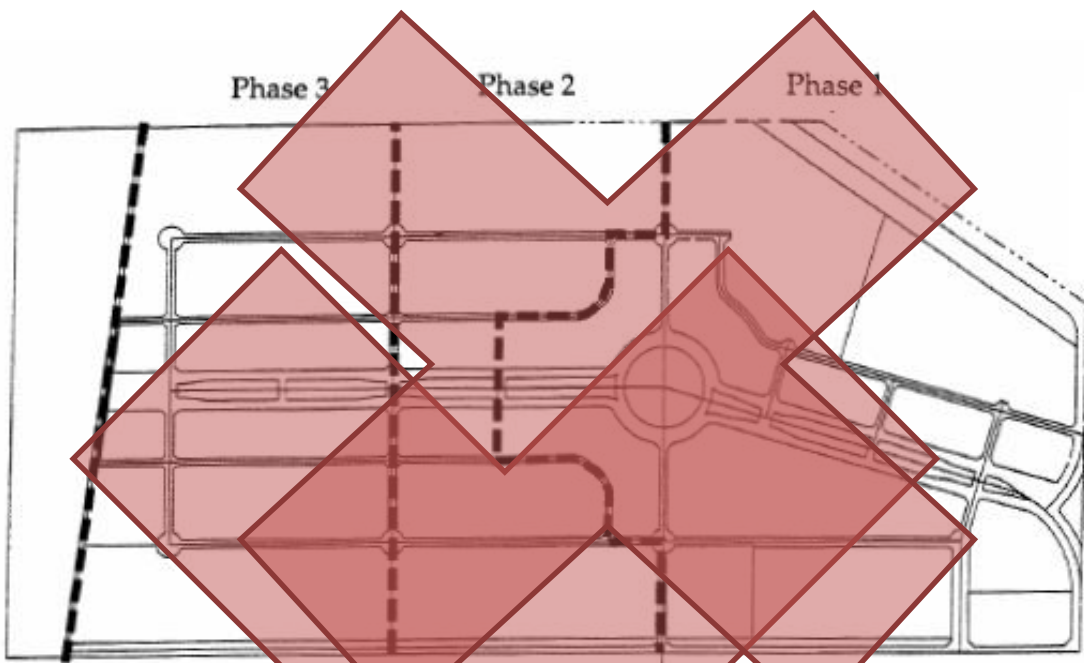
As shown in the above Table 4-E:

*Within Planning Area 4, Planning Area 4.2 receives 6 units transferred under Section 4.3.2 from Planning Area 4.1 (1 unit) and Planning Area 4.3 (5 units). Planning Area 4.1 is now permitted to have 47 units, Planning Area 4.2 is now permitted to have 54 units, and Planning Area 4.3 is now permitted to have 72 units.*

*Within Planning Area 5, Planning Area 5.3 receives 2 units transferred under Section 4.3.2 from Planning Area 5.1; and Planning Area 5.4 receives 9 units transferred under Section 4.3.2 from Planning Area 5.1. Planning Area 5.1 is now permitted to have 126 units, Planning Area 5.3 is now permitted to have 9 units, and Planning Area 5.4 is now permitted to have 35 units.*

*Within Planning Area 6, Planning Area 6.1 receives 2 units transferred under Section 4.3.2 from Planning Area 6.5; and Planning Area 6.2 receives 10 units transferred under Section 4.3.2 from Planning Area 6.5. Planning Area 6.1 is now permitted to have 11*

*units, Planning Area 6.2 is now permitted to have 36 units, and Planning Area 6.5 is now permitted to have 93 units.*



**PHASING PLAN**

Rio Vista Village is intended to progress with a three phased development buildout. The entire development is scheduled for completion within five years to seven years.

Phase 1 will be the largest phase in terms of both land area and number of units. Development of every type of residential use except for the largest single family lots is proposed for this phase. Phase 1 is all of the property between Landau and Quintana plus some additional lots along Rio Vista Blvd. to the west.

Phase 2 contains the balance of the middle third of the site.

Phase 3 contains all the land between Phase 2 and the westerly property line.

Within each major phase smaller sub-phases may be developed to ensure proper coordination of infrastructure construction, to match development financial commitments with market conditions and to facilitate the sale and marketing of parcels to builders. Complete development of any phase is not required prior to commencing the development of a subsequent phase. The only condition that must be met is the appropriate development of such infrastructure as is required to serve the subsequent phase.



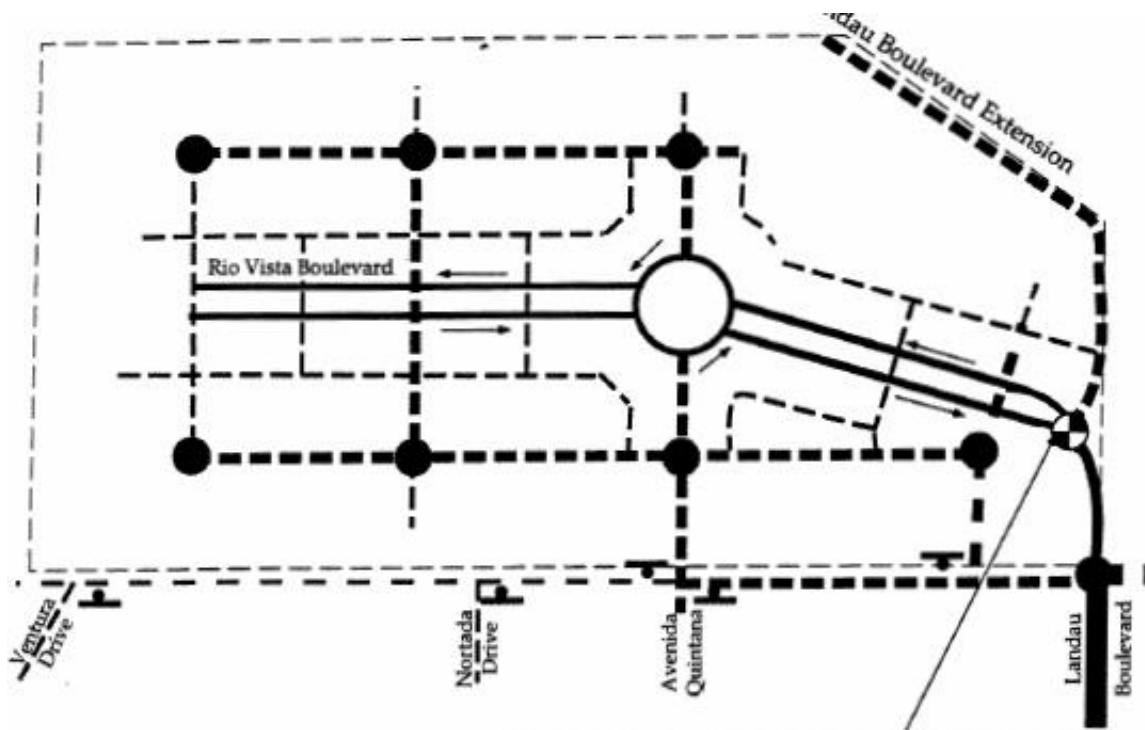
**RIO VISTA VILLAGE**  
 CITY OF CATHEDRAL CITY  
 35-325 DATE PALM DRIVE  
 CATHEDRAL CITY, CA  
 760.770.0396

Specific Plan No.  
 SP 97- 55  
 DEPT. OF

**BURNETT DEVELOPMENT CORPORATION**  
 15081 NEWPORT AVE, SUITE 200  
 TUSTIN, CA 714.544.7600

**EXHIBIT 4-F**  
**PHASING**  
**PLAN**

*EXHIBIT 4-F: PHASING PLAN (2024 AMENDMENT)*



**LEGEND**

- Modified Major
- Modified Secondary
- Secondary
- Enhanced Collector
- Local Collector
- One-Way Couplet
- Local
- Roundabout
- Stop Sign
- Traffic Signal

A traffic signal is projected to be warranted at the intersection of Landau Boulevard and Rio Vista Boulevard in conjunction with development of the site north of the project which will take access to the northerly extension of Landau Boulevard.



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 DEPT. OF  
 COMMUNITY  
 DEVELOPMENT

**BURNETT DEVELOPMENT CORPORATION**  
 13081 NEWPORT AVE, SUITE 200  
 TUSTIN, CA 714.944.7600  
**WARKENTIN PARTNERSHIP**  
 2930 FAIRHURST BLVD.  
 RIVERSIDE, CA 92501 909.788.5422

**EXHIBIT 4-G**  
**CIRCULATION PLAN**  
 SCALE: NONE  
 DATE: 10.28.07

Refer to the updated Exhibit 4-G.

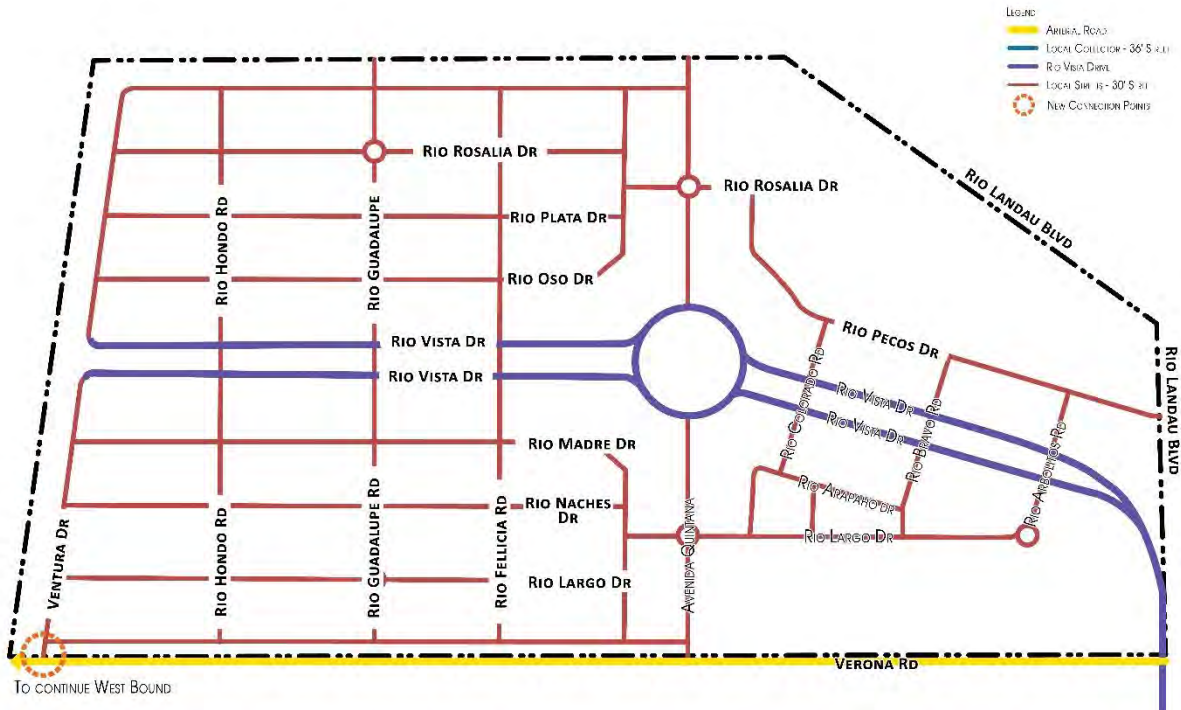
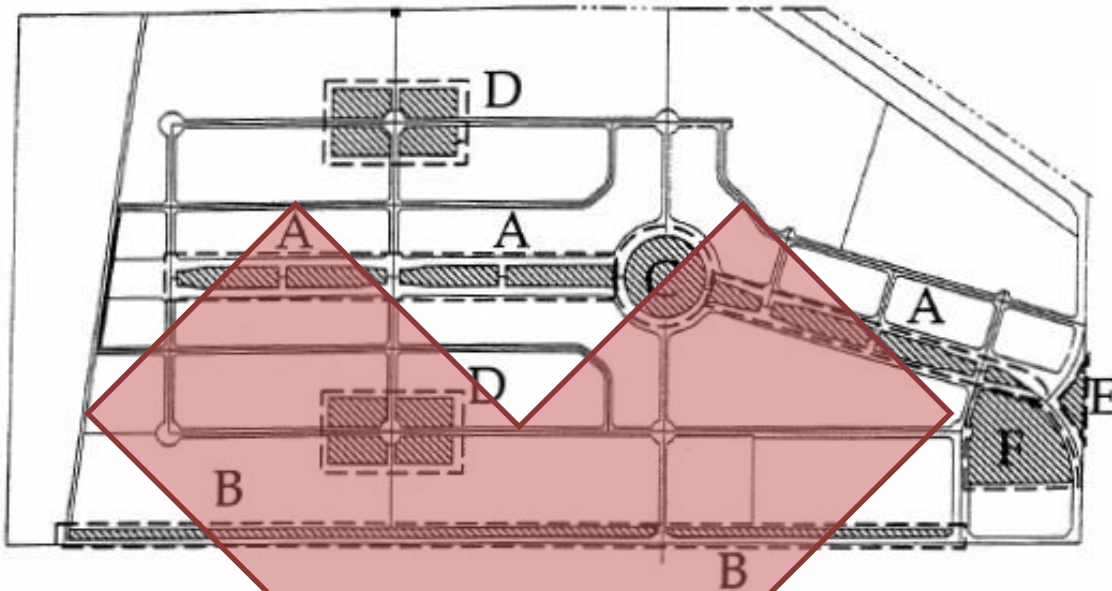


Exhibit 4-G Circulation Plan (As Amended 2024)



**OPEN SPACE PLAN**

**SYMBOL**

**OPEN SPACE ELEMENT**

<b>A</b>	Rio Vista Boulevard detention basin: These elements are designed to accommodate the 100 year storm water run-off on-site. Each link in the corridor is 100' wide, approximately 8 feet deep with sloping sidewalls not exceeding 4:1. Within the basins will be located a PAR course, and frequent opportunities for strolling and resting. The entire length of the corridor is landscaped in xeriscape to reinforce the concept of a village set within a mesquite grove in the desert environment.
<b>B</b>	Verona Street detention basin: A 40' wide landscaped detention basin running parallel to Verona along then entire southern boundary of the site except for the commercial site.
<b>C</b>	Village Commons: The Village Commons is a 2.88 acre park intended to serve the residents of Rio Vista Village and their guests.
<b>D</b>	Neighborhood Parks: Each park is located to serve the residents of a local neighborhood without having to cross a local collector street. Each park is .33 acres in size and will be designed by the developer of the neighborhoods served.
<b>E</b>	Entry Feature Park: This .44 acre passive park is the location of the entry monument, a landscape and architectural feature announcing the village to those approaching from Landau.
<b>F</b>	City Park: This 4 acre park is conceptually designed as a water park utilizing a swimming lagoon, picnic areas and sandy beaches. Parking is shared with the commercial center.



**RIO VISTA VILLAGE**  
 CITY OF CATHEDRAL CITY  
 33-325 DATE PALM DRIVE  
 CATHEDRAL CITY, CA  
 760.770.0396

Specific Plan No.  
 SP 97- 55  
 DEPT. OF  
 COMMUNITY  
 DEVELOPMENT

**BURNETT DEVELOPMENT CORPORATION**  
 13825 NONPOT AVI, SUITE 200  
 TUSTIN, CA 714.544.7600  
**WARKENTIN PARTNERSHIP**  
 2950 FAIRMOUNT BLVD.  
 RIVERSIDE, CA 92501 951.786.5422

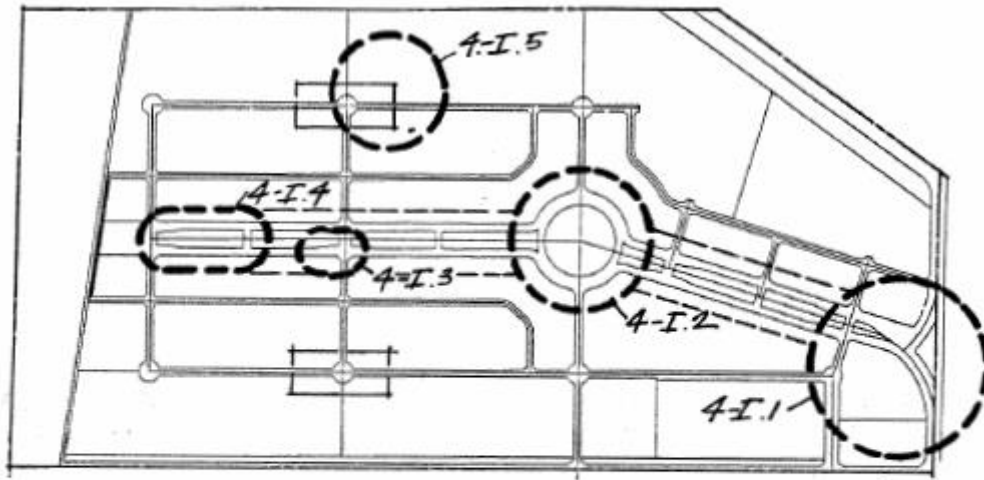
**EXHIBIT 4-H**  
**OPEN SPACE**  
**PLAN**  
 SCALE: NONE  
 DATE: 10.16.97

Exhibit 4-H (As amended 2024)

*\*Change from 1997 Rio Vista Village Specific Plan is*







The numbers refer to the Exhibits following this Landscape Master Plan

### LANDSCAPE MASTER PLAN

- 4-I.1 BEACH CLUB AND ENTRY MONUMENT: City wide water recreation facility
- 4-I.2 VILLAGE COMMONS: Local Community Park
- 4-I.3 BOULEVARD PARKWAY: Expanded landscape treatment at Boulevard intersections.
- 4-I.4 BOULEVARD MEDIAN—DESERT DRY WASH: 100 foot wide retention basin designed as a desert dry wash.
- 4-I.5 NEIGHBORHOOD PARK: A one third acre neighborhood park located to serve neighborhood residents without having to cross a collector level street.

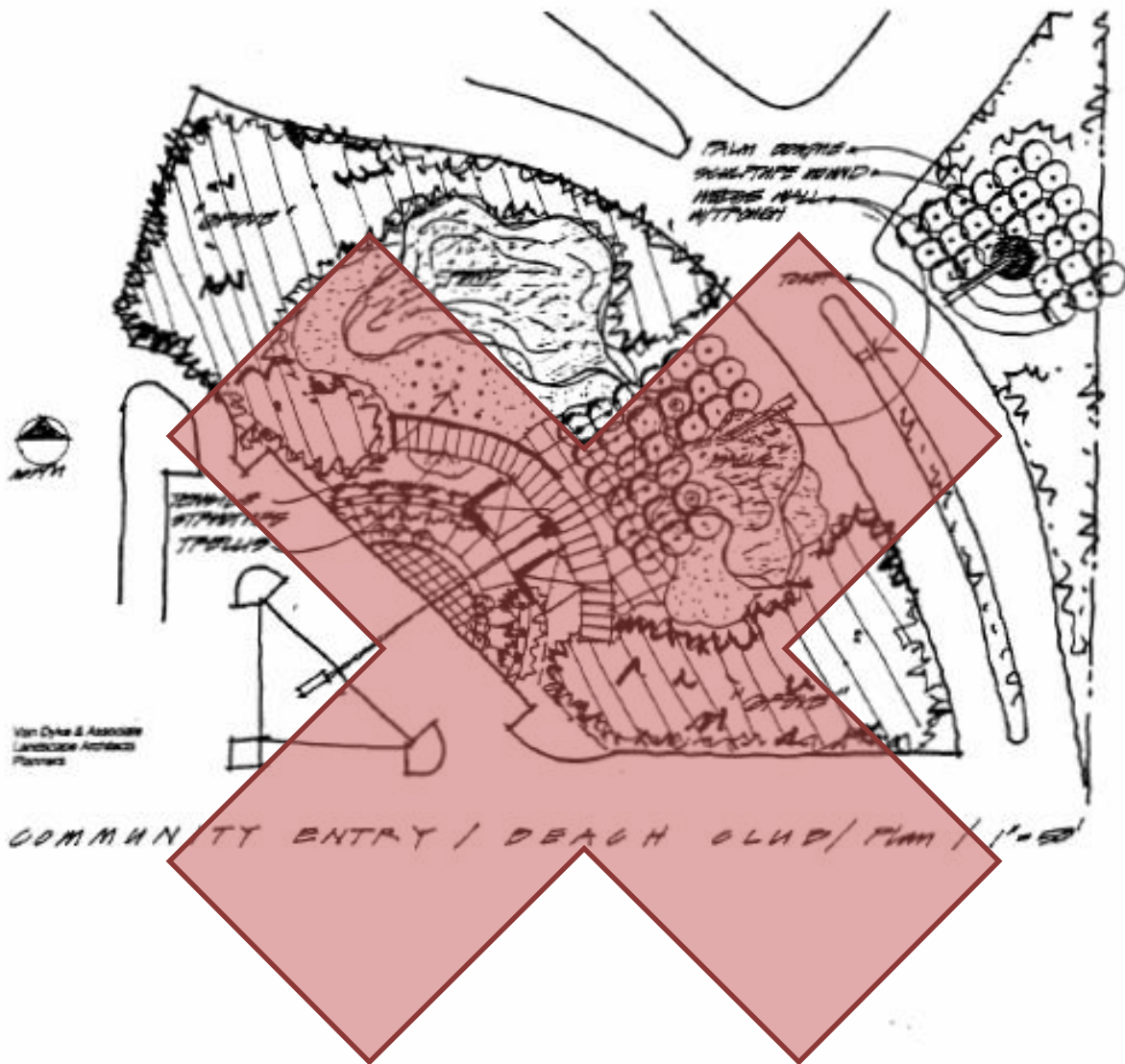
Rio Vista Village is a unique “new” community for Coachella Valley and Cathedral City. The vision borrows from the desert landscape and distinctive images of the Southwest. The dominant visual character of the project is best described as a vast grove of Mesquite trees, punctuated at several locations by Desert Date Palm clusters that become the regional icon and identifiable feature for Rio Vista Village. The Mesquite grove’s character will be that of an “oasis”, of cool shade and filtered sunlight; a fine-textured canopy of delicate foliage, creating a transparent “lid” to the community. The grove occurs in its strongest form along the boulevard, flanking each side of the Linear Park “Wash”. Double and triple rows of Mesquite trees will be planted on either side of the sidewalk, and within front yards of homes. With a less dense canopy, the Mesquite grove will transition to each neighborhood, through the grid of trees. To provide for unique neighborhood character, similar varieties of trees, such as Palo Verde, Jacaranda and Mimosa will be used to identify special neighborhoods, or communities, within Rio Vista. These will be located at corners and in clusters, to provide a strong neighborhood identity.



<b>RIO VISTA VILLAGE</b> CITY OF CATHEDRAL CITY 35-325 DATE PALM DRIVE CATHEDRAL CITY, CA 760.770.0996	Specific Plan No. SP 97-55 DEPT. OF COMMUNITY DEVELOPMENT	<b>BURNETT DEVELOPMENT CORPORATION</b> 13021 Newport Ave, Suite 200 TUSTIN, CA 92680-7600 <b>WARKENTIN PARTNERSHIP</b> 2950 Fairmount Blvd. EMERYVILLE, CA 94608-9078/3422	<b>EXHIBIT 4-1</b> <b>LANDSCAPE</b> <b>MASTER PLAN</b> SCALE: NONE DATE: 10.24.97
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Refer to the updated Exhibit 4-I.





**RIO VISTA VILLAGE**  
 CITY OF CATHEDRAL CITY  
 35-325 DATE PALM DRIVE  
 CATHEDRAL CITY, CA  
 760.770.0996

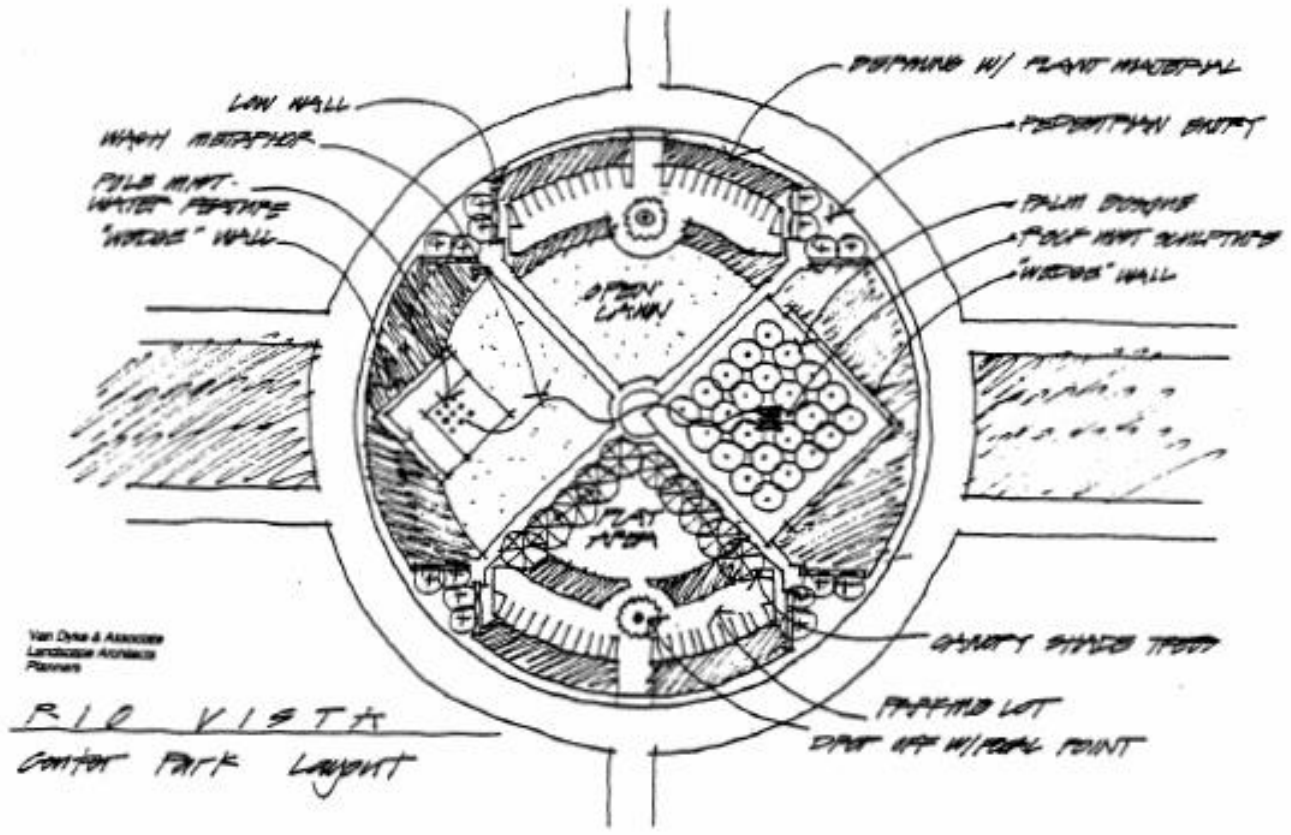
Specific Plan No.  
**SP 97-55**  
 DEPT. OF  
 COMMUNITY  
 DEVELOPMENT

**BURNETT DEVELOPMENT CORPORATION**  
 13081 NEWPORT AVE. SUITE 200  
 TUSTIN, CA 714.944.7400  
**WARKENTIN PARTNERSHIP**  
 2650 FAIRBANKS BLVD.  
 RIVERSIDE, CA 95201 909.786.6422

**EXHIBIT 4-I.1**  
**BEACH CLUB**  
**WATER PARK**  
 SCALE: NONE  
 DATE: 10.24.97



Exhibit no longer applicable (Amendment 2024). Recreation Facility Expansion will require an administrative design review application along with the site plan, landscape plans, and conceptual grading.



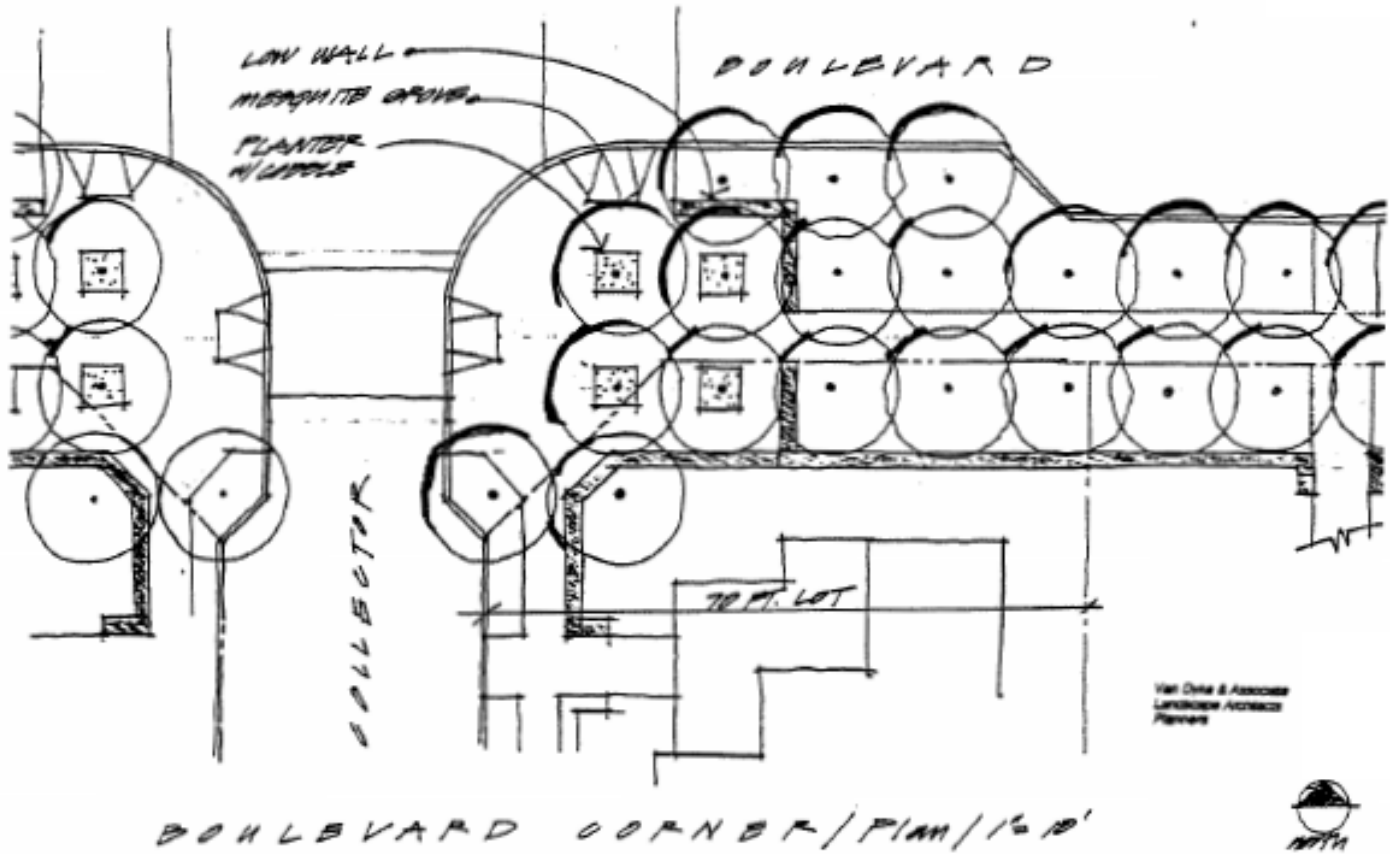
**RIO VISTA VILLAGE**  
 CITY OF CATHEDRAL CITY  
 35-325 DATE PALM DRIVE  
 CATHEDRAL CITY, CA  
 760.770.0396

Specific Plan No.  
**SP 97- 55**  
 DEPT. OF  
 COMMUNITY  
 DEVELOPMENT

**BURNETT DEVELOPMENT CORPORATION**  
 13021 NEWPORT AVE, SUITE 200  
 TUSTIN, CA 714.544.7600  
**WARKENTIN PARTNERSHIP**  
 2950 FAIRMOUNT BLVD.  
 RIVERSIDE, CA 92501 951.786.5422

**EXHIBIT 4-I.2**  
**VILLAGE COMMONS**  
 SCALE: NONE  
 DATE: 10.26.97



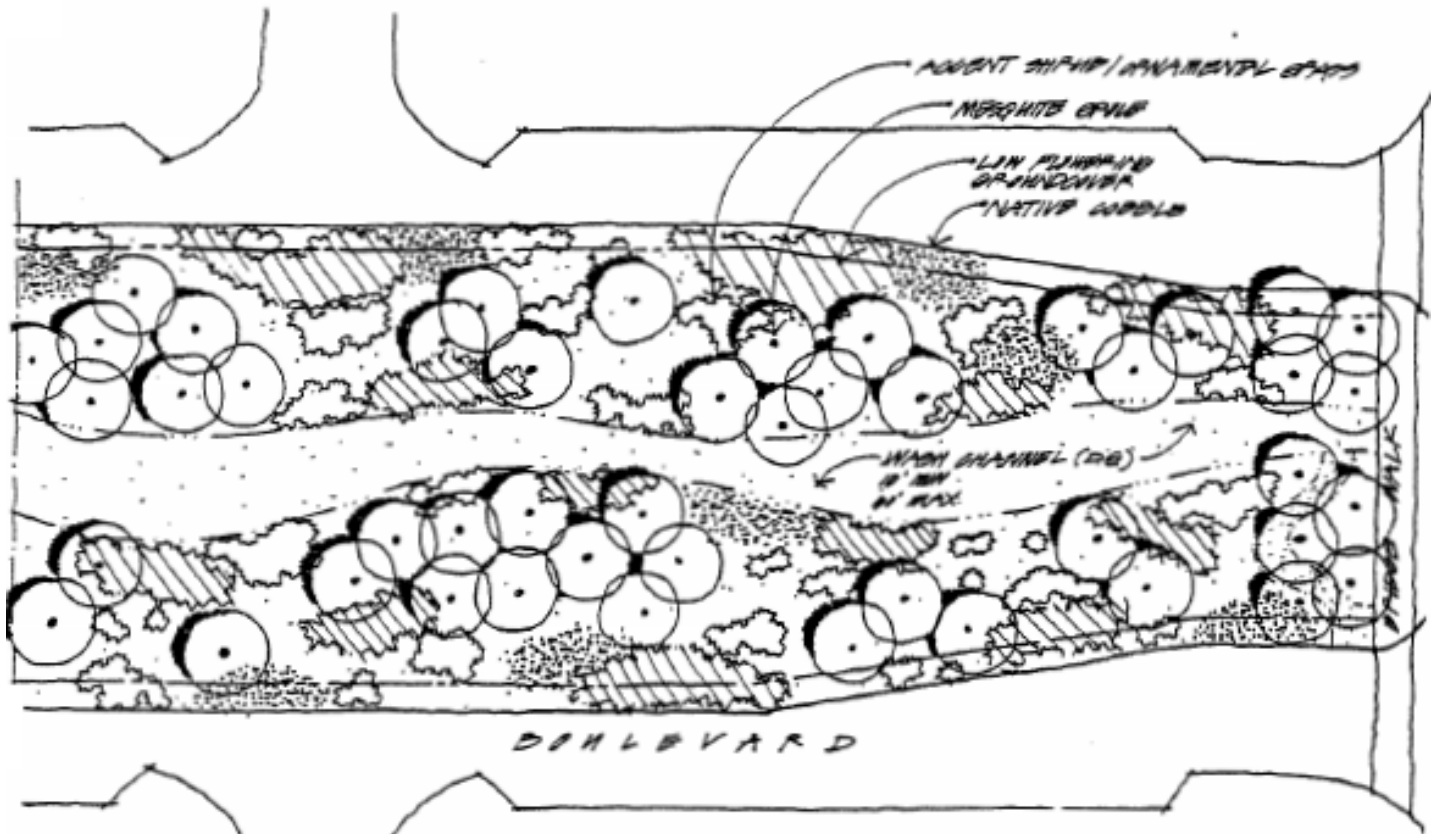


**RIO VISTA VILLAGE**  
CITY OF CATHEDRAL CITY  
35-325 DATE PALM DRIVE  
CATHEDRAL CITY, CA  
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Specific Plan No.  
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**BURNETT DEVELOPMENT CORPORATION**  
13021 NEWPORT AVE. SUITE 200  
TUSTIN, CA 714.544.7400  
**WARKENTIN PARTNERSHIP**  
2950 FAIRMOUNT BLVD.  
RIVERSIDE, CA 92501 909.788.5422

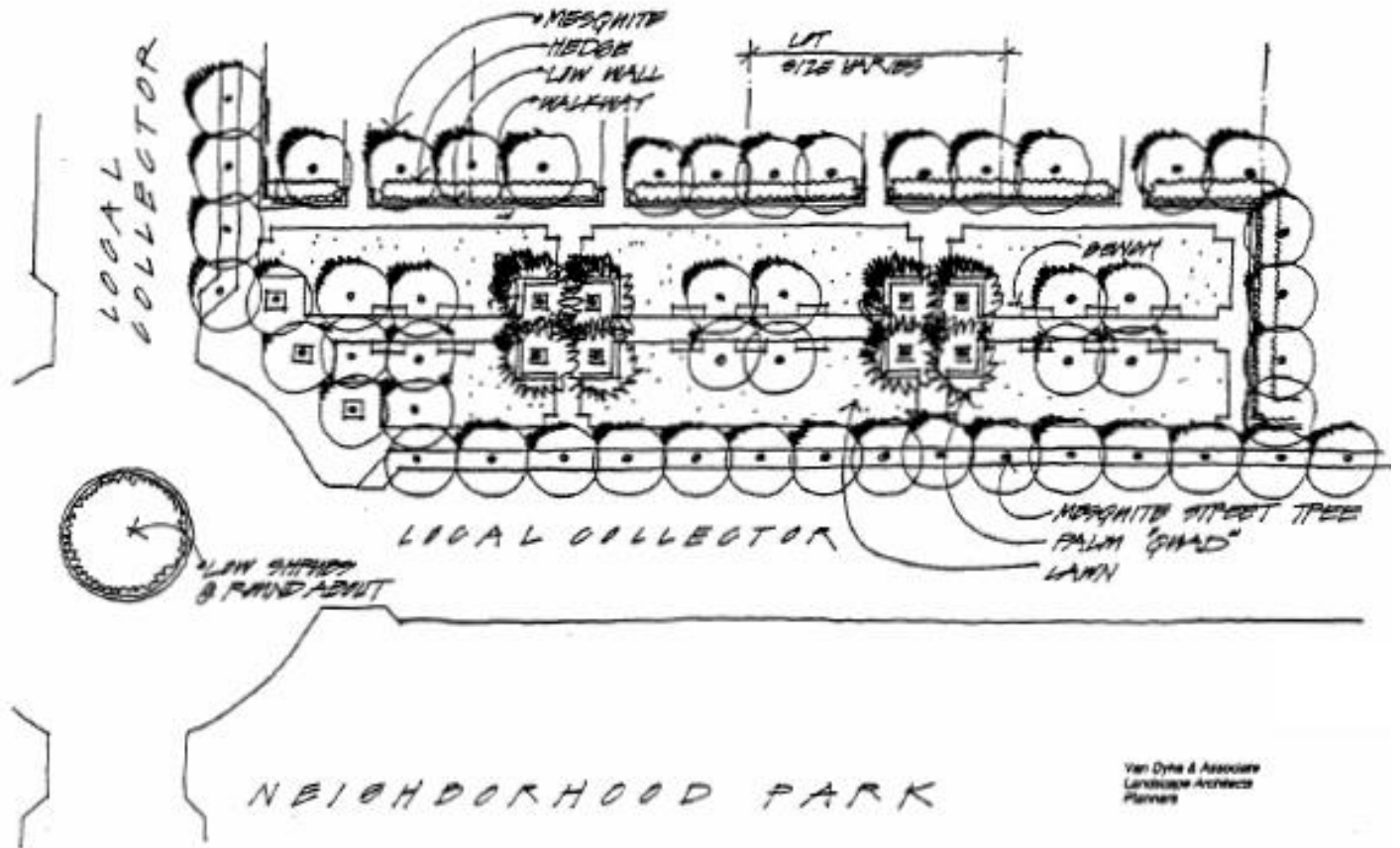
**EXHIBIT 4-1.3**  
**BOULEVARD**  
**PARKWAY**  
SCALE: NONE  
DATE: 10.28.97



RETENTION BASIN / PLAN / 16' x 10'

Van Dyke & Associates  
Landscape Architects  
Planners

<b>RIO VISTA VILLAGE</b> CITY OF CATHEDRAL CITY 35-325 DATE PALM DRIVE CATHEDRAL CITY, CA 760.770.0396	Specific Plan No. <b>SP 97- 55</b> DEPT. OF COMMUNITY DEVELOPMENT	<b>BURNETT DEVELOPMENT CORPORATION</b> 13021 NEWPORT AVE, SUITE 200 TUSTIN, CA 714.546.7500 <b>WARKENTIN PARTNERSHIP</b> 2950 FAIRMOUNT BLVD. RIVERSIDE, CA 92501 909.786.5422	<b>EXHIBIT 4-1.4</b> <b>BLVD. MEDIAN</b> <b>DRY WASH</b> SCALE: NONE DATE: 10.26.97
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**RIO VISTA VILLAGE**  
 CITY OF CATHEDRAL CITY  
 35-325 DATE PALM DRIVE  
 CATHEDRAL CITY, CA  
 760.770.0396

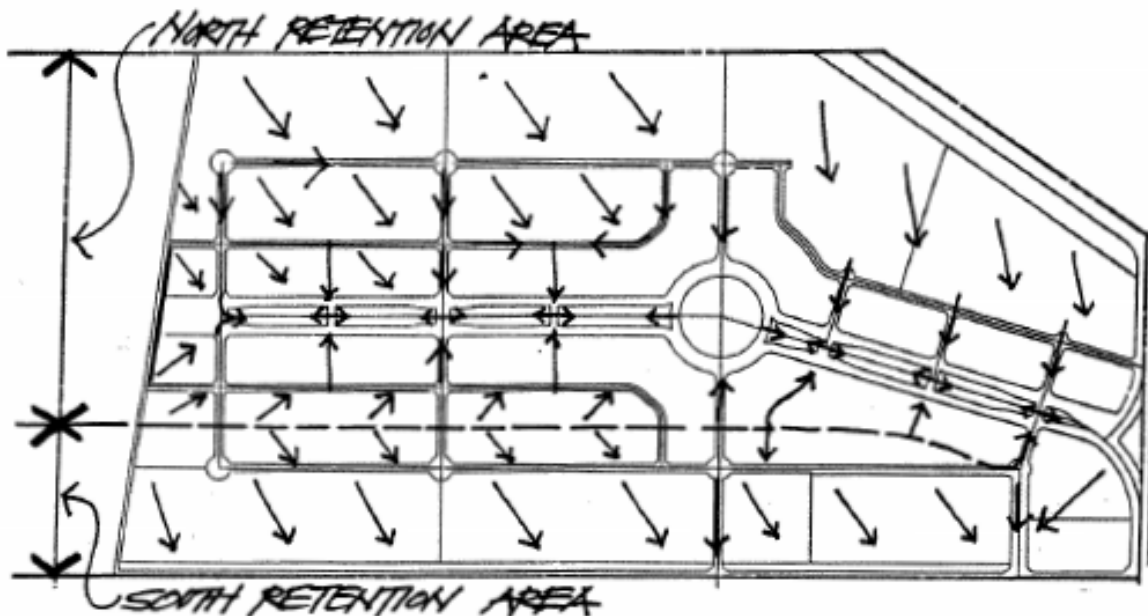
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 SP 97- 55  
 DEPT. OF  
 COMMUNITY  
 DEVELOPMENT

**BURNETT DEVELOPMENT CORPORATION**  
 13031 NEWPORT AVE, SUITE 200  
 TUSTIN, CA 714.944.7400  
**WARKENTIN PARTNERSHIP**  
 2950 FAIRMOUNT BLVD.  
 RIVERSIDE, CA 92501 909.788.5422

**EXHIBIT 4-1.5**  
**NEIGHBORHOOD**  
**PARKS**  
 SCALE: NONE  
 DATE: 10.24.97

Conceptual Only from 1997 Approved Specific Plan. New park designs will be reviewed through the Planning Department.





**DRAINAGE AND GRADING PLAN**

The site generally drains from northwest to southeast. It is proposed that Boulevard Retention Areas as well as the Verona Retention Areas be used to retain 100% of the stormwater runoff from a 100 year 24-hour storm. Based on the Land Use Plan for Rio Vista Village approximately 60 acre-feet of total storage capacity is required to retain the 100 year 24-hour storm. In addition, the Morongo Creek Stormwater Channel, the neighborhood park, the roundabouts, portions of the school site and the swimming lagoon will not contribute to the stormwater runoff that must be retained.

**NORTH RETENTION AREA**

The Boulevard Retention Areas are 7.5 acres in size and have a capacity of 54 acre-feet.

**SOUTH RETENTION AREA**

The Verona Retention Areas are 4 acres in size and have a total capacity of 15 acre-feet.



**RIO VISTA VILLAGE**  
 CITY OF CATHEDRAL CITY  
 35-325 DATE PALM DRIVE  
 CATHEDRAL CITY, CA  
 760.770.0896

Specific Plan No.  
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 DEPT. OF  
 COMMUNITY  
 DEVELOPMENT

**BURNETT DEVELOPMENT CORPORATION**  
 13001 NEWPORT AVE, SUITE 200  
 TUSTIN, CA 714.544.7600  
**WARKENTIN PARTNERSHIP**  
 2950 FAIRMOUNT BLVD.  
 RIVERSIDE, CA 92501 951.788.3422

**EXHIBIT 4-J**  
**DRAINAGE &**  
**GRADING PLAN**  
 SCALE: NONE  
 DATE: 10.25.97

## SECTION 5.0

### DEVELOPMENT PLAN REGULATIONS

#### 5.1 USES PERMITTED

The following uses are permitted in accordance with the provisions of this section. All development is subject to approval of the appropriate development application and is subject to all provisions of this specific plan as well as all other applicable ordinances and regulations of the City.

##### 5.1.1 PERMITTED RESIDENTIAL USES: The following residential uses are permitted:

- A Within all residential planning areas:
  - (1) Single-family dwellings on individual lots, including detached guest suites, studios, etc.
  - (2) Attached or detached garages and carports.
  - (3) Adult age-restricted dwellings in compliance with CCMC Section 9.98. -
- B Single-family detached dwellings within condominium regimes
- C Within use classification "MF" in Planning Area 1.0:
  - (1) Attached dwellings are permitted. These dwelling may be in condominium ownership or may be developed as rental properties. Related recreational and support service uses such as recreation facilities, swimming pools, restrooms, enclosed storage areas, meeting rooms, management office and manager's unit are also permitted.
  - (2) Cluster single family dwellings on lots no smaller than 2000 SF.
- D Assisted care facilities in Planning Area 2.2
- E Accessory Dwelling Units in accordance with Government Code Section 65852.2.
- F Recreation uses reserved for village residents and guests such as parks and play fields.
- G Home occupations.
- H Market/Grocer: An alternative to the development of the Neighborhood Commercial site shall allow the development of a ground floor grocery market of less than 2000 square feet where the use is located adjacent to the Village Commons, the owner/operator is a resident of the property residing in an attached residential unit, alcohol and tobacco sales are prohibited and a Conditional Use Permit is approved by the City.

##### 5.1.2 PERMITTED COMMERCIAL AND INSTITUTIONAL USES: The following uses are permitted within the Commercial-Institutional use classification:

- A Neighborhood serving retail uses such as but not limited to: Grocery store, pharmacy, dry goods, jewelry store, clothes, book store, florist shop, and pet supplies.

- B Neighborhood commercial services such as bakery, dry cleaning, laundry, tailor, barber shop, bank, medical/dental/chiropractic clinics, beauty salon and cafe.
- C Professional and office use such as accountants, insurance firms, engineers and attorneys.
- D Institutional uses such as churches, day-care facilities, private schools
- E Commercial (Reserve), Planning Area 1.8: Uses proposed in this area shall require approval of the Planning Commission with a finding that the use accommodates the needs of the residents of the area or is a compatible ancillary use. Mini-storage units and self-storage uses restricted for the use of residents of Rio Vista Village are examples of uses that would meet the intent of this regulation.
- F All uses in Section 5.1.
- G A Conditional Use Permit is required to permit the development of a mixed use commercial/residential project combining a single proprietor's or employee's unit attached to a commercial use exclusively serving neighborhood needs whose commercial component may not exceeding 5000 square feet in gross area.

5.1.3 PERMITTED RECREATION USES: The following recreational uses are permitted:

- A Community recreation facilities such as but not limited to water parks, play fields and courts, open turf areas, picnic areas, tot lots, passive groves and landscaping, courts and sculptural elements, monuments, and other similar uses
- B Management offices, restrooms, storerooms for the exclusive use of the management of the facility for storage of equipment and material required for the operation of the recreation facility.

5.1.4 USES PERMITTED BUT NOT SPECIFICALLY LISTED: Any use not listed as permitted may follow the Similar Use Determination per the Zoning Code.

5.1.5 DEFINITIONS AND USE OF TERMS: The use of new urbanism and neo-traditional planning concepts requires some new descriptive language. The application of the specific plan regulations in this section use the following terms.

<b>TERM</b>	<b>APPLICATION</b>
Bays: Bays are projections from exterior walls in which windows or other interior features are located and are supported as extensions (cantilevers) of the walls.	Applies to required setbacks and permitted encroachments
Buildable Area/Building Envelope: This is the area within which the structure may be constructed. Typically this includes all areas within the setback lines.	Applies to all construction within the village.
Common Open Space: Open space provided for use by any resident or guest of Rio Vista Village.	Required in the amount of 500 square feet for every lot with less than 7200 square feet in area.
Exterior Property Line: That portion of an individual lot's property lines that is co-terminus with a public street, private park or dedicated Right of Way.	Applies to standard residential lotting approaches.
Front Yard Setback: The required setback along the narrowest street frontage of an individual lot except for lots specifically designed to be wider than they are deep. In the case of lots fronting parks, the Front Yard is typically the narrowest property line of the lot facing a publicly accessible area	Applies to all residential lotting approaches. In multi-family and condominium projects, front yard setbacks are applied to any structure adjacent to a street or public right-of-way or are measured from an imaginary lot line set midpoint between two adjacent buildings.
Garden Walls: Low walls located anywhere within required setbacks and not exceeding 30 inches in height	Applies to lotting approaches in which owners may landscape front and side yard setback areas. Garden walls in the front setback may not intrude into the projection of the side setback line within the front yard
Interior Property Line: The property line between two adjacent lots lying effectively perpendicular to the front property line.	Applies to all lotting approaches.
Lot Line Corner Cut-Off: That portion of the lot line set 9 feet behind the property line at corner conditions and intersections.	Applies to all residential lotting patterns.
Lot Line: The line from which setback regulations are measured.	Applies to all lotting approaches.

<b>TERM</b>	<b>APPLICATION</b>
Paseo: A pedestrian only walkway that can connect from sidewalks to front entries or in between structures.	Applies to all lotting approaches.
Patio/Court: A patio or court is an enclosed private or semi-private area within a required setback area reserved for the use of the resident and open to the sky except for permitted projections.	Applies to any residential type as well as commercial and institutional developments.
Porch Rails or Walls: Porch rails may be solid to 30" above the porch finish floor. Openable enclosures are permitted to screen the sun and block the impacts of wind.	The wall above 30 inches may be enclosed by openable shutters, grilles or other similar assemblies that when open, admit a clear view into the porch.
Porch: A covered ground floor space adjacent to the dwelling with open sides (exclusive of permitted guardrails) and accessible from the interior spaces to which it is attached.	Applies to any residential project using porches.
Private Open Space: Open space reserved exclusively for the use of the residents of a dwelling unit.	Applies to all dwelling units.
Property line: The legal line defining the limits of ownership of a lot or residential parcel	Applies to any legal parcel within the village boundaries.
Public Use Easement: (PUE) An easement over private property reserving the area for public uses.	Applies to all residential projects and is the area within which sidewalks and parkways occur.
Rear Yard Setback: The setback required from the rear property line of the lot.	Applies to all residential structures in any use classification or housing type.
Accessory dwelling Units.	As defined in Government Code Section 65852.2.
Service Lane: A minimum 20 foot wide lane suitable for vehicular traffic including service, utility and emergency vehicles set to the rear of a residential lot and providing access to private garages.	Applies to any residential project utilizing the service lane concept.
Setback Line: The line to which construction of the dwelling or garage must conform.	Applies to all residential structures in any use classification or housing type.
Shading Devices: Any appropriate architectural feature designed to provide shading. Examples range from awnings, sun screens, overhangs, and fin walls to shutters, grilles, treillage, and lattice work.	May project into required setbacks 30 inches and up to 48 inches with Director approval.
Shared Side Yard: A side yard reserved for the adjacent unit's use through the application of	Used in projects that design one side of the structure devoid of access and limiting

<b>TERM</b>	<b>APPLICATION</b>
an exclusive use easement.	openings to the upper floor only.
Side Yard Setback The setback required from the lot line in side yard situations.	Applies to all residential structures in any use classification or housing type.
Solar Wall/ Brise Soleil: A wall constructed to limit the intrusion of the sun and located anywhere within the buildable area of the lot. In no case may solar walls be higher than the highest adjoining parapet or peaked roof.	Applies to residential design solutions to control solar heat gain.
Standard Porch: A porch with a minimum dimension of 6 feet.	- Applies to all residential home types.
Standard Sidewalk Pattern: The standard sidewalk pattern in Rio Vista Village is a four foot wide parkway and a five foot wide sidewalk. In the typical condition the back of sidewalk is coincident with the lot line. The street side of the PUE occurs 1 foot from the face of curb.	Applies to all residential projects in the village.
Zero Side Yard: The condition in which a dwelling is built to one side property line and no openings in that wall of the structure are permitted. The open side yard (the yard opposite the zero side) is double the normal width.	Applies to those projects electing to use the zero side yard approach

5.2 GENERAL RESIDENTIAL SITE DEVELOPMENT STANDARDS (Applies to development completed prior to 2024). The following standards establish the permitted densities, setbacks, heights and massing requirements for the design of individual homes and multi-family attached dwellings on parcels within the project. [Refer to Section 5.9 for Development Standards pertaining to multi-family projects within the 2024 Specific Plan Amendment Area.]

5.2.1 ALLOWABLE DENSITIES BY LOT SIZE.

<b>TYPE</b>	<b>USE SYMBOL</b>	<b>MAX DENSITY</b>	<b>MIN AREA</b>
		<b>DU/AC</b>	<b>(SF)</b>
SFD	R-4	8	4000
SFD	R-5	6.5	5000
SFD	R-6	5.5	6000
SFD	R-8	4.5	8000
<b>TYPE</b>	<b>USE SYMBOL</b>	<b>MAX DENSITY</b>	<b>MIN AREA</b>

		DU/AC	(SF)
CLUSTER SFD	R-2	15	2000
RENTALS	MF 2	20	
ATTACHED SFD (CONDO)	ASF 4	15	

NOTES:

- A SFD: Individual lots suitable for single-family dwellings in a variety of sizes at a variety of densities. These lots and houses may be owned in any manner consistent with City of Cathedral City ordinances.
- B CLUSTER SFD: Small lots with detached dwellings arranged in non-traditional clusters, frequently using private auto courts or common drives and arranged without requiring frontage along public streets. For Cluster SFD Residential Site Plan Development Standards, refer to Section 5.8.
- C RENTALS: Multi-family units in a common structure.
- D ATTACHED SFD: Attached dwellings of any ownership type which may be owner occupied or rented.

5.2.2 SETBACK REQUIREMENTS FOR RESIDENTIAL SITES

- A STANDARD FRONT SETBACK: 15 feet.
- B REDUCED FRONT SETBACK: 10 feet with the use of a standard porch.
- C STANDARD SIDE SETBACK: 5 feet
- D SIDE SETBACK WITH DRIVEWAY: 12 feet minimum. Above 8 feet in height, second story enclosed space may project to the standard side setback by 2 feet (maximum).
- E SHARED SIDE SETBACK: 5 feet.
- F ZERO SIDE SETBACK: Zero feet: no projections, encroachments or openings permitted.
- G CORNER SIDE SETBACK: 10 feet.
- H REDUCED SIDE SETBACK: 5 feet with the use of a standard porch.
- I REAR SETBACK WITH SERVICE LANE: Dwellings: 5 feet. Garages: 5 feet.
- J REAR SETBACK: 15 feet.
- K ENCROACHMENTS AND MISCELLANEOUS PROVISIONS
  - (1) Fireplaces, bays, cornices, eaves and other similar architectural features may project a maximum of 30 inches into required front setbacks, a maximum of 24 inches elsewhere.
  - (2) Shading devices may project a maximum of 30 inches into required front setbacks, a maximum of 24 inches elsewhere unless waived by the Director of Community Development with validating documentation.

- (3) Garden walls no higher than 30 inches may be constructed immediately behind the front and side lot lines.
- (4) Patio/court walls may be constructed up to 6 feet in height behind the front and side lot lines.
- (5) Within the building envelope walls up to 8 feet in height may be constructed.
- (6) Pools and spas must provide a minimum of 5 feet of lateral clearance to any adjacent lot line.
- (7) Solar walls may be constructed to a two story height anywhere within the building envelope.
- (8) A 3 inch thick, 30 inch by 48 inch concrete slab must be provided along the rear fence/wall directly accessible from the service lane for the placement of trash receptacles.
- (9) Fences/walls adjacent to garages on service lanes must provide a 5 foot corner cutoff between the garage corner and the service lane ROW to provide additional visibility for vehicles backing out of garages.

L MULTI-FAMILY PROJECTS: In all circumstances where this specific plan is silent on an issue of development standards for multi-family projects, refer to the applicable section of the R-3 or R4 regulations of the Zoning Code. [Refer to Section 5.9 for Development Standards pertaining to multi-family projects within the 2024 Specific Plan Amendment Area.]

### 5.2.3 SETBACK REQUIREMENTS FOR DETACHED GARAGES

- A Access to Service Lanes: Minimum 5 foot setback to service lane ROW. A total of 25 feet of backup space is required including the width of the service lane.
- B Side Setback: 5 feet standard or 3 feet with Director approval. Zero feet when zero side yard is used.
- C Access to Local Street: 25' behind lot line for side entry condition. 25 feet behind the front setback line for garages facing the street.
- D Corner Lot Condition to Service Lane: 5'. A total of 25 feet of backup space is required including the width of the service lane.
- E Corner Lot Side Access to Local Street/Local Collector Street: Either 5 feet or a minimum of 18 feet.

### 5.2.4 SPACE BETWEEN BUILDINGS: For purposes of developing multi-family projects that do not follow the standard block pattern, adjacent buildings shall be presumed to have a property line/lot line between them.

- A The standards for setbacks shall define the required building separations. Buildings with entries facing each other across an open space, courtyard or plaza shall be deemed to be facing front to front and each shall meet front setback criteria.



- B If only one of two facing structures has an entry, it shall respond to front setback criteria, the other building shall meet side setback criteria.
- C Any portion of a multi-unit building containing a porch or enclosed private yard shall be deemed the front of the building unless the Director makes findings to the contrary.

5.3 SPECIAL RESIDENTIAL SITE DEVELOPMENT STANDARDS. [Refer to Section 5.9 for Development Standards pertaining to the 2024 Specific Plan Amendment Area.]

The following standards deal with areas of concern regarding the implementation of new urbanism concepts and for complying with applicable local ordinances.

5.3.1 PRIVATE OPEN SPACE: Each single family dwelling site must contain a minimum of 400 SF of contiguous private open space with a minimum dimension of 15'. Each multi-family dwelling must contain a minimum of 120 SF of private open space. This required area may be achieved in multiple areas so long as the minimum dimension is 10' for ground floor patios and 6' for balconies or decks and the minimum area is 60 SF. Up to 50% of the required area may be covered.

5.3.2 SERVICE LANES: Service lanes if provided, shall be signed as “Emergency Access and Fire Lanes” in which parking is prohibited.

- A When utilized, service lanes must be a minimum of 20 feet in clear width with a minimum paved section of 17 feet distributed evenly about the center line of the lane. When the entire width is not paved, the balance must be landscaped or other treatment that provides visual relief from the privacy walls and garage doors that dominate the service lane.
- B A 10 foot corner cutoff is required at the junction of the lot line and the service lane ROW.

5.3.3 (INTENTIONALLY BLANK)

5.3.4 PARKING REQUIREMENTS (This section applies to homes built prior to 2024 Amendment. Refer to Tables 5.1 and 5.2 for parking requirements related to the 2024 Amendment Area):

- A Each single-family dwelling must be provided with a two car garage. On lots with sufficient area, an additional covered parking space(s) may be provided by a carport.
- B Attached dwellings shall provide a single covered and/or enclosed and secured parking space for each unit.
- C If a standard block pattern permitting street parking is used, no additional guest parking is required. When the block pattern is abandoned, an additional parking space for every two units is required to be provided on-site. This number may be normalized at 15 per acre.

- D Aggregate parking areas for more than 10 cars must be landscaped so that a minimum of 50% of the paved area is shaded at noon, June 21, within 5 years of issuance of the Certificate of Occupancy. Carports provided for parking where covered parking is not required may be used to meet this requirement.

5.3.5 GARAGE ACCESS AND ACCESSIBILITY:

- A When used, a carport must access a service lane (direct access from a carport to a local street is prohibited) and there must be a positive security device, a minimum of 8' high, to separate cars from publicly accessible areas.
- B In all cases, from the garage door to the opposite side of the service lane a minimum of 25 feet of clear backup space must be provided.
- C Conventionally loaded homes (front door and garage on same side of house) shall have a driveway of 18' from back of sidewalk if taking direct access from local street.

5.3.6 HEIGHT: No dwelling shall exceed 35' or two stories in height measured to the peak of a sloping roof or the parapet of a flat roof.

5.3.7 SOLAR WALLS: Solar walls (brise soleil) may be constructed anywhere within the buildable area of the lot to a height of two stories. The portion of such walls above 8 feet in height or where a lower roof intersects the plane of the wall must be 50% open to permit the breezes to flow through. Such opening may be gridded, shuttered, louvered or of any other functional and attractive method.

5.3.8 SECOND DWELLING UNITS: [Note: All Specific Plan provisions for second dwelling units are superseded by Government Code section 65852.2]

A

5.3.9 RESIDENTIAL LANDSCAPE REGULATIONS: The following regulations apply to all residential units, whether on individual lots or within common ownership projects. In common ownership projects, these regulations apply to those areas within private ownership or held for exclusive use through the granting of an easement.

- A. Boulevard Landscape Treatment
  - (1) Trees shall be a minimum 15 gallon size, spaced at 15 foot o.c. in a 90 degree grid pattern, to the curb/sidewalk line.
  - (2) At intersections, trees shall be in 3 rows from the corner, extending to the curb return at parallel street parking.
  - (3) Parkway trees shall be planted on both sides of the sidewalk one tree in public right-of-way and one tree in public utility easement.

- (4) Parkway groundcover shall consist of low, spreading native/indigenous species (minimum 1-gallon size) and spaced at not more than 8 foot on center. Maximum plant height at maturity shall not exceed 12 inches.
- (5) The surface area directly adjacent to the rolled (2 ft. Wide) curb, shall contain open structural pavement stone, with decomposed granite filling each void.
- (6) The public utility easement shall be planted with similar material as (4) and shall include the addition of a minimum 5-gallon shrub, one per each 5 lineal foot of area, and shall be a maximum height at maturity of 3 feet.
- (7) Irrigation: All plant material shall be irrigated with a low-precipitation head, operated by an automated, climatic monitored controller.

**B Local Street Treatments**

- (8) Similar to the Boulevard, but with less intensity, local streets shall include the grove of climate appropriate trees, minimum 15 gallon size, spaced at 15 foot o.c., with double rows.
- (9) Punctuated by alternative varieties of trees, minimum 15 gallon size (Jacaranda, Mimosa, etc.), various local streets will become gateways into distinct neighborhoods. These trees shall be placed on a similar grid pattern, to those identified for the climate appropriate tree grove.
- (10) Parkway trees shall be planted in the parkway portion of the public use easement.
- (11) An additional row of trees shall be planted within the front setback at the ratio of one tree per every 15 feet of lot frontage. Such trees may be clustered in any manner appropriate to the design of the site. This requirement is waived for corner side setback conditions in which there is insufficient area to support the growth of the trees.
- (12) Parkway groundcover shall consist of low, spreading native/indigenous species (minimum 1-gallon size) and spaced at not more than 8 foot on center. Maximum plant height at maturity shall not exceed 12 inches.
- (13) The public utility easement shall be planted with similar material as (4) and shall include the addition of a minimum 5-gallon shrub, one per each 5 lineal foot of area, and shall be a maximum height at maturity of 3 feet.
- (14) Irrigation: All plant material shall be irrigated with a low-precipitation head, operated by an automated, climatic monitored controller.
- (15) In neighborhoods that do not include garden walls in front yards, section 5.3.9E shall apply.

**C Parkway Landscaping and Maintenance**

- (1) Landscape and irrigation systems shall be maintained through a "common area" association (Master Community Association or Home Owners Association) and shall

include all grounds care, necessary to promote healthy growth and maintain standard growth patterns of all plant varieties, as outlined in section 5.3.9(A).

D Service Lane Landscaping

(1) Trees

- (a) Trees shall be planted in fence wells (either recessed in fences/walls or set between the fence/wall and the paved section on alternate sides of service lane, at two lot intervals, the entire service lane length.
- (b) Openings shall be recessed 3 foot deep and 5 foot wide.
- (c) Tree varieties shall consist of a minimum 15 gallon size evergreen standard, with a maximum spread of 25 feet and shall be pruned to provide a minimum of 14 feet of clearance within the service land for emergency apparatus access.

(1) Vine Pockets

- (a) Vine pockets shall be located on one-lot diagonals (across service lane) from each tree location.
- (b) Vine shall be minimum 15-gallon size, supported by wood trellis and planted in surface opening, 2 foot by 4 foot.
- (c) Irrigation: All plant material shall be irrigated with a low precipitation head, operated by an automated, climatic monitored controller.

E On-site Private Landscaping

(1) Front Yard

- (a) Garden Wall: A 30-inch high garden wall may be included at each lot. Material will be of unclad unit masonry, with returns of 4 ft. and offsets of 2 ft. at each property line.
- (b) Shrub beds shall consist of spreading ground cover, planted by material to reach maturity within a 6 month period.
- (c) Foundation shrubs shall be planted at not less than one 5-gallon shrub per two lineal foot of building footage.

(2) Rear Yard "The Oasis"

- (a) Rear yard surface planting shall be chosen by each homeowner and may include turfs and other water intensive plants.
- (b) Areas not planted with turf shall be treated with a combination of shrubs, ground covers and/or crushed stone.
- (c) Irrigation: All plant material shall be irrigated with a low-precipitation head, operated by an automated, climatic monitored controller.

F Reference Documents for Selection of Plant Materials

- (1) Sunset Western Garden Book
- (2) Lush & Efficient, Coachella Valley Water District

- (3) Landscape Plants for Western Regions, Perry
- (4) Section 8.57 Water Efficient Landscape and the Coachella Valley model water efficient landscape ordinance No. 1302.1.

## 5.4 GENERAL COMMERCIAL/INSTITUTIONAL SITE DEVELOPMENT STANDARDS

The following standards establish the permitted setbacks, heights and massing requirements for the design of commercial and institutional sites and buildings on appropriately designated parcels within the project.

- 5.4.1 SETBACK REQUIREMENTS AND SPACE BETWEEN BUILDINGS: Conform to the regulations for Zone Classification PLC - Planned Limited Commercial.

## 5.5 SPECIAL COMMERCIAL/INSTITUTIONAL SITE DEVELOPMENT STANDARDS

### 5.5.1 PARKING REQUIREMENTS:

- A The parking requirements of the Zoning Code shall apply with regard to the number of parking stalls required, sizes and parking area layout standards. A 40% maximum reduction in parking requirements may be granted by the Planning Commission for uses determined to serve primarily neighborhood residents and which is designed to promote pedestrian use.
- B Aggregate parking areas for more than 10 cars must be landscaped so that a minimum of 50% of the paved area is shaded at noon, June 21, within 5 years of issuance of the Certificate of Occupancy. A shade analysis must be prepared and submitted by the architect or landscape architect for the project.
- C Carports provided for parking where covered parking is not required may be used to meet this requirement.

- 5.5.2 OPEN SPACE: Each project shall devote a minimum of 2.5% of the gross site area for use as publicly accessible open space. The intent of this requirement is to create a shaded space central to the project that may be used by the facility's patrons and employees. This open space area may be used to meet the landscape area requirement.

- A No space may be less than 200 square feet in area with a minimum dimension of 15 feet and at least one space must be a minimum of 500 square feet with a minimum dimension of 40 feet.
- B Such space must be landscaped, including paving, plant material, arbors, treillage, water features and seating areas.
- C These areas must be designed so that a minimum of 50% of the ground areas is shaded. When plant material is used to provide this shading, the requirement must be met within 5 years of the issuance of Certificate of Occupancy. A shade analysis must be prepared and submitted by the architect or landscape architect for the project. Parkways and sidewalks in front of buildings and serving as access to the facilities, businesses or services within may be used to meet this requirement, however, the space under covered porticos, arcades and colonnades designed as part of the building's structure may not be used.

- 5.5.3 HEIGHT AND NUMBER OF STORIES: Buildings are limited to 2 stories or 40 feet in height. Theme structures or architectural features may not exceed 60 feet in height and no portion above the basic height limit may be habitable.
- 5.5.4 TRASH ENCLOSURES, LOADING BAYS AND SERVICE AREAS: All portions of the site devoted to service bays, trash collection and loading zones must be screened from the view of all adjacent properties. Uses requiring no greater level of delivery service than vans or small trucks (no longer than 30' or having no more than 10 wheels) are not required to provide separate delivery or loading zones.
- 5.5.5 SITE LIGHTING: Site lighting shall conform to the applicable regulations of the City.
- 5.5.6 SIGNAGE: On-site signage shall conform to the requirements of the sign regulations of the City and according to the recommendations of the Community Character Criteria.
- 5.5.7 LANDSCAPE REGULATIONS: A minimum of 15% of any commercially or institutionally developed parcel shall be landscaped according to the recommendations of the Community Character Criteria.

#### 5.6 GENERAL RECREATION SITE DEVELOPMENT STANDARDS

The following standards establish the permitted setbacks, heights and massing requirements for the design of recreational sites and buildings on appropriately designated parcels within the project.

- 5.6.1 SETBACK REQUIREMENTS AND SPACE BETWEEN BUILDINGS: Conform to the regulations of Zone Classification PLC - Planned Limited Commercial.

#### 5.7 SPECIAL RECREATION SITE DEVELOPMENT STANDARDS

##### 5.7.1 PARKING REQUIREMENTS:

- A The parking requirements of the Zoning Code shall apply with regard to the number of parking stalls required, sizes and parking area layout standards.
- B Aggregate parking areas for more than 10 cars must be landscaped so that a minimum of 50% of the paved area is shaded at noon, June 21, within 5 years of issuance of the Certificate of Occupancy.
- C Carports provided for parking where covered parking is not required may be used to meet this requirement.

##### 5.7.2 OPEN SPACE: Open space must be landscaped, including paving, plant material, arbors, trellage, water features and seating areas. Since open space is a critical ingredient of community level recreation facilities, no mandatory area is required.

- A Open space, when normally habitable (which excludes swimming areas, for example) must be designed so that a minimum of 50% of the open space area is

shaded at noon, June 21, within 5 years of issuance of the Certificate of Occupancy.

- B A shade analysis must be prepared and submitted by the architect or landscape architect for the project. Parkways and sidewalks in front of buildings and serving as access to the facilities, businesses or services within may be used to meet this requirement, however, the space under covered porticos, arcades and colonnades designed as part of the building's structure may not be used.

5.7.3 HEIGHT AND NUMBER OF STORIES: Buildings are limited to 2 stories or 40 feet in height. Theme structures or architectural features may not exceed 60 feet in height and no portion above the basic height limit may be habitable.

5.7.4 TRASH ENCLOSURES, LOADING BAYS AND SERVICE AREAS: All portions of the site devoted to service bays, trash collection and loading zones must be screened from the view of all adjacent properties. Uses requiring no greater level of delivery service than vans and small trucks (no longer than 30' or having no more than 10 wheels) are not required to provide separate delivery or loading zones.

5.7.5 SITE LIGHTING: Site lighting shall conform to the applicable regulations of the City.

5.7.6 SIGNAGE: On-site signage shall conform to the requirements of the sign regulations of the City and according to the recommendations of the Community Character Criteria.

## 5.8 GENERAL RESIDENTIAL SITE DEVELOPMENT STANDARDS FOR R-2-CLUSTER SFD DEVELOPMENT

CLUSTER SFD: Small lots with detached dwellings arranged in nontraditional clusters, frequently using private auto courts or common drives and arranged without regard for frontage on public streets. The following standards establish the permitted densities, setbacks, heights and massing requirements for the design of individual homes and multi-family attached dwellings on parcels within the project.

### 5.8.1 SETBACK REQUIREMENTS FOR RESIDENTIAL SITES

- A. STANDARD FRONT SETBACK: 8 feet if fronting on Private Local Street and 2 feet if fronting on a Common Dive.
- B. REDUCED FRONT SETBACK: Not Applicable
- C. STANDARD SIDE SETBACK: 5 feet.
- D. SIDE SETBACK WITH DRIVEWAY: Not Applicable
- E. SHARED SIDE SETBACK: 5 feet.
- F. ZERO SIDE SETBACK: Zero feet: no projections, encroachments or openings permitted.



- G. CORNER SIDE SETBACK: 10 feet.
- H. REDUCED SIDE SETBACK: Not Applicable
- I. REAR SETBACK WITH SERVICE LANE: Not Applicable
- J. REAR SETBACK: 10 feet.
- K. ENCROACHMENTS AND MISCELLANEOUS PROVISIONS
  - (1) Fireplaces, bays, cornices, eaves and other similar architectural features may project a maximum of 24 inches into required setbacks.
  - (2) Shading devices may project a maximum of 24 inches into required front setbacks, a maximum of 24 inches elsewhere unless waived by the Director of Community Development with validating documentation.
  - (3) Garden walls in front setbacks are not permitted.
  - (4) Pools and spas must provide a minimum of 5 feet of lateral clearance to any adjacent lot line.
  - (5) Solar walls may be constructed to a two story height anywhere within the building envelope.
  - (6) A 3-inch thick, 30 inch by 48 inch concrete slab must be provided along the rear fence/wall directly accessible from the private local street or from the common drive for the placement of trash receptacles. In addition, a 24 inch by 36 inch concrete pad shall be provided in front of the unit next to the Garage for placing the trash receptacles during the trash pickup day.

5.8.2 SPACE BETWEEN BUILDINGS: For purposes of developing Cluster SFD Residential Development projects that do not follow the standard block pattern, adjacent buildings shall be presumed to have a lot line between them for the purpose of measuring setbacks. The minimum building separations shall be 10 feet.

5.8.3 SPECIAL RESIDENTIAL SITE DEVELOPMENT STANDARDS FOR CLUSTER SFD RESIDENTIAL DEVELOPMENT PROJECTS

The following standards deal with areas of concern regarding the implementation of new urbanism concepts and for complying with applicable local ordinances.

5.8.3.1 COMMON OPEN SPACE: Common open space requirements are deemed met under the Rio Vista Village Specific Plan. Additional common open space shall be provided to establish pedestrian circulation links to areas within and beyond the project boundary.

5.8.3.2 PRIVATE OPEN SPACE: Each single-family dwelling site in a Cluster SFD project must contain a minimum of 300 SF of contiguous private open space with a minimum dimension of 10 feet.

5.8.3.3 COMMON DRIVES: Use Private Street

- A. Common drives serving Cluster SFD Residential Development shall be in the form of a private drive having a minimum width of 24 feet curb to curb where no street parking is allowed. Garages shall be setback a minimum of 25 feet.
- B. Private Street shall have a minimum width of 26 feet and shall be signed as 'Emergency Access and Fire Lane-No Parking'. Emergency gated access shall be required that will enable access onto a public street other than the primary access road.

5.8.3.4 PARKING REQUIREMENTS:

- A. Each single-family dwelling must be provided with a two car garage.
- B. If a standard single-family lot pattern is used that accommodates on-street parking, no additional guest parking is required. When a non-traditional lot pattern is used, one additional off-street parking space for every two units is required, to be allocated in proximity to dwelling units, and provided onsite.
- C. Aggregate parking areas for more than 10 cars must be landscaped so that a minimum of 50% of the paved area is shaded at noon, June 21, within 5 years of issuance of the Certificate of Occupancy. Carports provided for parking where covered parking is not required may be used to meet this requirement.

5.8.3.5 GARAGE ACCESS AND ACCESSIBILITY:

- A. Garage may be accessed from either a common drive or directly from the private or public local street.
- B. No direct access to Rio Vista Boulevard is permitted.
- C. In all cases, from the garage door to the opposite side of the common drive minimum of 25 feet of clear backup space must be provided.
- D. Garages on interior lots directly accessing a local street must provide 25 feet of clear back-up space immediately in front of the garage door and occurring behind the front setback line the full width of the garage. The last 24 inches of the required 25 feet as well as the sides of the backup area may be in landscape material.
- E. Garages must be equipped with automatic roll up doors and flanked by at least one wall-mounted carriage light.

5.8.3.6 HEIGHT: No dwelling shall exceed 35 feet or two stories in height measured to the peak of a sloping roof or the parapet of a flat roof.

5.8.3.7 RESIDENTIAL LANDSCAPE REGULATIONS: The following regulations apply to common residential areas. All proposed landscape species must be identified in the Lush and Efficient Gardening in the Coachella Valley produced by CVWD.

A. Local Private Street Treatments

- (1) Local streets aligned along a project boundary shall include minimum 15 gallon trees spaced at- 50 feet on center.
- (2) Where dwelling units are oriented to the local street, minimum 15 gallon trees shall be planted at a ratio of 1:1.5 per dwelling unit along the street block.
- (3) Alternative varieties of trees, minimum 15 gallon size, shall be planted at gateways into distinct neighborhoods.
- (4) Street trees, minimum 15 gallon size, shall be planted in any island of the public use easement
- (5) A three (3) foot landscape setback shall be provided between the sidewalk and the dwelling unit to be planted in groundcover, 4 feet on center and having a maximum plant height at maturity not exceeding 12 inches, with a two-inch thick layer of decomposed granite having a common accent color.
- (6) Guest parking areas shall have a landscape island for every seven spaces and planted with one minimum 15 gallon tree. Guest parking nodes having more than 10 spaces shall have minimum 15 gallon trees planted 25 feet on center within the five foot landscape setback.

5.8.4 SPECIAL RECREATION SITE DEVELOPMENT STANDARDS.

5.8.4.1 PARKING REQUIREMENTS:

A. The parking requirements of the Zoning Code shall apply with regard to the number of parking stalls required, sizes and parking area layout standards.

B. Aggregate parking areas for more than 10 cars must be landscaped so that a minimum of 50% of the paved area is shaded at noon, June 21, within 5 years of issuance of the Certificate of Occupancy.

C. Carports provided for parking where covered parking is not required may be used to meet this requirement.

5.8.4.2 OPEN SPACE: Open space must be landscaped, including paving, plant material, arbors, treillage, water features and seating areas. Since open space is a critical ingredient of community level recreation facilities, no mandatory area is required.

5.8.4.3 TRASH ENCLOSURES AREAS: All portions of the site devoted to trash collection must be screened from the view of all adjacent properties.

5.8.4.4 SITE LIGHTING: Site lighting shall conform to the applicable regulations of the City.

5.8.4.5 SIGNAGE: On-site signage shall conform to the requirements of the sign regulations of the City and according to the recommendations of the Community Character Criteria.

## 5.9 **DEVELOPMENT STANDARDS FOR 2024 SPECIFIC PLAN AMENDMENT AREA**

The primary design objective for the 2024 Specific Plan Amendment is to provide a variety of home sizes and plans to suit the needs of different life stages and market segments.

The Rio Vista Specific Plan allows for individual homeownership and rental opportunities in a higher density setting.

Homes may be located on fee simple lots, in condominium arrangements, or in rental accommodations. All homes will have minimum fire separation distances as required by the California Residential and Building Codes.

Exhibits 5.1 and 5.2 provide conceptual plotting examples for a variety of residential housing types and arrangements. The plotting concepts are provided only to illustrate development standards. They are not intended to be mandated layouts.

Tables 5.1 and 5.2 provide development standards for both Single Family Detached configurations as well as attached residential development within the 2024 Specific Plan Amendment Area.

Table 5.1: Single-Family Detached Development Standards (Minimums)		
Planning Area Boundary Line to Living Space (Front or Side)	15'	A
Public Street to Living Space (Front or Side) - Rio Pecos Drive, Avenida Quintana, and Landau Boulevard	15'	B
Interior Street ROW to Living Space (Front or Side)	10'	C
Interior Street ROW to Garage Door (Conventionally Loaded Homes)	20'	-
Interior Street ROW to Low Wall/Patio/Porch (Porch dimension shall be minimum 6' in depth if being counted toward private open space)	5'	D
Rear Yard	10'	E
Interior Side Yard	4' (permitted on PAs 3.1, 5.1-5.4, 6.1-6.5) 5' (in all other conditions)	F
Zero Side Yard	0' (no projections, encroachments or opening permitted on 0' lot line side)	Not Pictured but Permitted
Building Separation	8'	G
Garage to Garage Separation	30'	H
Rear Setback with Service Lane	5' (Living Space) / 3' (Garage Door)	I
Open Space	300 S.F. per unit/15' minimum width (private open space in PAs 3.1, 5.1-5.4, 6.1-6.5) 300 S.F. per unit (all other PAs may be combination of private and common open space)	-
Encroachments into Yard Setbacks (Maximum) Encroachments include: fireplaces, bays, furr outs, potshelves, brackets, eaves, awnings, eyebrows, canopies, cantilever decks, Second floor cantilever over garage.	3' (CRC/CBC code requirements shall be adhered to. Therefore, permitted encroachments may be less).	Not Pictured but Permitted
Building Coverage (Maximum).	60% of Net Lot Area	-
Height	35' or two stories in height measured to the peak of a sloping roof or the parapet of a flat roof	-
Parking	2.0 Spaces (at least 1 space per unit shall be covered) .25 Space per Unit for Guest (driveways may be counted if meets 18' minimum depth)  Location of parking: No vehicles shall be parked in any area except within approved garages, carports, or improved open parking spaces.	-

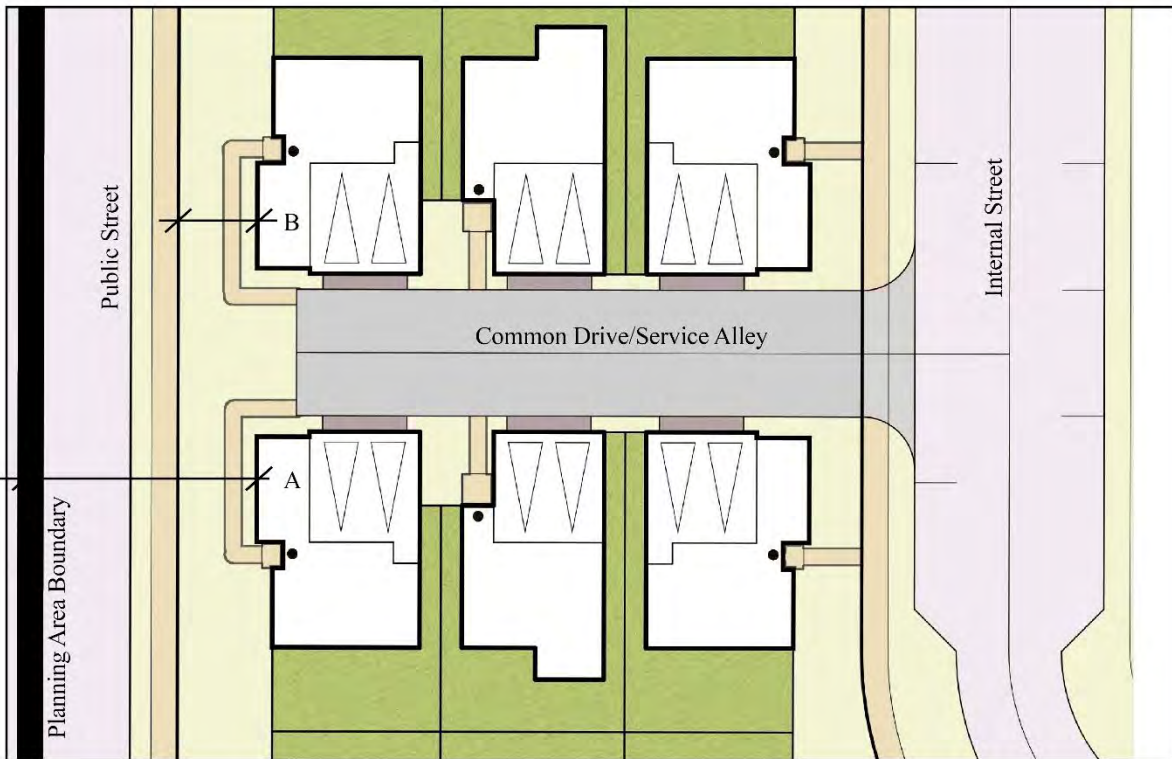


EXHIBIT: 5.1: SFD CONCEPTUAL LAYOUTS AND DEVELOPMENT STANDARDS

Table 5.2: Multi-Family Attached Development Standards (Minimums)

Planning Area Boundary Line to Living Space (Front or Side)	15'	A
Public Street to Living Space (Front or Side) - Rio Pecos Drive, Avenida Quintana, and Landau Boulevard	15'	B
Interior Street ROW to Living Space (Front or Side)	10'	C
Interior Street ROW to Low Wall/Patio/Porch (Porch dimension shall be minimum 6' in depth if being counted toward private open space)	5'	D
Rear Yard	10'	E
Interior Side Yard	5'	F
Zero Side Yard	0' (no projections, encroachments or opening permitted on 0' lot line side)	Not Pictured but Permitted
Building Separation (front to front when triplex or larger)	20'	G
Building Separation (side to side)	10'	H
Building Separation (side to front)	10'	I
Garage to Garage Separation	30'	J
Rear Setback with Service Lane	5' (Living Space) / 3' (Garage Door)	K
Open Space	300 S.F per unit (may be combination of private and common open space)	-
Encroachments into Yard Setbacks (Maximum) Encroachments include: fireplaces, bays, furr outs, potshelves, brackets, eaves, awnings, eyebrows, canopies, cantilever decks, Second floor cantilever over garage.	3'	Not Pictured but Permitted
Building Coverage (Maximum).	60% of Net Lot Area	-
Height	35' or two stories in height measured to the peak of a sloping roof or the parapet of a flat roof	-
Parking	1.5 Spaces (at least 1 space per unit shall be covered) Plus .25 Space per Unit for Guest (min).  Location of parking: No vehicles shall be parked in any area except within approved garages, carports, or improved open parking spaces.	-

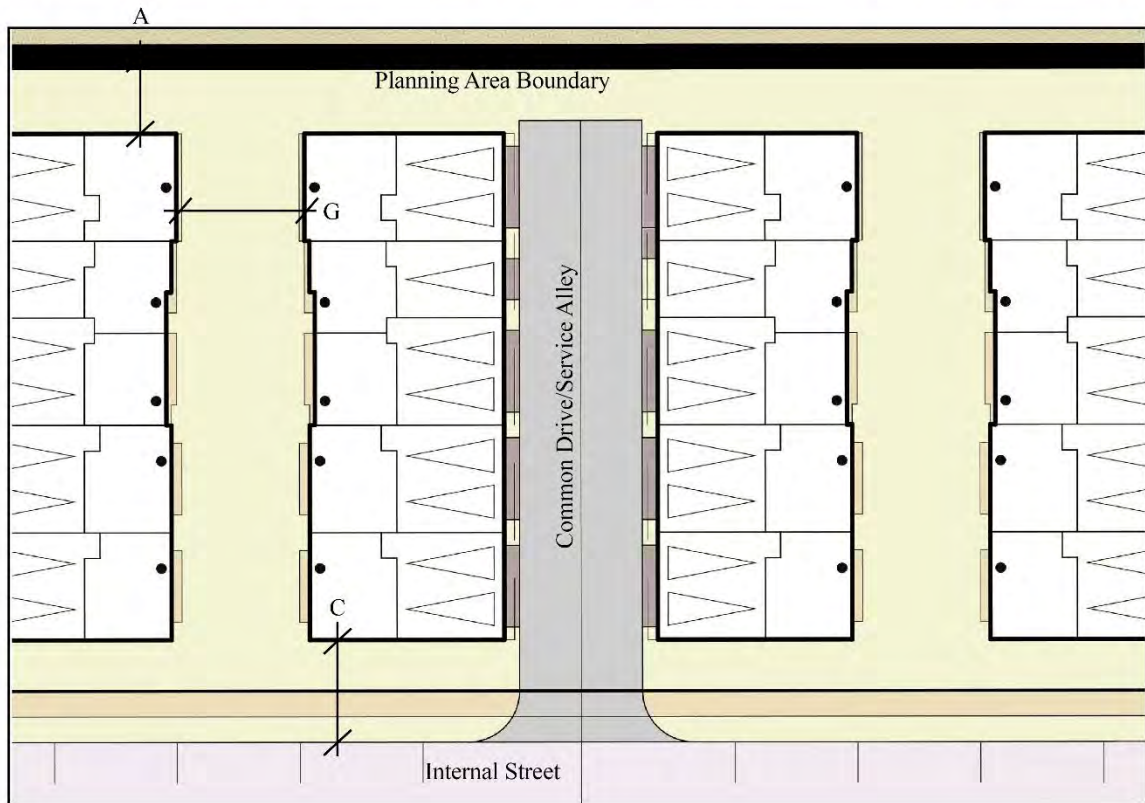
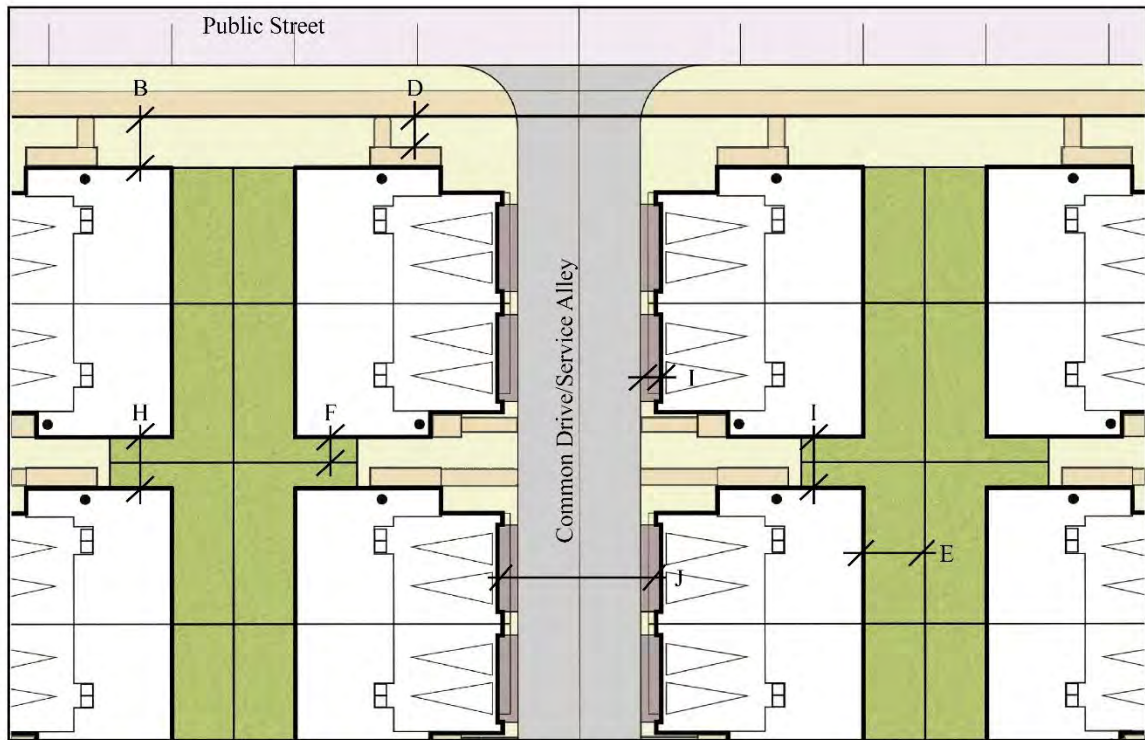
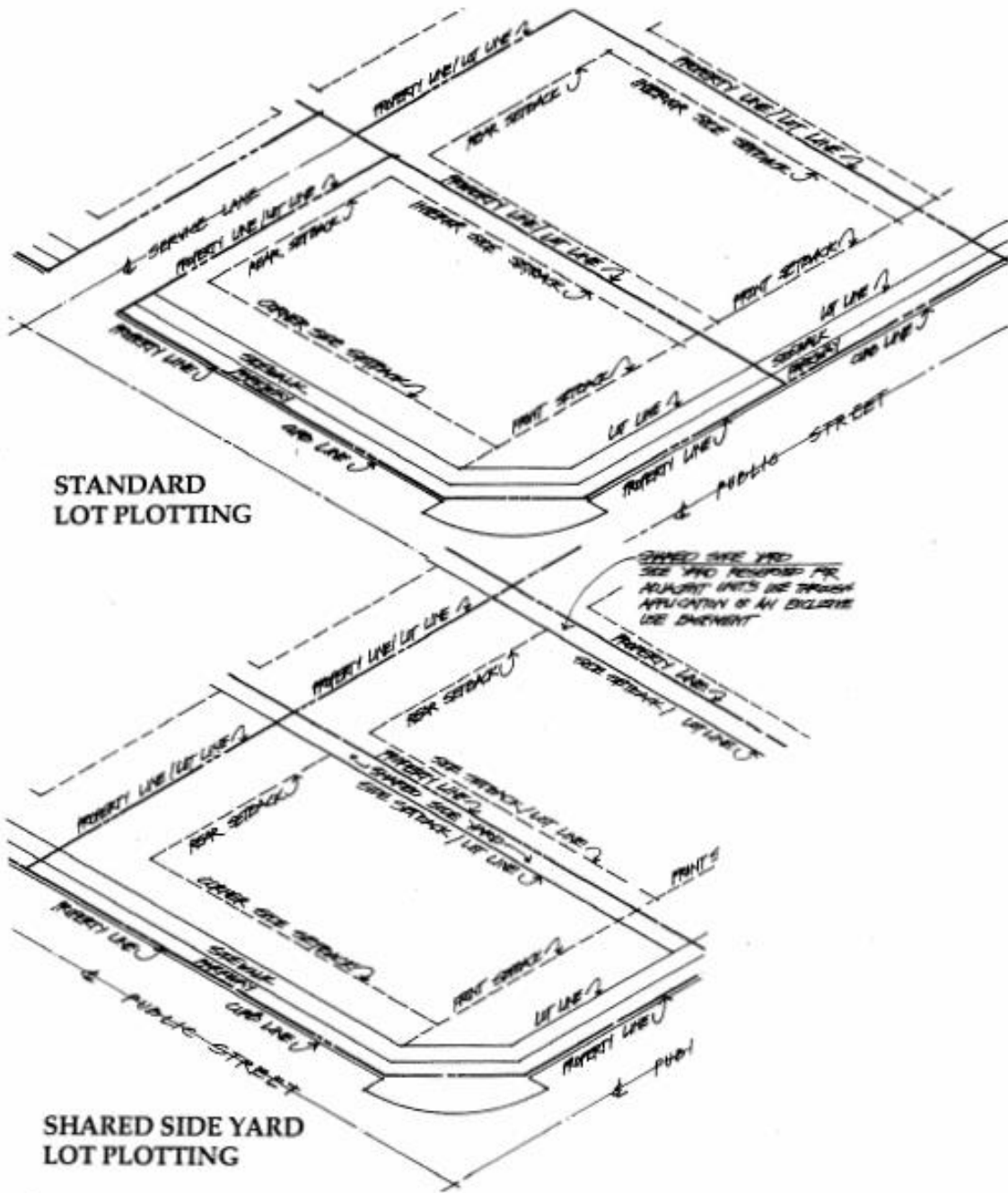


EXHIBIT: 5.2: ATTACHED CONCEPTUAL LAYOUTS AND DEVELOPMENT STANDARDS



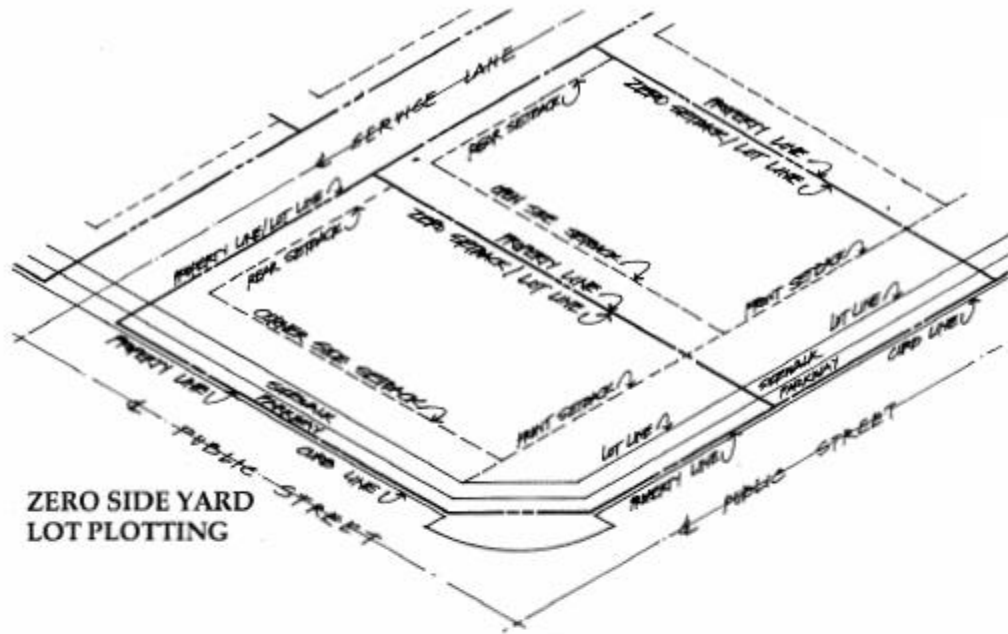


**RIO VISTA VILLAGE**  
 CITY OF CATHEDRAL CITY  
 35-325 DATE PALM DRIVE  
 CATHEDRAL CITY, CA  
 760.770.0096

Specific Plan No.  
 SP 97- 55  
 DEPT. OF  
 COMMUNITY  
 DEVELOPMENT

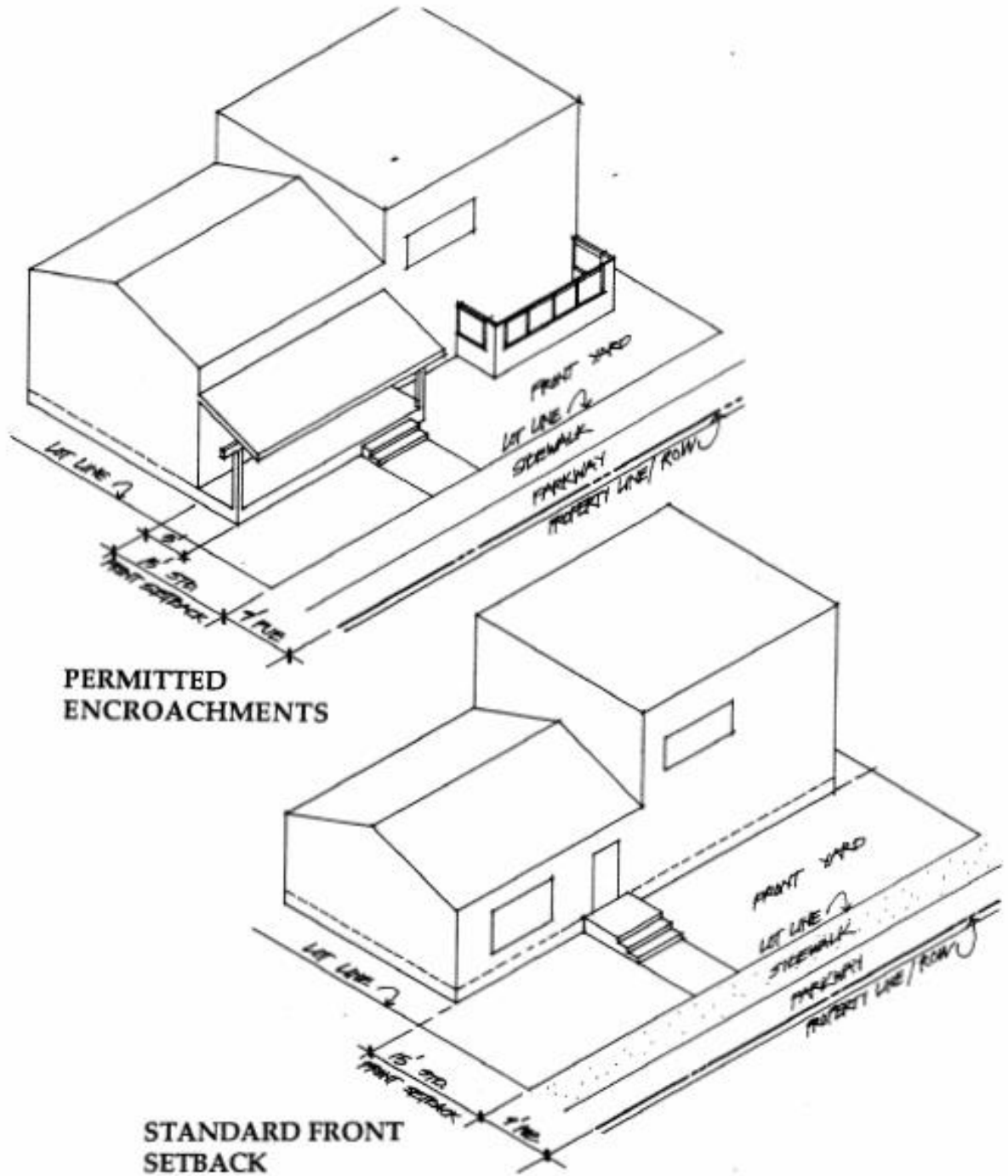
**BURNETT DEVELOPMENT CORPORATION**  
 13201 NEWPORT AVE, SUITE 200  
 TUSTIN, CA 714.944.7600  
**WARKENTIN PARTNERSHIP**  
 2550 FAIRMOUNT BLVD.  
 BAYVIEW, CA 92001 909.788.5422

**EXHIBIT 5-A**  
**LOT CONCEPTS**  
**USE OF TERMS**  
 SCALE: NONE  
 DATE: 10.26.07

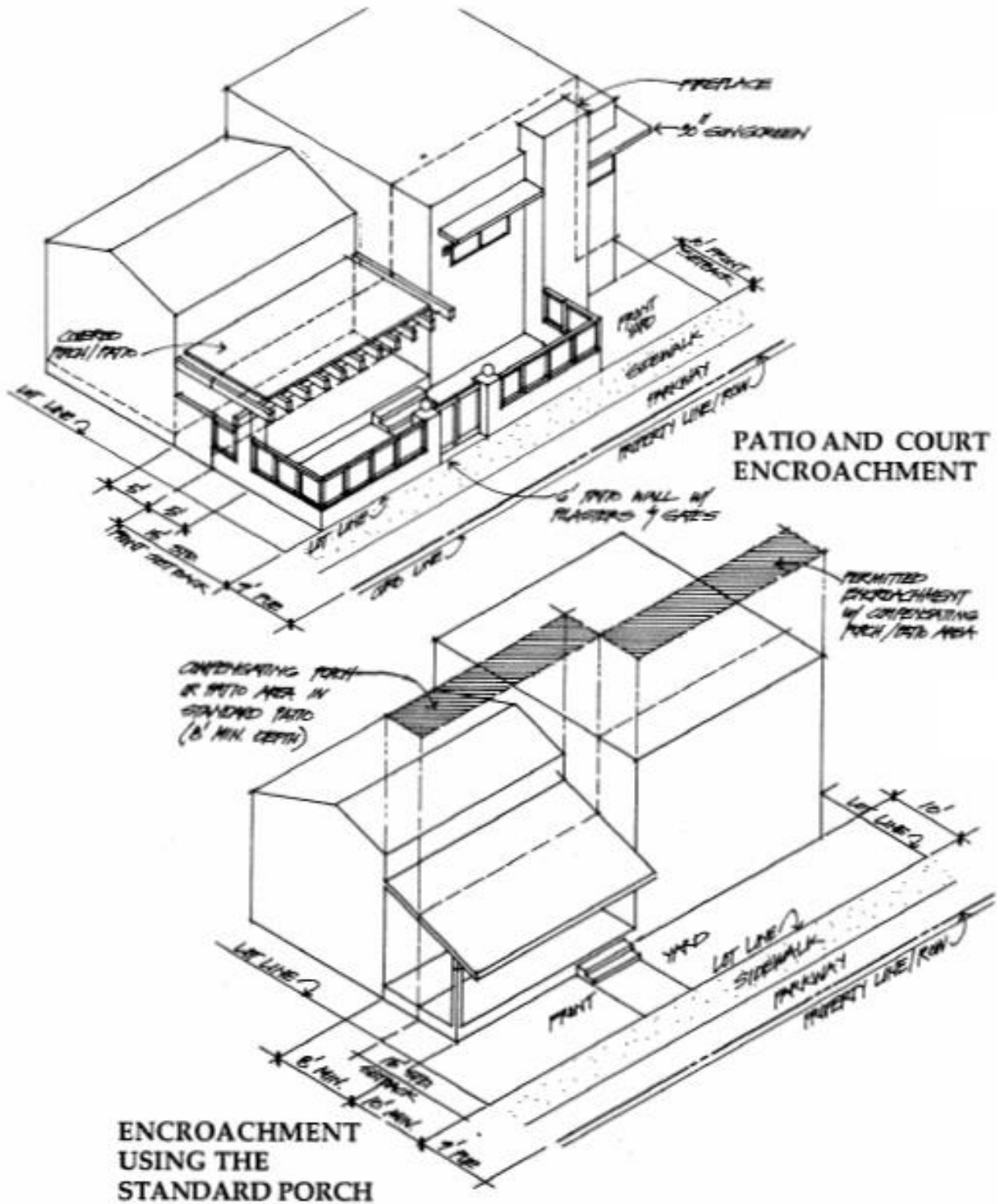


ZERO SIDE YARD  
LOT PLOTTING

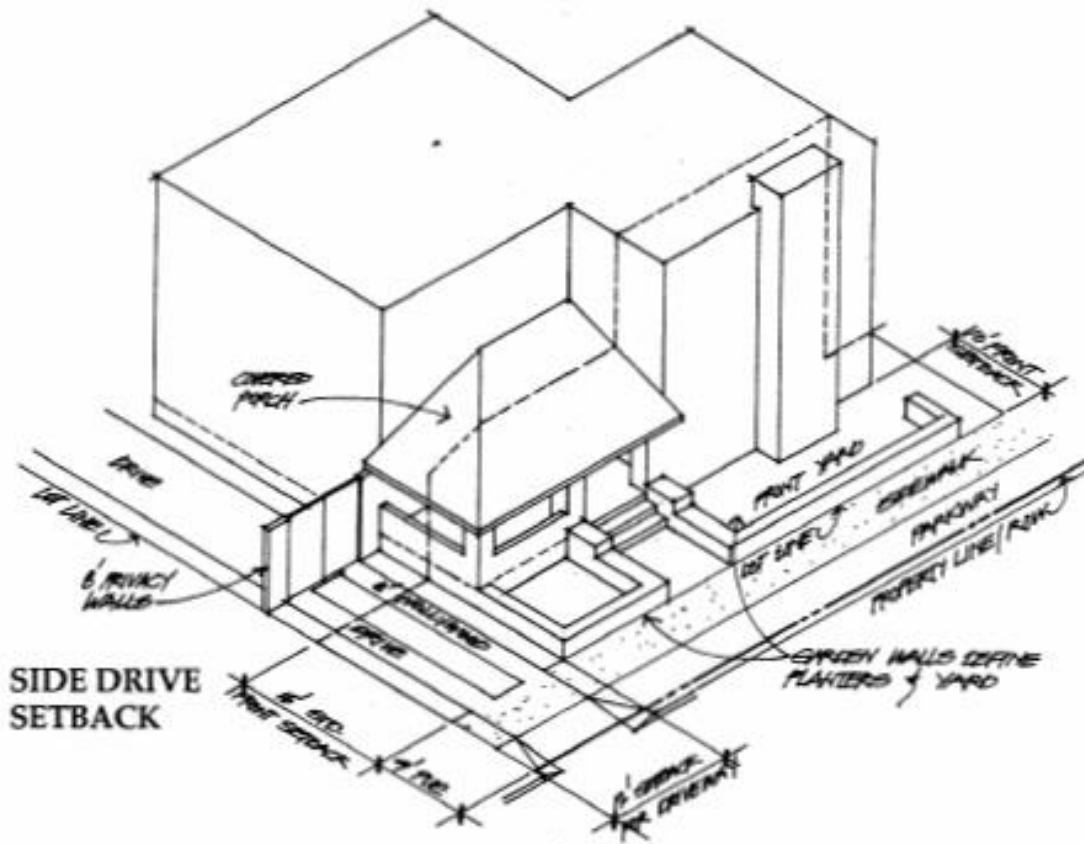
<p><b>RIO VISTA VILLAGE</b> CITY OF CATHEDRAL CITY 35-325 DATE PALM DRIVE CATHEDRAL CITY, CA 760.770.0896</p>	<p>Specific Plan No. SP 97- 55 DEPT. OF COMMUNITY DEVELOPMENT</p>	<p><b>BURNETT DEVELOPMENT CORPORATION</b> 1321 NEWPORT AVE, SUITE 200 TUSTIN, CA 714.843600 <b>WARKENTIN PARTNERSHIP</b> 2950 FAIRMOUNT BLVD. STRESCOE, CA 92591 951.788.0422</p>	<p><b>EXHIBIT 5-A.1</b> <b>LOT CONCEPTS</b> <b>USE OF TERMS</b> SCALE: NONE DATE: 10.28.97</p>
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<b>RIO VISTA VILLAGE</b>	Specific Plan No.	<b>BURNETT DEVELOPMENT CORPORATION</b>	<b>EXHIBIT 5-B</b>
CITY OF CATHEDRAL CITY	SP 97- 55	13051 NEWMONT AVE, SUITE 200	<b>FRONT SETBACK</b>
35-325 DATE PALM DRIVE	DEPT. ON	TUSTIN, CA 92680-7600	<b>ENCROACHMENTS</b>
CATHEDRAL CITY, CA	COMMUNITY	<b>WARKENTIN PARTNERSHIP</b>	SCALE: NONE
760.770.0396	DEVELOPMENT	2650 FAIRMOUNT BLVD.	DATE: 10.24.97
		RYEVIEW, CA 92501 907.786.5422	



<b>RIO VISTA VILLAGE</b> CITY OF CATHEDRAL CITY 35-325 DATE PALM DRIVE CATHEDRAL CITY, CA 760.770.0956	Specific Plan No. <b>SP 97-55</b> Dept. Of COMMUNITY DEVELOPMENT	<b>BURNETT DEVELOPMENT CORPORATION</b> 1301 NIMMOY AVE. SUITE 200 TURIN, CA 94544-7000 <b>WARKENTIN PARTNERSHIP</b> 200 FAIRMOUNT BLVD. RIVERSIDE, CA 92501 951.788.5422	<b>EXHIBIT 5-B.1</b> <b>FRONT SETBACK</b> <b>ENCROACHMENTS</b> SCALE: NONE DATE: 10.28.27
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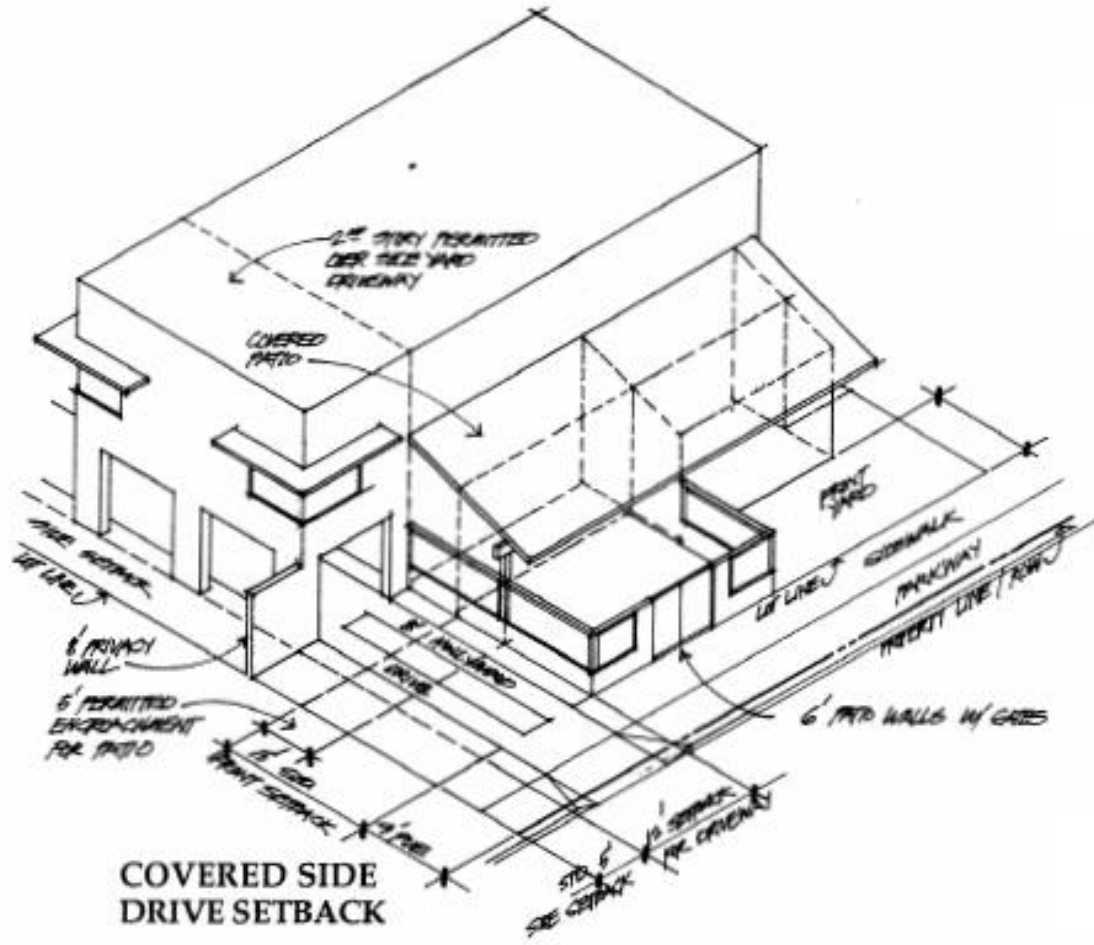


**RIO VISTA VILLAGE**  
 CITY OF CATHEDRAL CITY  
 35-325 DATE PALM DRIVE  
 CATHEDRAL CITY, CA  
 760.770.0396

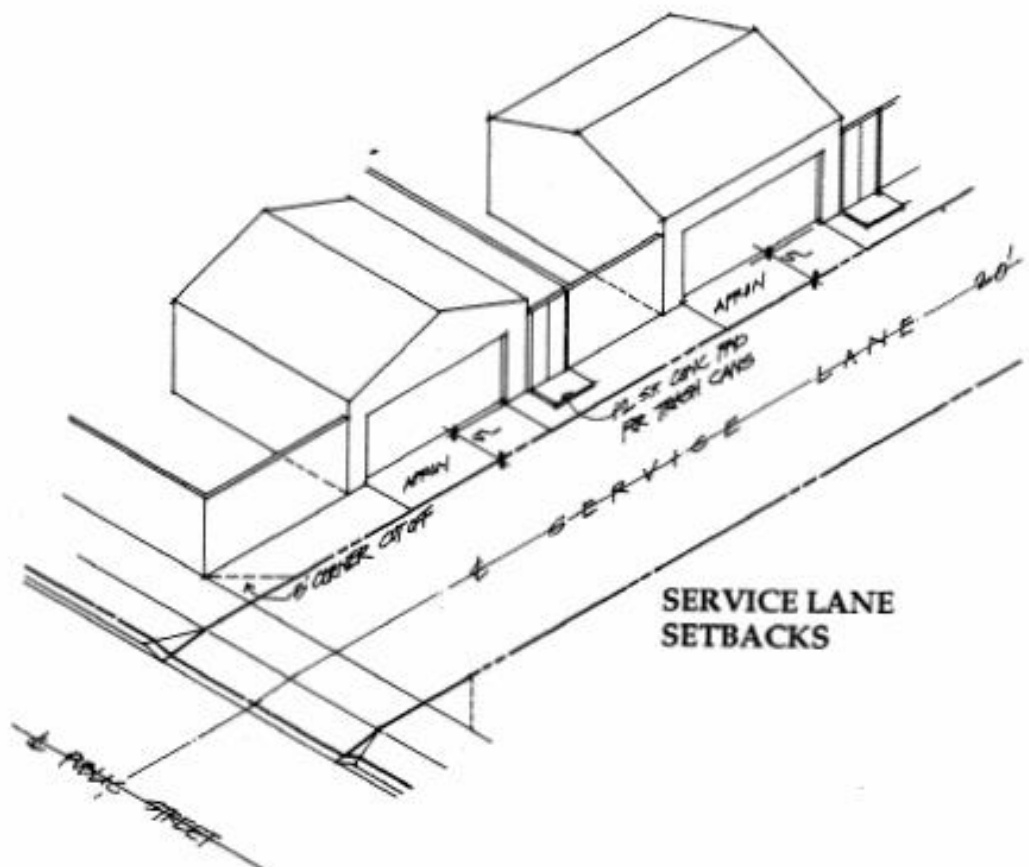
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 SP 97- 55  
 DEPT. OF  
 COMMUNITY  
 DEVELOPMENT

**BURNETT DEVELOPMENT CORPORATION**  
 1320 NEWPORT AVE, SUITE 200  
 TUSTIN, CA 714.564.7400  
**WARKENTIN PARTNERSHIP**  
 2800 FAIRMOUNT BLVD.  
 RIVERSIDE, CA 92501 951.788.5421

**EXHIBIT 5-B.2**  
**SIDE DRIVE SETBACK**  
 SCALE: NONE  
 DATE: 10.24.97

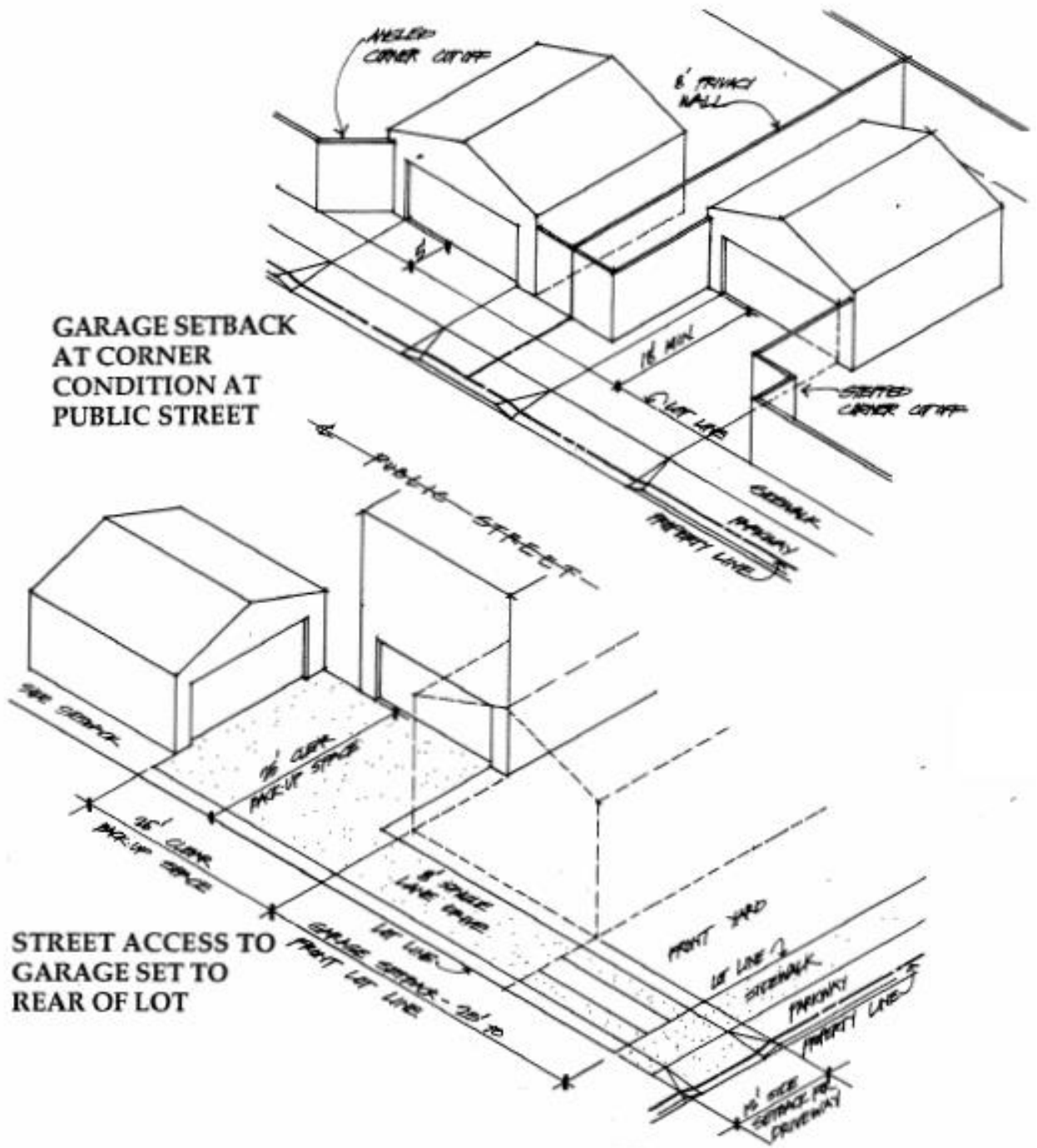


<b>RIO VISTA VILLAGE</b> CITY OF CATHEDRAL CITY 35-325 DATE PALM DRIVE CATHEDRAL CITY, CA 760.770.0396	Specific Plan No. SP 97-55 DEPT. OF COMMUNITY DEVELOPMENT	<b>BURNETT DEVELOPMENT CORPORATION</b> 13201 NEWPORT AVE. SUITE 200 TUSTIN, CA 714.544.7900 <b>WARKENTIN PARTNERSHIP</b> 2950 FAIRMOUNT BLVD. RIVERSIDE, CA 92501 909.788.5422	<b>EXHIBIT 5-B.3</b> <b>SIDE DRIVE SETBACK</b> SCALE: NONE DATE: 03.26.07
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**SERVICE LANE  
SETBACKS**

<p><b>RIO VISTA VILLAGE</b> CITY OF CATHEDRAL CITY 35-325 DATE PALM DRIVE CATHEDRAL CITY, CA 760.770.0396</p>	<p>Specific Plan No. <b>SP 97- 55</b> DEPT. OF COMMUNITY DEVELOPMENT</p>	<p><b>BURNETT DEVELOPMENT CORPORATION</b> 13021 NEWPORT AVE, SUITE 200 TURIN, CA 94588 734.544.7600 <b>WARKENTIN PARTNERSHIP</b> 2850 FARMHUNT BLVD. RIVERSIDE, CA 92505 951.794.5422</p>	<p>EXHIBIT <b>5-C</b> <b>GARAGE SETBACK</b> <b>SERVICE LANES</b> SCALE: NONE DATE: 10.26.97</p>
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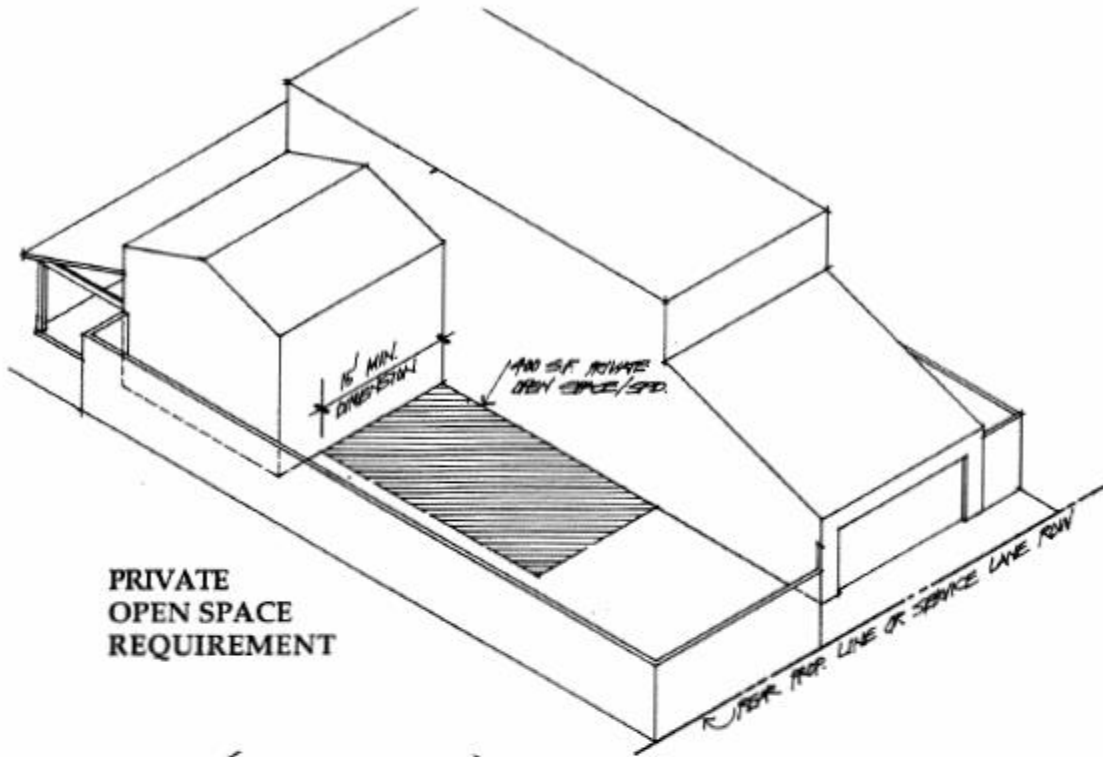


**GARAGE SETBACK AT CORNER CONDITION AT PUBLIC STREET**

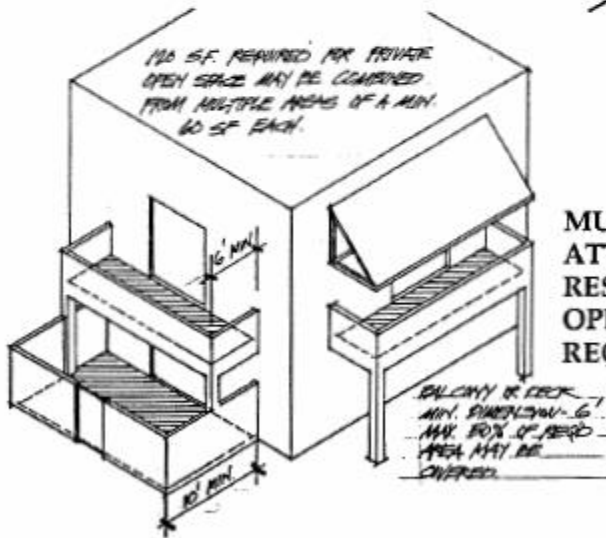
**STREET ACCESS TO GARAGE SET TO REAR OF LOT**

<p><b>RIO VISTA VILLAGE</b>          CITY OF CATHEDRAL CITY          35-325 DATE PALM DRIVE          CATHEDRAL CITY, CA          760.770.0396</p>	<p>Specific Plan No.          SP 97- 55          DEPT. OF          COMMUNITY          DEVELOPMENT</p>	<p><b>BURNETT DEVELOPMENT CORPORATION</b>          13031 NEWPORT AVE. SUITE 200          TUSTIN, CA 714.244.7600  <b>WARKENTIN PARTNERSHIP</b>          2890 FAIRMOUNT BLVD.          RIVERSIDE, CA 92511 951.788.5422</p>	<p><b>EXHIBIT 5-C.1</b>  <b>GARAGE SETBACK</b>  <b>CORNER/STREET</b>          SCALE: NONE          DATE: 10.26.97</p>
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**PRIVATE  
OPEN SPACE  
REQUIREMENT**



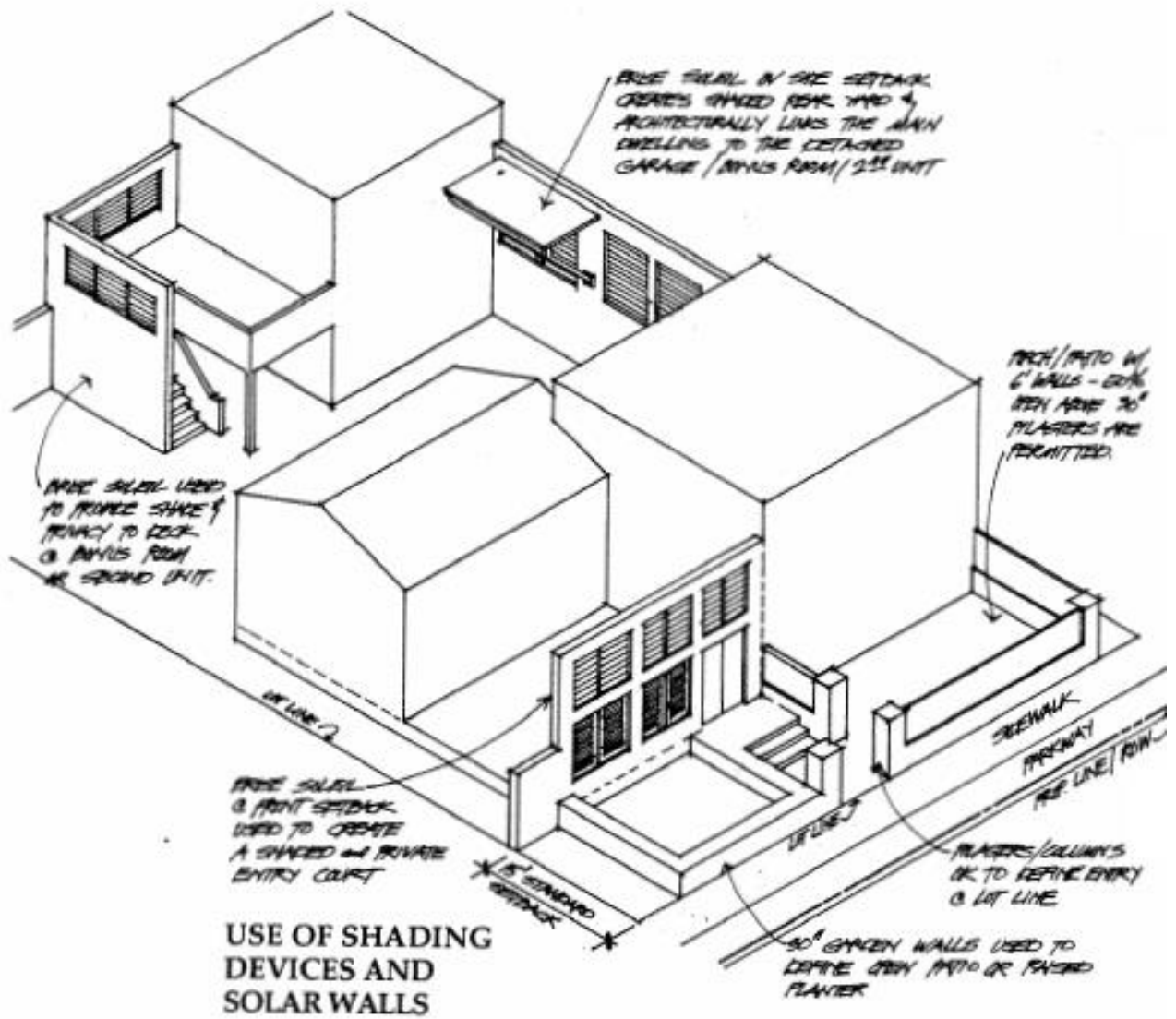
**MULTI-FAMILY OR  
ATTACHED  
RESIDENTIAL  
OPEN SPACE  
REQUIREMENT**

**RIO VISTA VILLAGE**  
CITY OF CATHEDRAL CITY  
35-325 DATE PALM DRIVE  
CATHEDRAL CITY, CA  
760.770.0596

Specific Plan No.  
SP 97- 55  
DEPT. OF  
COMMUNITY  
DEVELOPMENT

**BURNETT DEVELOPMENT CORPORATION**  
13021 NEWPORT AVE, SUITE 200  
TUSTIN, CA 714.544.7600  
**WARKENTIN PARTNERSHIP**  
2850 FAIRMOUNT BLVD.  
EVERETT, CA 92501 909.798.0422

EXHIBIT 5-D  
**PRIVATE OPEN  
SPACE**  
SCALE: NONE  
DATE: 08.28.87



**USE OF SHADING DEVICES AND SOLAR WALLS**

**RIO VISTA VILLAGE**  
 CITY OF CATHEDRAL CITY  
 35-325 DATE PALM DRIVE  
 CATHEDRAL CITY, CA  
 760.770.0396

Specific Plan No.  
 SP 97-55  
 DEPT. OF  
 COMMUNITY  
 DEVELOPMENT

**BURNETT DEVELOPMENT CORPORATION**  
 13001 NEWPORT AVE, SUITE 200  
 TUSTIN, CA 714.544.7600  
**WARRKENTIN PARTNERSHIP**  
 2950 FAIRMOUNT BLVD.  
 RIVERSIDE, CA 92501 951.788.5422

EXHIBIT 5.E  
**SOLAR WALLS & SHADING DEVICES**  
 SCALE: NONE  
 DATE: 10.24.97

## **SECTION 6.0**

### **IMPLEMENTATION**

This section discusses phasing, infrastructure construction and finance, environmental mitigation programs and the development of CC&Rs administered by a Community Association (HOA).

#### **6.1 PHASING**

The project is intended to be developed in five master phases. Each of these master phases may have one or more sub-phases to facilitate the development and financing of infrastructure and other public and private improvements.

Refer to Section 4.4 for an updated Phasing discussion pertaining to the 2024 Amendment. Exhibit 4-F Phasing Plan illustrates the locations of the five phases.

D Since the approval of the Specific Plan in 1997, the community wide water park has been eliminated as part of the project. In place of a water park, the 2024 Amendment proposed to expand the existing Recreational Facility to include additional seating areas and sports courts. The beach club is also no longer applicable.

#### **6.2 OFF-SITE IMPROVEMENTS**

Certain improvements to adjacent properties are contemplated in the overall development of Rio Vista Village. These include Verona Avenue, Landau Boulevard and blowsand mitigations in Morongo Wash.

- 6.2.1 Verona Ave.: The north half of Verona will be improved as each phase of Rio Vista Village is developed. In the 1997 Specific Plan, a roundabout was proposed as the intersection of Verona and Landau. The 2024 Amendment acknowledges the constructed four-way intersection. A roundabout is no longer being offered.
- 6.2.2 Landau Boulevard: A portion of Landau Boulevard outside of Rio Vista Village and extending north from Verona has been dedicated. The on-site portion will be improved by the master developer of Rio Vista Village. That portion serving the property to the north is adjacent to the Commercial (Reserve) portion of Rio Vista Village.
- 6.2.3 Blowsand Mitigations: [Refer to 2024 updated blow sand mitigation program for information specific to 2024 Specific Plan Amendment.] Rio Vista Village has prepared a blowsand mitigation program that calls for community cooperation and involves both on-site and off-site improvements. The master developer of Rio Vista Village contemplates completing at least a first phase of such improvements, both on- and off-site involving additional landscaping to the berm and the building of one or more fences in the Morongo Wash. (Refer to Section 6.6.1 BLOWSAND).

### 6.3 HOME OWNER'S ASSOCIATION AND COVENANTS, CONDITIONS & RESTRICTIONS

A Master Community Association (MCA) to administer the affairs of the owners of common property and the various interests of the association was created at the time of initial home development. The MCA manages such affairs as come before the owners in common and will, at the minimum, manage the parks, common area landscaping and infrastructure, drainage retention and nuisance water management facilities and blowsand protection improvements.

- 6.3.1 The master developer established Covenants, Conditions and Restrictions applicable to every property under the jurisdiction of the MCA. They may be amended depending on applicability to the 2024 Amendment.
- 6.3.2 Each residential project may create a local Home Owners Association (HOA) to which purchasers of homes will be members in addition to having membership in the Master Community Association.
- 6.3.3 Membership in the MCA will include every parcel in the specific plan area including commercial, institutional and recreational interests.
- 6.3.4 The master developer will retain an interest in local Home Owners Associations and in the MCA according to law and will continue to retain such interest until such time as all ownership in real property has been transferred to subsequent purchasers.
- 6.3.5 The master developer will include homeowners on the Design Review Board in a minority position until such time as the master developer no longer has a majority ownership interest in the residential areas of the project.

### 6.4 ASSESSMENT DISTRICTS

It is the intent of the master developer to propose special improvement districts, composed entirely of the Specific Plan area, for the purpose of contracting with the city or other public or private entity to develop, manage and maintain certain facilities, either on- or off-site, that provide a general public benefit.

- 6.4.1 The master developer may seek to annex to existing districts should the opportunity be available and in the project's interests.
- 6.4.2 Currently assessment districts or special facilities/service districts apply to Rio Vista Village as follows:
  - A CITY-WIDE COMMUNITY SERVICE AREA: There is an existing city-wide community service area which provides police service, parks and landscaping, street lighting, emergency and paramedic services. The charge is based on equivalent dwelling units (EDU). A single-family house is one (1.0) EDU. Vacant land is 1/2 EDU per acre. The charge for one EDU is \$136 per year.

- B COMMUNITY SERVICE AREA (CSA) NO. 152: There is another community service area which addresses the National Pollutant Discharge Elimination System. The charge is \$8.20 per unit per year.
- C ASSESSMENT DISTRICT FOR SEWER AND WATER SYSTEM IMPROVEMENTS: An assessment district was formed to install sewer and water system improvements in the Rio Vista (formerly Sun-X) Area. Burnett Development Corporation paid \$72,000 for the oversizing of the mains and stubs to serve Rio Vista Village.
- D A fee is currently collected for the acquisition and development of a community park to be constructed within Rio Vista Village

## 6.5 ARCHITECTURAL CONTROLS AND DESIGN REVIEW

A design guideline document entitled "Community Character Criteria" will be submitted for review and approval under separate cover after both Specific Plan and Master Tentative Tract Map approvals have been secured. It is the intent of the master developer to enforce the design standards and guidelines contained therein.

6.5.1 DESIGN REVIEW BOARD: The Master Developer will establish a Design Review Board to administer the Community Character Criteria and deal with such issues as may come before the Board. The Board will consist of at least three voting members, one of who must be a licensed architect in the state of California, one of whom must be a representative of the master developer and one of whom is to be appointed by the Master HOA. At such time as the master developer no longer has a majority ownership interest in the residentially zoned property, two additional HOA members may be appointed. The number of voting members must be odd and until such time as the master developer's interests are completely sold out, at least one member must represent his interests. The licensed architect may come from the HOA or be appointed at large.

6.6 ENVIRONMENTAL MITIGATIONS [Refer to 2024 CEQA Consistency Analysis for the Rio Vista Village (Verano) Specific Plan Amendment and Tentative Tract Map Nos. 38709, 38710, 38711, 38712, 38713 and 38902 for environmental mitigation information specific to 2024 Specific Plan Amendment area.]

## BLOWSAND MITIGATION PROGRAM

6.6.1 BLOW SAND. The 1997 Adopted MND included regional blow sand mitigation measures dependent that could be undertaken dependent on consent of property owners to the north of the project, issuance of necessary permits and area-wide financing; or

alternatively, project-specific interim on-site fencing until such time as the 6-foot-high perimeter masonry wall is constructed.

Consistent with the 1997 MND, in the absence of implementation of a regional blow sand mitigation program, the previously developed portions of the RVVSP installed interim blow sand fencing pending installation of masonry perimeter walls. The updated blow sand mitigation improvements report prepared by RWDI on November 2, 2024 (Appendix C of the 2024 CEQA Consistency) analyzes Project-specific blow sand mitigation and supersedes the Approved Project's Blow Sand Mitigation Program dated December 10, 1997. Below is a table listing the 1997 Blow Sand Mitigation Program and the current Project's Blow Sand Mitigation Program.

**Table 6.1: Blow Sand Mitigation Program**

1997 Blow Sand Mitigation (Superseded)	2024 Blow Sand Mitigation
<p>Development of the site will constitute an obstruction to the natural passage of sand, effectively resulting in the stoppage and retention of some 52,000 cubic yards of sand annually as noted above. Therefore, implementation of appropriate protection at the upwind borders of the property will be necessary. Due to the existence of the CVWD channel directly upwind the subject property, unlike developments that can anticipate protection as other developments occur upwind and thus shield them from blow sand, properly designed and maintained blow sand control facilities will be necessary for this site indefinitely.</p> <ol style="list-style-type: none"> <li>1. Morongo Wash Fencing: It is proposed that three sand fence lines be located adjacent to or within the Morongo Wash/Storm Water Channel which, with proper long-term maintenance, will adequately serve to control the transport of sand that would otherwise impact the subject property. The extent of the fencing clearly lies outside the boundaries of the property, indicating the need for a mitigation program requiring community level cooperation. The master developer will apply for an encroachment permit to construct such fences in accordance with letters of concurrence issued previously by CVWD.</li> <li>2. Maintenance Accessway: Adjacent to the westerly property line a blow sand maintenance access way, with a width of 20 feet has been provided to permit equipment to access the berm areas and remove sand as necessary.</li> <li>3. Blow sand Transport Corridor: Along the northeast boundary, adjacent to the railroad right of way, is a 200-foot wide corridor left</li> </ol>	<p>RWDI understands that NCP Verano LLC will have an encroachment permit only to access the portion of the east side and top of the existing berm adjacent to the west side of the Specific Plan (SP). Therefore, the only off-site blow sand improvements are to be along the east side and top of the existing berm, and within the City-controlled access road easement along the north side of the SP. Therefore, the sand mitigation program that is feasible will consist of reshaping the east slope of the existing CVWD storm berm, installing irrigation lines on the east and top of the existing CVWD together with planting at the top and eastern slope, a 20' maintenance road on the east side of the existing berm, a blow sand wall along the east side of the maintenance road at west of the west boundary of the specific plan area, a blow sand wall along the north boundary of the SP and maintenance road within the City-controlled road easement along most of the north boundary.</p> <p>In RWDI's opinion these are feasible options from a sand mitigation perspective. RWDI recommends the following requirements to ensure that the mitigation is effective,</p> <ul style="list-style-type: none"> <li>• Ensure that the wall is at least 6' tall.</li> <li>• Make sure that sand is cleared out from the downwind side of the wall at least every 6 months.</li> <li>• Ensure that the vegetation remains established.</li> </ul> <p>Sand will accumulate on the downwind side of the perimeter walls over time. Based on the sand transport flux analysis from Image 8, it is recommended that sand be removed at least every 6 months from behind the wall. It is possible that sand will need to be cleared in some areas more frequently, depending on the specific geometry and topography that surround the wall.</p>

<p>essentially undeveloped. This is the area of most severe sand transport and by remaining undeveloped will permit convenient and unobtrusive access for maintenance and sand removal. Further, in light of the nature of the currently recommended areawide program as extending northerly to the Railroad ROW, the 200 foot wide blow sand corridor recommended along the north east corner of Rio Vista Village is suitable for use as the future Landau ROW as well as for limited commercial uses such as storage provided blow sand conditions within the corridor at the time of such proposed development are verified as having been mitigated by the proposed fence and berm program.</p> <p>4. Berm Improvements: An existing berm is currently in place between the western edge of Rio Vista Village and the Morongo Wash. This berm is used for both flood control and blow sand control purposes. The top of the berm is planted with tamarisk trees that have become sparse due to the lack of irrigation. The following components are proposed for the berm:</p> <ul style="list-style-type: none"> <li>(a) Additional tamarisk trees to fill in the double row.</li> <li>(b) The installation of an above ground irrigation line to provide water for the tree rows.</li> <li>(c) The planting of a layer of ground cover and low shrubs along the top of the berm to aid in capturing blow sand transported beyond the upwind fences.</li> </ul> <p>5. Offsite Mitigations on the Property to the North: It is expected that the mitigation measures in the Morongo Wash will effectively control the transport of sand from offsite. With these measures in place the loose surficial sand on properties to the north will quickly stabilize as the native vegetation continues to grow. Should these measures require additional mitigations on a temporary basis, the following programs are proposed:</p> <ul style="list-style-type: none"> <li>(a) With appropriate permission from the property owners to the north, the master developer will undertake either sand fencing or surface stabilization or both on the northerly properties.</li> <li>(b) Temporary security fencing (chain link) at the boundary of said</li> </ul>	<p>Similarly, it is recommended that the vegetation atop the east berm be regularly inspected and repaired, as necessary. A 6-month schedule is advised, as some areas of the vegetation may fill with sand like behind the mitigation walls.</p> <p>Common equipment for removing sand from behind mitigation walls include a typical excavator and dump truck. Other equipment that is commonly used is a sweeping device, to minimize any potential damage to the wall and service road.</p>
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<p>properties will be installed to protect surface stabilization efforts at the master developer's expense upon receipt of such permissions.</p> <p>(c) Lacking such permission, interim onsite fencing will be installed along the northerly property line until such time as the 6-foot high perimeter masonry wall is constructed.</p> <p>6. Course of Construction Mitigations: During the course of construction and to mitigate blow sand impacts prior to complete build-out of the Project the following measures are proposed.</p> <p>(a) Construction vehicle and equipment routing will be directed to the northerly portions of the site.</p> <p>(b) Watering and dust controls will be enforced per local ordinance.</p> <p>(c) Blow sand fencing will be installed within the un-built portions of the project area in locations specifically selected to protect adjacent residential development. The number, extent and location of such fences will be determined as a function of phased building permits so that the mitigation measures may be tailored to construction and development schedules.</p> <p>(d) Additional measures such as surface stabilization, the planting of ground cover and access control to prohibit vehicular use will all be reviewed as to their efficacy at the time the measures are required.</p>	
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6.6.2 NOISE/VIBRATION: An updated Noise Report was prepared by LSA Associates, Inc., for the 2024 SPA and is included as Appendix M of the 2024 CEQA Consistency Analysis. The updated Noise Report determined, consistent with the Adopted 1997 MND, with implementation of mitigation measures, no new noise impacts would occur as a result of implementation of the 2024 SPA. An updated Vibration Study will be prepared for the 2024 Specific Plan Amendment area in accordance with the City's current General Plan mitigation measure NOI-3 requiring a draft and/or final vibration study prior to approval of development plans or issuance of a building permit for new development projects within 150 feet of UPRR railroad tracks. Per report "Rio Vista Village Preliminary Noise Analysis", City of Cathedral City, California, prepared by: Robert Kahn John Kain & Associates, Inc., 1601 Dove Street, Suite 290, Newport Beach, CA 92660, October 15, 1997, as updated by the LSA Noise Report:

- A PROJECT IMPACTS: An acoustical analysis has been completed to determine the exterior and interior noise exposure and the necessary noise mitigation measures for the Rio Vista Village project. The project site is located north of Verona Road and west of Landau Boulevard in the City of Cathedral City.
- (1) The results of this analysis indicate that future vehicle noise from the I-10 Freeway and the Southern Pacific Railroad tracks are the principal source of community noise that will impact the site. However, noise levels on the project site will meet the City's outdoor 65 CNEL exterior standard for outdoor areas and 45 CNEL interior noise standards, if the recommended mitigation measures include the construction of a 8 foot-high noise barrier, a "windows closed" condition requiring a mechanical ventilation system and upgraded windows for those residential units exposed to the I-10 Freeway and the Southern Pacific Railroad tracks. Noise control measure details are presented in the "Summary of Recommendations" of this report.
  - (2) The noise control analysis and recommendations in this report area intended to demonstrate that the noise criteria of the General Plan of Cathedral City for the project will be met, if the mitigation measures as recommended in this report are implemented.
- B RECOMMENDED MITIGATION MEASURES: The following mitigation measures are recommended to mitigate the project's potential noise impacts:
- (1) TRAFFIC NOISE MITIGATION MEASURES: Prior to approval of any subsequent maps for the Rio Vista Village project, the developer shall coordinate with the City in providing mitigation of traffic noise impacts on existing residences. Specific mitigation shall include:
    - (a) Preparation of a detailed acoustical analysis determining precise needs for roadway attenuation,

- (b) Construction of any improvements identified in the study as necessary to mitigate adverse impacts, and
  - (c) A fair-share assessment of fee responsibilities among the major developers for construction of improvements, based on each major development's contribution to traffic volumes along the impacted roadways.
  - (d) The 8 foot high wall will be fully constructed prior to occupancy of any dwellings within areas requiring the wall for noise mitigation.
- (2) For all areas within the General Plan buildout (Post-2020) 65 CNEL roadway contours, residential lots and dwellings shall be sound attenuated against present and projected noise, which shall be the sum of all noise impacting the project, so as not to exceed an exterior standard of 65 CNEL in outdoor living areas and an interior standard of 45 dB CNEL in all habitable rooms. An acoustical study shall be prepared under the supervision of a person experienced in the field of acoustical engineering. Evidence that above standards will be satisfied in a manner consistent with applicable zoning regulations shall be submitted as follows:
- (a) Prior to the recordation of a final tract/parcel map or prior to the issuance of Grading Permits, at the sole discretion of the City, an Acoustical Analysis Report shall be submitted to the City for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy "B" below.
  - (b) Prior to the issuance of any building permits, an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards shall be submitted to the City for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report(s) have been incorporated into the design of the project.
  - (c) Prior to the issuance of any Certificates of Use and Occupancy, field testing in accordance with California Administration Code Title 25 regulations may be required by the County, to verify compliance with Sound Transmission Class (STC) and Impact Insulation Class (HC) design standards.

C CONSTRUCTION NOISE MITIGATION MEASURES: All construction activity shall comply with the provisions of the Cathedral City Municipal Code including but not limited to restrictions concerning the hours and days of operation. Consistent with Cathedral City Municipal Code Section 11.96.070, construction would be permitted to occur between the hours of 7:00 a.m. to 5:30 p.m., Monday

to Friday, and between 8:00 a.m. and 5:00 p.m. on Saturdays between October 1 and April 30 and between 6:00 a.m. to 7:00 p.m., Monday to Friday, and between 8:00 a.m. to 5:00 p.m. between May 1 through September 30.

- (1) All construction vehicles or equipment fixed or mobile-operated shall be equipped with properly operating and maintained mufflers.
- (2) Stockpiling and/or vehicle staging areas shall be located as far as practical from noise sensitive areas.

D UNIT VENTILATION: When the operable doors and windows are open, it is expected that the interior 45 CNEL limit for the Rio Vista Village may be exceeded. Therefore, a windows "Closed" condition is required for this use to meet the interior noise standard. For this windows closed condition, a means of mechanical ventilation may be provided using one of the following alternative methods:

- (1) A "summer switch" on the forced air heating/cooling unit for the building. The summer switch permits fan operations for ventilation at reference points 1 and 2, independent of the heating and cooling function. The UBC requires that the system shall be capable of supplying a minimum of 5 cubic feet per minute of outside air per occupant, with a total circulated of not less than 15 cubic feet per minute per occupant in all portions of the building, during such time as the building is occupied. If the velocity of the air at the register exceeds 10 feet per second, the register shall be placed more than 8 feet above the floor directly beneath. The fresh air intake duct should be a flexible fiberglass sound attenuating construction. The duct may be at least ten (10) feet long or at least six (6) feet long with one sharp 90° bend. The intake duct should have an in-line mechanical quad damper before the fan.
- (2) A through wall air conditioner or heat pump. Such a unit must supply a minimum of 5 cubic feet per minute outside air per occupant for the total circulated air of not less than 15 cubic feet per minute per occupant in all portions of the building, during such time as the building is occupied. The unit should have an approximate overall dimension of 18" x 24" or less with a vent opening no greater than 6" in diameter. Or, the unit may be an approved alternative with acceptable acoustical transmission performance.
- (3) An attic fan system. Such a system would bring outside air to the building interior and exhaust the interior area air past a ceiling fan into the attic space and out the attic vent. The air may be ducted into the building through 10 feet of flexible fiberglass ducting, with one sharp 90° bend. The intake opening for the ducting should be in the side of the building which faces away from the I-10 Freeway. As required by the UBC, the system must provide 5 cubic feet per minute of outside air per occupant, with a total circulated of not less than 15 cubic feet per minute per

occupant within all portions of the building, during such time as the building is occupied.

- (4) Any other method of ventilation which meets the UBC requirements for 5 cubic feet per minute of outside air per occupant, with the total circulated of not less than 15 cubic feet per minute per occupant in all portions of the building, during such time as the building is occupied.

E NOISE CONTROL BARRIER CONSTRUCTION MATERIALS: The necessary noise barrier mitigation will be accomplished if the noise barrier construction materials have a weight of at least 4 pounds per square foot of face area. The recommended barrier must present a solid face from top to bottom, and no openings or decorative cutouts should be made. All gaps (except for weep holes) should be filled with grout or caulking. The required noise control barriers may be constructed using one of the following alternative materials:

- (1) Masonry block;
- (2) Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot;
- (3) 1/4 inch thick glass, acrylic plastic, or other transparent materials with sufficient weight per square foot may be used to provide views;
- (4) Earthen berm;
- (5) Any combination of these materials or other construction materials with a minimum weight of 3.5 pounds per square foot of face area.

6.6.3 TRAFFIC IMPACT: Per report "Rio Vista Village Traffic Impact Analysis", City of Cathedral City, California, prepared by: Robert Kahn John Kain & Associates, Inc., 1601 Dove Street, Suite 290, Newport Beach, CA 92660, October 8, 1997.

A DEVELOPMENT DESCRIPTION: Rio Vista Village has been designed to incorporate Traditional Neighborhood Design (TND) circulation features. In addition, the proposed development minimizes "through traffic" impacts to the surrounding area by terminating Landau Boulevard within the boundary of Cathedral City.

- (1) For Opening Year traffic conditions, the project site is proposed to be developed with 260 single-family detached residential dwelling units, 156 apartment dwelling units, 179 condominium dwelling units, and 7 acres of park use. For buildout traffic conditions, the project site will be developed with a total of 1,030 single-family detached residential dwelling units, 156 apartment dwelling units, 179 condominium dwelling units, 7 acres of park, 700 student elementary school and 15,000 square feet of commercial retail.
- (2) For existing traffic conditions, the study area intersections operate at Level of Service "C" or better during the peak hours. The proposed Opening Year development is projected to generate approximately 5,290 trip-ends

per day with 400 vehicles per hour during the AM peak hour and 530 vehicles per hour during the PM peak hour.

- (3) The proposed buildout development is projected to generate a total of approximately 15,570 trip-ends per day with 1,230 vehicles per hour during the AM peak hour and 1,520 vehicles per hour during the PM peak hour. The proposed project will have access to the extensions of Landau Boulevard and Avenida Quintana.
- (4) For Opening Year without project traffic conditions, study area intersections are projected to operate at Level of Service "C" or better during the peak hours without improvements.
- (5) For Opening Year with project traffic conditions, study area intersections are projected to operate at Level of Service "C" or better during the peak hours without improvements.
- (6) For study area buildout without project traffic conditions, the following study area intersections are projected to operate at unacceptable levels of service during the peak hours, without improvements: Gene Autry Trail (NS) at Vista Chino (EW); Date Palm Drive (NS) at Vista Chino (EW).
- (7) For study area buildout without project traffic conditions, study area intersections are projected to operate at Level of Service "D" or better during the peak hours with the improvements listed in Table 5-4 of the traffic report.
- (8) For study area buildout with project traffic conditions, the following study area intersections are projected to operate at unacceptable levels of service during the peak hours, without improvements: Gene Autry Trail (NS) at Vista Chino (EW); Date Palm Drive (NS) at Vista Chino (EW).
- (9) For study area buildout with project traffic conditions, study area intersections are projected to operate at Level of Service "D" or better during the peak hours with the improvements listed in Table 5-64 of the traffic report.
- (10) For study area building traffic conditions with the project, a traffic signal is projected to be warranted at the following study area intersections: Landau Boulevard (NS) at Rio Vista Drive (EW). *This measure was satisfied through the completion of a Traffic Signal Warrant Analysis prepared by EPD Solutions on December 22, 2023, which determined a traffic signal is not warranted at the intersection.*

**B PHASE I MITIGATIONS:** For Phase 1 of the project site, the following network features should be constructed.

- (1) Construct the extension of Landau Boulevard as a Secondary Highway to the Rio Vista Boulevard one-way couplet. *This measure is complete.*
- (2) Construct the Rio Vista Boulevard couplet from Landau Boulevard to west of the central project traffic circle. *This measure is complete.*

- (3) Construct a traffic roundabout at the intersection of Verona Road and Landau Boulevard. *Existing intersection constructed without a roundabout. This measure is complete.*
- (4) Completion of construction of the northerly extension of Avenida Quintana as a Local Collector will be completed as a project design feature as part of the project.
- (5) Improve the north side of Verona Road from Avenida Quintana to Landau Boulevard at its ultimate half-section width as a Local Collector. *This measure is complete.*

C PHASE 2 MITIGATIONS: For Phase 2 of the project site, the following additional network features should be constructed.

- (1) Construct a Collector connection to Verona Road from Rio Vista Boulevard between the proposed elementary school and the project commercial retail site. *This measure is complete.*
- (2) Completion of the westerly extension of Rio Vista Boulevard will be completed as a project design feature as part of the 2024 SPA.
- (3) A traffic signal is projected to be warranted at the intersection of Landau Boulevard/Rio Vista Boulevard in conjunction with development of the site north of the project which will take access to the northerly extension of Landau Boulevard. *This measure was satisfied through the completion of a Traffic Signal Warrant Analysis prepared by EPD Solutions on December 22, 2023, which determined a traffic signal is not warranted at the intersection.*
- (4) The project should contribute to the installation of off-site traffic signals when warranted through the payment of traffic signal mitigation fees. . *This measure is satisfied through the Applicant's payment of the Development Impact Fees.*
- (5) The project should participate in an area wide funding program to provide phased implementation of the study area buildout approach lane geometrics at study area intersections as shown on Exhibits 5-1 through 5-Q 4 of the traffic report. *This measure will be satisfied through the Applicant's payment of the latest areawide impact fees.*

6.6.4 HYDROLOGY: [Please refer to CEQA Consistency Analysis Rio Vista Village (Verano) Specific Plan Amendment and Tentative Tract Map Nos. 38709, 38710, 38711, 38712, 38713 and 38902 for 2024 Specific Plan Amendment Area hydrology information.] Per report "Rio Vista Village Hydrology/Drainage" prepared by Mainiero Smith and Associates, 777 Tahquitz Canyon Way, Suite 301, Palm Springs, CA, October 7, 1997.

A IMPACTS: The site generally drains from northwest to southeast. It is proposed that Boulevard Retention Areas as well as the Verona Retention Areas be used to retain 100% of the stormwater runoff from a 100 year 24-hour storm. Based on

the Land Use Plan for Rio Vista Village approximately 60 acre-feet of total storage capacity is required to retain the 100 year 24-hour storm. In addition, the Morongo Creek Stormwater Channel, the neighborhood park, the roundabouts, portions of the school site and the swimming lagoon will not contribute to the stormwater runoff that must be retained.

B MITIGATIONS: In general, it is proposed that storm water retention be accommodated by a series of linear retention basins located either within the 100 foot wide median of the main boulevard or in a 40 foot wide easement along the south side of the project adjacent to the Verona Road ROW.

(1) The Boulevard Retention Areas are 7.5 acres in size and have a capacity of 54 acre-feet. Each basin is intended to receive storm water from a designated section of the project and are not intended to permit flow from one basin to another. These basins are a maximum of 8 feet deep and have side slopes of 4:1 to generate the required volume of retention.

(2) The Verona Retention Areas are 4 acres in size and have a total capacity of 15 acre-feet. Each basins is a maximum of 5 feet deep with side slopes of 4:1.

***Status: Satisfied.** Existing stormwater retention basins are in place between Rio Vista Drive and to the north of Verona Road which will be utilized by the proposed project, consistent with the above mitigation. The stormwater retention basins for the Project site have been designed with the capacity to retain the 100-year, 24-hour storm event.*

## 6.7 ON-SITE IMPROVEMENTS

The master developer is in discussion with the City and other agencies to establish a financially feasible method of infrastructure financing. Existing Assessment Districts, Community Service Districts and Community Facility Districts may be used when such existing districts meet the requirements of Rio Vista Village. In the event that a new district could serve as a means of securing the needed financing, the master developer will determine the feasibility of creating such new district(s) and assist the City in their creation.

6.7.1 BACKBONE CIRCULATION SYSTEM: The master developer shall on a phased basis construct the backbone circulation system of streets, sidewalks, parkways, curb and gutters and service lanes. The precise phasing shall be determined by the sequence of Tract Maps submitted within each major phase.

A It is the intention of the master developer to develop the streets and service lanes as public Rights-of-Way and turn such public facilities over to the City for maintenance.

B In the event a particular project selects to utilize a private street system, maintenance costs shall be determined and included in the local Home Owners Association dues structure.

- 6.7.2 UTILITIES: All required backbone utilities for each major phase shall be installed by the master developer in accordance with currently accepted practices.
- 6.7.3 PARKS AND RECREATION FACILITIES: The master developer shall be responsible for the design, construction and interim maintenance of the Entry Feature Park, the Village Commons and the recreation facility.
- A ENTRY FEATURE PARK: This passive park at the entry to the village will serve as the site for the entry monument. This monument is intended to provide a distant visual clue to the location of Rio Vista Village. The master developer shall design, construct and provide interim maintenance of this park/monument until such time as the Master HOA assumes responsibility. Discussions are on-going as to the manner in which the design will take place, competitions, selected commissions and the developer's choice being the currently discussed alternatives.
- B VILLAGE COMMONS: The Village Commons is the local village park and will be constructed in Phase I. The design, construction and interim maintenance will be the responsibility of the master developer until the Master HOA assumes control.
- C
- 6.7.4 COMMON AREA LANDSCAPE TREATMENTS: The master developer will improve all common landscape areas on a phased basis and provide interim maintenance until the Master HOA assumes responsibility. These improvements will be in accordance with the Master Landscape Plan.

## 6.8 FLOOD CONTROL

The Whitewater River and Morongo Wash are regional waterways serving to channel local flood waters. While outside the purview of the developers of Rio Vista Village, the master developer is working with CVWD to coordinate the flood control and blowsand mitigation programs. Currently the Morongo Wash is blocked upstream of Rio Vista Village by the elimination of the bridge at the railroad more than 10 years ago. Discussions with CVWD indicate that a proposed trestle crossing of the Wash is in the design stage and within the near future the restoration of Morongo Wash as an active component of the regional flood control system is probable. At that time, CVWD is expected realign the channel and complete the concrete lined levee from Verona Road to the UP/SP railroad ROW.

## 6.9 ADMINISTRATION AND AMENDMENT OF THE SPECIFIC PLAN

The Director of Community Development shall determine if any proposal submitted for development review requires Planning Commission review and approval, including public hearings pursuant to City zoning procedures and policies. The underlying principles of the specific plan, however, endorse flexibility, adaptability and options as opposed to fixed and pre-determined solutions. As the Director reviews proposed development proposals, including



alternative development approaches, findings shall be made in light of these underlying principles as well as the specific letter of the regulations.

6.9.1 When a development proposal is determined to be consistent with the purpose and intent of this specific plan, approval may be granted including minor and incidental changes to the development standards within this specific plan.

6.9.2 APPEALS: Appeals of the decisions of the Director of Community Development or of the Planning Commission shall be administered per the policies and ordinances of the City Zoning Ordinance and according to prevailing law.

**NOTICE OF PUBLIC HEARING**  
**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**  
[www.rcaluc.org](http://www.rcaluc.org)

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. **Information on how to participate in the hearing will be available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org).** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Jackie Vega at (951) 955-0982.**

The City of Cathedral City Planning Department should be contacted on non-ALUC issues. For more information, please contact City of Cathedral Planner Sandra Molina at 760-202-2433.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website [www.rcaluc.org](http://www.rcaluc.org). Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to [Javega@rivco.org](mailto:Javega@rivco.org). Individuals with disabilities requiring reasonable modifications or accommodations, please contact Barbara Santos at (951) 955-5132.

**PLACE OF HEARING:** Riverside County Administration Center  
4080 Lemon Street, 1<sup>st</sup> Floor Board Chambers  
Riverside California

**DATE OF HEARING:** March 14, 2024

**TIME OF HEARING:** 9:30 A.M.

**CASE DESCRIPTION:**

ZAP1103PS23 – NCP Verona LLC (Representative: EPD Solutions) Cathedral City Case Nos. SPA97-55D (Specific Plan Amendment), TTM38709 (Tentative Tract Map), TTM38710 (Tentative Tract Map), TTM38711 (Tentative Tract Map), TTM38712 (Tentative Tract Map), TTM38713 (Tentative Tract Map). A proposal to construct 459 single-family residential lots and 375 multi-family residential condominiums, with parking, landscape and park areas on 157.9 acres, located northerly of Verona Road. The applicant also proposes to amend the Rio Vista Village Specific Plan (RVVSP) to amend a series of text to provide a variety of home sizes and plans to suit the needs of different life stages and market segments, which allow for individual homeownership and rental opportunities in a higher density setting. Homes may be located on fee simple lots, in condominium arrangements or in rental accommodations. The amendment will also change the allowed landscaping, circulation plan to provide additional egress to Verona Road, modifying location and size of neighborhood parks, removing the requirement for alley loaded units along Rio Vista drive, modifying the recreation center by removing the “Beach Club and Water Park” and adding pools and sport courts, and amending section 6.0 to provide updated information pertaining to the CEQA mitigation measures. (Airport Compatibility Zone E of the Palm Springs Airport Influence Area).



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## APPLICATION FOR MAJOR LAND USE ACTION REVIEW

### ALUC STAFF ONLY

ALUC Case Number: \_\_\_\_\_

Date Submitted: \_\_\_\_\_

AIA: \_\_\_\_\_

Zone: \_\_\_\_\_

Public Hearing \_\_\_\_\_

Staff Review \_\_\_\_\_

### Applicant

Applicant

Full Name: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Representative/ Property Owner Contact Information

Representative: \_\_\_\_\_ Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

### Local Jurisdiction Agency

Agency Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Staff Contact: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ : \_\_\_\_\_ :

Local Agency Case No.: \_\_\_\_\_

### Project Location

Street Address: \_\_\_\_\_ Gross Parcel Size.: \_\_\_\_\_

Assessor's Parcel No.: \_\_\_\_\_

### Solar

Is the project proposing solar Panels? Yes

No

If yes, please provide solar glare study.  
(only if in Zone C or higher)

## Data

Site Elevation:(above  
mean sea level) \_\_\_\_\_

Height of Building or  
structures: \_\_\_\_\_

What type of drainage basins are  
being proposed and the square  
footage: \_\_\_\_\_

## Notice

**A. NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.

**B. REVIEW TIME:** Estimated time for “staff level review” is approximately 30 days from date of submittal. Estimated time for “commission level review” is approximately 45 days from date of a complete application submittal to the next available commission hearing meeting.

### **C. SUBMISSION PACKAGE:**

**Please submit all application items DIGITALLY via USB or CD:**

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of existing and proposed use

**Additionally, please provide:**

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing).

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## STAFF REPORT

**AGENDA ITEM:** 3.2

**HEARING DATE:** March 14, 2024

**CASE NUMBER:** ZAP1596MA24 – Industrial VI Enterprises, LLC  
(Representative: Albert A. Webb Associates)

**APPROVING JURISDICTION:** County of Riverside

**JURISDICTION CASE NO:** GPA240005

**LAND USE PLAN:** 2014 March Air Reserve Base/Inland Port Airport Land Use  
Compatibility Plan

Airport Influence Area: March Air Reserve Base

Land Use Policy: Zone C2

Noise Levels: Below 60 CNEL contour

**MAJOR ISSUES:** None

**RECOMMENDATION:** Staff recommends that the Commission find the proposed General Plan Amendment CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

**PROJECT DESCRIPTION:** A proposal to change the sites general plan land use designation from Commercial Retail and Very Low Density Residential to Light Industrial and Open Space-Recreation on 44.84 acres.

On January 11, 2024, the commission found consistent ALUC Case ZAP1590MA23, a proposal to construct a 1,003,510 square foot industrial building with mezzanines on 44.84 acres, and a recreational park consisting of a sports field, picnic area, tot lot, and a 3,110 square foot snack bar on a separate 4.19 acres. The applicant also proposes to change the site's zoning from Light Agriculture (A-1-1), Rural Residential (R-R-1/2) to Industrial Park (I-P). The applicant also proposes dividing 58.19 acres into three separate parcels. The applicant also proposes to construct a 1,003,510 square foot solar panel on the industrial building rooftop and 3,110 square foot solar panel system on the proposed snack bar.

**PROJECT LOCATION:** The site is located on the southwest corner of Cajalco Road and Seaton Avenue, approximately 10,932 feet southwesterly of the southerly end of Runway 14-32 at March Air Reserve Base.

**BACKGROUND:**

Non-Residential Average Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zone C2, which limits average intensity to 200 people per acre. No new development is proposed at this time, development review was conducted in ZAP1590MA23.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zone C2.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site below 60 CNEL range from aircraft noise.

Part 77: The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level (AMSL). At a distance of approximately 10,932 feet from the project to the nearest point on the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,597 feet AMSL. The site's finished floor elevation is 1,573 feet AMSL and existing building height is 65 feet, resulting in a top point elevation of 1,638 feet AMSL. Therefore, review of the building for height/elevation reasons by the FAA Obstruction Evaluation Service (FAAOES) was required.

The applicant submitted Form 7460-1, and FAA OES has assigned Aeronautical Study No. 2023-AWP-19769-OE, and was originally reviewed via ZAP1590MA23, indicating no hazard to air navigation.

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically.

Hazards to Flight: Land use practices that attract or sustain hazardous wildlife populations on or near airports significantly increase the potential of Bird Aircraft Strike Hazards (BASH). The FAA strongly recommends that storm water management systems located within 5,000 or 10,000 feet of the Airport Operations Area, depending on the type of aircraft, be designed and operated so as not to create above-ground standing water. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap lined, narrow, linearly shaped water detention basins. All vegetation in and around detention basins that provide food or cover for hazardous wildlife should be eliminated. (FAA Advisory Circular 5200-33C). The project is located 10,932 feet from the runway, and therefore would not be subject to the above requirement.

General Plan Amendment: The applicant also proposal to change the sites general plan land use designation from Commercial Retail and Very Low Density Residential to Light Industrial and Open Space-Recreation. The proposed amendments would be as, or more, consistent with the Compatibility Plan as the underlying compatibility zone does not restrict intensity.

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

# NOTICE

**THERE IS AN AIRPORT NEARBY.  
THIS STORM WATER BASIN IS DESIGNED TO HOLD  
STORM WATER FOR ONLY 48 HOURS AND  
NOT TO ATTRACT BIRDS**

**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**

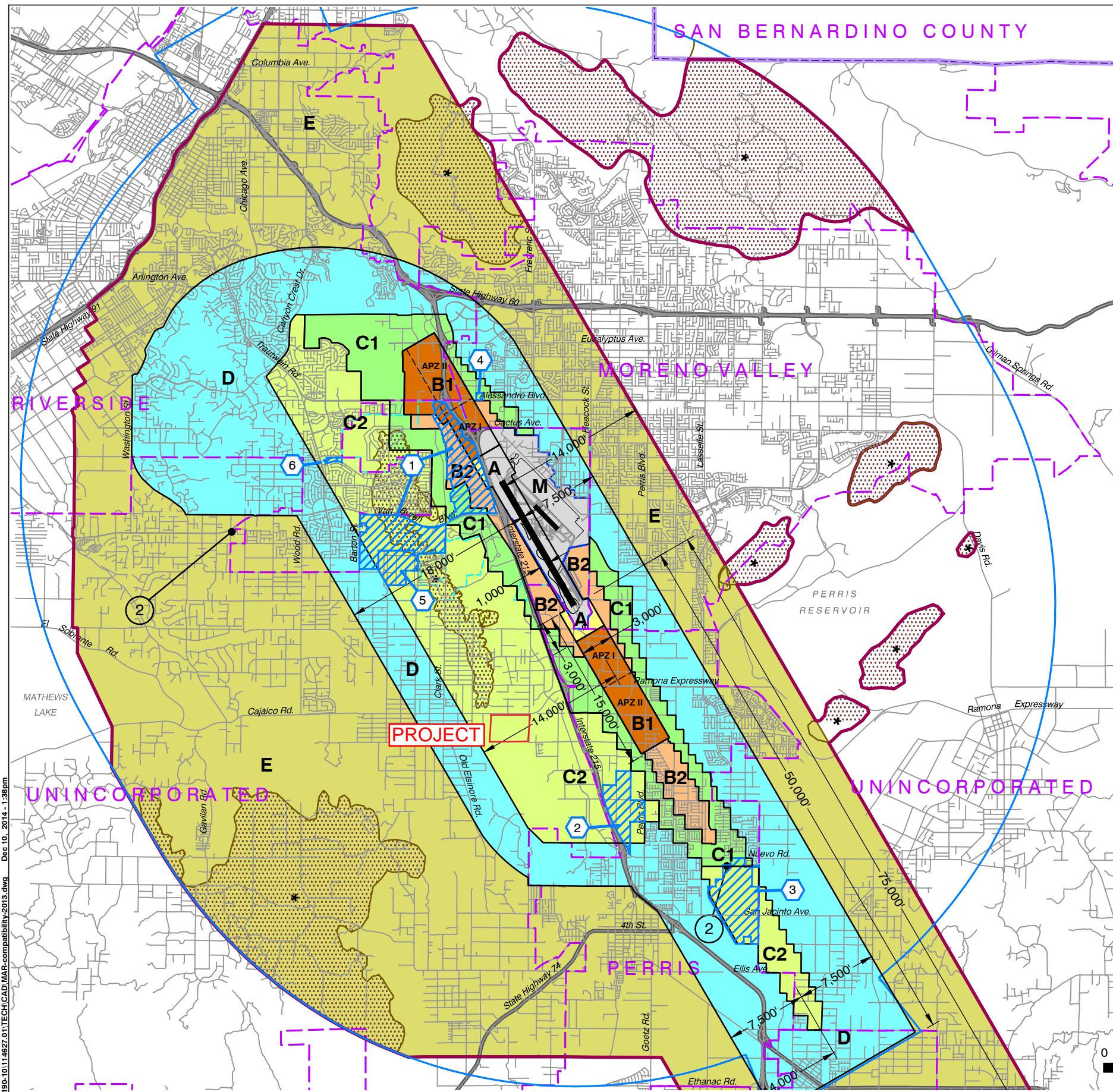


**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

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





**LEGEND**

**Compatibility Zones**

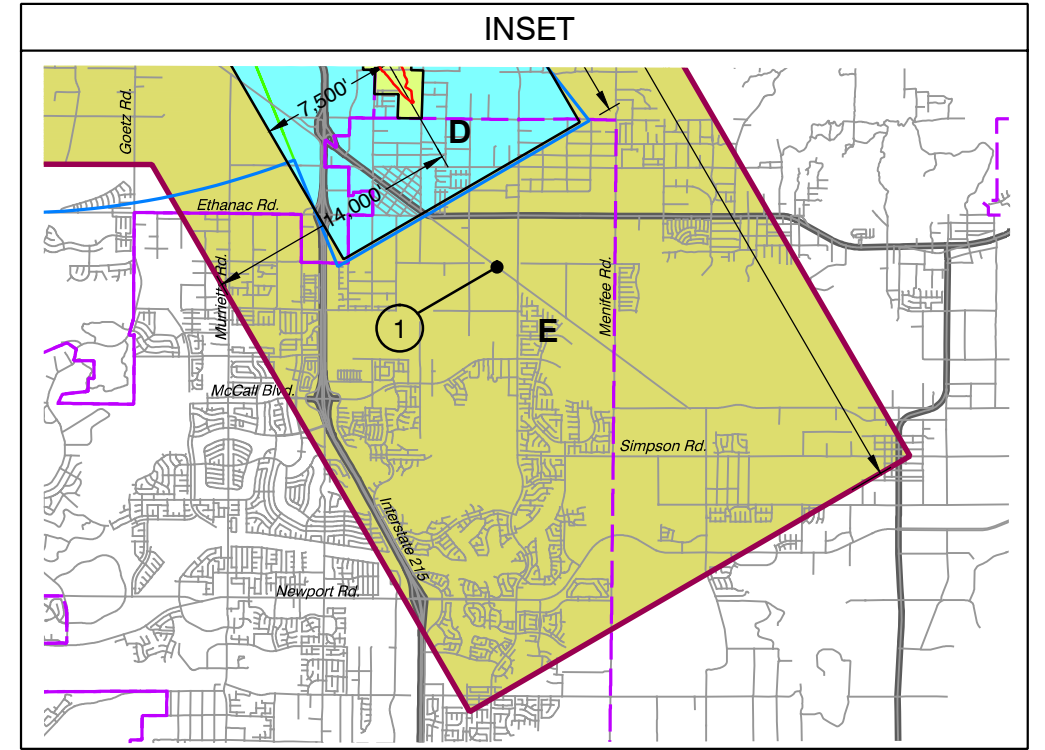
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**Boundary Lines**

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

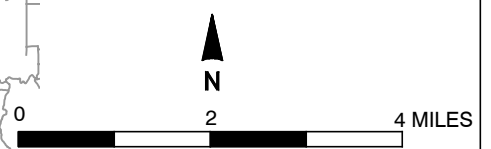
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

- ① March JPA: March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision



**Riverside County  
Airport Land Use Commission  
March Air Reserve Base / Inland Port Airport  
Land Use Compatibility Plan  
(Adopted November 13, 2014)**

Note:  
All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

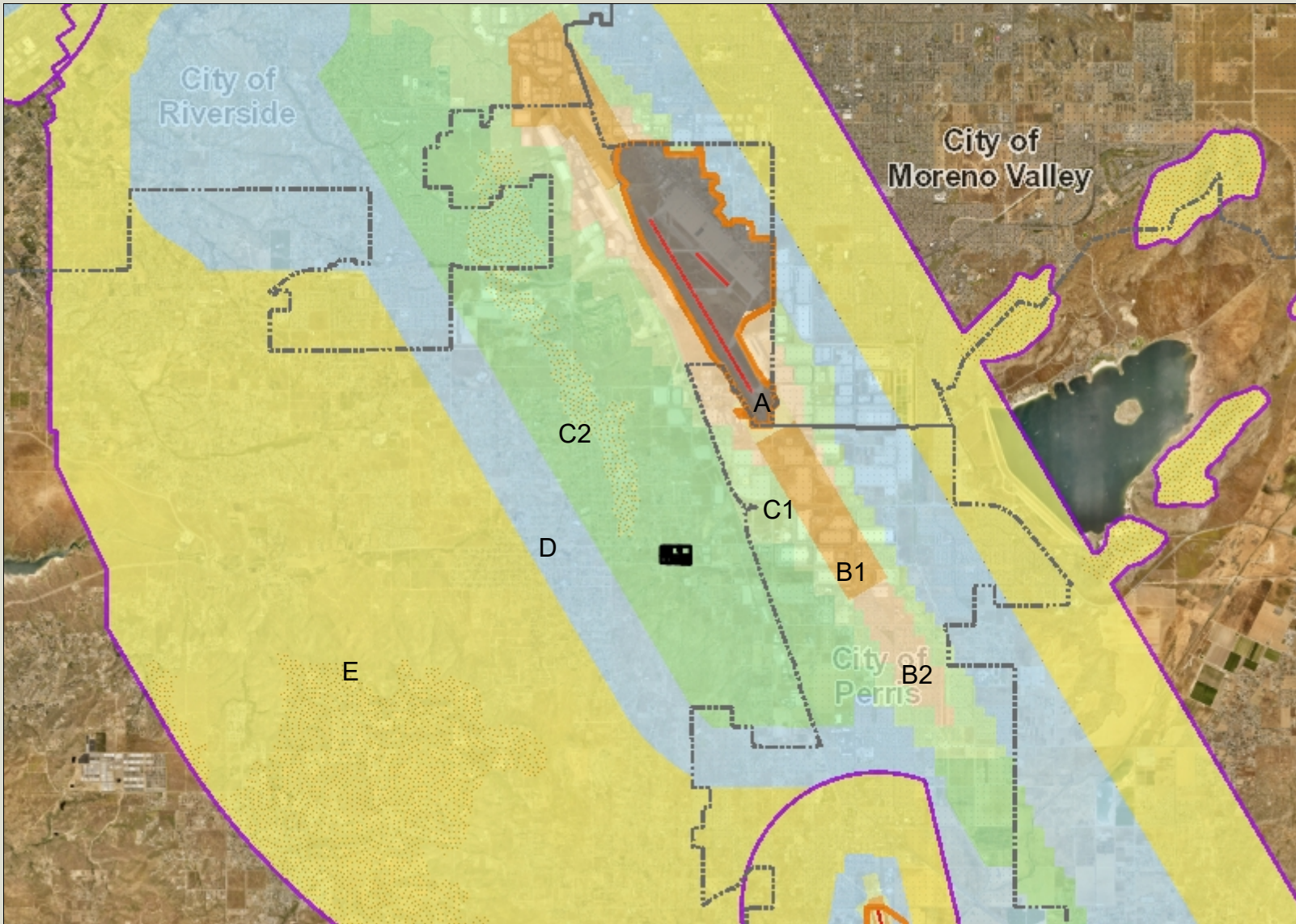
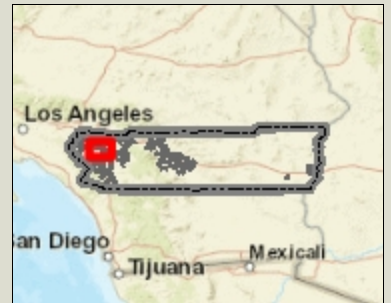
X:\18190-10\114627\01\TECH\CAD\MAR-compatibility\2013.dwg Dec 10, 2014 - 1:38pm

Prepared by Mead & Hunt, Inc. (June 2013)

Map MA-1

**Compatibility Map  
March Air Reserve Base / Inland Port Airport**

# Map My County Map



### Legend

- Runways
- Airports
- Airport Influence Areas
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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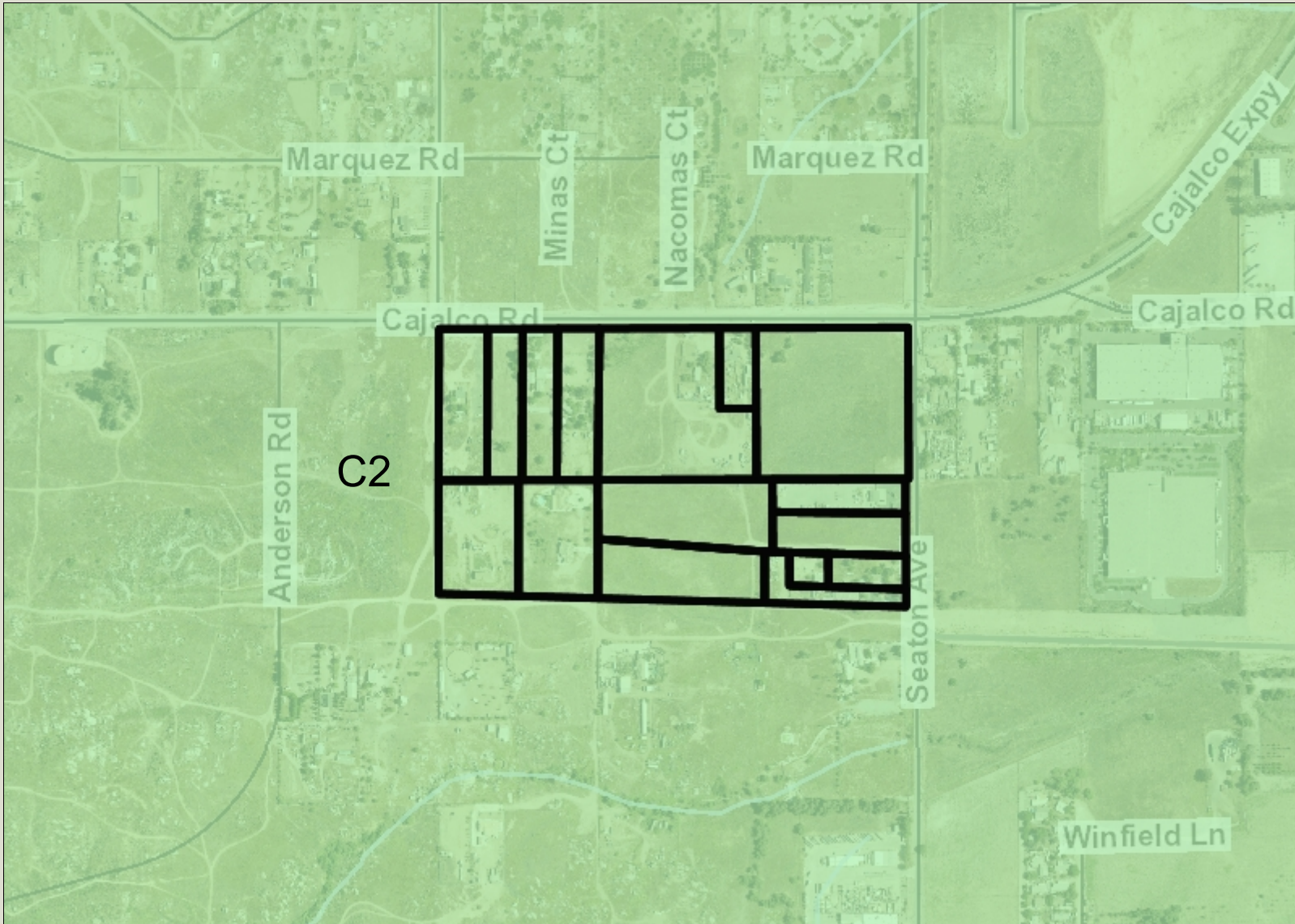


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### Notes

# Map My County Map



## Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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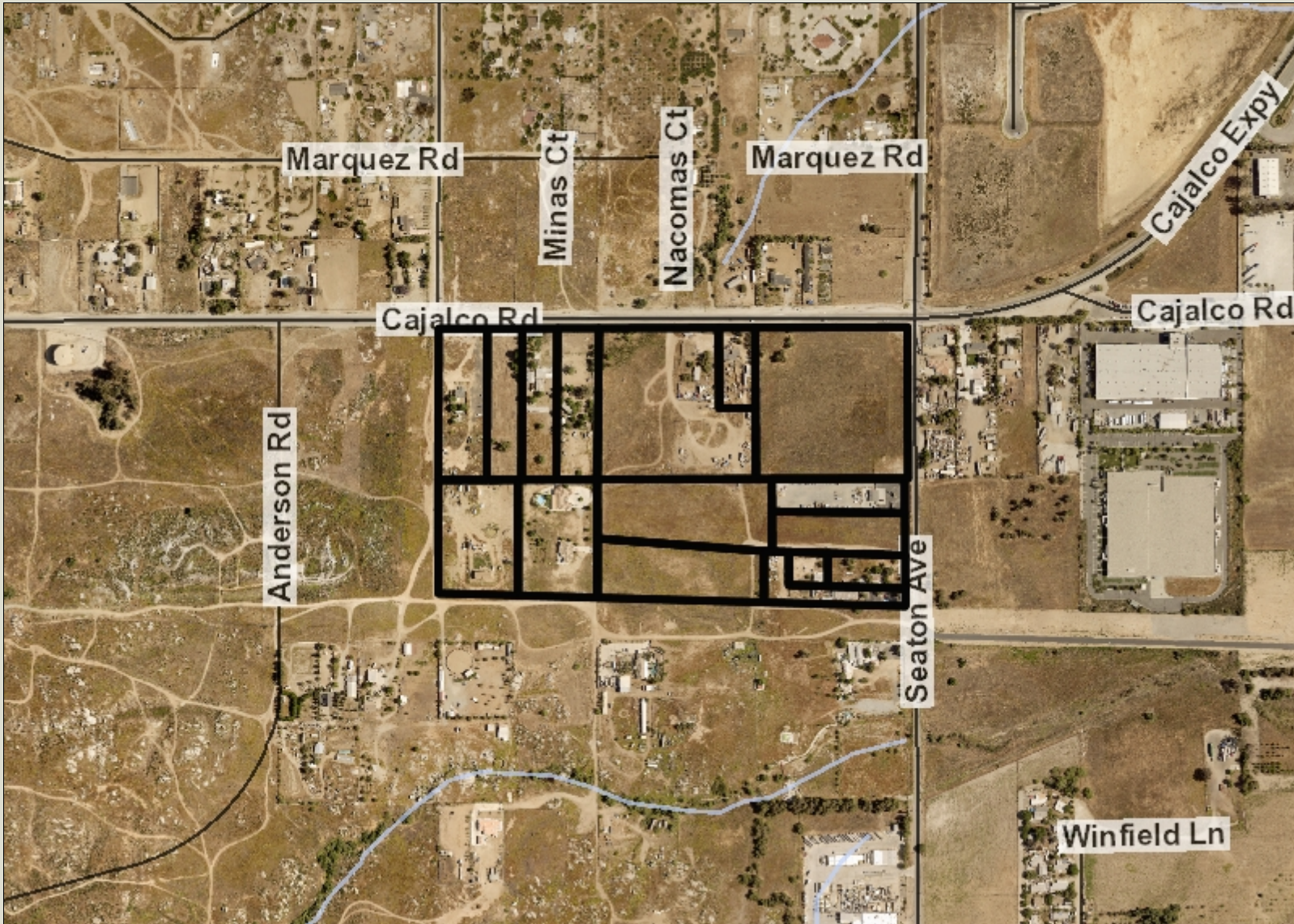
0 770 1,539 Feet

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## Notes

# Map My County Map



## Legend

- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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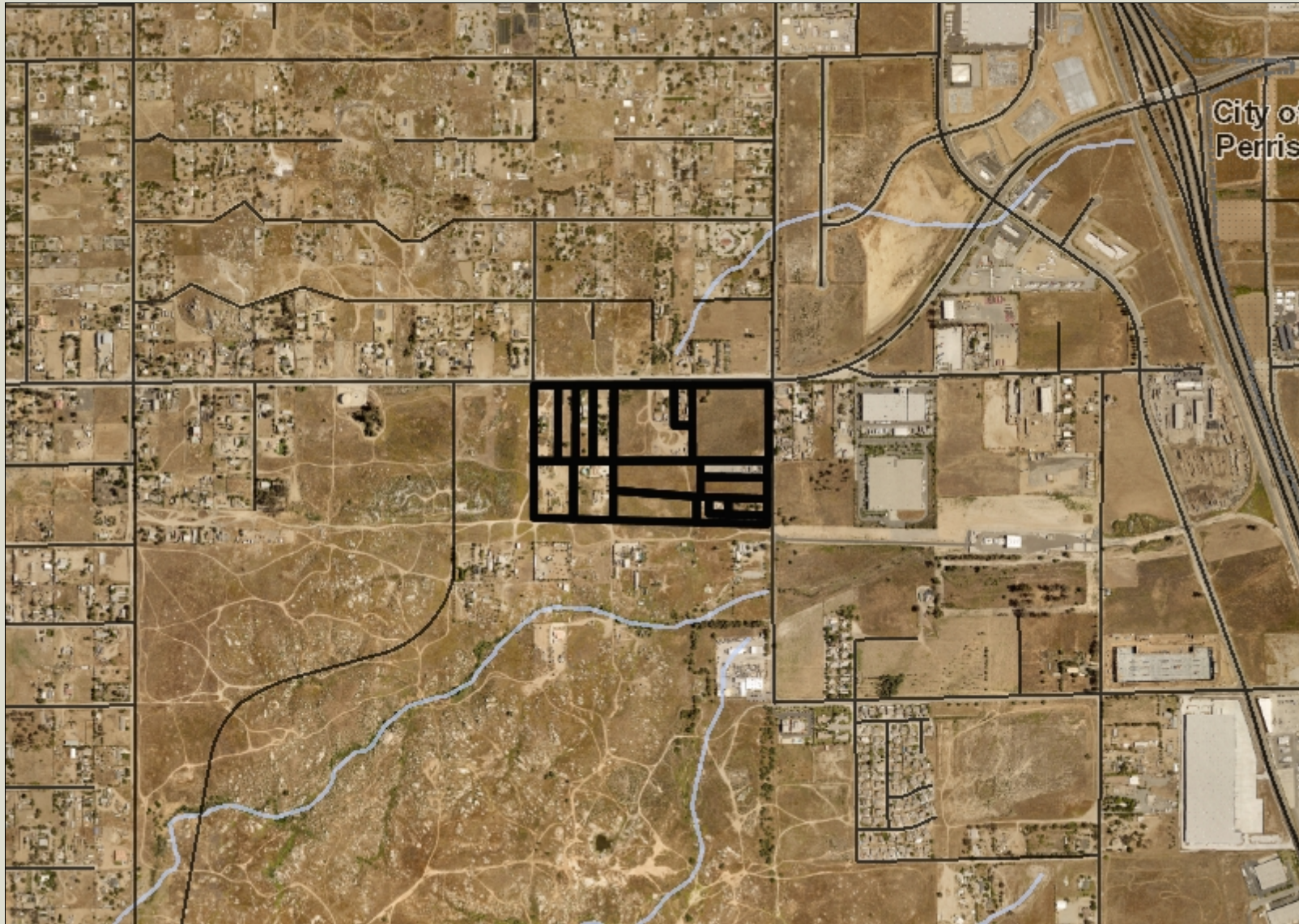
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## Notes

# Map My County Map



- Legend
- County Centerline Names
  - County Centerlines
  - Blueline Streams
  - City Areas
  - World Street Map



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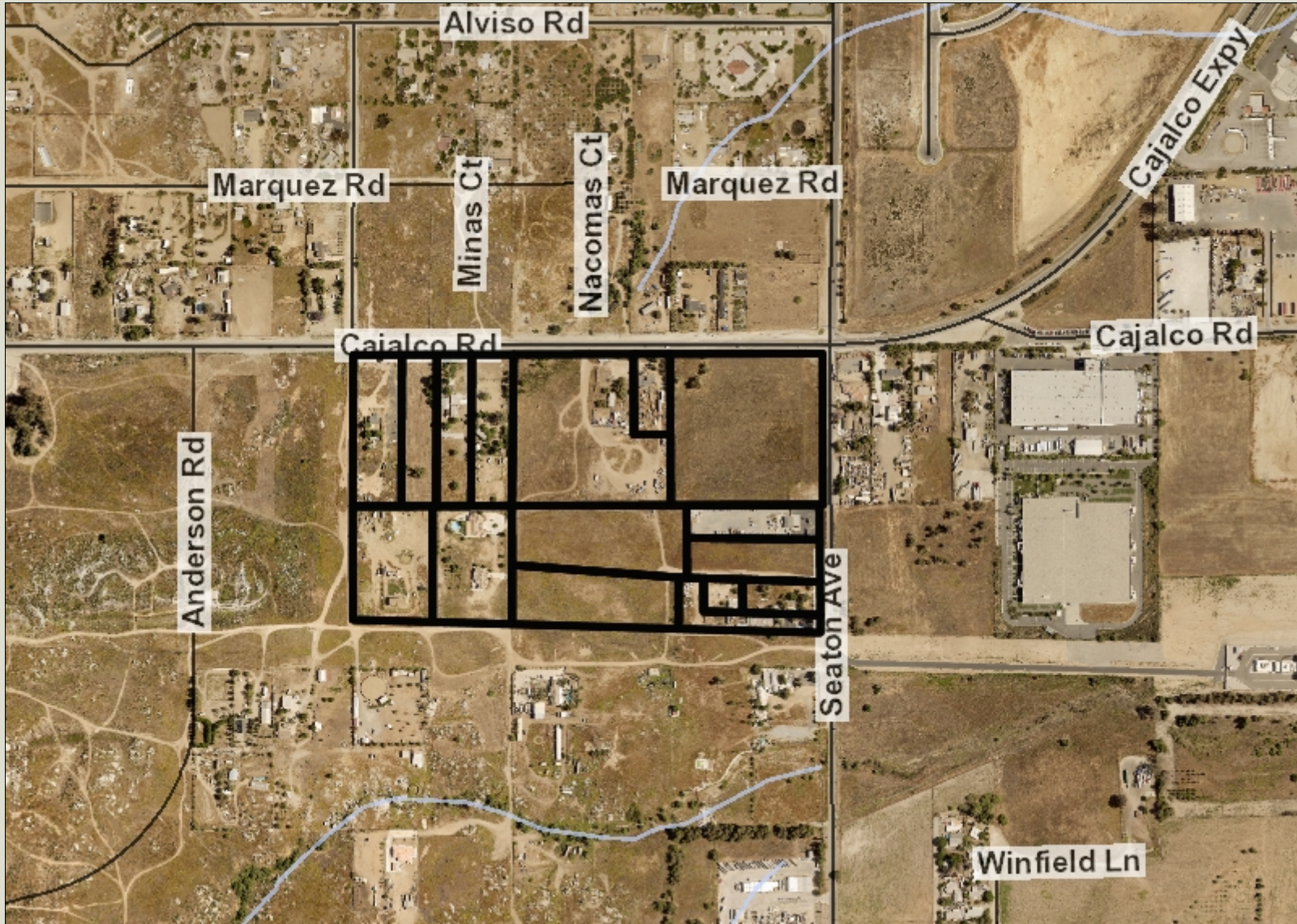


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Notes

# Map My County Map



## Legend

-  County Centerline Names
-  County Centerlines
-  Blueline Streams
-  City Areas
-  World Street Map



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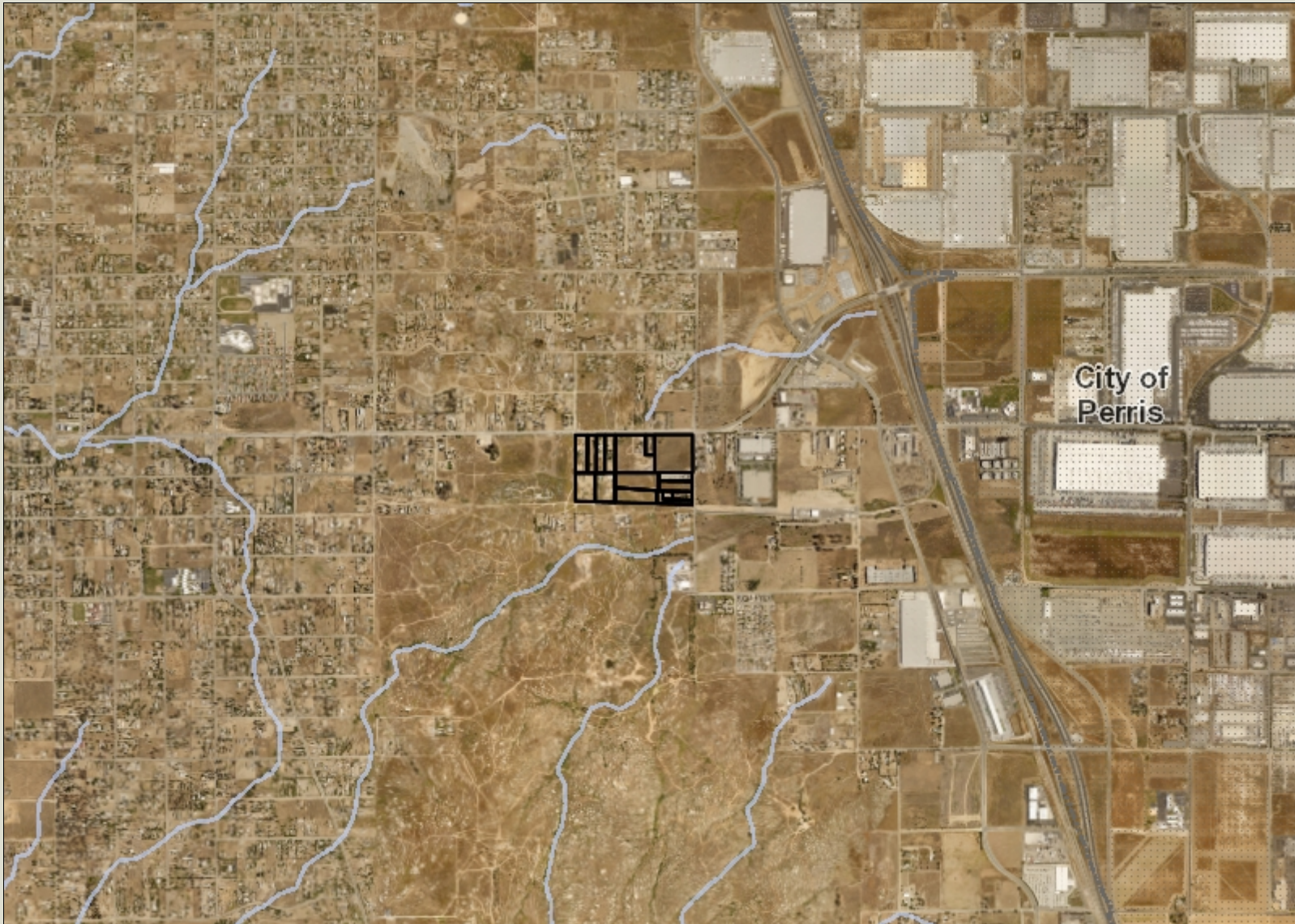
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## Notes

# Map My County Map



## Legend

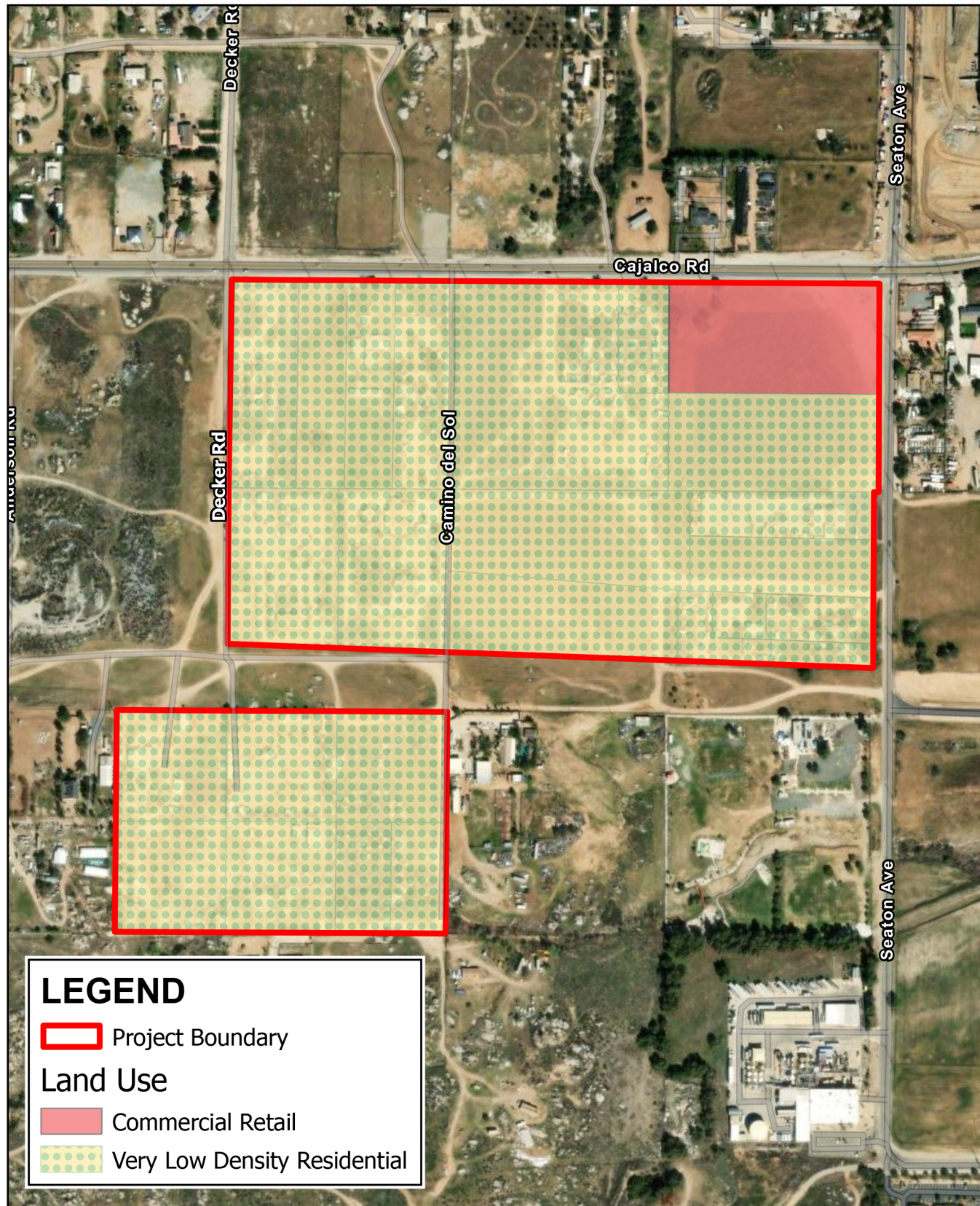
-  Blueline Streams
-  City Areas
-  World Street Map



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## Notes





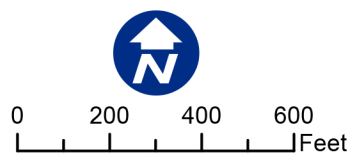
Source: Riverside Co. GIS, 2023.

**Figure - Existing Land Use**  
Hillwood Seaton Entitlement



Source: Riverside Co. GIS, 2023.

**Figure - Proposed Land Use**  
Hillwood Seaton Entitlement





**NOTICE OF PUBLIC HEARING**  
**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**  
[www.rcaluc.org](http://www.rcaluc.org)

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. **Information on how to participate in the hearing will be available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org).** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Jackie Vega at (951) 955-0982.**

The County of Riverside Planning Department should be contacted on non-ALUC issues. For more information, please contact County of Riverside Planner Russel Brady at 951-955-3025.

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website [www.rcaluc.org](http://www.rcaluc.org). Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to [javega@rivco.org](mailto:javega@rivco.org). Individuals with disabilities requiring reasonable modifications or accommodations, please contact Barbara Santos at (951) 955-5132.

**PLACE OF HEARING:** Riverside County Administration Center  
4080 Lemon Street, 1<sup>st</sup> Floor Board Chambers  
Riverside California

**DATE OF HEARING:** March 14, 2024

**TIME OF HEARING:** 9:30 A.M.

**CASE DESCRIPTION:**

ZAP1596MA24 – Industrial VI Enterprises, LLC (Representative: Albert A. Webb Associates) – County of Riverside Case No. GPA240005 (General Plan Amendment). A proposal to change the sites general plan land use designation from Commercial Retail and Very Low Density Residential to Light Industrial and Open Space-Recreation on 44.84 acres, located on the southwest corner of Cajalco Road and Seaton Avenue. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area)



# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## APPLICATION FOR MAJOR LAND USE ACTION REVIEW

### ALUC STAFF ONLY

ALUC Case Number: ZAP1596MA24

Date Submitted: 2-8-24

AIA:  
March

Zone: C2

Public Hearing

Staff Review

### Applicant

Applicant Full Name: Industrial VI Enterprises, LLC c/o John Grace

Applicant Address: 901 Via Piemonte Suite 175, Ontario CA 91764-8503

Phone: 909-256-5924

Email: John.Grace@hillwood.com

### Representative/ Property Owner Contact Information

Representative: Albert A. Webb & Associates c/o Oscar Valadez

Email: oscar.valadez@webbassociates.com

Phone: 951-295-9496

Address: 3788 McCray St., Riverside CA 92506

Property Owner: Industrial VI Enterprises, LLC  
c/o John Grace

Email: john.grace@hillwood.com

Phone: 909-256-5924

Address: 901 Via Piemonte Suite 175, Ontario CA 91764-8503

### Local Jurisdiction Agency

Agency Name: County of Riverside

Phone: 951-955-3025

Staff Contact: Russell Brady

Email: rbrady@RIVCO.ORG

Address: 4080 Lemon Street 12th Floor Riverside, CA 92501

Local Agency Case No.: GPA240005

### Project Location

Street Address: \_\_\_\_\_ Gross Parcel Size: 64.97AC

Assessor's Parcel No.: 317-080-003 to -008, -013, -014, -019, to -023, -027, to -029, 317-090-002 to -008

### Solar

Is the project proposing solar Panels? Yes



No



If yes, please provide solar glare study.  
(only if in Zone C or higher)

## Data

Site Elevation:(above mean sea level) 1573

Height of Building or structures: 44'

What type of drainage basins are being proposed and the square footage: N/A

## Notice

**A. NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.

**B. REVIEW TIME:** Estimated time for “staff level review” is approximately 30 days from date of submittal. Estimated time for “commission level review” is approximately 45 days from date of a complete application submittal to the next available commission hearing meeting.

### **C. SUBMISSION PACKAGE:**

**Please submit all application items DIGITALLY via USB or CD:**

- Completed ALUC Application Form
- Plans Package: site plans, floor plans, building elevations, grading plans, subdivision maps
- Exhibits of change of zone, general plan amendment, specific plan amendment
- Project description of existing and proposed use

**Additionally, please provide:**

- ALUC fee payment (Checks made out to Riverside County ALUC)
- Gummed address labels of all surrounding property owners within a 300-foot radius of project site. (Only required if the project is scheduled for a public hearing).

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## STAFF REPORT

**AGENDA ITEM:** 4.1

**HEARING DATE:** March 14, 2024

**CASE NUMBER:** ALUC Resolution No. 2024-01 Concerning Airport Land Use Commission Development Review Fees and establishing a new Schedule of Development Review Fees

**APPROVING JURISDICTION:** Airport Land Use Commission

**JURISDICTION CASE NO:** Not Applicable

**RECOMMENDATIONS: Staff recommends that the Commission make the following findings:**

1. That the Commission find that each fee specified in the Schedule of Development Fees does not exceed the estimated reasonable cost of providing the service for which the fee is charged.
2. That the Schedule of Development Review Fees replaces any prior Schedule of Development Review Fees adopted by the Commission; and,
3. That the proposed Resolution No. 2024-01 (including the attached new Schedule of Development Review Fees) is adopted in accordance to Section 66016 of the (California) Government Code.

**Staff further recommends: ADOPTION of Resolution No. 2024-01 and the new Schedule of Development Review Fees in accordance with Section 66016 of the California Government Code.**

**PROJECT DESCRIPTION:** Consideration of adopting ALUC Resolution No. 2024-01 Concerning Airport Land Use Commission Development Review Fees and establishing a new Schedule of Development Review Fees, as required by Government Code section 66016.

**HISTORY:** On June 8, 2017, the Commission approved, via Resolution 2017-02, a new Schedule of Development Review Fees in order to address a -\$126,000.00 shortfall in the ALUC budget in fiscal year 2017-2018 (FY17-18). At that time, the Commission had not increased its fees in approximately 10 years. The Commission approved an increase of Twelve Percent (12%) to all existing fees except for March Zone E projects to help alleviate budgetary stress.

On July 12, 2018, the Commission approved a Speculative Nonresidential Multiple Buildings project fee in the amount of \$8,210.00 to recapture staff's time and cost in calculating intensities for unidentified uses utilizing multiple hypothetical building intensity assumptions. On February 14, 2019, the Commission, approved a footnote to be added onto the Fee Schedule providing that additional costs will be recaptured for matters going to public hearing at an amount of \$190.00. Neither July 12 nor February 14 Commission approvals involved any across the board fee

increases.

**BACKGROUND:** The ALUC uses a flat-fee structure where fees are collected upon application submittal and are assessed by the 'case type' associated with a project. The ALUC does not use an hourly fee schedule with a deposit system as the review process is usually completed quickly.

It is important to note that the current adopted fee schedule has a reduced fee rate for projects in March Zone E due to the vast area impacted and notice only requirement of March Zone E, and additional specific fees for special projects warranting further in-depth review like commercial solar, projects in the Accident Potential Zones of March, heliports, and speculative non-residential multiple buildings.

**FEE ANALYSIS:** The current ALUC FY23-24 budget indicates a fiscal year end shortfall of -\$66,465.00 (Source: ALUC FY23/24 budget). In order to address this shortfall, ALUC staff has conducted the following research and analysis into increasing the ALUC application fees.

1. According to the U.S. Bureau of Labor Statistics, the United States inflation rate between 2017 to 2024 was: 2.1% in 2017, 1.9% in 2018, 2.3% in 2019, 1.4% in 2020, 7.0% in 2021, 6.5% in 2022, 3.4% in 2023, and 3.1% currently in 2024, resulting in an average of 3.5% during this period since the last time ALUC fees were increased across the board with the exception of March Zone E in 2017. In other words, there was a combined 27.7% inflationary increase from 2017 to present.
2. According to the United States Postal Service, postage costs have increased from \$0.49 in 2017 to \$0.68 in 2024, an increase of 39.0%. Postage costs are used in the ALUC public hearing notices that are mailed to surrounding property owners for most ALUC projects.

In addition, the cost for the statutorily mandated Press Enterprise/Desert Sun newspaper advertisements for public hearing notices have also increased. In 2019, the cost to advertise the public hearing notice in the Press Enterprise was \$390.00 and \$226.00 in the Desert Sun. In 2024, the Press Enterprise advertising cost was \$730.00 and \$259.00 in the Desert Sun (Source: ALUC advertisement receipts), or an increase of 87% for the Press Enterprise and 15% increase for the Desert Sun. Additionally, 1/8 page newspaper advertisements costs have also increased for both newspaper companies. 1/8 page advertisements are used when the project extends beyond the normal 300-foot property owners radius around a site specific parcel, and usually involves a project that is city/county wide. In 2019, the Press Enterprise 1/8 page advertisement cost was \$481.00 and \$226.00 for the Desert Sun. In 2024, the 1/8 page advertisement cost was \$575.00 and \$420.00 for the Desert Sun, or an increase of 20% for the Press Enterprise and 86% for the Desert Sun.

Currently, the ALUC fee table requires applicant's pay a public hearing fee in the amount of \$190.00 to cover postage and advertisement costs, which is notably insufficient.

3. The ALUC operating expenses include ALUC staff salaries, which has increased from \$268,667.00 (in FY22-23) to \$284,896.00 (in FY23-24) (Source: ALUC FY23/24 budget), resulting in an increase of \$16,229.00 or 6.04%. Staff salaries are also expected to increase in the near future with contract negotiations between the County and the unions in progress.

4. Currently in FY23-24, the ALUC has received \$94,497.70 in application fees, compared to the fiscal year end projected amount of \$202,969.00 (Source: ALUC FY23/24 budget).
5. In FY22-23, the ALUC received \$221,308.78 in application fees, from which staff cost spent reviewing these projects amounted to \$301,118.36, resulting in a deficit amount of -\$79,809.58, largely due to projects being more complex thus requiring more staff review time (Source: ALUC FY23/24 budget).

**PROPOSAL:** In order to help offset the increase in costs as previously stated, ALUC staff proposes a 15% increase to all ALUC fees as shown in Exhibit A, except for the March Zone E reduced fees and the additional project specific fees, which will remain the same.

**RESOLUTION NO. 2024-01**

**CONCERNING AIRPORT LAND USE COMMISSION**

**DEVELOPMENT REVIEW FEES**

WHEREAS the Airport Land Use Commission of the County of Riverside (ALUC) is empowered and required by Public Utilities Code section 21670, *et seq.*, to review and process certain local agency land use plans, actions, regulations and permits; and,

WHEREAS, the ALUC incurs costs in providing requisite review and processing services; and,

WHEREAS, the ALUC is authorized by Section 21671.5 of the Public Utilities Code (PUC) to establish a schedule of fees as necessary to defray the costs incurred for the provisions of such services; and,

WHEREAS, pursuant to Section 21671.5 of the PUC, the ALUC on April 19, 1990, July 1, 1990, August 13, 2007, June 8, 2017, August 9, 2018, and May 9, 2019, adopted and implemented a Schedule of Development Review Fees, which was amended over time.

NOW THEREFORE,

BE IT RESOLVED, FOUND and DETERMINED by the Airport Land Use Commission of the County of Riverside, State of California, assembled on March 14, 2024, that the following new Schedule of Development Review Fees, attached hereto as Exhibit A, is established and that the fees specified therein shall be charged to the proponent of the project subject to review and processing.

BE IT FURTHER FOUND and RESOLVED that each fee specified in the Schedule of Development Fees does not exceed the estimated reasonable cost of providing the service for which the fee is charged.

1 BE IT FURTHER FOUND and RESOLVED that the Schedule of Development Review Fees shall  
2 replace any prior Schedule of Development Review Fees adopted by the ALUC.

3 BE IT FURTHER FOUND and DETERMINED that the new Schedule of Development Review  
4 Fees was adopted pursuant to Section 66016 of the Government Code.

5 BE IT FURTHER FOUND and DETERMINED that the Schedule of Development Review Fees  
6 shall be effective 60 days following adoption of this Resolution.

7 The foregoing Resolution was adopted on a motion by Commissioner \_\_\_\_\_  
8 and seconded by Commissioner \_\_\_\_\_ at a regularly scheduled meeting held on the  
9 14th day of March, 2024 by the following vote:

10 AYES: Commissioners:

11 NOES: Commissioners:

12 ABSENT: Commissioners:

13  
14 \_\_\_\_\_  
15 Chairman, Riverside County Airport Land Use Commission  
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# EXHIBIT A

**SCHEDULE OF DEVELOPMENT REVIEW FEES (effective 05/13/2024)**

CASE TYPE	ALL OTHERS		MARCH ZONE E	
	INITIAL REVIEW FEE	AMENDED REVIEW FEE	INITIAL REVIEW FEE	AMENDED REVIEW FEE
General Plan or General Plan Element (County or City)	\$4,250	\$2,827	\$2,310	\$1,537
Community Plan or Area Plan (County or City)	\$4,250	\$2,762	\$2,310	\$1,502
(New) Specific Plan or Master Plan	\$3,750	N/A	\$2,038	N/A
Specific Plan Amendment	N/A	\$2,508	N/A	\$1,363
General Plan Amendment	\$1,531	N/A	\$832	N/A
Change of Zone or Ordinance Amendment	\$1,531	\$1021	\$832	\$554
Non-Impact Legislative Project (as determined by staff)	\$483	N/A	\$375	N/A
Tract Map	\$1,742	\$1,170	\$947	\$636
Conditional Use Permit or Public Use Permit	\$1,531	\$1,021	\$832	\$554
Plot Plan, Development Review Plan or Design Review	\$1,531	\$1,021	\$832	\$554
Parcel Map	\$1,531	\$1,021	\$832	\$554
Environmental Impact Report*	\$3,506	\$2,338	\$1,906	\$1,271
Other Environmental Assessments*	\$1,922	\$1,275	\$1,044	\$693
Building Permit or Tenant Improvement	\$659	\$447	\$359	\$243

Effective May 13, 2024, an additional fee of \$219.00 will be charged to projects requiring ALUC public hearings (no additional fee for staff review cases).

ADDITIONAL PROJECT SPECIFIC FEES (in addition to the above fees)				
Location in APZ I or II of March	\$2,500	\$2,500	N/A	N/A
AIA Large Commercial Solar Project (Energy Generation Facility)	\$3,000	\$3,000	\$3,000	\$3,000
Heliports/Helicopter Landing Sites	\$1,000	\$1,000	\$1,000	\$1,000
Speculative Nonresidential Multiple Buildings (4 or more)	\$8,210	\$8,210	N/A	N/A

NOTE: \* THIS FEE IS COLLECTED ONLY FOR PROJECTS THAT ARE NOT CLASSIFIED UNDER ONE OF THE ABOVE CATEGORIES.

**Checks should be made payable to: Riverside County Airport Land Use Commission**



TRANSPORTATION & LAND MGMT AGENCY

AIRPORT LAND USE COMMISSION

COST CENTER 3130800000-22650

**BUDGET TO ACTUAL ANALYSIS FOR FY2023/2024 AS OF 12/31/23**

FY24  
2ND QTR

12/31/23

Prepared by: Kathy Nhou, 5-0533

OBJ	REVENUE / APPROPRIATIONS	APPROVE D FY 23/24 BUDGET	12/31/23 ACTUAL & ACCRUALS	YEAR END PROJECTION S FY 23/24	\$ VARIANCE TO BUDGET AT YEAR	% VARIANCE TO BUDGET AT YEAR	FY 22/23 YEAR END ACTUALS
<b>REVENUE ACCOUNTS :</b>							
<b>DEPT. REVENUE:</b>							
	755680 CA- Other Operating Grants	20,000	3,564	46,755	26,755	100.00%	184,177
	771870 Plan Review Fees	247,604	82,969	202,969	(44,635)	-18.03%	221,309
	771930 Deposit Based Fee Draws		4,244	6,000	6,000	100.00%	
	778200 Interfnd-Miscellaneous	3,000	840	3,000	-	0.00%	2,781
	778330 Interfnd - Salary Reimbursement	35,222	13,852	35,474	252	0.72%	32,558
	<b>TOTAL DEPT REVENUE .....</b>	<b>305,826</b>	<b>105,468</b>	<b>294,198</b>	<b>(11,628)</b>	<b>-3.80%</b>	<b>440,825</b>
<b>NON-DEPT REVENUE</b>							
	TOTAL NON- DEPT REVENUE .....						
	790600 General Fund Contribution	264,307	132,154	264,307	-	0.00%	264,307
	<b>GRAND TOTAL REVENUE .....</b>	<b>570,133</b>	<b>237,622</b>	<b>558,505</b>	<b>(11,628)</b>	<b>-2.04%</b>	<b>705,132</b>
(DEPT REVENUE PLUS NON-DEPT REVENUE)							
<b>APPROPRIATIONS :</b>							
<b>APPROPRIATION CODE 1- SALARIES AND BENEFITS</b>							
	510040 Salaries	284,653	141,044	284,896	(243)	-0.09%	268,667
	510320 Temporary Salaries	20,000	1,382	4,049	15,951	0.00%	17,898
	510520 Bilingual Pay	1,392	597	1,410	(18)	0.00%	1,409
	510440 Annual Leave Buydown	-	-	5,643	(5,643)	0.00%	-
	Benefits	168,120	79,079	162,144	5,976	3.55%	159,938
	<b>APPROPRIATION CODE 1 TOTAL .....</b>	<b>474,165</b>	<b>222,102</b>	<b>458,142</b>	<b>16,023</b>	<b>3.38%</b>	<b>447,911</b>
(TOTAL SALARY & BENEFITS)							
<b>APPROPRIATION CODE 2 - SUPPLY/SERVICES</b>							
	520320 Telephone Service	15	-	15	-	0.00%	-
	520940 Insurance- Other (liability)	6,784	7,013	7,013	(229)	-3.38%	6,406
	523100 Memberships	450	-	450	-	-100.00%	450
	523230 Misc Expense	200	-	200	-	0.00%	138
	523400 Processing Fees and Services	500	-	500	-	0.00%	-
	523640 Computer Equip-Non Fixed Asset	3,000	-	3,000	-	0.00%	-
	523660 Computer Supplies	300	-	-	300	100.00%	-
	523700 Office Supplies	400	70	200	200	50.00%	301
	523760 Postage-Mailing	1,202	505	1,213	(11)	-0.91%	1,723
	524740 County Support Service (COWCAP)	-	-	-	-	0.00%	111
	525020 Legal Services	25,000	3,256	5,256	19,744	78.98%	8,892
	525220 Pre-Employment Services	200	-	200	-	0.00%	159
	525440 Professional / Spec Svcs	74,000	14,486	54,616	19,384	26.19%	193,009
	525840 RCIT Device Access	36,095	18,048	36,095	-	0.00%	30,002
	525890 RCIT LaserFiche		-	-	-	0.00%	

OBJ	REVENUE / APPROPRIATIONS	APPROVE D FY 23/24 BUDGET	12/31/23 ACTUAL & ACCRUALS	YEAR END PROJECTION S FY 23/24	\$ VARIANCE TO BUDGET AT YEAR	% VARIANCE TO BUDGET AT YEAR	FY 22/23 YEAR END ACTUALS
526410	Legally Required Notices	9,904	7,321	8,119	1,785	18.03%	11,352
527280	Awards/Recognition	100	-	-	100	0.00%	-
528120	Board/Commission Expense	-	-	-	-	-100.00%	912
529040	Private Mileage/Allowance	150	-	150	-	0.00%	-
	<b>APPROPRIATION CODE 2 TOTAL .....</b> (TOTAL SUPPLIES & SERVICES)	<b>158,300</b>	<b>50,700</b>	<b>117,027</b>	<b>41,273</b>	<b>26.07%</b>	<b>253,455</b>
	<b>APPROPRIATION CODE 3- INTERFUND EXPENSE</b>						
536740	Interfund Expense - Admin Supt Indir	15,711	7,856	15,711	-	0.00%	14,313
536760	Interfund Expense - Audit & Acctg	420	390	939	(519)	-123.60%	828
536840	Interfund Expense - COWCAP	(7,361)	-	(7,361)	-	0.00%	-
536920	Interfnd Exp-Gen Office Exp	150	-	-	150	-100.00%	135
537020	Interfund Expense - Legal Services	12,302	10,415	22,528	(10,226)	-83.12%	21,188
537080	Interfund Expense - Miscellaneous	534	-	-	534	100.00%	-
537090	Interfund Expens - Personnel Services	2,784	1,392	2,784	-	0.00%	2,784
537120	Interfnd Exp-Prof & Spec Svcs	11,700	6,400	14,800	(3,100)	-100.00%	11,150
537300	Interfund Expense - Parking	400	-	400	-	0.00%	600
	<b>APPROPRIATION CODE 3 TOTAL .....</b>	<b>36,640</b>	<b>26,453</b>	<b>49,801</b>	<b>(13,161)</b>	<b>-35.92%</b>	<b>50,998</b>
	<b>OPERATING EXPENDITURES .....</b> (TOTAL EXPENSES)	<b>669,105</b>	<b>299,254</b>	<b>624,970</b>	<b>44,135</b>	<b>6.60%</b>	<b>752,364</b>
	<b>NET OPERATING POSITION .....</b> DEPT (REVENUE MINUS EXPENSES)	<b>(98,972)</b>	<b>(61,632)</b>	<b>(66,465)</b>	<b>32,507</b>	<b>32.85%</b>	<b>(47,233)</b>

# FEE TABLE BEFORE AND AFTER

## SCHEDULE OF DEVELOPMENT REVIEW FEES (effective ~~3/1/19~~)

CASE TYPE	ALL OTHERS		MARCH ZONE E	
	INITIAL REVIEW FEE	AMENDED REVIEW FEE	INITIAL REVIEW FEE	AMENDED REVIEW FEE
General Plan or General Plan Element (County or City)	<del>\$3,696</del> \$4,250.40	<del>\$2,458</del> \$2,826.70	\$2,310	\$1,537
Community Plan or Area Plan (County or City)	<del>\$3,696</del> \$4,250.40	<del>\$2,402</del> \$2,762.30	\$2,310	\$1,502
(New) Specific Plan or Master Plan	<del>\$3,261</del> \$3,750.15	N/A	\$2,038	N/A
Specific Plan Amendment	N/A	<del>\$2,181</del> \$2,508.15	N/A	\$1,363
General Plan Amendment	<del>\$1,331</del> \$1,530.65	N/A	\$832	N/A
Change of Zone or Ordinance Amendment	<del>\$1,331</del> \$1,530.65	<del>\$887</del> \$1,020.50	\$832	\$554
Non-Impact Legislative Project (as determined by staff)	<del>\$420</del> \$483	N/A	\$375	N/A
Tract Map	<del>\$1,515</del> \$1,742.25	<del>\$1,017</del> \$1,169.55	\$947	\$636
Conditional Use Permit or Public Use Permit	<del>\$1,331</del> \$1,530.65	<del>\$887</del> \$1,020.50	\$832	\$554
Plot Plan, Development Review Plan or Design Review	<del>\$1,331</del> \$1,530.65	<del>\$887</del> \$1,020.50	\$832	\$554
Parcel Map	<del>\$1,331</del> \$1,530.65	<del>\$887</del> \$1,020.50	\$832	\$554
Environmental Impact Report*	<del>\$3,050</del> \$3,507.50	<del>\$2,033</del> \$2,337.95	\$1,906	\$1,271
Other Environmental Assessments*	<del>\$1,671</del> \$1,921.65	<del>\$1,109</del> \$1,275.35	\$1,044	\$693
Building Permit or Tenant Improvement	<del>\$573</del> \$658.95	<del>\$389</del> \$447.35	\$359	\$243

**\$218.50**

Effective March 1, 2019, an additional fee of ~~\$190.00~~ will be charged to projects requiring ALUC public hearings (no additional fee for staff review cases).

ADDITIONAL PROJECT SPECIFIC FEES (in addition to the above fees)				
Location in APZ I or II of March	\$2,500	\$2,500	N/A	N/A
AIA Large Commercial Solar Project (Energy Generation Facility)	\$3,000	\$3,000	\$3,000	\$3,000
Heliports/Helicopter Landing Sites	\$1,000	\$1,000	\$1,000	\$1,000
Speculative Nonresidential Multiple Buildings (4 or more)	\$8,210	\$8,210	N/A	N/A

NOTE: \* THIS FEE IS COLLECTED ONLY FOR PROJECTS THAT ARE NOT CLASSIFIED UNDER ONE OF THE ABOVE CATEGORIES.

**Checks should be made payable to: Riverside County Airport Land Use Commission**

**NOTICE OF PUBLIC HEARING**  
**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**  
[www.rcaluc.org](http://www.rcaluc.org)

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. **Information on how to participate in the hearing will be available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org).** The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893.**

The proposed project application may be viewed by a prescheduled appointment and on the ALUC website [www.rcaluc.org](http://www.rcaluc.org). Written comments may be submitted at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Friday from 8:00 a.m. to 3:30 p.m., or by e-mail to [prull@rivco.org](mailto:prull@rivco.org). Individuals with disabilities requiring reasonable modifications or accommodations, please contact Barbara Santos at (951) 955-5132.

**PLACE OF HEARING:**                    **Riverside County Administration Center**  
   **4080 Lemon Street, 1<sup>st</sup> Floor Board Chambers**  
   **Riverside California**

**DATE OF HEARING:**                    **March 14, 2024**

**TIME OF HEARING:**                    **9:30 A.M.**

**CASE DESCRIPTION:**

Consideration of adopting ALUC Resolution No. 2024-01 Concerning Airport Land Use Commission Development Review Fees and establishing a new Schedule of Development Review Fees, as required by Government Code section 66016. All interested parties are invited to attend and comment upon any proposed fee increases. A copy of the proposed budget and data relied upon to calculate reasonable fees based on the cost of providing ALUC services is available for review at ALUC's office located at the Riverside County Administrative Center on the 14<sup>th</sup> floor by a prescheduled appointment during business hours. Contact Barbara Santos at (951) 955-5132 to schedule an appointment.

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

## STAFF REPORT

### ADMINISTRATIVE ITEMS

#### 5.1 Director's Approvals

- A. During the period of January 16, 2023, through February 15, 2024, ALUC Director Paul Rull reviewed two local jurisdiction non-impact legislative case pursuant to ALUC Resolution No. 2011-02, and issued determination of consistencies.

ZAP1132FV24 (citywide) pertains to City of Murrieta GPA2023-0005 Ordinance Amendment (MCA-2023-00008), a proposal to amend Title 16 of the Murrieta Development Code (Medical Cannabis Delivery) in Ordinance No. XYZ-24, updating existing regulations governing the sale and delivery of medicinal cannabis in order to bring the MDC into compliance with Senate Bill No. 1186. The proposed amendments do not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, these amendments have no possibility of having an impact on the safety of air navigation within airport influence areas located within the County of Riverside.

ALUC Director Paul Rull issued a determination of consistency for this project on January 23, 2024.

\*\*\*\*\*

ZAP1081RG24 (citywide) pertains to City of Riverside Zoning Code Update (PR-2023-001625), a proposal amend Title 19 of the Riverside Municipal Code to remove references to the Crime Free Multi- Housing program throughout Title 19, Modify non-domestic animal keeping provisions within the Residential Estate and Single-family Residential Zones to permit the keeping of poultry at the direction of the Land Use, amend permitted locations for accessory structures within various Single-Family Residential Zones, clarify ambiguous, conflicting, and/or outdated language in the RMC as it pertains to vehicle repair facilities, monitored electrified security fence systems, long-term stay hotels, and general sign provisions for vehicle fuel stations, and other minor, non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies. The proposed amendments do not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within airport influence areas located within the City of Riverside.

ALUC Director Paul Rull issued a determination of consistency for this project on January 29, 2024.

- B. Additionally, ALUC Director Paul Rull reviewed one case within the March Air Reserve Base/Inland Port Airport Influence Area pursuant to ALUC Resolution No. 2020-02, and issued a determination of consistency.

ZAP1595MA24 (Zone D) pertains to County of Riverside Case No. CZ22000040 (Change of Zone), a proposal to change the sites zoning designation from A-1-10 (Light Agricultural) to R-A-1 (Residential Agricultural), as previously found consistent under ZAP1572MA23, located on the southwest corner of Gentian Avenue and Cecil Avenue. The proposed amendments would be as, or more, consistent with the Compatibility Plan as the underlying compatibility zone does not restrict residential density.

ALUC Director Paul Rull issued a determination of consistency for this project on January 29, 2024.

- 5.2** Update March Air Reserve Base Compatibility Use Study (CUS)  
Presentation by Project Director Simon Housman or his designee.
- 5.3** Reminder for April Hearing: Election of Chair/Vice Chair; Reappointment of County Representative (Poole) and City Representative (Manos)  
Presentation by ALUC Director Paul Rull or his designee.

X:\ALUC Administrative Items\Admin. 2024\Admin Item 3-14-24.doc



RIVERSIDE COUNTY  
AIRPORT LAND USE COMMISSION



January 23, 2024

Christopher Tracy, AICP Senior Planner  
City of Murrieta, Planning Division  
1 Town Square  
Murrieta, CA 92562

CHAIR  
Steve Manos  
Lake Elsinore

VICE CHAIR  
Russell Betts  
Desert Hot Springs

COMMISSIONERS

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Michael Geller  
Riverside

Vernon Poole  
Murrieta

STAFF

Director  
Paul Rull

Simon Housman  
Jackie Vega  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR’S DETERMINATION**

File No.: ZAP1132FV24  
Related File No.: MCA-2023-00008 (Medicinal Cannabis Ordinance)  
APN: Citywide

Dear Mr. Tracy,

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed City of Murrieta Ordinance Amendment (MCA-2023-00008), a proposal to amend Title 16 of the Murrieta Development Code (Medical Cannabis Delivery) in Ordinance No. XYZ-24, updating existing regulations governing the sale and delivery of medicinal cannabis in order to bring the MDC into compliance with Senate Bill No. 1186.

The proposed amendments do not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, these amendments have no possibility of having an impact on the safety of air navigation within airport influence areas located within the County of Riverside.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with all Riverside County Airport Land Use Compatibility Plans.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

cc: ALUC Case File

X:\AIRPORT CASE FILES\French Valley\ZAP1132FV24\ZAP1132FV24.LTR.doc

**ATTACHMENT X**  
**ORDINANCE REDLINE**

**ORDINANCE NO. XYZ-24**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
MURRIETA, CALIFORNIA, AMENDING TITLE 16 OF THE MURRIETA  
DEVELOPMENT CODE TO REVISES SECTIONS 16.08.010, 16.10.010,  
16.11.010, 16.12.010, 16.13.010, 16.14.010, AND 16.44.250 FOR THE  
ESTABLISHMENT OF MEDICINAL CANNABIS DELIVERY LOCATION  
AND OPERATIONAL STANDARDS AND MISCELLANEOUS UPDATES  
TO EXISTING CANNABIS STANDARDS**

**WHEREAS**, the City of Murrieta (“City”) currently regulates and prohibits marijuana, also known as cannabis, dispensaries and distribution facilities within the City under Section(s) 16.08.010, “Purpose”, 16.10.010, “Purpose”, 16.11.010, “Purpose”, 16.12.010, “Purpose”, 16.13.010, “Purpose”, 16.14.010, and 16.44.250, “Marijuana and Hemp Use,” of Title 16, “Development Code,” of the Murrieta Development Code (“MDC”); and

**WHEREAS**, under Senate Bill No. 1186 (“SB 1186”), signed into law by Governor Newsom on September 18, 2022 and effective January 1, 2024, a local jurisdiction shall not adopt or enforce any regulation that prohibits the retail sale by delivery within the local jurisdiction of medicinal cannabis to medicinal cannabis patients or their primary caregivers, or that otherwise has the effect of prohibiting the retail sale by delivery within the local jurisdiction of medicinal cannabis to medicinal cannabis patients or their primary caregivers by licensed medicinal cannabis businesses in a timely and readily accessible manner, and in types and quantities that are sufficient to meet demand from medicinal cannabis patients within the local jurisdiction; and

**WHEREAS**, the City desires to amend its existing regulations governing the sale and delivery of medicinal cannabis in order to bring the MDC into compliance with SB 1186.

**WHEREAS**, cannabis and medicinal cannabis delivery services present challenges and impacts to the health, safety, and welfare of City residents due to secondary impacts and effects associated with cannabis and related activities, including but not limited to, sales of cannabis to minors, drug sales, robbery, burglaries, assaults, and other violent crimes, fraud in obtaining or using medical cannabis identification cards, and increased demands on police and other valuable and scarce city administrative, financial, or personnel resources; and

**WHEREAS**, since 2014, federal law, as interpreted by United States v. McIntosh (9th Cir. 2016) 833 F.3d 1163, 1177, has prohibited federal prosecutors from spending funds to prosecute individuals who engage in conduct permitted by California’s medicinal

cannabis laws who and are in full compliance with those laws; and

**WHEREAS**, the Planning Commission has considered the potential for environmental effects as a result of the proposed Development Code Amendment pursuant to the California Environmental Quality Act (CEQA), and concurs with staff's recommendation.

**WHEREAS**, the Planning Commission, after notice duly given as required by law, held a public hearing on January 10, 2024 at 6:00 p.m., in the City Hall council chamber to consider this proposed Ordinance No. \_\_\_\_-24, and heard all arguments for and against this proposal.

**WHEREAS**, the City Council, after notice duly given as required by law, held a public hearing on \_\_\_\_\_, 2024 at 6:00 p.m., in the City Hall council chamber to consider this proposed Ordinance No. \_\_\_\_-24, and heard all arguments for and against this proposal.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Murrieta does ordain as follows:

#### **SECTION 1. RECITALS**

The recitals above are each incorporated by reference and adopted as findings by the City Council.

#### **SECTION 2. FINDINGS**

Based upon the substantial evidence presented to the City Council on \_\_\_\_\_, 2024, including written and oral staff reports and public written and oral testimony, and in accordance with Murrieta Development Code Chapter 16.58, the City Council of the City of Murrieta approves the Development Code Amendment set forth herein in accordance with the following findings pursuant to Development Code Section 16.58.080:

Findings and Recommended Approval for Development Code Amendments:

- a. The proposed amendment ensures and maintains internal consistency with all of the objectives, policies, general plan land uses, programs and actions of all elements of the general plan;

**FACTS:** The Development Code is the primary tool for implementing the General Plan, providing regulating standards, identification of permitted uses, and other regulations that support the proper implementation of the General Plan Land Use Element. This Development Code Amendment updates and amends Sections 16.08.010, 16.10.010, 16.11.010, 16.12.010, 16.13.010, 16.14.010, and 16.44.250 in order to implement regulations to permit, as required by state law, the delivery of medicinal cannabis products and the establishment of physical distribution hubs for the delivery of medicinal cannabis within the City.

- b. The proposed amendment would not be detrimental to the public convenience, health, safety or general welfare of the city;

FACTS: The General Plan will promote the health, safety, and welfare of the City through the listed goals and policies included within each element, the proposed project includes reasonable regulations to ensure that the public convenience, health, safety and general welfare are protected as a result of the state requirement that medicinal cannabis delivery locations be allowed in the City.

- c. The proposed amendment is internally consistent with other applicable provisions of the development code.

FACTS: The proposed amendment has been integrated into the Code and aligns with the existing regulations which prohibit retail sales and the establishment of recreational marijuana dispensaries in the City. The proposed regulations provide an exception to such prohibitions solely for medicinal cannabis delivery locations as required by state law.

- d. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

FACTS: The project has been evaluated pursuant to CEQA and it has been determined that the amendments will have no significant adverse impacts on the environment as it is simply updating existing operating standards related to medicinal marijuana delivery consistent with State requirements and is similar in nature to other delivery services that occur throughout the City on a daily basis. Furthermore, the amendment is exempt for California Environmental Quality Act (CEQA) Chapter 3 of Title 14 of the California Code of Regulations beginning at Section 15000, specifically: Section 15060(c)(2), because the proposed Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment; and Section 15061(b)(3), because the Ordinance is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

### **SECTION 3. MUNICIPAL CODE AMENDMENT**

Section 16.08.010, Table 16.08-1, entitled "USE TABLE FOR RESIDENTIAL (SINGLE-FAMILY) ZONING DISTRICTS Permit Requirement by District is hereby amended to read as follows:

“

<b>TABLE 16.08-1 USE TABLE FOR RESIDENTIAL (SINGLE-FAMILY) ZONING DISTRICTS Permit Requirement by District</b>							
<b>Symbol</b>	<b>Applicable Process</b>						<b>See Chapter</b>
<b>P</b>	<b>Permitted Land Use - Compliance with development standards and zoning clearance required</b>						<a href="#">16.74</a>
<b>C</b>	<b>Conditional Use - Conditional use permit required</b>						<a href="#">16.52</a>
<b>"Blank"</b>	<b>Land use not permitted</b>						
<b>Land Use</b> <sup>(1) (2)</sup>	<b>RR</b>	<b>ER-1</b>	<b>ER-2</b>	<b>ER-3</b>	<b>SF-1</b>	<b>SF-2</b>	<b>See Standards in Section</b>
<del>Marijuana</del> <a href="#">Cannabis</a> Cultivation, Processing, Delivery, and Dispensary ( <a href="#">Commercial</a> )							
<a href="#">Cannabis Testing Laboratory</a>							
<del>Medical Marijuana</del> <a href="#">Cannabis</a> Dispensary ( <a href="#">Recreational Retail Storefront</a> )							
<del>Medical Marijuana Dispensary, Mobile</del> <a href="#">Medicinal Cannabis Delivery Service</a> ( <a href="#">Mobile Activities for Patients and Caregivers</a> )	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">16.44.250</a>
<a href="#">Medicinal Cannabis Delivery Service (Physical Delivery Logistics Location)</a>							

“

Section 16.08.010, Table 16.08-2, entitled “USE TABLE FOR RESIDENTIAL (SINGLE-FAMILY) ZONING DISTRICTS Permit Requirement by District is hereby amended to read as follows:

“

<b>TABLE 16.08-2 USE TABLE FOR RESIDENTIAL (MULTI-FAMILY) ZONING DISTRICTS Permit Requirement by District</b>					
Symbol	Applicable Process				See Chapter
P	Permitted Land Use - Compliance with development standards and zoning compliance required				<a href="#">16.74</a>
C	Conditional Use - Conditional use permit required				<a href="#">16.52</a>
MC	Minor Conditional Use - Conditional use permit required				<a href="#">16.52</a>
“Blank”	Land use not allowed				
Land Use <sup>(1)</sup> <sup>(2)</sup>	MF-1	MF-2	MF-3	MF-4	See Standards in Section
<del>Marijuana</del> <a href="#">Cannabis</a> Cultivation, Delivery, Dispensary, and Processing ( <a href="#">Commercial</a> )					
<a href="#">Cannabis Testing Laboratory</a>					
<del>Medical Marijuana</del> <a href="#">Cannabis</a> Dispensary ( <a href="#">Recreational Retail Storefront</a> )					
<del>Medical Marijuana Dispensary, Mobile</del> <a href="#">Medicinal Cannabis Delivery Service (Mobile Activities for Patients and Caregivers)</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">16.44.250</a>
<a href="#">Medicinal Cannabis Delivery Service (Physical Delivery Logistics Location)</a>					

“

Section 16.10.010, Table 16.10-1, entitled “USE TABLE FOR COMMERCIAL ZONING DISTRICTS” is hereby amended to read as follows:

“

<b>TABLE 16.10-1 USE TABLE FOR COMMERCIAL ZONING DISTRICTS</b>				
<b>Symbol</b>	<b>Applicable Process</b>			<b>See Chapter</b>
<b>P</b>	<b>Permitted Land Use - Compliance with development standards and zoning clearance required</b>			<a href="#"><u>16.74</u></a>
<b>C</b>	<b>Conditional Use - Conditional use permit required</b>			<a href="#"><u>16.52</u></a>
<b>'Blank'</b>	<b>Land use not permitted</b>			
<b>Land Use<sup>(1) (2)</sup></b>	<b>NC</b>	<b>CC</b>	<b>RC</b>	<b>See Standards in Section</b>
<del>Marijuana</del> <a href="#"><u>Cannabis</u></a> Cultivation, Delivery, Dispensary, and Processing <a href="#"><u>(Commercial)</u></a>				
<del>Medical Marijuana</del> <a href="#"><u>Cannabis</u></a> Dispensary <a href="#"><u>(Recreational Retail Storefront)</u></a>				
<a href="#"><u>Cannabis Testing Laboratory</u></a>				
<del>Medical Marijuana Dispensary, Mobile Medicinal Cannabis Delivery Service (Mobile Activities for Patients and Caregivers)</del>	<a href="#"><u>P</u></a>	<a href="#"><u>P</u></a>	<a href="#"><u>P</u></a>	<a href="#"><u>16.44.250</u></a>
<a href="#"><u>Medicinal Cannabis Delivery Service (Physical Delivery Logistics Location)</u></a>				

“

Section 16.11.010, Table 16.11-1, entitled “ALLOWABLE USES AND PERMIT REQUIREMENTS FOR OFFICE DISTRICTS” is hereby amended to read as follows:

“

TABLE 16.11-1 ALLOWABLE USES AND PERMIT REQUIREMENTS FOR OFFICE DISTRICTS			
Symbol	Applicable Process		See Chapter
P	Permitted Land Use - Compliance with development standards and zoning clearance required		16.74
C	Conditional Use - Conditional use permit required		16.52
"Blank"	Land use not allowed		
Land Use <sup>(1) (2) (3) (4) (5) (6)</sup>	O	ORP	See Standards in Section
<del>Marijuana</del> <a href="#">Cannabis</a> Cultivation, Delivery, Dispensary, and Processing ( <a href="#">Commercial</a> )			
<a href="#">Cannabis Testing Laboratory</a>			
<del>Medical Marijuana</del> <a href="#">Cannabis</a> Dispensary ( <a href="#">Recreational Retail Storefront</a> )			
<del>Medical Marijuana Dispensary, Mobile Medicinal Cannabis Delivery Service (Mobile Activities for Patients and Caregivers)</del>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">16.44.250</a>
<a href="#">Medicinal Cannabis Delivery Service (Physical Delivery Logistics Location)</a>			

“

Section 16.12.010, Table 16.12-1, entitled “USE TABLE FOR BUSINESS PARK AND INDUSTRIAL DISTRICTS” is hereby amended to read as follows:

“

TABLE 16.12-1 USE TABLE FOR BUSINESS PARK AND INDUSTRIAL DISTRICTS		
Key to Permit Requirements		
Symbol	Applicable Process	See Chapter



<b>P</b>	<b>Permitted Use - Compliance with development standards and zoning clearance required<sup>(3)</sup></b>			<b>16.74</b>
<b>C</b>	<b>Conditional Use - Conditional use permit required</b>			<b>16.52</b>
<b>"Blank"</b>	<b>Use not allowed</b>			
<b>Land Use<sup>(1) (2) (3) (4) (5) (6) (7) (8)</sup></b>	<b>BP</b>	<b>GI</b>	<b>GI-A</b>	<b>See Standards in Section</b>
<del>Marijuana Cannabis</del> Cultivation, Delivery, Dispensary, and Processing ( <u>Commercial</u> )				
<del>Marijuana Cannabis</del> Testing Laboratory	C	C	C	<u>16.44.250</u>
<del>Medical Marijuana Cannabis</del> Dispensary ( <u>Recreational Retail Storefront</u> )				
<del>Medical Marijuana Dispensary, Mobile Medicinal Cannabis Delivery Service (Mobile Activities for Patients and Caregivers)</del>	<u>P</u>	<u>P</u>	<u>P</u>	<u>16.44.250</u>
<u>Medicinal Cannabis Delivery Service (Physical Delivery Logistics Location)</u>	<u>P<sup>(13)</sup></u>			<u>16.44.250</u>
<u>(13) Refer to Section 16.44.250 for the required 500 foot separation from sensitive uses and from another Medicinal Cannabis Delivery Service location (Physical Delivery Logistics Location)</u>				

“

Section 16.13.010, Table 16.13-1, entitled “ALLOWABLE USES AND PERMIT REQUIREMENTS FOR THE INNOVATION ZONING DISTRICT” is hereby amended to read as follows:

“

<p><b>TABLE 16.13-1</b>  <b>ALLOWABLE USES AND PERMIT REQUIREMENTS FOR THE INNOVATION ZONING DISTRICT</b></p>
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Symbol	Applicable Process	See Chapter
P	Permitted Land Use - Compliance with development standards and zoning clearance required	<a href="#">16.74</a>
C	Conditional Use - Conditional use permit required	<a href="#">16.52</a>
MC	Minor Conditional Use - Conditional use permit required	<a href="#">16.52</a>
"Blank"	Land use not allowed	
<b>Land Use</b> (1) (2) (3) (4) (5) (6)	<b>INN</b>	<b>See Standards in Section</b>
<del>Marijuana</del> <a href="#">Cannabis</a> Cultivation, Delivery, Dispensary, and Processing ( <a href="#">Commercial</a> )		
<a href="#">Cannabis Testing Laboratory</a>		
<del>Medical Marijuana</del> <a href="#">Cannabis</a> Dispensary ( <a href="#">Recreational Retail Storefront</a> )		<del>See Definition</del>
<del>Medical Marijuana Dispensary, Mobile Medicinal Cannabis Delivery Service (Mobile Activities for Patients and Caregivers)</del>	<u>P</u>	<del>See Definition</del> <a href="#">16.44.250</a>
<a href="#">Medicinal Cannabis Delivery Service (Physical Delivery Logistics Location)</a>		

Section 16.14.010, Table 16.14-1, entitled "USE TABLE FOR SPECIAL PURPOSE DISTRICTS" is hereby amended to read as follows:

"

TABLE 16.14-1 USE TABLE FOR SPECIAL PURPOSE DISTRICTS		
Key to Permit Requirements		
Symbol	Applicable Process	See Chapter
P	Permitted Use - Compliance with development	16.74

	<b>standards and zoning clearance required<sup>(3)</sup></b>			
<b>C</b>	<b>Conditional Use - Conditional use permit required</b>			<b>16.52</b>
<b>"Blank"</b>	<b>Use not allowed</b>			
<b>Land Use<sup>(1) (2)</sup></b>	<b>P&amp;R</b>	<b>C&amp;I</b>	<b>OS</b>	<b>See Standards in Section</b>
<del>Marijuana</del> <u>Cannabis</u> Cultivation, Delivery, Dispensary, and Processing ( <u>Commercial</u> )				
<u>Cannabis Testing Laboratory</u>				
<del>Medical Marijuana</del> <u>Cannabis</u> Dispensary ( <u>Recreational Retail Storefront</u> )				
<del>Medical Marijuana Dispensary, Mobile</del> <u>Medicinal Cannabis Delivery Service (Mobile Activities for Patients and Caregivers)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>16.44.250</u>
<u>Medicinal Cannabis Delivery Service (Physical Delivery Logistics Location)</u>				

“

Section 16.44.250 is hereby retitled to “Cannabis and Hemp Use” and amended in its entirety to read as follows:

“16.44.250 Cannabis and Hemp Use.

A. Definitions. For purposes of this Chapter, the following definitions shall apply:

1. “Cannabis”, also known as "Marijuana", means any or all parts of the plant Cannabis Sativa Linnaeus, Cannabis Indica, Cannabis Ruderalis and any genetic or synthetic derivative thereof, whether growing or not; the seeds thereof; the resin or separated resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin, including marijuana infused in foodstuff or any other ingestible or consumable product containing marijuana or any marijuana derivative. The term "marijuana" shall also include "medical cannabis" as such phrase is used in the August 2008 Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use, and "cannabis" as defined in the Business and Professions Code § 19300.5(f), as may be amended from time to time, that was issued by the office of the Attorney General for the state of California or subject to the provisions of the California Health and Safety Code § 11362.5

(Compassionate Use Act) or California Health and Safety Code §§ 11362.7 to 11362.83 (Medical Marijuana Program Act). Notwithstanding the above, the definition of "cannabis" does not include "industrial hemp."

2. "Cannabis Cultivation" means growing, planting, harvesting, drying, curing, grading, trimming, or processing of marijuana.

3. "Cannabis Dispensary" or "Cannabis Dispensaries" means any business, office, store, facility, location, retail storefront or wholesale component of any establishment, cooperative or collective that delivers (as defined in Business and Professions Code §19300.5(m) or any successor statute thereto) whether mobile or otherwise, dispenses, distributes, exchanges, transmits, transports, sells or provides cannabis for any reason to any person, group of persons, corporation, limited liability company, non-profit corporation or any other entity of any kind.

4. "Cannabis Processing" means any method used to prepare cannabis or its byproducts for commercial retail and/or wholesale use including, but not limited to: drying, cleaning, curing, packaging, and extraction of active ingredients to create cannabis related products and concentrates, production of foodstuffs containing cannabis and production of any pill, tablet, liquid, lozenge or other delivery system containing cannabis or any derivative thereof.

5. "Cannabis Testing Laboratory" means a laboratory, facility, or entity in the state that offers or performs tests of cannabis or cannabis products and that meets the following:

a. Accredited by an accrediting body that is independent from all other persons involved in commercial cannabis activity in the state; and

b. Licensed by the Bureau of Cannabis Control within the Department of Consumer Affairs, formerly named the Bureau of Marijuana Control, the Bureau of Medical Cannabis Regulation, and the Bureau of Medical Marijuana Regulation; or

c. As otherwise defined under § 26001 of the California Business and Professions Code.

6. "Industrial Hemp" means a crop that is limited to types of the plant Cannabis Sativa L. having no more than three-tenths of 1 percent tetrahydrocannabinol (THC) contained in the dried flowering tops, whether growing or not; the seeds of the plant; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin produced therefrom, consistent with California Health and Safety Code § 11018.5.

7. "Medicinal cannabis" or "Medicinal Cannabis product" means cannabis or a cannabis product, respectively, intended to be sold or donated for use pursuant to the Compassionate Use Act of 1996 (Proposition 215), found in Section 11362.5 of the Health and Safety Code, by a medicinal cannabis patient in California who possesses a physician's recommendation, or in compliance with any compassionate use, equity, or other similar program administered by a local jurisdiction.

8. “Medicinal Cannabis Delivery Service” means a physical business location in the City with no retail storefront and where the sole purpose and use of the facility is for the storage and logistics to support the delivery of Medicinal Cannabis.

B. Prohibited Activities. Cannabis cultivation, cannabis processing, cannabis delivery and cannabis dispensaries shall be prohibited activities within the city of Murrieta, except where the city is preempted by federal or state law from enacting a prohibition on such activity. No use permit, variance, building permit, business license, or any other entitlement, license or permit, whether administrative or discretionary shall be approved or issued for the activities of cannabis cultivation, cannabis processing, cannabis delivery, or the establishment or operation of a cannabis dispensary in the City, and no person shall otherwise establish or conduct such activities in the City, except where the City is preempted by federal or state law from enacting a prohibition on any such activity for which the use permit, variance, building permit, or any other entitlement, license, or permit is sought.

C. Limited Exceptions. Notwithstanding § 16.44.250.B, the following shall be permitted subject to limitations:

1. The retail sale of industrial hemp products, with the exception of foods and supplements for consumption. Cultivation and processing of Industrial Hemp shall be prohibited activities within the City. No cannabis products or graphics depicting cannabis products shall be visible from the exterior of any property selling industrial hemp, or on any of the vehicles owned or used as part of the retail sales.

2. Cannabis Testing Laboratory shall be allowed in the Business Park (BP), General Industrial (GI), and General Industrial-A (GIA) Zone Districts consistent with Table 16.12-1: Use Table for Business Park and Industrial Districts and subject to the Conditional Use Permit requirements specified in § 16.52 and the following miscellaneous operating requirements.

a. No cannabis products or graphics depicting cannabis products shall be visible from the exterior of any property issued a cannabis testing laboratories permit, or on any of the vehicles owned or used as part of the cannabis testing laboratories. No outdoor storage of cannabis or cannabis products is permitted at any time.

b. Cannabis shall not be consumed or sampled by any testing lab employee, visitor, operator or vendor on the premises of any cannabis testing laboratories.

c. Odor control devices and techniques shall be incorporated in all cannabis testing laboratories to ensure that any odors from testing are not detectable off-site. Cannabis testing laboratories shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the cannabis testing laboratories that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the

visiting public, or within any other unit located inside the same building as the cannabis testing laboratories.

d. Prior to commencing operations, a cannabis testing laboratories shall be subject to all required permits and approvals which would otherwise be required for any business of the same size and intensity operating in that zone. This includes but is not limited to obtaining any required building permit(s), fire department approvals, Health Department approvals and other zoning and land use permit(s) and approvals.

e. Cannabis testing laboratories permits may be revoked for any violation of any law and/or any rule, regulation and/or standard adopted pursuant to this chapter or as a result of the loss of any other applicable state or local license.

f. Suspension of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a cannabis testing laboratories to operate within the City, until the State of California, or its respective department or division, reinstates or reissues the State license. Should the State of California, or any of its departments or divisions, revoke or terminate the license of a cannabis testing laboratories, such revocation or termination shall also revoke or terminate the ability of a cannabis testing laboratories to operate within the City.

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### 3. Medicinal Cannabis Delivery Service

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#### a. Medicinal Cannabis Delivery Service License Required.

i. No person shall engage in or conduct any Medicinal Cannabis Delivery Service within the City without an approved Medicinal Cannabis Delivery Service license under this Section.

ii. A separate Medicinal Cannabis Delivery Service license shall be required for each physical address location within the City.

iii. An application for a Medicinal Cannabis Delivery Service license shall be on forms provided by the Chief of Police or designee, which require all information, permits, licenses, criminal background check results, and other approvals necessary to verify compliance with this Section and all applicable laws. The Chief of Police or designee reserves the right to request and obtain additional information from any business owner and property owner submitting a medicinal cannabis delivery service license application to show compliance with relevant codes and regulations.

iv. Applicants shall execute an agreement indemnifying the City from any claims, damages, injuries, or liabilities of any kind associated with the operation of the delivery-only medical cannabis business, issuance of a permit to a delivery-only medical cannabis business, or the prosecution of the delivery-only medical cannabis business or its owners, managers, directors, officers, employees, or its qualified patients or primary caregivers for violation of Federal or State laws

v. Insurance Requirements. Applicant shall provide and maintain insurance in the amounts and of the types that are acceptable to the City Manager or designee.

iv. The business owner and the property owner, if different, shall each sign the Medicinal Cannabis Delivery Service license application form.

v. A Medicinal Cannabis Delivery Service license issued pursuant to this Section shall expire 12 months after the date of its issuance. Thereafter, a new or renewal license application must be submitted to continue the Medicinal Cannabis Delivery Service.

b. Application Requirements. A completed application, together with the application fee in an amount established by resolution of the City Council shall be submitted with all of the following:

i. Site and Floor Plan.

A. A site plan, drawn to scale and professionally prepared by a licensed civil engineer or architect, of the parcel of property on which the proposed cannabis business will be located. The site plan shall include the outline of all structures, driveways, parking and landscape areas, and boundaries of the parcel.

B. A floor plan, drawn to scale and professionally prepared by a licensed civil engineer or architect, designating all interior dimensions of the premises, the proposed use of all spaces, identification of limited access areas, areas of ingress and egress, and all security camera locations.

ii. Lighting Plan. A lighting plan showing existing and proposed exterior and interior lighting levels that would be the minimum necessary to provide adequate security lighting for the use.

iii. Copies of the applicant's current M-License from the California Department of Cannabis Control.

iv. Odor Control Management Plan. All applications shall submit an adequate on-site odor control management plan such that all odors resulting from the storage or transport of cannabis and cannabis-related products cannot be readily detected from outside of the structure or vehicle in which the business operates.

v. Safety and Security Plan.

vi. Sensitive Uses Information. The names and addresses of all libraries, schools, religious worship institutions, youth activity centers and day care centers and parks within 500 feet as measured from the property lines of a proposed facility. For business condominiums, this measurement

would be taken from outer boundaries of the common parcel where the structure is located and not from the building.

c. Background Check. All owners, operators, partners, investors, employees, and agents must submit to a background check.

d. Operational Requirements.

i. All requirements of the state shall be met at all times, except where local requirements apply.

ii. All business operations must be conducted in conformance with the approved Medicinal Cannabis Delivery Service license and all approved plans included therewith.

iii. A City Business License shall be obtained prior to operation and maintained in good standing during the entirety of operations.

iv. City Permits. A Medicinal Cannabis Delivery Service shall secure all necessary building permits and be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

v. Dimensions. The cumulative size of all structures associated with a Medicinal Cannabis Delivery Service shall not exceed 3,000 square feet of gross building area.

vi. Visibility and Signs.

A. No cannabis or cannabis products may be visible from outside the Medicinal Cannabis Delivery Service's fixed location or any delivery vehicles.

B. Signage shall be limited to one wall sign consisting of the property address only and meet the requirements of Murrieta Municipal Code Section 16.38120(J) – Wall Signs.

C. Signs shall contain no advertising of other companies, brands, goods, or services.

vii. Hours of Operation. Medicinal Cannabis Delivery Services may only operate during hours authorized by their state license and the Department of Cannabis Control regulations.

viii. Food Products. Medicinal Cannabis Delivery Services shall comply with all state laws and regulations with respect to edible products.

ix. Odor Control Requirements.

A. All Medicinal Cannabis Delivery Services shall incorporate and maintain adequate on-site odor control measures pursuant to an approved Odor Control Management Plan such that



the odors as a result of storing or transport of cannabis and cannabis-related products cannot be readily detected from outside of the structure or vehicle in which the business operates.

B. The Plan shall incorporate the following elements: filtration system(s) for air purification with a minimum efficiency reporting value (MERV-13) rating or greater, polarized filters with activated carbon inserts, carbon scrubbers, ozone generators, electrostatic air curtains, circulation fans, training measures for employees, and a maintenance log and schedule.

x. All business activities may only occur in a permitted, fully enclosed and secure structure.

xi. Delivery shall be only to qualified Medicinal Cannabis patients or their primary caregivers who possess a valid identification card as described in California Health and Safety Code Section 11362.7.

xii. Inspected Products. Each Medicinal Cannabis Delivery Service shall deliver Medicinal Cannabis products only after those products have been inspected and quality tested by a qualified third-party testing facility as required by applicable State laws.

xiii. Labeling and Packaging. Prior to sale for a delivery, Medicinal Cannabis products shall be labeled and placed in tamper-evident packaging. Labels and packages of Medicinal Cannabis products shall, at minimum, meet the requirements specified under applicable State laws.

xiv. Product Tracking System. Medicinal Cannabis Delivery Services must be compliant with and participating in the State mandated California Cannabis Track and Trace system.

xv. Recordkeeping Requirements. Medicinal Cannabis Delivery Services must comply with Department of Cannabis Control recordkeeping requirements.

xvi. Prohibited Activities.

A. On-Site Sales and Pick-Up Orders. Medicinal Cannabis Delivery Services shall only conduct sales through delivery. On-site sales or order pick-ups are prohibited.

B. Cannabis Paraphernalia Sales. Medicinal Cannabis Delivery Services shall not sell, deliver or advertise for sale any products other than medicinal cannabis or medicinal cannabis products.

C. Sales or delivery to other cannabis businesses (other than to other delivery locations owned by the same entity) is prohibited.

D. A Medicinal Cannabis Delivery Service shall not grow, cultivate, manufacture, or process cannabis.

E. No person shall cause or permit the sale, dispensing, or consumption of alcoholic beverages or cannabis at or within 200 feet of the physical address location of a Medicinal Cannabis Delivery Service.

F. No loitering shall be permitted in within 50 feet of the exterior walls or within the parking area of any Medicinal Cannabis Delivery Service.

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e. Permitted Locations.

i. A Medicinal Cannabis Delivery Service shall be a Permitted Use in the Business Park (BP) Zone.

ii. A Medicinal Cannabis Delivery Service (Physical Delivery Logistics Location) shall not be located within 500 feet of a sensitive uses or any other medicinal cannabis delivery business location. Distance specified in this subsection shall be measured by the horizontal distance measured in a straight line from the property lines of where the delivery-only medical cannabis operator is to be located to the property line of the potential sensitive use. For business condominiums, this measurement would be taken from outer boundaries of the common parcel where the structure is located and not from the building. Sensitive uses for purposes of this Section include:

A. Residential zones or private residences.

B. Public or private schools.

C. Daycare centers.

D. Churches.

E. Public parks.

F. Youth activity centers.

G. Any other medicinal cannabis delivery service business

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f. Screening, Safety, and Security Requirements.

i. No public access is allowed within the premises.

ii. Outdoor vehicle storage shall be provided in a secured area with screening methods as provided under Section 16.44.130.A "Outdoor Storage Areas" of the Murrieta Development Code.

iii. Secured Site Access. All exterior vehicle parking areas shall be gated and secured. Any gate or barrier across a fire access roadway must meet the Murrieta Fire & Rescue requirements and have specific plans and permits approved prior to installation. A Knox brand key-operated electric key switch keyed to Murrieta Fire & Rescue specification are required. The Knox switch shall override all gate functions and open the gate. Other access control systems, such as Opticom, are required and must be installed as directed by the Fire Marshal and Chief of Police.

iv. Surveillance Systems. Security surveillance cameras and video recording systems shall be installed, and maintained in good condition, to monitor the entire interior (except bathrooms), main entrance, and exterior areas, including parking areas, of all Medicinal Cannabis Delivery Service physical locations to discourage loitering, crime, and illegal or nuisance activities. The areas to be covered by the security cameras include, but are not limited to, the storage areas, secured parking areas, delivery areas, all doors and windows, and any other areas as determined by the City Manager or the City Manager's designee. The cameras shall be in use 24 hours per day, seven days per week. The camera and recording system must be of adequate quality, color rendition, and a minimum of resolution at 8 megapixels per foot at the point of focus to allow for the identification of any individual present in the fixed locations of delivery-only medical cannabis operations. Any disruption in security camera images should be cured expeditiously.

v. Security Video Retention. Video from the security surveillance cameras shall be maintained for a period of not less than thirty (30) days and shall be made immediately available to City representatives upon request.

vi. City Surveillance System. A Medicinal Cannabis Delivery Service permitted under this Section may elect to purchase all necessary equipment to integrate their video surveillance system into any comprehensive video surveillance system currently in place or implemented by the City.

vii. Alarm System. A third-party and centrally monitored fire, robbery, and burglar alarm system shall be installed and maintained in good working condition at the premises.

viii. Right of Inspection. All vehicles and facilities permitted pursuant to this Section are subject to inspection by City personnel any time the Medicinal Cannabis Delivery Service is in operation. Prior notice of an inspection is not required.

ix. Secure Storage. All medicinal cannabis and medicinal cannabis products shall be kept in a secured manner during business and non-business hours. Each Medicinal Cannabis Delivery Service shall have locked storage at the fixed location for after-hours storage of cannabis and

cannabis products. Medicinal Cannabis shall be stored in secured rooms, with limited or keycard access, that are completely enclosed or in a safe that is bolted to the floor. Additional details for creating security storage design can be located within “Law Enforcement Evidence and Property Management Guide”, Fourth Edition, 2022, produced by POST Management Counseling and Projects Bureau, California Commission On Peace Officer Standards And Training.

x. Panic Hardware. All entrances and exits of the Medicinal Cannabis Delivery Service shall remain locked at all times from outside entry, with entry strictly controlled. All exit doors leading from the facility shall be installed with listed and City approved panic hardware; shall open out, towards the direction of egress; shall be equipped with a listed and approved self-closing mechanism; and shall be equipped with a sealing gasket around the door.

xii. Disposal Requirements. No on-site disposal or composting of cannabis waste is allowed. Use of an authorized third-party waste hauler is required, whom shall be City approved, and approved under the Applicant’s Waste Management Plan by Department of Cannabis Control.

xiii. Report of violations. Within 24-hours, the operator shall notify the Chief of Police of any actions taken by the Department of Cannabis Control to revoke, suspend, or deny an applicant’s ability to operate, including the issuance of a Notice to Comply, or issuance of a citation.

xiv. Designated security liaison. The licensee shall designate a security representative/liaison who can meet with the Chief of Police or designee regarding any security-related measures and/or operational issues.

g. Delivery / Delivery Vehicle Requirements.

i. GPS Tracking of Vehicles. All delivery vehicles shall be equipped with a Global Position System, hereinafter referred to as “GPS” tracking devices. Data from the GPS tracking system shall be retained for a period of thirty (30) days. GPS data shall be made available to the Police Department upon request.

ii. Product shall be stored during transport in secure safes.

iii. No product shall be allowed to remain in vehicles without a driver present in the vehicle.

iv. Delivery vehicles shall be stored in approved secured and screened vehicle parking/ loading areas only.

v. No publicly accessible parking shall be allowed. Parking areas shall be limited to employee use only.

vi. All delivery vehicles shall be registered with the Police Department.

vii. A direct communication system between the Medicinal Cannabis Delivery Service operator and each driver is required.

viii. In-Transit requirements.

A. Only owners, operators, or employees of the Medicinal Cannabis Delivery Service may be present in vehicles during deliveries.

B. No more than the maximum amount of Medicinal Cannabis permitted under state law in total value of product and cash may be transported at any one time in an individual vehicle during deliveries.

C. Delivery vehicles may only travel between fixed locations of the Medicinal Cannabis Delivery Service and the residential addresses specified by customers while transporting Medicinal Cannabis and/or Medical Cannabis products.

D. All delivery drivers shall carry valid identification and proof of employment at a licensed Medicinal Cannabis Delivery Service.

E. All delivery drivers shall carry a copy of the Medicinal Cannabis Delivery Service regulatory permit, a copy of the delivery request, a form of government-issued identification, and all other information required by State law. The driver shall present these documents upon the request of law enforcement, the City Manager, or the City Manager's designee.

F. All drivers shall carry an inventory log of Medicinal Cannabis and Medicinal Cannabis products being transported.

G. Delivery drivers shall be trained in the process for verifying that Medicinal Cannabis and Medicinal Cannabis products are delivered to qualified patients and adult-use customers and that the delivery drivers are trained in the proper usage of Medicinal Cannabis.

H. Medicinal Cannabis and Medicinal Cannabis products may be transported by one Medicinal Cannabis Delivery Service's physical address location to another Medicinal Cannabis Delivery Service's physical address location if the State licenses for both locations are held by the same licensee.

h. Owner, Operator, and Employee Requirements.

i. All owners, operators and employees must be (21) years of age or older.

ii. All owners, operators and employees are subject to a criminal background search.

iii. Convictions. No owner, operator, investor, partner, employee, or agent of a Medicinal Cannabis Delivery Service shall have been convicted of a felony or crime of moral turpitude nor has been found by any State or local jurisdiction to have committed a violation of the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA). The Chief of Police reserves the right, in his or her sole discretion, to waive this requirement in relation to violations of MAUCRSA, in the event that he or she determines that the violation of MAUCRSA was minor in nature and would not undermine the safe and effective operation of the proposed business in accordance with applicable laws.

iv. Owner/Employee Rosters and Notice of Change. Prior to a change in ownership or employees, the Chief of Police shall be notified. New ownership and/or employees shall be subject to a background checks prior to commencement of employment, or prior to any change in ownership.

i. Revocation. Any violation of this Section, any other provision of this Code or state laws relating to Cannabis may result in the suspension or revocation of the license issued pursuant to his Section.

j. Appeals. Any decision made pursuant to this Section may be appealed in accordance with Chapter 2.28 of this Code.

D. Public Nuisance. Any violation of this chapter is hereby declared to be a public nuisance and subject to abatement under the laws of this Municipal Code and the state of California.

E. Violations. Any violation of this chapter shall be punishable as provided in § 1.32.010 of this Municipal Code or any successor section thereto.

F. Conflicting Provisions. If any other provisions of the Municipal Code conflict with the provisions of this chapter as it relates to the regulation of land use related to cannabis, this chapter shall be controlling.

G. Severability. If any section, subsection, sentence or clause of this chapter is for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this chapter.”

#### **SECTION 4. EFFECTIVE DATE**

This ordinance shall take effect thirty (30) days after its adoption.

#### **SECTION 5. SEVERABILITY.**

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this ordinance are declared to be severable.

**SECTION 6. NOTICE OF ADOPTION.**

This Ordinance shall become effective on the thirty-first (31st) day after its passage and adoption, and within fifteen (15) days after its final passage and the City Clerk shall cause it to be posted and published in a newspaper of general circulation, printed, published and circulated in the City in the manner required by law and shall cause a copy of this Ordinance and its certification, to be entered in the Book of Ordinances of the City.

**SECTION 7. CEQA EXEMPTION.**

The City Council hereby directs staff to prepare, execute, and file with the Riverside County Clerk a notice of exemption within five (5) working days of the adoption of this Ordinance.

ADOPTED by the City Council, signed by the Mayor, and attested by the City Clerk this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Lori Stone, Mayor

ATTEST:

\_\_\_\_\_  
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Tiffany J. Israel, City Attorney

I, Cristal McDonald, City Clerk of the City of Murrieta, California, hereby certify under penalty of perjury that the foregoing Ordinance was duly and regularly introduced at a meeting of the City Council on the xx<sup>th</sup> day of xxxx, 2024 and that thereafter the said ordinance was duly and regularly adopted at a regular meeting of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2024, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Murrieta, California, this \_\_\_\_ day of \_\_\_\_\_, 2024.

DRAFT



RIVERSIDE COUNTY  
AIRPORT LAND USE COMMISSION



January 29, 2024

Daniel Palafox, Associate Planner  
City of Riverside, Planning Department  
3900 Main Street  
Riverside, CA 92522

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR’S DETERMINATION**

CHAIR  
Steve Manos  
Lake Elsinore

VICE CHAIR  
Russell Betts  
Desert Hot Springs

COMMISSIONERS

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Michael Geller  
Riverside

Vernon Poole  
Murrieta

STAFF

Director  
Paul Rull

Simon Housman  
Jackie Vega  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

File No.: ZAP1081RG24  
Related File No.: PR-2023-001625 (Zoning Code Update)  
APN: Citywide

Dear Mr. Palafox,

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed City of Riverside Zoning Code Update (PR-2023-001625), a proposal amend Title 19 of the Riverside Municipal Code to remove references to the Crime Free Multi- Housing program throughout Title 19, Modify non-domestic animal keeping provisions within the Residential Estate and Single-family Residential Zones to permit the keeping of poultry at the direction of the Land Use, amend permitted locations for accessory structures within various Single-Family Residential Zones, clarify ambiguous, conflicting, and/or outdated language in the RMC as it pertains to vehicle repair facilities, monitored electrified security fence systems, long-term stay hotels, and general sign provisions for vehicle fuel stations, and other minor, non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies.

The proposed amendments do not involve changes in development standards or allowable land uses that would increase residential density or non-residential intensity. Therefore, these amendments have no possibility for having an impact on the safety of air navigation within airport influence areas located within the City of Riverside.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, 2005 Riverside Municipal Airport Land Use Compatibility Plan, and the 2004 Flabob Airport Land Use Compatibility Plan.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

cc: ALUC Case File

PART II - CODE OF ORDINANCES  
Title 19 - ZONING  
ARTICLE V - BASE ZONES AND RELATED USE AND DEVELOPMENT PROVISIONS  
Chapter 19.150 BASE ZONES PERMITTED LAND USES

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*Chapter 19.150 BASE ZONES PERMITTED LAND USES*

**19.150.020 - Permitted land uses.**

19.150.020.A Permitted Uses Table

This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Zones																				Location of Required Standards in the Municipal Code	
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		NC Overlay
Vehicle Dismantling & Wrecking	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Prohibited Use
Vehicle Fuel Stations (i.e. Gasoline Stations)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C	C	X	X	X	5.64 - Motor Vehicle Fuel Pricing 19.410 - Vehicle Fuel Stations
Vehicle Impound and Tow Yards	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	19.415 - Vehicle Impound Yard
Vehicle Parts and Accessories:																						
Sales Only	X	X	X	X	X	X	X	X	P	P	P	P	P	P	MC	C	X	X	X	X	X	
Sales and Installation (Indoor only)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	X	X	X	X	X	
Vehicle Repair Facilities - Major (Indoor)	X	X	X	X	X	X	X	X	X	C	X	X	X	X	C	P/MC	P/MC	X	X	X	X	19.420 - Vehicle Repair Facilities
<del>Vehicle Repair Facilities - Major (Outdoor - fully screened)</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>MC</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>19.420 - Vehicle Repair Facilities</del>
Vehicle Repair Facilities - Minor (Indoor)	X	X	X	X	X	X	X	X	C	C	C	X	X	X	MC	P/MC	X	X	X	X	X	19.420 - Vehicle Repair Facilities
Vehicle Repair Facilities - (Outdoor - fully screened)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	MC	X	X	X	X	X	19.420 - Vehicle Repair Facilities
Vehicle Rental:																						
Moving Trucks	X	X	X	X	X	X	X	X	C	C	X	X	X	X	MC	MC	X	X	X	X	X	
Passenger Vehicles	X	X	X	X	X	X	X	X	C	C	X	X	X	X	MC	MC	X	X	X	X	X	
Incidental Sales	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	
Vehicle Sales, Rental and Leasing - New and Used (No Outdoor Display)																						See Retail Sales in This Table

19.150.020.B Incidental Uses Table

This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property.

Use	Zones																				Location of Required Standards in the Municipal Code	
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		NC Overlay
Animal Keeping:																						19.455 - Animal Keeping
Domestic Animals	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	X	
Non-Domestic Animals	P	P/C	P/MC	X <sup>p5</sup>	X <sup>p5</sup>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Dairies	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Riding Stables & Academies	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Bees	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Earthworms	X	P/C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Aviaries	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

(Ord. 7652 § 4(Exh. C), 2023; Ord. 7630 § 5(Exh. B), 2023; Ord. 7617 § 1(Exh. A), 2022; Ord. 7528 §1(Exh. A), 2020; Ord. 7520 §1(Exh. A); Ord. 7505 § 1(Exh. A), 2020; Ord. 7457 § 1(Exh. A), 2019; Ord. 7431 § 3(Exh. A), 2018; Ord. 7408 §1, 2018; Ord. 7331 §11, 2016; Ord. 7316 §4, 2016; Ord. 7273 §1, 2015; Ord. 7222 §3, 2013, Ord. 7110 §§2, 3, 4, 2011; 7064 §9, 2010; Ord. 6966 §1, 2007)

<sup>1</sup> Accessory Dwelling Units (ADU) are permitted when an existing or proposed primary single-family or multi-family residential dwelling is located on the same property, pursuant to Chapter 19.422.

<sup>2</sup> See exemptions noted in 19.450 - Alcohol Sales

<sup>3</sup> Outdoor Sales and Display - Incidental are permitted on an intermittent basis with a TUP. See Section 19.740

<sup>4</sup> Where play areas are proposed in conjunction with a new drive-thru restaurant, the play area can only be considered under the same conditional use permit required for the drive-thru business.

<sup>5</sup> Non-domestic animal keeping in the RE and R-1 zones shall only permit chicken (poultry) keeping pursuant to Chapter 19.455 Animal Keeping.

\* = For CRC, MU-U and MU-V Zones a Site Plan Review (Chapter 19.770) is required for any new or additions/changes to existing buildings or structures.

\*\* = For a more detailed listing of the permitted land uses in the RA-5 and RC Zones, refer to Sections 19.100.030.A (RA-5 Zone Permitted Uses) and 19.100.030.B (RC Zone Permitted Uses). If any conflict between this Table and Sections 19.100.030.A and 19.100.030.B exists, the provisions of Sections 19.100.030.A and 19.100.030.B shall apply.

\*\*\* = Accessory to an Assemblies of People — Non-Entertainment and subject to the applicable standards identified in Chapter 19.255, Assemblies of People—Non-Entertainment.

P = Permitted

C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760

MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730

RCP = Recycling Center Permit, Chapter 19.870.

TUP = Temporary Use Permit, Chapter 19.740

X = Prohibited

sq. ft. = Square Feet

SP = Site Plan Review Permit, Chapter 19.770

PRD = Planned Residential Development Permit, Chapter 19.780

RRP = Room Rental Permit

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## Chapter 19.120 MIXED-USE ZONES (MU-N, MU-V, MU-U)

### 19.120.080 Performance standards.

The purpose of this section is to ensure that residential uses in mixed-use zones are not adversely impacted by adjacent commercial uses, including, but not limited to, traffic, noise, light and safety impacts. In the interests of both the residents and the businesses, no site plan review permit shall be approved for a project unless the project is designed to meet the following performance standards, in addition to performance standards set forth in Chapter 19.590 (Performance Standards).

- A. *Noise.* Development in mixed-use zones shall comply with all requirements of Title 7 (Noise) and the California Building Standards Code.
- B. *Security.*
  - 1. The residential units shall be designed to ensure the security of residents through the provision of separate and secured entrances and exits. Where residential units are in the same structure as a commercial use, access to residential units shall be from a secured area located on the first floor at the ground level.
  - 2. Nonresidential and residential uses located on the same floor shall not have common entrance hallways or common balconies.
  - ~~3. Any multi-family residential development or group home shall participate in the City's Crime Free Multi-Housing Program, or successor equivalent program.~~
- C. *Light and glare.*
  - 1. All outdoor lighting associated with commercial uses adjacent to or within the immediate vicinity of residential uses shall be designated with fixtures and poles that illuminate commercial uses, while minimizing light trespass into residential areas.
  - 2. The provisions of Section 19.590.070 (Light and Glare) shall apply.
  - 3. The provisions of Chapter 19.556 (Lighting) shall apply.
- D. *Odor.*
  - 1. All trash storage areas for non-residential uses shall be located so as to be convenient and where associated odors and noise will not adversely impact the residential uses.

(Ord. 7592 § 3(Exh. C), 2022; Ord. 7573 § 1(Exh. A), 2021; Ord. 7331 § 6, 2016; Ord. 6966 § 1, 2007)

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## Chapter 19.210 - MOBILE HOME PARK OVERLAY ZONE (MH)

### 19.210.050 Additional development standards.

The following additional standards shall apply to all new mobile home parks.

- A. *Management.* Every mobile home park community shall be properly managed to ensure maintenance of common facilities and to ensure individual home sites are developed and maintained in accordance with recorded rules and regulations for the park. A Management Plan shall be included in the conditional use permit application submittal. ~~All mobile home park communities shall participate in the City's Crime Free Multi Housing Program, or its successor equivalent.~~
- B. *Site use and improvements.* Each mobile home shall be located on an approved mobile home site, and all mobile home sites shall be designed to accommodate independent mobile homes. No mobile home site shall be used as the location for more than one mobile home or trailer. Each mobile home shall be skirted with material compatible in color and material with the mobile home.
- C. *Roadways.* Access to the mobile home park shall be provided from a public roadway and shall include an internal circulation system that would allow access to each individual mobile home space in accordance with Title 25 (Housing and Community Development) of the California Code of Regulations.
- D. *Fences and walls (excluding Tiny Home (chassis) Communities).* A minimum six-foot-high decorative solid masonry wall shall be constructed to enclose the park and serve as a visual screen and buffer between uses. The wall shall be located no closer than the front and street side setback along all streets and for the remainder perimeter of the park, it shall be located at the property line. All outdoor storage areas for the Park shall be enclosed by a minimum six-foot-high masonry wall. Fencing for each individual mobile home space shall comply with Title 25 (Housing and Community Development) of the California Code of Regulations.
- E. *Landscape buffer.* When a mobile home park shares a common boundary with a residential use, a ten-foot landscape setback shall be provided along the common property line.
- F. *Landscaping.* All required minimum setback areas around the perimeter of the park shall be permanently landscaped and maintained with ground cover, trees, and shrubs, pursuant to Chapter 19.570 (Water Efficient Landscaping and Irrigation).
- G. *Accessory structures (storage building, garage, carport, awning, cabana, greenhouse, etc.).* Accessory structures shall be subject to the minimum requirements for setbacks, building separation and height, location, size, construction materials and lot coverage established for Mobile Home Accessory Buildings and Structures in Title 25 (Housing and Community Development) of the California Code of Regulations.
- H. *Common open space.* A recreation area, exclusive of any mobile home space, shall be provided and maintained on site at a rate of 275 square feet for each mobile home unit within the park. Recreation areas may include, but not be limited to, recreation rooms, community indoor and outdoor facilities, playgrounds, and other similar amenities.
- I. *Utilities.* Unless otherwise specifically authorized by the designated approving or appeal authority, all utilities providing service to the park shall be placed underground. Equipment appurtenant to the underground facilities (e.g., transformers, meter cabinets) may be placed above ground. All utilities shall be installed to the specifications of the Public Utilities and Fire Departments. Master metering shall be required, with sub-metering at the option of the park owner.
- J. *Parking.* Parking shall be provided and improved in accordance with Chapter 19.580 (Parking and Loading) of the Zoning Code. However, where two parking spaces are provided on a mobile home

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space, one may be located behind the other (in tandem) and need not have independent vehicular access.

K. *Lighting.* Lighting for signs, structures, landscaping, parking areas, loading areas and the like, shall comply with the regulations set forth in Section 19.590.070 (Light and Glare) and the provisions of Chapter 19.556 (Lighting).

L. Trash receptacles and enclosures.

1. All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.
2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply.

( Ord. 7528 §1(Exh. A), 2020; Ord. 7520 §1(Exh. A), 2020; Ord. 7331 §19, 2016; Ord. 6966 §1, 2007)

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## Chapter 19.255 - ASSEMBLIES OF PEOPLE—NON-ENTERTAINMENT

### 19.255.030 Site location, operation and development standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to assemblies of people—non-entertainment uses unless otherwise specified here.

A. *General requirements.*

1. Parking shall be provided in accordance with Chapter 19.580 (Parking and Loading). In determining the adequacy of parking to serve an assemblies of people—non-entertainment use, the Development Review Committee or Planning Commission, as applicable, shall take into account such factors as off-peak hours of operation of the use relative to other uses within the complex. The Development Review Committee or Planning Commission, as applicable, may impose such conditions as necessary on the operating hours and characteristics of the operations to provide for adequate parking at all times.
2. Setbacks shall be at least 20 feet from every property line and shall not be located within any front yard required in such zone; provided, however, that any interior side or rear yard may be used for off-street parking purposes.

B. Additional requirements or special conditions applicable to dwelling unit(s) incidental to assemblies of people—non-entertainment.

1. Parking shall be provided in accordance with Chapter 19.545.060 (Parking Standards Incentive). A parking analysis may be provided to justify modifications from those standards. The parking analysis shall identify the parking needs to address the operating hours and characteristics of the operations to provide for adequate parking at all times.
2. Maximum height of any dwelling units shall be 35 feet.
3. A written management, maintenance and security plan shall be provided for review and approval by the Community & Economic Development Director or his/her designee.
- ~~4. The property owner and/or management shall become an active member of the Riverside Police Department's Crime Free Multi-Housing Program or equivalent program.~~

C. *Additional requirements for assemblies of people—Non-entertainment—Storefront.*

1. *Operation and development standards:*
  - a. Facilities shall be limited to assemblies of people—non-entertainment uses (e.g., including worship services, prayer meetings, church socials, Sunday school and incidental office uses). No other activities are permitted including use as a residence, community social and recreational programs or activities;
  - b. Normal operations of the facilities shall be restricted to indoor uses;
  - c. No substantial adverse impacts on adjoining uses will result.



*Chapter 19.330 HOTEL/MOTEL, LONG-TERM STAY*

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**19.330.030 Site location, operation and development standards.**

B. *Operation and development standards.*

1. The development shall result in no harm to the health, safety or general welfare of the neighborhood from light, glare or noise.
2. Each unit intended for long term stays shall contain a minimum of 220 square feet of gross floor area, with an additional 100 square feet of floor area for each occupant in excess of two.
3. Each unit intended for long term stays shall have a kitchen including a sink, a microwave, refrigerator, dry food and utensil storage, and a food preparation area having a clear working space not less than 30 inches wide.
4. The development shall have light and ventilation conforming to the adopted Building Code.
5. Each unit shall have a separate closet area.
6. Each unit shall have on-site access to an on-site laundry facility with at least one washer and one dryer for each 20 long-term stay units.
7. Each unit shall have telephone service.
8. Common open space shall be provided as follows: a minimum total of 400 square feet for the first 20 guest rooms, then 25 square feet for each room in excess of 20. Such common open space shall be located on site to be easily accessible to all guests. Such open space shall be exclusive of required building and landscaped setbacks and required parking area or parking lot landscaping. Up to one-half of the common usable open space area may be located indoors in the form of an exercise room, recreation room, or similar common facility.
9. The maximum number of units occupied by long-term stay guests cannot exceed 25 percent of the total number of units within the hotel or motel.
10. An on-site manager on duty within an office that is open on a 24-hour basis.
11. The minimum period of occupancy shall be 30 days.
- ~~12. The owner and/or management shall become an active member of the Riverside Police Department's Crime Free Multi-Housing Program or equivalent program.~~
13. The maximum period of occupancy shall not exceed 180 days per calendar year.
- ~~13.4.~~ All applicable standards contained in Chapter 5.32 (Transient Occupancy Tax) and Chapter 9.55 (Limitation on Continuous and Cumulative Occupancy of Transient Hotels and Motels) shall apply to this use.

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(Ord. 7331 §44, 2016; Ord. 6966 §1, 2007)

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## Chapter 19.350 - PAROLEE/PROBATIONER HOME

### 19.350.040 Site location, operation and development standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions shall apply unless otherwise specified here.

A. *Site location standards.*

1. The use shall be compatible with neighboring uses.
2. Establishment of the facility shall not result in harm to the health, safety or general welfare of the surrounding neighborhood and substantial adverse impacts on adjoining properties or land uses will not result.
3. The facility shall be located along or near a major arterial with ready access to public transportation.
4. The facility shall be accessible to necessary support services.
5. To avoid over-concentration of parolee/probationer, there shall be a 5,000-foot separation requirement between parolee/probationer homes as measured from the nearest outside building walls between the subject use and the nearest property line of any other parolee/probationer housing site.
6. A parolee/probationer home shall not be located within 1,000 feet of any other group housing, assisted living facility, a public or private school (kindergarten through twelfth grade), university, college, student housing, senior housing, family day care home, day care center, public park, library, business licensed for on- or off-site sales of alcoholic beverages, or emergency shelter as defined in Article X (Definitions) and as measured from any point on the outside walls of the parolee/probationer home to the nearest property line of the noted use.
7. The facility should be compatible with the character of the surrounding neighborhood.

B. *Operation and development standards.*

1. Sufficient on-site parking shall be provided in accordance with 19.580. The precise number of parking spaces required will be determined based on the operating characteristics of the specific proposal.
2. Both indoor and outdoor common areas shall be provided on site.
3. All setback standards of the underlying zone shall be met.
4. On-site staff supervision shall be required during all hours of facility operation.
5. Individual client stays shall not exceed 180 days.
6. ~~The facility's management shall participate in any formal residential crime prevention program (e.g., Crime Free Multi-Housing Program) provided by the City and as required under the discretionary permit. If the program offers certification then that certification shall be obtained and maintained in current status.~~

( Ord. 7528 §1(Exh. A), 2020; Ord. 7520 §1(Exh. A), 2020; Ord. 7331 §49, 2016; Ord. 7158 §8, 2012; Ord. 6966 §1, 2007)

### *Chapter 19.400 SHELTERS—EMERGENCY*

#### **19.400.040 Site location, operation, and development standards.**

In addition to the standards for emergency shelters set forth in Article V, Base Zones and Related Use and Development Provisions, the following findings shall be made:

- A. To avoid over-concentration of emergency shelters, there shall be a 300-foot separation requirement as measured from the nearest outside building walls between the subject use and the nearest property line of any other emergency shelter as defined in Article X (Definitions).
- B. On-site waiting and client intake areas.
  - 1. An adequately sized indoor client intake area shall be provided.
  - 2. Any queuing areas shall be on-site, in covered areas and away from public sidewalks and avoid spilling into parking and landscape areas.
- C. Both indoor and outdoor open areas shall be provided on site.
- D. All setback standards of the underlying zone shall be met.
- E. On-site parking shall be provided in accordance with Chapter 19.580 (Parking and Loading). The precise number of parking spaces required will be determined based on the operating characteristics of the specific proposal; however, the required parking shall not be more than for other residential or commercial uses within the same zone.
- F. On-site staff supervision shall be required during all hours of facility operation.
- G. Individual client stays shall not exceed 180 consecutive days.
- ~~H. The facility's management shall participate in any formal residential crime prevention program (e.g., Crime Free Multi-Housing Program or its successor).~~
- H. The facility, in any Zoning District, shall be consistent with any applicable Riverside County Airport Land Use Compatibility Plan compatibility criteria.

( Ord. 7573 § 1(Exh. A), 2021; Ord. 7552 §18, 2021; Ord. 7408 §1, 2018; Ord. 7331 §60, 2016; Ord. 7158 §10, 2012; Ord. 6966 §1, 2007)

*Chapter 19.401 SINGLE ROOM OCCUPANCIES (SRO's)*

**19.401.030 Site location, operation and development standards.**

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to SRO development, unless otherwise specified here.

- A. To avoid over-concentration of SRO's, there shall be a 300-foot separation requirement as measured from the nearest outside building walls between a proposed SRO and any other SRO.
- B. The design of the facility shall be compatible with character of the surrounding neighborhood and consistent with the Citywide Sign and Design Guidelines.
- C. *Parking.* On-site parking shall be provided as required for SRO's pursuant to the requirements of Chapter 19.580.
- D. *Common space.* A minimum of ten square feet per unit, or 250 square feet, whichever is greater, shall be provided for interior common space. Dining rooms, meeting rooms, recreational rooms and other similar areas may be considered common areas. Shared bathrooms, kitchens, storage, laundry facilities and common hallways shall not be considered common areas.
- E. *Floor area.* An SRO living unit shall be a minimum of 150 square feet in floor area and up to a maximum of 400 square feet in floor area, including bathroom and/or kitchen facilities.
- F. *Laundry facilities.* Laundry facilities shall be provided in a separate room at the ratio of one washer and one dryer for every 20 units or fractional number thereof.
- G. *Kitchen facilities.* Each unit shall be provided a kitchen sink serviced with hot and cold water with a garbage disposal and a counter top measuring a minimum of 18 inches wide by 24 inches deep. A complete kitchen facility available for residents shall be provided on each floor of the structure, if each individual unit is not provided with a minimum of a refrigerator and a microwave oven.
- H. *Bathroom facilities.* For each unit, a private toilet shall be provided in an enclosed room having a minimum of 15 square feet in area and a door. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided at a ratio of one for every seven units or fraction thereof. The shared shower or bathtub facility shall be on the same floor as the units it is intended to serve and shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.
- I. *Management plan.* The SRO living unit facility shall have a management plan approved by the City.
- ~~J. *Crime free multi housing.* The facility's management shall participate in any formal residential crime prevention program (e.g., Crime Free Multi-Housing Program or its successor).~~

(Ord. 7408 §1, 2018)

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## Chapter 19.440 ACCESSORY BUILDINGS AND STRUCTURES

### 19.440.030 Site location, operation and development standards.

These standards supplement the standards for the zone in which the accessory use is located. If an accessory structure is attached to the principal building, such structure shall comply with the development standards for the principal building.

- A. No accessory structure shall be permitted unless a principal building exists and is occupied by the use intended.
- B. Accessory structures shall not cover more than 35 percent of the required side or rear yard setback area.
- C. Accessory structures shall be located a minimum of five feet from the principal building or the distance required by the Building Code, whichever is greater. Eave line separation from the principal building shall conform to the provisions of the Building Code. Accessory structures located less than five feet from the primary building shall be considered "attached" and must meet the setbacks of the underlying zone.
- D. Garage and carport accessory structures with direct access from an alley shall be located a minimum of 25 feet from the opposite boundary line of the alley.
- E. Accessory structures within the single-family residential zones shall comply with the following additional regulations.
  - 1) Setbacks.
    - a) Front yard.
      - i) Accessory structures shall not be located within the front yard setback.
      - ii) For properties in any single-family residential zone except the RA-5 and RC zones, on lots of at least 1/2-acre or 21,780 square feet, the following types of accessory structures are permitted outside of the front yard setback area:
        - (1) Open structures with a solid roof (i.e., patio cover, gazebo)
        - (2) Open roof structure (i.e., pergola)
        - (3) Architectural design features (i.e., water features)
      - iii) For all other properties, accessory structures shall be located no closer to the front lot line than the front-most wall of the dwelling nearest the front lot line.
    - b) Interior Side and Rear Yards.
      - i) The interior side and rear yard setback shall be five feet for a single-story accessory structure.
      - ii) The interior side and rear yard setback shall be the same as that which applies to primary structures for two-story accessory structures or accessory structures exceeding 20 feet in height.
      - iii) The street side yard setback for an accessory structure shall be the same as the street side setback of the underlying zone.
  - 2) Size limits for accessory structures.
    - a) All metal accessory structures shall be limited to a maximum total floor area of 120 square feet in the RR, RE, and R-1 Zones.
    - b) Accessory structures shall be limited to a maximum floor area of 750 square feet on lots less than one-acre in the RR, RE, and R-1 Zones.

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- i) Exceptions. There is no size limit for accessory structures in the following instances:
    - (1) In the RC, RA-5, R-3 or R-4 Zones.
    - (2) On lots greater than one-acre in the RR, RE, and R-1 Zones.
    - (3) When built in conjunction with a Planned Residential Development (i.e. clubhouse) or Conditional Use Permit (i.e. assemblies of people - nonentertainment or assisted living).
  - c) Any accessory structure over five feet in height shall be set back at least five feet from side and rear property lines.
  - d) Lot coverage. Any accessory structure with a solid roof/cover or enclosed on four sides, shall abide by the lot coverage requirement of the underlying zone.
- 3) Height limits for accessory structures.
- a) Single-story accessory structures shall not exceed 20 feet in overall height and two-story accessory structures shall not exceed 30 feet in overall height.

~~Accessory structures within residential zones shall comply with the following additional regulations:~~

- ~~1. Accessory structures shall be no closer to the front lot line than the front-most wall of the dwelling nearest the front lot line.~~
- ~~2. The interior side and rear yard setback shall be five feet for a single-story accessory structure.~~
- ~~3. The interior side and rear yard setback shall be the same as the respective underlying zone for two-story accessory structures or accessory structures exceeding 20 feet in height.~~
- ~~4. The street side yard setback for an accessory structure shall be the same as the street side setback of the underlying zone.~~
- ~~5. Size limits for accessory structures~~
  - ~~a. All metal accessory structures shall be limited to a maximum total floor area of 120 square feet in the RR, RE, and R-1 Zones;~~
  - ~~b. Accessory structures shall be limited to a maximum floor area of 750 square feet on lots less than one-acre in the RR, RE, and R-1 Zones~~
- ~~6. Exceptions. There is no size limit for accessory structures in the following instances:~~
  - ~~a. In the RC, RA-5, R-3 or R-4 Zones~~
  - ~~b. On lots greater than one-acre in the RR, RE, and R-1 Zones,~~
  - ~~c. When built in conjunction with a Planned Residential Development (i.e. clubhouse) or Conditional Use Permit (i.e. assemblies of people - nonentertainment or assisted living).~~
- ~~7. Any accessory structure over five feet in height, excluding proposed accessory dwelling units which shall comply with requirements set forth in Chapter 19.440, shall be set back at least five feet from side and rear property lines.~~
- ~~8. Single-story accessory structures shall not exceed 20 feet in overall height and two-story accessory structures shall not exceed 30 feet in overall height.~~

*Chapter 19.442 ACCESSORY DWELLING UNITS (ADU)<sup>1</sup>*

**19.442.030 Requirements.**

An application for an ADU, MADU or JADU shall demonstrate compliance with all the standards and limitations set forth in this section, to the satisfaction of the Community & Economic Development Director or his/her designee.

D. *Unit Size.*

1. Attached ADUs.
  - a. The total floor space of an attached ADU, including conversion of existing floor area, shall not exceed 50 percent of the existing primary dwelling living area or 1,200 square feet, whichever is less.
  - b. The total floor space requirements shall not prevent the establishment of an ADU that is at least:
    - i. 850 square feet for units with one bedroom or less; or
    - ii. 1,000 square feet for units with more than one bedroom .
2. The total floor space of any detached ADU shall not exceed 1,200 square feet.
3. The total floor space of any MADUs shall be between 150 square feet and 430 square feet as measured within the exterior faces of the exterior walls.
4. JADUs shall be no more than 500 square feet in size.
5. The size of an ADU or JADU shall not be less than that of an efficiency dwelling unit, as set forth in Section ~~1207.4~~1208.4 of the California Building Code.

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## Chapter 19.455 ANIMAL KEEPING

### 19.455.030 Site location, operation and development standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to all domestic and non-domestic animal keeping unless otherwise specified here.

A. *Domestic animal keeping.*

1. Domestic animal keeping is permitted in all residential and mixed-use zones.

B. *Non-domestic animal keeping in the RE and R-1 Zones*

1. The non-commercial keeping of poultry is permitted subject to the following:

- a. Not more than 5 poultry shall be permitted at any time.
- b. A coop, shelter or other permanent structure shall be provided a minimum of 10 feet from any neighboring residence in addition to the minimum standards provided in Chapter 19.440 (Accessory Buildings and Structures).
- c. The keeping of crowing fowl as defined in Section 19.910.040 ("C" Definitions) is not permitted.

~~B~~C. *Non-domestic animal keeping in the RR Zone.*

1. The non-commercial keeping of Poultry, rabbits, crowing fowl and crowing rooster\_s are subject to the following: -

- ~~a. A minimum lot size of 20,000 square feet of net area is required for the noncommercial keeping of any poultry or rabbits.~~
- ba. All animals shall be enclosed within a coop, shelter or other permanent structure and meet the standards provided by Chapter 19.440 (Accessory Buildings and Structures).
- b. No more than 5 poultry and 4 rabbits shall be permitted when 50 feet from any neighboring residence. The noncommercial keeping of not more than five poultry and four rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, excluding the residence on the lot where the animals are kept.
- ec. No more than 50 poultry and 45 rabbits shall be permitted when 100 feet from any neighboring residence. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, excluding the residence on the lot where the animals are kept, the noncommercial keeping of not more than 50 poultry and 45 rabbits on any lot is permitted.
- ed. Additional poultry and rabbits for noncommercial or commercial purposes may be permitted subject to the granting of a Minor Conditional Use Permit.
- ee. The keeping of crowing fowl that exists on a property at the time the site is annexed to the City shall be abated within the amortization period of two years. If keeping of crowing fowl is not abated within such two-year period, it will be a violation of this section.
- ff. For lots greater than 20,000 square feet, the keeping of no more than 7 crowing roosters are permitted on any lot of 20,000 square feet is permitted or greater in area, provided that such roosters are shall be housed from sunset to sunrise in an acoustical structure at so as to reduce noise emitted by such

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~~roosters and such structure is at least 100 feet from any neighboring residential structure on an adjoining lot.~~

2. *Equine, bovine and ovine species.*

- a. A minimum lot size of 20,000 square feet of net area is required ~~for the noncommercial keeping of any equine, bovine or ovine species.~~
- b. Not more than ~~a total of two~~ 2 individuals of ~~of any combination of~~ equine, bovine, or ovine species, ~~regardless of combination, shall be kept on any lot with an area of 20,000 net square feet~~ are permitted. However, ~~one~~ 1 additional animal may be kept for each additional 10,000 square feet of net lot area in excess of 20,000 square feet.
- c. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 60 feet from any neighboring residence, ~~excluding the residence on the lot where the animals are kept~~ and shall abide by the minimum standards provided in Chapter 19.440 (Accessory Buildings and Structures).

3. *Porcine species, exclusive of pot-bellied pigs.*

- a. Swine or pigs, exclusive of pot-bellied pigs, shall be permitted only upon the condition that such animals are kept and maintained as a duly-authorized Future Farmers of America, 4-H or similar project.
- b. A minimum lot size of 20,000 square feet of net area is required for ~~the noncommercial keeping of~~ any porcine species.
- c. Not more than ~~a total of two~~ 2 individuals of porcine species shall be ~~kept on any lot with an area of 20,000 net square feet~~ permitted. However, one additional animal may be kept for each additional 10,000 square feet of net lot area in excess of 20,000 square feet.
- d. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 60 feet from any neighboring residence, and shall abide by the minimum standards provided in Chapter 19.440 (Accessory Buildings and Structures). ~~All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 60 feet from any residence, excluding the residence on the lot where the animals are kept.~~

4. *Bees.* The keeping of bees is permitted, provided that all other conditions of this Zoning Code and *Title 8.20* are met.

5. *Aviaries.* The keeping of birds/aviaries is permitted, provided that all other conditions of this Zoning Code and the Municipal Code are met.

6. *Offspring of animals.* Offspring of permitted animals shall not be counted in determining the permitted number of animals if such offspring do not exceed the following age limitations:

- a. Bovine, 24 months
- b. Equine, 18 months
- c. Ovine, 12 months
- d. Porcine, 60 days
- e. Birds, four months

€D. *Non-domestic animal keeping in the RA-5 Zone.*

- 1. *Poultry, rabbits, crowing fowl and crowing roosters.*

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- a. The noncommercial keeping of not more than five poultry, including crowing fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.
  - b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry, and 45 rabbits on any lot is permitted. The keeping of not more than seven crowing roosters are permitted on any lot, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least 100 feet from any residential structure on an adjoining lot.
  - c. Additional poultry and rabbits for noncommercial or commercial purposes may be permitted subject to the granting of a discretionary permit.
2. *Equine, bovine and ovine species.*
    - a. A minimum lot size of one acre of net area is required for the grazing, raising or training of any equine, riding stables or academies of the raising of bovine or ovine species for noncommercial purposes.
    - b. Not more than a total of two of any combination of equine, bovine, or ovine species shall be kept on any lot with an area of one acre. However, one additional animal may be kept for each ½ acre of net lot area in excess of one acre.
    - c. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 100 feet from any residence, including the residence on the lot where the animals are kept.
  3. Dairies, feeding lots and similar uses may be permitted subject to the granting of a Conditional Use Permit.
  4. *Bees.* The keeping of bees is permitted, provided that all other conditions of this Zoning Code and Title 8.20 are met.
  5. *Growing and wholesale disposal of earthworms.*
    - a. All worm farms shall be kept at least 50 feet away from all adjacent dwellings.
    - b. The maximum height of any worm bed shall be two feet and all other structures shall conform to the requirements for accessory structures.
    - c. Worm farms in excess of 64 square feet shall only be permitted subject to the granting of a discretionary permit.
  6. *Aviaries.* The keeping of birds/aviaries is permitted, provided that all other conditions of this Zoning Code and the Municipal Code are met.
- DE.** *Non-domestic animal keeping in the RC Zone.*
1. *Poultry, rabbits, crowing fowl and crowing roosters.*
    - a. The noncommercial keeping of not more than five poultry, including crowing fowl (except crowing roosters), and 18 rabbits is permitted. Such animals shall be housed, kept or penned at least 50 feet from any residence on an adjoining lot or parcel, including the residence on the lot where the animals are kept.
    - b. Where poultry and rabbits are housed, kept, or penned at least 100 feet from any residence, the noncommercial keeping of not more than 50 poultry and 45 rabbits on any

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lot is permitted. The keeping of not more than seven crowing roosters are permitted on any lot, provided that such roosters are housed from sunset to sunrise in an acoustical structure so as to reduce noise emitted by such roosters and such structure is at least 100 feet from any residential structure on an adjoining lot.

- c. Additional poultry and rabbits for noncommercial or commercial purposes may be permitted subject to the granting of a discretionary permit.
2. *Equine species.*
- a. A minimum lot size of one acre of net area is required for the grazing, raising or training of any equine.
  - b. Not more than a total of two of any equine species shall be kept on any lot with an area of one acre. However, one additional animal may be kept for each half acre of net lot area in excess of one acre.
  - c. All animals permitted pursuant to this subsection shall be housed, penned or pastured at least 100 feet from any residence, including the residence on the lot where the animals are kept.
3. *Bees.* The keeping of bees is permitted, provided that all other conditions of this Zoning Code and Title 8.20 are met.
4. *Aviaries.* The keeping of birds/aviaries is permitted, provided that all other conditions of this Zoning Code and the Municipal Code are met.

(Ord. 7331 §71, 2016; Ord. 7109 §7, 2010; Ord. 6985 §3, 2008; Ord. 6966 §1, 2007)

#### **19.455.040 Maintenance of premises.**

The premises where animals are kept shall be maintained in a clean, neat and sanitary condition at all times to ensure the public health, safety, comfort, convenience and general welfare pursuant to Title 6 - Health & Sanitation, [Title 8 – Animals](#), and all other County and State regulations.

(Ord. 7331 §71, 2016; Ord. 6966 §1, 2007)

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### 19.550.025 Monitored electrified security fence system.

The construction and use of a monitored electrified security fence Systems shall be allowed as provided in this section, subject to the following requirements:

- A. Unless otherwise specified herein, monitored electrified security fence systems shall be constructed and operated in conformance with the specifications set forth in International Electrotechnical Commission (IEC) Standard No. 60335-2-76 current edition.
- B. The energizer for monitored electrified security fence systems must be driven by a commercial storage battery, not to exceed 12 volts DC, that is charged primarily by a solar panel.
- C. Monitored electrified security fence systems shall be installed four to eight inches behind a minimum five-foot-high non-electrified perimeter fence/wall.
- D. Monitored electrified security fence systems shall have a maximum height of ten feet, ~~or two feet higher than the perimeter barrier, whichever is lower.~~
- E. Monitored electrified security fence systems adjacent to a residential zone or use u ~~or residentially zoned properties~~ shall be located behind a minimum six-foot tall block wall.
- F. Monitored electrified security fence systems shall be clearly identified with warning signs that read: "Warning-Electric Fence" at intervals of not more than 30 linear feet.
- G. Permitted Locations.
  1. Monitored electrified security fence systems are prohibited in all residential, mixed-use, and public facilities zoning districts.
  2. Monitored electrified security fence systems shall be permitted in industrial zones as identified in Table 19.150.020.B Incidental Use Table.
  3. Monitored electrified security fence systems shall be permitted in commercial and other zones (except in PF - Public Facilities zone) as identified in Table 19.150.020.B Incidental Use Table for specific uses in 19.150.020.A Permitted Uses Table, including the following:
    - Ambulance company - with vehicle storage
    - Cemeteries, mortuaries and ancillary uses
    - Crematoriums
    - Commercial storage facilities (mini-warehouse)
    - Equipment sales and rental
    - Heliport or helistop
    - Laundry commercial
    - Outdoor storage yard
    - Parking lot or parking structure
    - Golf courses and driving ranges
    - Vehicle parts and accessories
    - Outdoor storage
    - Vehicle rental

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- Wireless telecommunication facilities

4. Uses not permitted by the current zoning designation are ineligible for a monitored electric security fence unless the Community & Economic Development Department Director, or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar and no more detrimental than a listed use.

~~4.5.~~ Installation of electrified security fence systems are prohibited in properties adjacent to a park.

H. Specific plan requirements.

1. In any specific plan district where specified uses, including legal non-conforming uses, are permitted by the current zoning designation, including aircraft and helicopter related industries, ambulance companies, building materials supply, commercial storage facilities, equipment sales and rental, laundry commercial, lumber yard and building materials, wholesale, sales of manufactured dwellings, outdoor storage yard, parking lot or parking structure, golf courses and driving ranges, recycling centers, taxi company with vehicle storage, truck terminals, vehicle impound and tow yards, vehicle parts and accessory, outdoor storage, vehicle repair, vehicle rentals, vehicle wholesale business, warehousing and distribution facilities and wireless telecommunication facilities, a conditional use permit shall be required.

~~2. Uses not listed above are prohibited unless the Community & Economic Development Department Director, or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar and no more detrimental than a listed use.~~

I. Required permitting.

1. All monitored electrified security fence systems shall require a building permit.

2. All monitored electrified security fence systems shall require an alarm user's permit pursuant to Chapter 5.58.

J. It shall be unlawful for any person to install, maintain or operate a monitored electrified security fence system in violation of this section.

(Ord. 7617 § 2(Exh. B), 2022)

## Chapter 19.620 GENERAL SIGN PROVISIONS

### 19.620.080 Standards for specific sign types by district and use type.

- A. Permanent signs shall comply with the standards in Tables 19.620.080.A, B and C and the additional requirements that follow the tables.

Table 19.620.080.C: Special Use Signs

<i>Type of Sign</i>		<i>Maximum Number Allowed</i>	<i>Maximum Area</i>	<i>Maximum Height</i>
Drive Thru Restaurant Menu Boards (see additional standards related to changeable copy in Section 19.620.080.C.4.i)		2 freestanding menu ordering signs per drive thru lane in addition to permitted commercial building and monument signs allowed per Tables 19.620.080.B and C,	60 square feet total combined area for both signs and maximum 40 sq. ft. per individual sign	8 feet high
Hazard Signs		As necessary to warn of hazards pertaining to the property provided they are placed at least 75 feet apart from one another	1 square foot	6 feet high
Historic Signs - Signs for Designated Historic Resources (Structures of Merit or Landmarks) and Contributors to Designated Historic Districts		See Section 19.620.120 for Historic Sign requirements.		
Parking Lots & Garages	Where Rates are Charged	1 sign per street or alley frontage	25 square feet	6 feet in overall height for monument signs
	Where Rates are Not Charged	See Directional Sign Requirements	See Directional Sign Requirements	See Directional Sign Requirements
Parking Garages Only	Message Centers (Digital Displays)	1 building mounted message center sign per entrance to a parking garage in addition to signs	4 square feet	n/a

Type of Sign		Maximum Number Allowed	Maximum Area	Maximum Height
		allowed for parking lots and garages above		
<p><del>Vehicle Fuel Station Signs - Freestanding</del></p> <p>These standards apply to stations situated on independent parcels or as part of a commercial, industrial or office complex</p>	<p><del>On-site/Price Monument allowed on major street frontage only</del></p>	<p><del>1 sign per major street frontage<sup>a</sup></del></p>	<p><del>50 square feet</del>  <del>Price portion of sign may not exceed 30 sq. ft. and must include all price advertising as required by State law.</del></p>	<p><del>8 feet high</del></p>
Freeway Oriented Pylon Sign	1 sign	100 square feet	45 feet high	
Secondary Price Sign <sup>b</sup>	1 sign, double-faced changeable copy price sign in addition to on-site/price monument on a secondary street frontage <sup>c</sup>	15 square feet	6 feet high	
Vehicle Fuel Station Signs	<u>Freeway Oriented Pylon Sign</u>	<u>1 sign</u>	<u>100 square feet</u>	<u>45 feet</u>
	<u>Price/Monument Sign</u>	<u>1 sign along major street frontage<sup>1</sup></u>	<u>50 square feet</u> <u>Price portion of sign may not exceed 30 square feet</u>	<u>8 feet</u>
	<u>Secondary Price Sign<sup>2</sup></u>	<u>1 sign, along a secondary street frontage<sup>3</sup></u>	<u>15 square feet</u>	<u>6 feet high</u>
	<del>Building-Wall Signs, Primary</del>	<u>Sign allowances shall be consistent with Table 19.620.080.A based on</u>	<u>1 square foot of sign area per lineal foot of</u>	n/a



Type of Sign		Maximum Number Allowed	Maximum Area	Maximum Height
	<del>Use and Gas Canopy Signs</del>	<del>the building frontage in lineal feet 2 on-site signs. For vehicle fuel stations with multiple uses, one additional building sign allowed for each use up to a maximum of 5 signs.</del>	<del>occupant building frontage 30 square feet total combined display area. For vehicle fuel stations with multiple uses, 10 additional square feet of combined sign area allowed for each additional use.</del>	
	<u>Wall Signs, Secondary Uses</u>	<u>1 additional sign allowed for each use up to a maximum of 5 signs total.</u>	<u>10 square feet each</u>	
	<u>Gas Canopy Signs</u>	<u>2 signs per canopy.</u>	<u>15 square feet each</u>	
	Pump Island Signs	<del>2 signs</del> <u>Two pump island signs p_per pump. island to distinguish self-serve from full-serve pump islands</u>	4 square feet per sign	n/a

<sup>1</sup> For on-site price signs, a major street frontage is considered to be an arterial street as designated by the Circulation Element of the General Plan.

<sup>2</sup> No permit for such a secondary price sign shall be issued until the City receives a written communication from the State Department of Agriculture Division of Weights and Measures stating that a secondary price sign is necessary in order to meet the fuel identification requirements.

<sup>3</sup> For secondary price signs, a secondary street frontage is considered to be any street not an Arterial Street as designated by the Circulation Element of the General Plan.

*Chapter 19.650 APPROVING AND APPEAL AUTHORITY*

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**19.650.030 ~~Designated approving authority.~~ Concurrent processing of Land Use Development Permits.**

- A. When a proposed project requires more than one permit application with more than one Approving or Appeal Authority, all project permits shall be processed concurrently as interrelated permits for a single project.
- B. The highest designated Approving or Appeal Authority for all such requested permits shall take final action on applicant-initiated projects with multiple permits.

( Ord. 7552 §25, 2021;Ord. 7331 §101, 2016; Ord. 6966 §1, 2007)

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## Chapter 19.740 - TEMPORARY USE PERMIT

### 19.740.050 Development, operational and location standards.

- A. Any use which is prohibited by state or federal law is also strictly prohibited.
- B. All events must comply with Title 7 of the Riverside Municipal Code (Noise).
- C. Temporary uses listed in Table 19.740.020 above shall comply with the following development standards:

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#### 13. *Temporary emergency shelter with assemblies of people-non-entertainment.*

- a. A temporary emergency shelter may be permitted in conjunction with an assemblies of people-non-entertainment use.
- b. A written management and security plan shall be provided for review and approval by the Community & Economic Development Director or their designee.
- ~~c. The owner and/or management shall become an active member of the Riverside Police Department's Crime Free Multi-Housing Program or equivalent program.~~
- ~~d.~~ A site maintenance and operations plan for ongoing property cleaning, noise control, and odor, dust, and litter control shall be submitted for review and approval of the Community & Economic Development Director or their designee prior to commencement of operations.
- ~~e.~~ The placement of beds are temporary and limited to the maximum number of days identified in Table 19.740.020.
- ~~f.~~ Temporary emergency shelters shall be consistent with applicable airport land use compatibility plans. See Chapter 19.149 - Airport Land Use Compatibility.

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### *Chapter 19.770 SITE PLAN REVIEW PERMIT*

#### **19.770.040 Conditions of approval.**

In order to achieve the purposes of this chapter, the approving or appeal authority may require reasonable conditions of approval on a site plan review permit including, but not limited to the following.

- A. Special conditions or requirements to revise the site plan, that are more restrictive than the development standards in the underlying base zone or including, but not limited to, the following:
  - 1. Building height, bulk or mass;
  - 2. Setbacks;
  - 3. Lot coverage;
  - 4. Lighting;
  - 5. Private and common open space and/or recreational amenities;
  - 6. Screening, including garages, trash receptacles, or mechanical equipment;
  - 7. Landscaping;
  - 8. Fencing plans;
  - 9. Parking, access and on-site circulation;
  - 10. Pedestrian circulation;
  - 11. Grading;
  - 12. Street dedication and improvements;
  - 13. Public improvements either on or off the subject site that are needed to service the proposed development;
  - 14. Project phasing;
  - ~~15. Participation and completion by the project's ownership and/or management staff in the Crime Free Multi-Family Housing Program, or its successor equivalent;~~
  - 16. Any other revisions to the site plan or operational conditions deemed necessary to further the purposes of this title.
  
- B. Reduced development standards for affordable housing projects in accordance with the provisions of Chapter 19.545 (Density Bonus).

( Ord. 7573 § 1(Exh. A), 2021; Ord. 7331 §112, 2016; Ord. 6966 §1, 2007)

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**19.910.090 "H" Definitions.**

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*Hotel/motel, long term stay* means a hotel or motel designed and operated to accommodate travelers whose guest stays may exceed 30 days but no more than 180 consecutive days within a calendar year. ~~or 60 days within a 180 day consecutive period. Any hotel/motel that allows guests to stay more than 30 consecutive calendar days or 60 days within a 180 day consecutive period is considered a long term stay hotel/motel.~~

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# City Council Memorandum

City of Arts & Innovation

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**TO:** HONORABLE MAYOR AND CITY COUNCIL      **DATE:** **MARCH 12, 2024**

**FROM:** COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT      **WARD:** ALL

**SUBJECT:** PLANNING CASE PR-2023-001625: ZONING CODE TEXT AMENDMENTS AS PART OF A ZONING CODE CLEAN UP

**ISSUE:**

Consider amendments to Title 19 (Zoning) of the Riverside Municipal Code (RMC), including but not limited to Articles V (Base Zones and Related Use and Development Provisions), VI (Overlay Zones), VII (Specific Land Use Provisions), VIII (Site Planning and General Development Provisions), IX (Land Use Development and Permit Requirements/Procedures) , and X (Definitions).

## **RECOMMENDATIONS:**

That the City Council:

1. Determine that Planning Case PR-2023-001625 is exempt from further California Environmental Quality Review pursuant to Section 15061(b)(3) (General Rule), as it can be seen with certainty that approval of the project will not have an effect on the environment;
2. Approve Planning Case PR-2023-001625 (Zoning Text Amendment) based on the findings summarized in the Planning Commission Staff Report; and
3. Introduce and subsequently adopt the attached Ordinance amending Title 19 – Zoning Code of the Riverside Municipal Code.

## **BACKGROUND**

### **Crime Free Multi-Housing Program**

Participation in the Crime Free Multi-Housing Program (Program) was required for any new multi-family housing development per Title 1 (General Provisions) and Title 19 (Zoning).

On September 5, 2023, the City Council voted to discontinue the program after feedback from community members and the Riverside Police Department due to potentially negative impacts on the re-entry into society of formerly incarcerated persons. The City Council subsequently directed staff to pursue the necessary amendments to remove references to the Program within the Riverside Municipal Code (**Attachment 1**).

## Non-domestic Animal Keeping – Backyard Chickens

On November 13, 2023, staff held a workshop with the City Council Land Use, Sustainability and Resilience Committee (Committee) to provide an update on current regulations for animal keeping and to obtain policy direction related to potential amendments to allow the keeping of chickens in R-1 zones. Following Committee discussion, the Committee directed staff to pursue a Zoning Code Amendment to permit the keeping of backyard chickens in the R-1 Zones (**Attachment 2**).

## Zoning Code Clean Up

Planning staff continuously track the applicability and accuracy of the Zoning Code to ensure the regulations are consistent with State Law, provide clear direction, and are not in conflict with other provisions. Staff identifies inaccuracies, ambiguities, and/or conflicts and tracks this information so that periodic Zoning Text Amendments can be made. Staff has identified 9 provisions requiring minor changes or updates to language which will be packaged together and adopted as part of an omnibus ordinance.

## CITY PLANNING COMMISSION RECOMMENDATION:

On January 18, 2024, staff presented an omnibus package of Zoning Code amendments to the Planning Commission where it was unanimously recommended for City Council approval. The proposed amendments to the Zoning Code are included in the Draft Zoning Text Amendment Ordinance (**Attachment 3**). The following is a summary of each of the proposed changes, including the Zoning Code chapter and proposed amendment. Further detail for each amendment can be found in the January 18<sup>th</sup> Planning Commission Staff Report (**Attachment 4**).

## DISCUSSION

The purpose of the proposed amendments are to:

1. Remove references to the Crime Free Multi Housing Program throughout Title 19 at the direction of the City Council;
2. Modify non-domestic animal keeping provisions within the Residential Estate (RE) and Single-Family Residential (R-1) Zones to permit the keeping of poultry at the direction of the Land Use, Sustainability and Resilience Committee;
3. Amend permitted locations for accessory structures within various Single-Family Residential zones;
4. Clarify ambiguous, conflicting, and/or outdated language in the RMC as it pertains to vehicle repair facilities, monitored electrified security fence systems, long-term stay hotels, and general sign provisions for vehicle fuel stations; and
5. Other minor, non-substantive changes and technical corrections as required to provide clarity, correct errors, or remove redundancies.

The proposed amendments are detailed in **Attachment 3** and are summarized in the table below:

Amendment Topic	Zoning Code Chapter	Proposed Change
<b>Crime Free Multi Housing Program</b>	Chapter 19.120 – Mixed Use Zones; Chapter 19.210 – Mobile Home Parks; Chapter 19.255 – Assemblies of People – Non-Entertainment;	All provisions containing reference to the Program are stricken to implement City Council direction.

Amendment Topic	Zoning Code Chapter	Proposed Change
	Chapter 19.330 – Hotel/Motel Long-Term Stay; Chapter 19.350 – Parolee/Probationer Home; Chapter 19.400 – Shelters – Emergency; Chapter 19.401 – Single Room Occupancies; Chapter 19.740 – Temporary Use Permit; Chapter 19.770 – Site Plan Review Permit; and Chapter 19.790 – Condominium Conversion Permits	
<b>Non-domestic Animal Keeping of Backyard Chickens</b>	Chapter 19.150 – Base Zones Permitted Land Uses; and Chapter 19.455 – Animal Keeping	Table 19.150.020.B and Section 19.455.030 are amended to permit the noncommercial keeping of no more than 5 chickens for any property within the Residential Estate (RE) and R-1 Residential Zones with requirements for proper enclosures and minimum distance from neighboring residences.  Chapter 19.455 is also reorganized to provide clarity for the reader.
<b>Long Term Stay Hotel</b>	Chapter 19.330 – Hotel/Motel, Long-Term Stay; and Chapter 19.910 – Definitions	Chapter 19.910 is amended to clarify occupancy duration requirements within the long term stay hotel definition.  Chapter 19.330 is amended to revise the maximum period of occupancy to no more than 180 consecutive calendar days per year.
<b>Monitored Electric Security Fence Systems</b>	Chapter 19.550 – Fences, Walls, and Landscape Materials	The maximum height for electric fences is clarified to be 10 feet along with other minor non-substantive changes.
<b>Accessory Buildings and Structures</b>	Chapter 19.440 – Accessory Buildings and Structures	Chapter 19.440 is amended to permit certain open-sided accessory structures in front of the primary dwelling outside of the front yard setback for properties in Single Family Residential Zones whose minimum lot size is one-half acre or larger, excluding the Residential Conservation (RC) and Residential Agricultural (RA-5) Zones.
<b>Accessory Dwelling Units</b>	Chapter 19.442 – Accessory Dwelling Units	An incorrect California Building Code section citation pertaining to minimum size units for ADUs is corrected.
<b>General Sign Provisions –</b>	Chapter 19.620 – General Sign Provisions	Signage requirements for vehicle fuel stations are streamlined by separating the sign types into their own section within Table



Amendment Topic	Zoning Code Chapter	Proposed Change
Vehicle Fuel Stations		19.620.080.C and the calculation metric for primary use building wall signs is revised to be consistent with commercial use sign calculation provisions.
Vehicle Repair Facilities	Chapter 19.150 – Base Zones Permitted Land Uses	Table 19.150.020.A is amended to consolidate the permit requirements for outdoor major and minor vehicle repair facilities into one row to improve clarity for the reader.

**STRATEGIC PLAN ALIGNMENT:**

The actions undertaken for Planning Case PR-2023-001625 contribute to the following Strategic Priority and Goal from the Envision Riverside 2025 Strategic Plan:

**Priority 5. High Performing Government** – Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision making.

The actions undertaken for the proposed project aligns with the following Cross-Cutting Threads:

1. **Community Trust** – The Zoning Code Amendments are a proactive measure to respond to the changing needs of the community through a transparent public process.
2. **Equity** – The proposed amendments promote reasonable and equitable regulation of land use throughout the City.
3. **Innovation** – The proposed amendments incorporate latest best practices for streamlining and promoting equitable development communities.
4. **Fiscal Responsibility** – The proposed amendments do not incur cost to the City.
5. **Sustainability & Resiliency** – The proposed amendments promote pedestrian and transit-oriented development that will help reduce greenhouse gas emissions by reducing vehicle miles traveled, as well as providing an alternative to greenfield sprawl development.

**FISCAL IMPACT:**

There are no anticipated fiscal impacts with the proposed project.

Prepared by: Jennifer A. Lilley, Community & Economic Development Director  
 Certified as to availability of funds: Edward Enriquez, Assistant City Manager/Chief Financial Officer/Treasurer  
 Approved by: Rafael Guzman, Assistant City Manager  
 Approved as to form: Phaedra A. Norton, City Attorney

Attachments:

1. September 5, 2023 – City Council Meeting Minutes [& Staff Report](#)

2. November 13, 2023 – Land Use, Sustainability and Resilience Committee Meeting Minutes [& Staff Report](#)
3. Zoning Text Amendment Draft Ordinance
4. January 18, 2024 City Planning Commission Staff Report
5. January 18, 2024 City Planning Commission Draft Minutes
6. Presentation

DRAFT

# RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



January 29, 2024

Jose Merlan, Principal Planner  
County of Riverside, Planning Department  
4080 Lemon Street, 12<sup>th</sup> floor  
Riverside, CA 92501

CHAIR  
Steve Manos  
Lake Elsinore

VICE CHAIR  
Russell Betts  
Desert Hot Springs

COMMISSIONERS

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Michael Geller  
Riverside

Vernon Poole  
Murrieta

STAFF

Director  
Paul Rull

Simon Housman  
Jackie Vega  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

## RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.: ZAP1595MA24  
Related File No.: CZ22000040 (Change of Zone)  
Airport Zone: Zone D  
APN: 280-060-002

Dear Mr. Merlan:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2020-02, as ALUC Director, I have reviewed County of Riverside Case No. CZ22000040 (Change of Zone), a proposal to change the sites zoning designation from A-1-10 (Light Agricultural) to R-A-1 (Residential Agricultural), as previously found consistent under ZAP1572MA23, located on the southwest corner of Gentian Avenue and Cecil Avenue.

The proposed amendments would be as, or more, consistent with the Compatibility Plan as the underlying compatibility zone does not restrict residential density.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: David M. Bertino Manufacturing (applicant/ property owner)  
Adkan Engineers (representative)  
Gary Gosliga, March Inland Port Airport Authority  
Major. David Shaw, Base Civil Engineer, March Air Reserve Base  
ALUC Case File

X:\AIRPORT CASE FILES\March\ZAP1595MA24\ZAP1595MA24.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

# NOTICE

**THERE IS AN AIRPORT NEARBY.  
THIS STORM WATER BASIN IS DESIGNED TO HOLD  
STORM WATER FOR ONLY 48 HOURS AND  
NOT TO ATTRACT BIRDS**

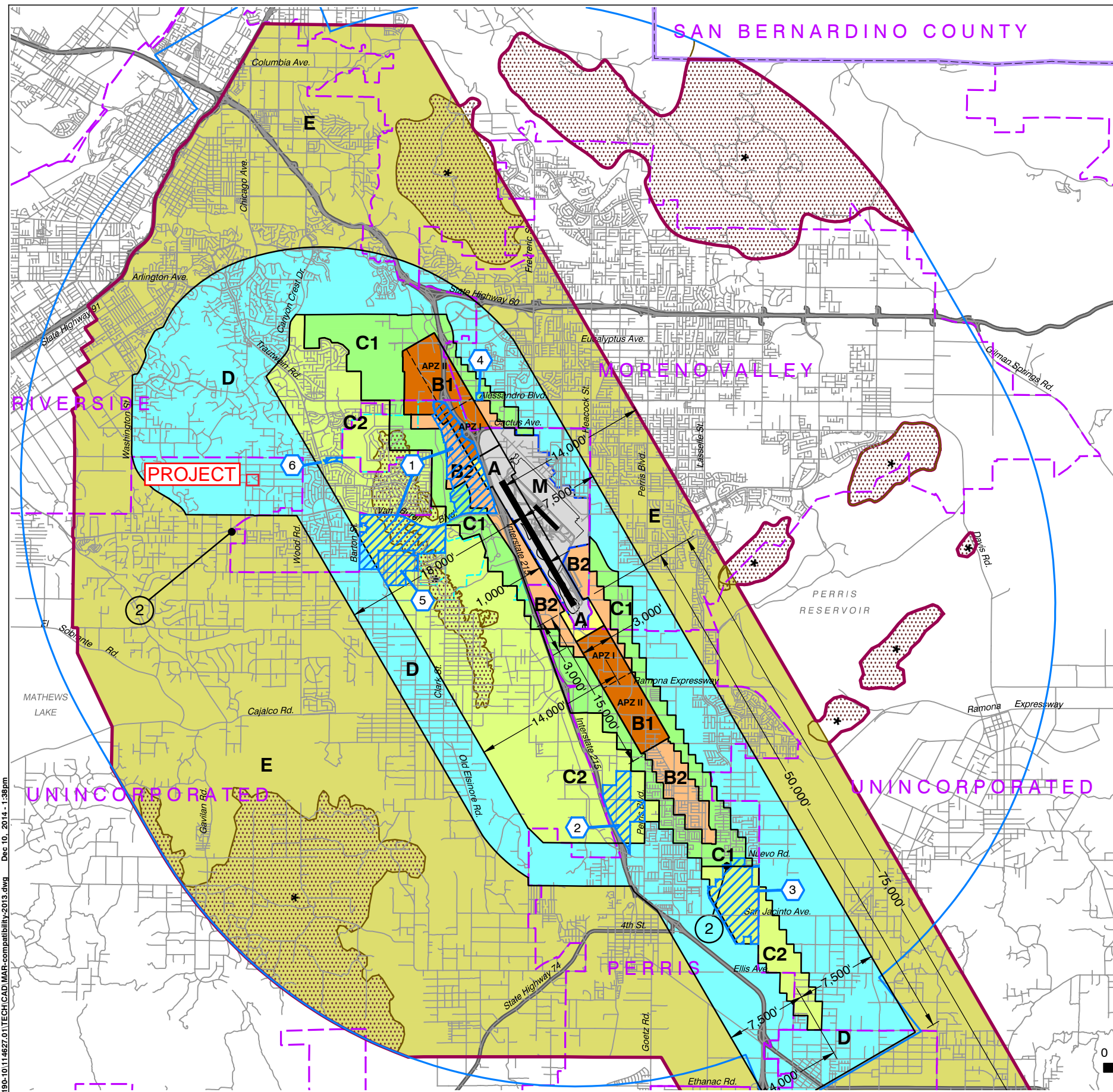
**PROPER MAINTENANCE IS NECESSARY TO AVOID  
BIRD STRIKES**



**IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:**

**Name:** \_\_\_\_\_

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



**LEGEND**

**Compatibility Zones**

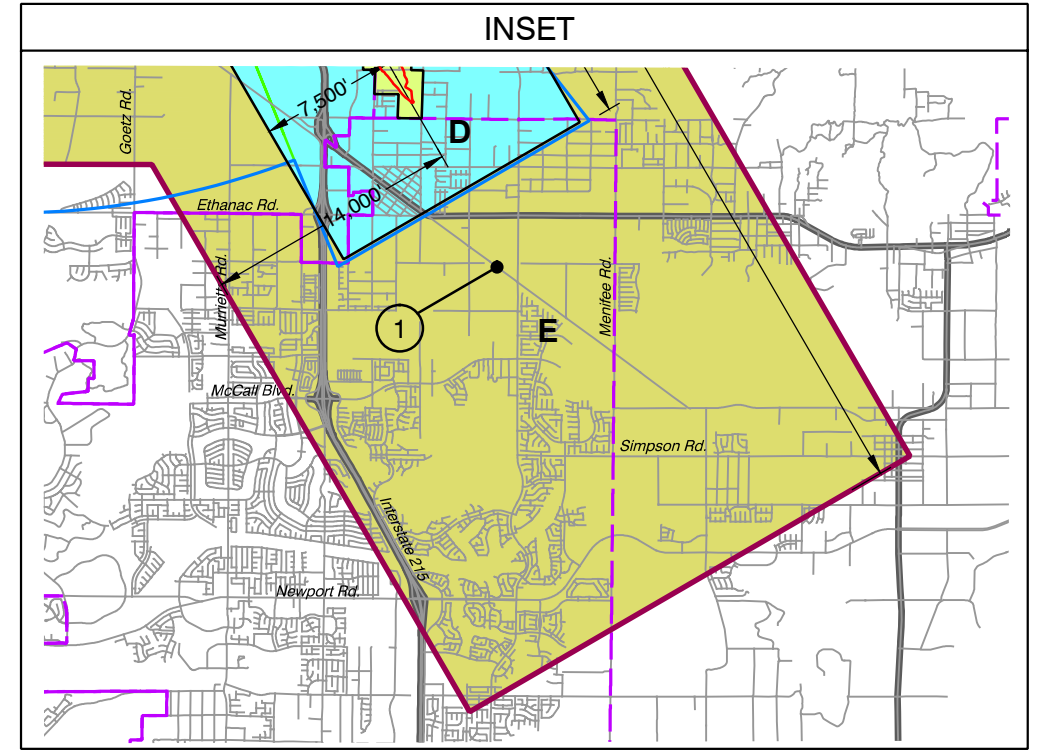
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**Boundary Lines**

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

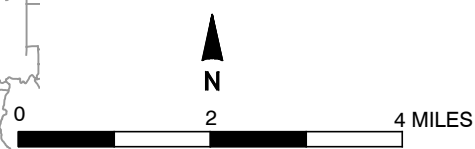
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

- ① March JPA: March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision



**Riverside County  
Airport Land Use Commission  
March Air Reserve Base / Inland Port Airport  
Land Use Compatibility Plan  
(Adopted November 13, 2014)**

Note:  
All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

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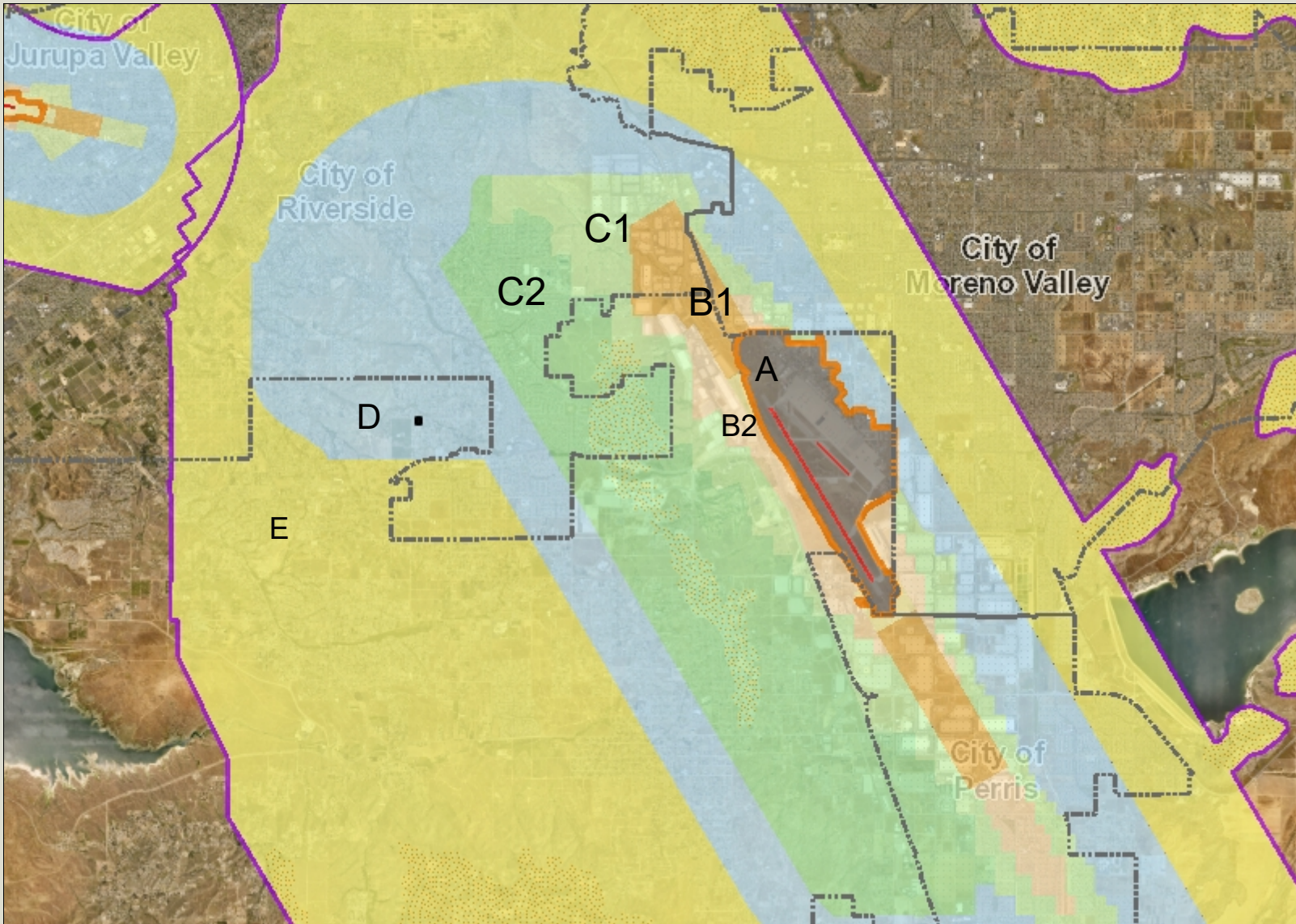
Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

Map MA-1

**Compatibility Map  
March Air Reserve Base / Inland Port Airport**

# Map My County Map



### Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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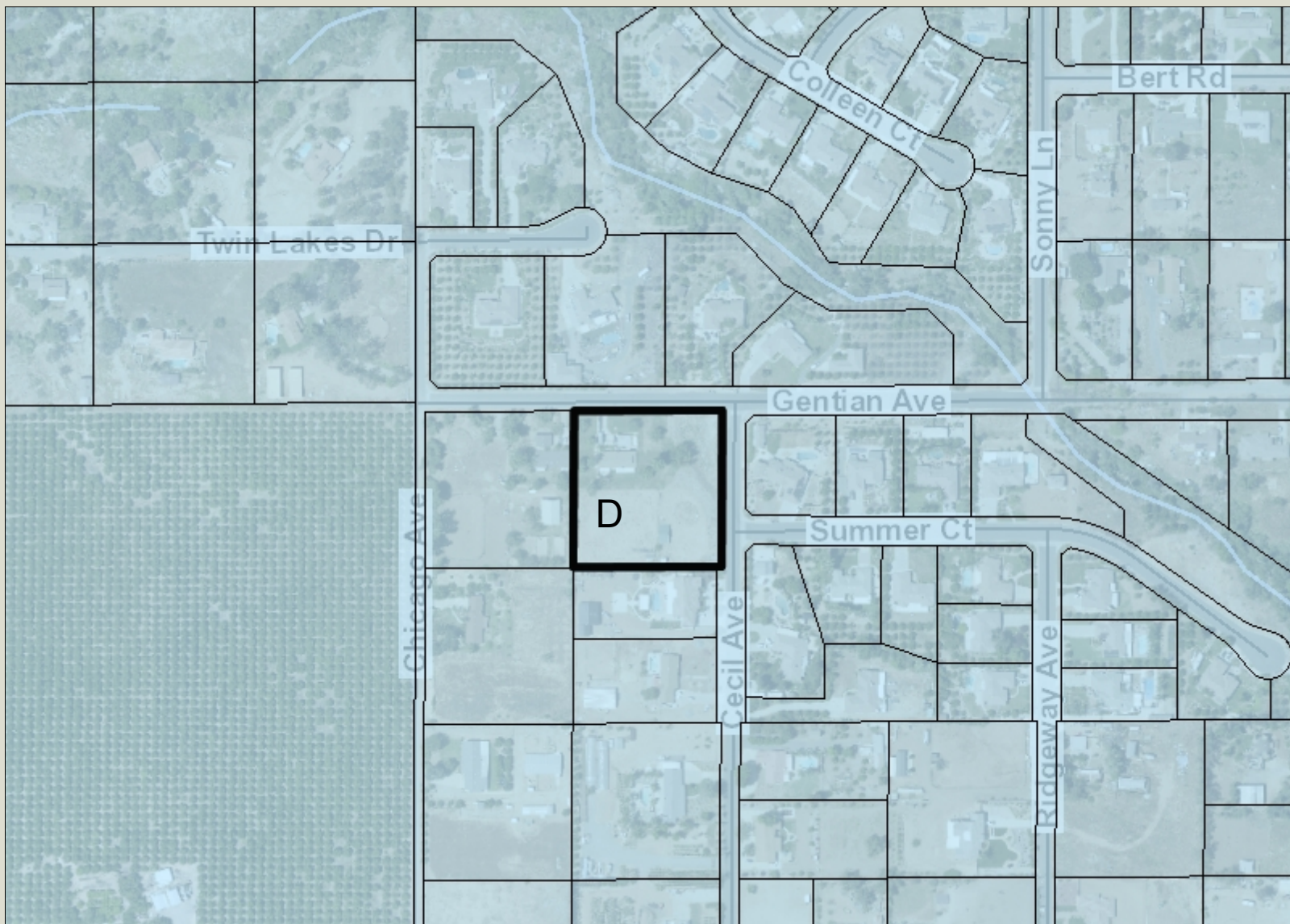


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### Notes

# Map My County Map



## Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5



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0 385 770 Feet

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## Notes



# Map My County Map



- Legend**
- Parcels
  - County Centerline Names
  - County Centerlines
  - Blueline Streams
  - ⋮ City Areas
  - World Street Map



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## Notes



# Map My County Map



## Legend

- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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## Notes

0 770 1,539 Feet

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# Map My County Map



## Legend

-  Parcels
-  County Centerline Names
-  County Centerlines
-  Blueline Streams
-  City Areas
-  World Street Map



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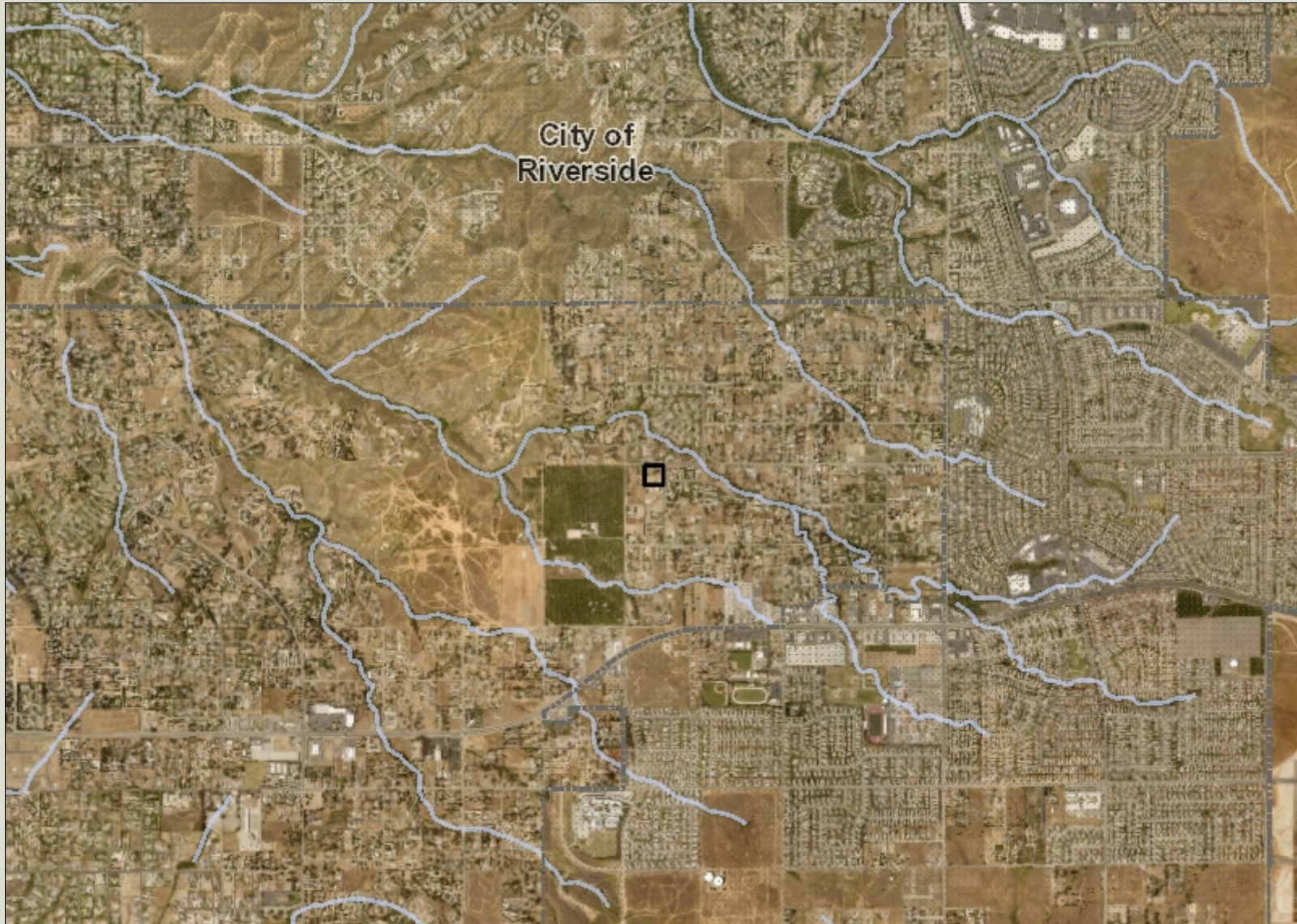


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## Notes

# Map My County Map



## Legend

- Blueline Streams
- City Areas
- World Street Map



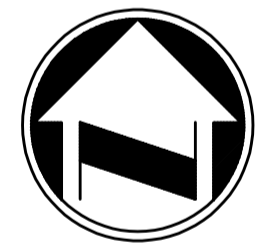
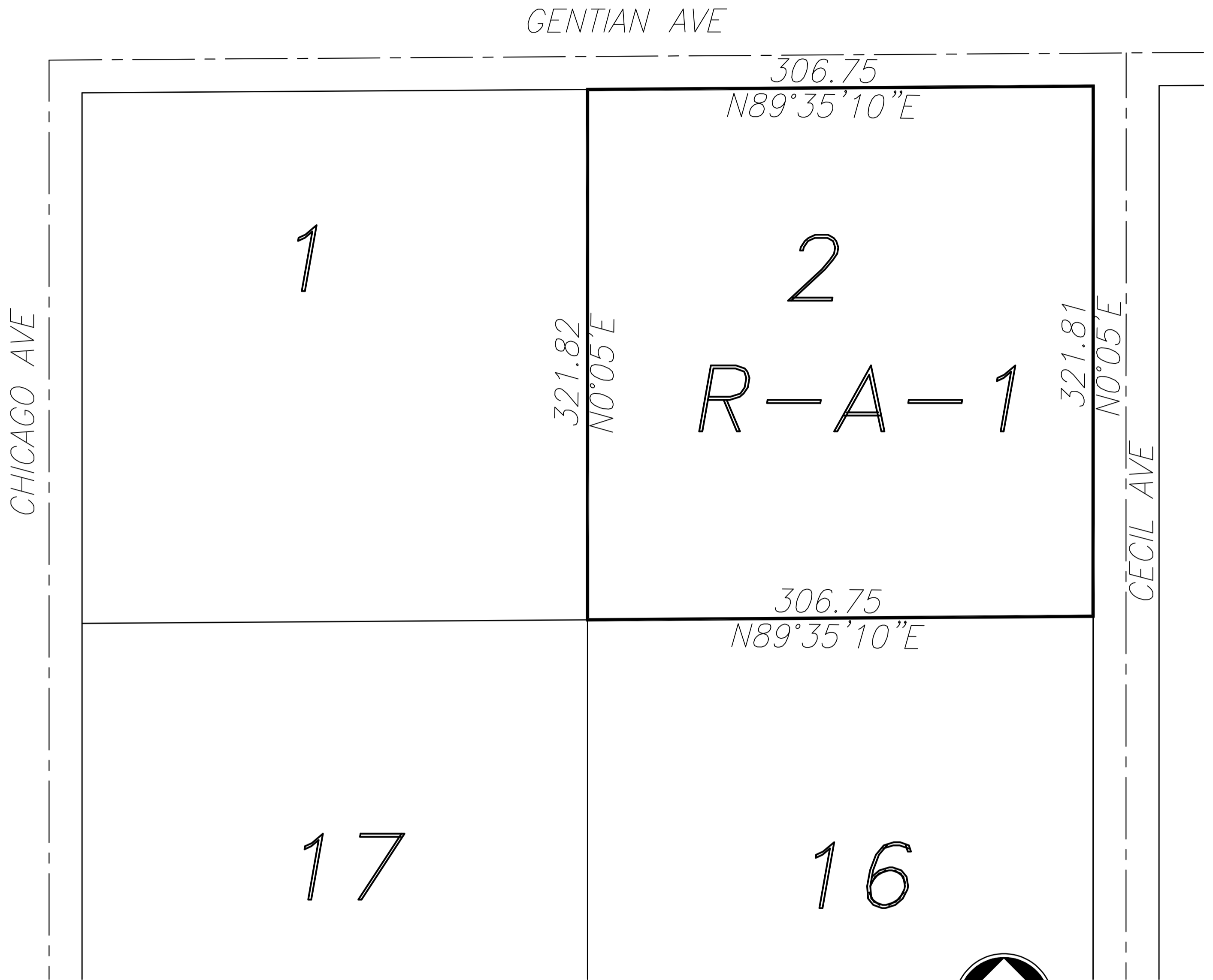
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.

## Notes



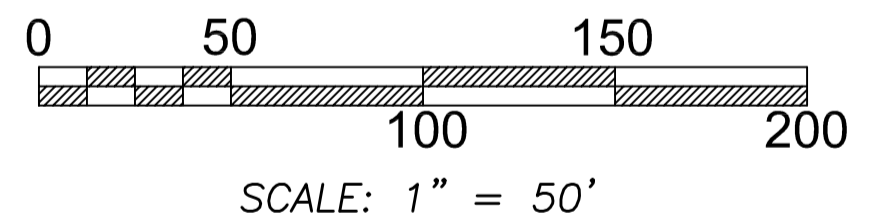
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LEGEND

R-A-1	RESIDENTIAL AGRICULTURAL
-------	--------------------------



MAP NO. \_\_\_\_\_

CHANGE OF OFFICIAL ZONING PLAN

WOODCREST  
DISTRICT

CHANGE OF ZONE CASE NO. CZ2200040

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348. \_\_\_\_\_

DATE: \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS



**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
February 8, 2024**

**DRAFT**

2-16-24

**COMMISSIONERS PRESENT:** Russell Betts, Michael Geller, John Lyon, Steve Manos, Vernon Poole, Michael Lewis (alternate for Steven Stewart), Larry Froehlich (alternate for Richard Stewart)

**COMMISSIONERS ABSENT:** Richard Stewart, Steven Stewart

**2.0 PUBLIC HEARING: CONTINUED ITEMS**  
None

**3.0 PUBLIC HEARING: NEW CASES**

3.1 Staff report recommended: **ZAP1093BD23 – B.H. Indio, LLC (Representative: MIG, Inc.)** – City of Indio Case Nos. GP-23-0001 (General Plan Amendment), SP-0001 (Specific Plan), ZMA-23-0001 (Zoning Map Amendment), TPM-23-0001 (Tentative Parcel Map). A proposal to establish the Oasis at Indio Specific Plan on approximately 186 acres which includes 66 acres of Mixed-Use in Planning Area 1; 5 acres of Mixed-Use in Planning Area 2, 10 acres of Mixed-Use in Planning Area 3, and 100 acres of Industrial in Planning Area 4, located southerly of Avenue 42, westerly of Monroe Street, and northerly of Interstate 10. The applicant also proposes amending the site's General Plan land use designation from Mixed Use Neighborhood and Regional Commercial to Specific Plan, and also change the site's zoning from Specific Plan, Mixed Use Neighborhood, and Regional Commercial to Specific Plan. The applicant also proposes to divide the site into 4 parcels (one for each Planning Area) (Airport Compatibility Zones C, D, E of the Bermuda Dunes Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

**CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 7-0)**

**Motion: Russell Betts**  
**Second: Michael Lewis**

3.2 Staff report recommended: **ZAP1592MA23 – Riverside CSG 3, LLC (Representative: Dimension Renewable Energy)** – March Joint Powers Authority Case No. CUP23-03 (Conditional Use Permit). A proposal to construct a solar panel system totaling 498,155 square feet on an existing industrial building on 26.91 acres, located at 22000 Opportunity Way. (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)

**CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 7-0)**

**Motion: Michael Geller**  
**Second: Michael Lewis**

**VIDEO:**

1

A video recording of the entire proceedings is available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org). If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rivco.org](mailto:basantos@rivco.org)

**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
February 8, 2024**

- 3.3 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (7-0)**  
**Motion: Michael Lewis**  
**Second: Russell Betts**
- ZAP1593MA23 – PowerFlex (Representative: Prologis)** – City of Perris Case No. PMT23-02962 (Conditional Use Permit). A proposal to construct a solar panel system totaling 82,238 square feet on an existing industrial building on 59.05 acres, located southerly of Sinclair Street, northerly of Rider Street, easterly of Indian Street, and westerly of Perris Boulevard (Airport Compatibility Zones B1-APZ-II and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)
- 3.4 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**  
**Motion: Michael Lewis**  
**Second: Steve Manos**
- ZAP1594MA23 – PowerFlex (Representative: Prologis)** – City of Perris Case No. PMT23-02954 (Conditional Use Permit). A proposal to construct a solar panel system totaling 60,110 square feet on an existing industrial building on 59.05 acres, located southerly of Morgan Street, northerly of Sinclair Street, easterly Indian Street, and westerly of Barrett Avenue (Airport Compatibility Zones B1-APZ-II and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)
- 3.5 Staff report recommended: **CONSISTENT (GPA, CZ);  
CONDITIONALLY CONSISTENT (DPR, CUP, PM)**  
Staff recommended at hearing: **CONSISTENT (GPA, CZ);  
CONDITIONALLY CONSISTENT (DPR, CUP, PM)**  
ALUC Commission Action: **CONSISTENT (GPA, CZ);  
CONDITIONALLY CONSISTENT (DPR, CUP, PM) (Vote 7-0)**  
**Motion: Michael Geller**  
**Second: Vernon Poole**
- ZAP1032PV23 – WLPX Perris Venue, LLC (Representative: Lewis Management Corporation)** – City of Perris Case Nos. GPA23-05033 (General Plan Amendment), ZC23-05034 (Zone Change), DPR23-00005 (Development Plan Review), DPR23-00006 (Development Plan Review), CUP23-05032 (Conditional Use Permit), and TPM35700 (Tentative Parcel Map). A proposal to construct a nine-building commercial center totaling 142,074 square feet on 15.70 acres, and an 848,000 square foot industrial building with mezzanines on 44.04 acres, located on the southeast corner of San Jacinto Avenue and Redlands Avenue. The applicant also proposes to amend the site’s General Land Use designation and Zoning from Community Commercial to Community Commercial and Light Industrial. The applicant also proposes dividing the site into 10 parcels (Airport Compatibility Zone E of the Perris Valley Airport Influence Area and Zone D of the March Air Reserve/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)

**VIDEO:**

2

A video recording of the entire proceedings is available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org). If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rivco.org](mailto:basantos@rivco.org)

**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
February 8, 2024**

- 3.6 Staff report recommended: **ZAP1113RI23 – Steven Walker Communities, Inc. (Representative: PB Arlington, LLC)** City of Riverside Case Nos. PR-2021-000894 ([DP-2021-00099(General Plan Amendment), DP-2021-00103 (Change of Zone), DP-2021-00106 (Development Review), DP-2021-00105 (Conditional Use Permit)]). A proposal to construct a 4,650 square foot convenience store/gas station with six fuel pumps on 1.34, located on the southeast corner of Arlington Avenue and Monroe Street. The applicant also proposes to amend the General Plan Land Use designation from Office (O) to Commercial Retail (C-R), and to rezone the site from R-1-7000 (Single Family Residential) to Commercial Retail (C-R) (Airport Compatibility Zone D of the Riverside Municipal Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)
- CONSISTENT (GPA, CZ);  
CONDITIONALLY  
CONSISTENT (DPR, CUP)**
- Staff recommended at hearing: **CONSISTENT (GPA, CZ, DPR, CUP) subject to the conditions included herein, including conditions set forth by the FAA OES**
- ALUC Commission Action:
- CONSISTENT (GPA, CZ, DPR, CUP) subject to the conditions included herein, including conditions set forth by the FAA OES) (Vote 7-0)**
- Motion: Michael Lewis  
Second: Larry Froehlich**
- 3.7 Staff report recommended: **ZAP1080RG23 – City of Eastvale (Representative: Gustavo Gonzalez)** – City of Eastvale Case No. PLN22-20015 (General Plan). A City-initiated proposal to adopt the new General 2040 which includes the following chapters: Land Use, Housing, Mobility and Circulation, Noise and Vibration, Open Space and Conservation, and Safety. The City includes land within Airport Compatibility Zones B1, C, D, and E of the Chino Airport Influence Area, and Zone E of the Corona Airport Influence Area (Compatibility Zones B1, C, D, and E of the Chino Airport Influence Area, and Zone E of Corona Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Michael Geller  
Second: Michael Lewis**
- 3.8 Staff report recommended: **ZMARCHCUS – County of Riverside (Representative: The Matrix Group)** – March ARB Compatible Use Study – 2023. A County of Riverside initiated proposal to study compatible land use around March Air Reserve Base. Military installations generate thousands of jobs and billions of dollars in regional economic impact across the nation. Sustainment of these military installations, and associated missions and facilities, helps underpin the vitality of local communities, economies, and industries. Ensuring compatibility between military bases and surrounding communities through partnership promotes military mission sustainment and continued presence in the local economy. The March Air Reserve Base Compatible Use Study (MCUS) aims to proactively identify and provide solutions to promote March’s mission sustainability, while strengthening coordination efforts between the installation and neighboring communities. (March Airport Compatibility Zones A, B1, B2, C1, C2 and D). Staff Planner: Simon Housman at (760) 328-7995, or e-mail at [shousman@rivco.org](mailto:shousman@rivco.org)
- The Commission Receive  
and File the 2023 March  
Compatible Use Study**
- Staff recommended at hearing: **The Commission Receive  
and File the 2023 March  
Compatible Use Study**
- ALUC Commission Action: **The Commission Receive  
and File the 2023 March  
Compatible Use Study**

**VIDEO:**

A video recording of the entire proceedings is available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org). If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rivco.org](mailto:basantos@rivco.org)



**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
February 8, 2024**

4.0 **PUBLIC HEARING: MISCELLANEOUS ITEMS**

None

5.0 **ADMINISTRATIVE ITEMS**

5.1 Director's Approvals - Information Only

5.2 Update March Air Reserve Base Compatibility Use Study (CUS)

Simon Housman, Director of the March CUS discussed the issues of what happens after the study going into what is the Implementation Phase, ALUCP Policy Phase and Cumulative Impacts.

6.0 **APPROVAL OF MINUTES**

Commissioner Michael Lewis motioned to approve the January 11, 2024 minutes. Seconded by Chair Manos. (Vote 5-0; Abstain: Commissioners Michael Geller and Larry Froehlich)

7.0 **ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

Paul Rull, ALUC Director informed the Commission that at the March 14 hearing, ALUC staff has put together an update to the ALUC fees which will be given to the Commissioners to consider.

8.0 **COMMISSIONER'S COMMENTS**

None

9.0 **ADJOURNMENT**

Steve Manos, Chair adjourned the meeting at 10:53 a.m.

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**VIDEO:**

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