



1 348, except that the development standards set forth in Section 9.26 shall be deleted and replaced with the  
2 following:

- 3 A. There shall be no minimum lot size
- 4 B. The minimum interior setbacks shall be 10 feet. The minimum  
5 setback from Harrison St, Tyler St, and Ave 64 shall be 20 feet. The minimum distance between buildings  
6 shall be 10 feet.
- 7 C. All buildings and structures shall not exceed 75 feet.
- 8 D. 0.18 parking spaces to be provided per daily guest. 0.14 RV parking  
9 stalls to be provided per each horse stall.
- 10 E. Trash areas shall be screened with an opaque six-foot high fence or  
11 wall and shall have an opaque gate.

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

14 b. Planning Area 2.

15 (1) The uses permitted in Planning Area 2 of Specific Plan No. 401 shall be the  
16 same as those uses permitted in Article VI, Section 6.1 of Ordinance 348, except that the uses permitted  
17 pursuant to Section 6.1A (3), (5), (7), (8), (9), B(1), (3), (6), C, and E shall not be permitted. In addition,  
18 the permitted uses under Section 6.1A shall include the following:

- 19 A. Residential Amenities including but not limited to horse trails, golf  
20 cart paths, and clubhouses.
- 21 B. Keeping of horses with a maximum of 3 horses per acre.
- 22 C. Farming and agricultural operations as interim uses.

23 (2) The development standards for Planning Area 2 of Specific Plan No. 401  
24 shall be the same as those standards identified in Section 6.2 except that the development standards in 6.2  
25 (B), (E), and (G) shall be deleted and replaced with the following:

- 26 B. The minimum lot size shall be 20,000 square feet.
- 27 E. The minimum front yard setback shall be 20 feet. The minimum side  
28 yard setback shall be 10 feet. The minimum rear yard setback shall be 10 feet

1 G. The maximum building lot coverage shall be 60 %

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

4 c. Planning Area 3.

5 (1) The uses permitted in Planning Area 3 of Specific Plan No. 401 shall be the  
6 same as those uses permitted in Article VI, Section 6.1 of Ordinance 348, except that the uses permitted  
7 pursuant to Section 6.1A, 2, 3, 5, 7., 8, 9, B(1), (3), (6), (C), and (E) shall not be permitted. In addition, the  
8 permitted uses under Section 6.1A shall include the following:

9 A. Residential Amenities including but not limited to horse trails, golf  
10 cart paths, and clubhouses (including associated restaurant, bar, and other ancillary uses).

11 B. Farming and agricultural operations as interim uses.

12 (2) The development standards for Planning Area 3 of Specific Plan No. 401  
13 shall be the same as those standards identified in Section 6.2 except that the development standards in 6.2  
14 (B), (E), and (G) shall be deleted and replaced with the following:

15 B. Minimum lot size for detached single family shall be 5,000 square  
16 feet. Minimum lot size for multi-family shall be 2,000 square feet.

17 E. The front yard shall be not less than 10 feet. Minimum side yard  
18 setback for detached single family shall be 5 feet. There shall be no side yard setback for multi-family  
19 dwellings. The rear yard shall not be less than ten feet.

20 G. Maximum building coverage shall be 80% for detached residential  
21 dwellings. Maximum building coverage shall not be applicable to attached dwellings.

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

24 d. Planning Area 4a.

25 (1) The uses permitted in Planning Area 4A of Specific Plan No. 401 shall be the  
26 same as those uses permitted in Article VIII, Section 8.1 of Ordinance 348, except that the uses permitted  
27 pursuant to Section 8.1 (A), (B) 1, 2, 3, 6, 13, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26. (C), & (D) shall be  
28

1 deleted. In addition, the permitted uses under section 8.1.A shall include Farming and agricultural  
2 operations as interim uses and section 8.1.B shall include the following:

- 3 A. Employee Housing
- 4 B. General / Convenience Store
- 5 C. Accessory uses and structures (including but not limited to gate  
6 house, dog park, shade structures, swimming pools, laundromat, etc.)

7 (2) The development standards for Planning Area 4A of Specific Plan No. 401  
8 shall be the same as those standards identified in Section 8.2 except that the development standards in 8.2  
9 shall be deleted and replaced with the following:

- 10 A. There shall be no minimum lot size.
- 11 B. The minimum setback from the southerly specific plan boundary  
12 shall be 20 feet. The minimum setback from Interior Property Line shall be 10 feet.
- 13 C. The minimum side yard shall be five feet for buildings that do not  
14 exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from  
15 each side lot line five feet plus two feet for each foot by which the height exceeds 35 feet; if the side yard  
16 adjoins a street, the side setback requirement shall be the same as required for a front setback. No  
17 structural encroachments shall be permitted in the front, side, or rear yard except as provided in Section  
18 18.19. of Ordinance No. 348.
- 19 D. The maximum building lot coverage shall be 75%.
- 20 E. The maximum ratio of floor area to lot area shall not be greater than  
21 two to one, not including basement floor area.
- 22 F. All buildings and structures shall not exceed 50 feet in height.
- 23 G. 1 parking space per dwelling unit shall be provided.

24 In addition, the following development standards shall also apply:

- 25 AA. Dwelling unit size is allowed to be a minimum of 300 square feet for  
26 standard units and 400 square feet for accessible designed units.

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

1                    Planning Area 4B.

2                    (1)      The uses permitted in Planning Area 4B of Specific Plan No. 401 shall be the  
3 same as those uses permitted in Article IXa, Section 9.25 of Ordinance 348, except that the uses permitted  
4 pursuant to Section 9.25 (A)), (B), and (D) shall be deleted. In addition, farming and agricultural operations  
5 as interim uses shall be permitted as a by right use and the permitted uses Under Section 9.25A shall include  
6 the following:

- 7                    A.      Recreational Vehicle Park (including extended occupancy parks)
- 8                    B.      General / Convenience Store
- 9                    C.      Accessory uses and structures (including but not limited to RV resort  
10 office, gate house, dog park, shade structures, swimming pools, laundromat).

11                    The development standards for Planning Area 4B of Specific Plan No. 401 shall be the same as those  
12 standards identified in Section 9.26, 19.97, 19.98, 19.98a, and 19.98b except that the development standards  
13 in Section 9.26 shall be deleted and replaced with the following:

- 14                    A.      There shall be no minimum lot size.
- 15                    B.      The minimum setback from the southerly specific plan boundary shall  
16 be 20 feet. The minimum setback from Interior Property Lines shall be 10 feet
- 17                    C.      Maximum building height shall not be greater than 50 feet.
- 18                    D.      1 automobile parking space to be provided for each RV space.
- 19                    E.      Trash areas shall be screened with an opaque six-foot high fence or  
20 wall and shall have an opaque gate.

21                    In addition, the following development standards shall also apply:

- 22                    AA.     The maximum building lot coverage shall be 75%.
- 23                    BB.     All signage shall comply with the provisions of Article XIX of County  
24 Ordinance No. 348.
- 25                    CC.     Removal of garbage and rubbish shall comply with the requirements of  
26 County Ordinance No. 513 and of the trash hauler.

1 DD. Lighting shall be indirect, hooded and positioned so as to reflect onto the  
2 access roads and away from the recreational vehicle spaces and adjoining property unless otherwise  
3 approved by the approving body. Lighting standards for roads and recreational vehicle sites shall be a  
4 maximum of ten feet in height. The height of all light standards shall be measured from the elevation of the  
5 adjoining pavement of the access roads. Lighting standards in recreational areas may be taller than ten  
6 feet. All recreational vehicle parks in the Mt. Palomar Street Lighting Area shall comply with the lighting  
7 policies set forth in County Ordinance No. 655.

8 EE. The park shall be graded so that there will be no depressions in  
9 which surface water will accumulate or as approved by the County Flood Control District.

10 FF. DISTANCE BETWEEN RECREATIONAL VEHICLES AND  
11 BUILDINGS.

12 a. Recreational vehicle spaces shall be designed so as to provide  
13 the maximum distance between recreational vehicles, taking  
14 into account minimum recreational vehicle space size  
15 requirements as established within this ordinance.

16 b. In vacation recreational vehicle parks, recreational vehicle  
17 utility connections may be arranged so as to allow grouping of  
18 recreational vehicles, up to four vehicles per utility connection,  
19 if this is desired by the recreational vehicle owners.  
20 However, recreational vehicle owners shall not be required to  
21 group more than two to a utility connection unless they so  
22 request.

23 c. Where recreational vehicle spaces are located near any  
24 permitted building, the minimum distance between the  
25 recreational vehicle and said building shall be 15 feet.

26 GG. All structures and recreational vehicle pads shall be set back from all  
27 side and rear property lines not less than three feet, except where a side or rear property line abuts a street,  
28 the setback shall be not less than 20 feet. Where the recreational vehicle park is adjacent to an existing single

1 family development, a 100 foot setback shall be provided for structures exceeding one story.

2 HH. Maximum building heights shall be as permitted in the zoning  
3 classification in which the recreational vehicle park is located.

4 II. MANAGEMENT.

5 a. A caretaker responsible for the management of the park  
6 shall be present on the premises of the park at all times when  
7 the park is occupied.

8 b. Maintenance and Storage Yard. All storage of supplies,  
9 maintenance materials and equipment outside of buildings  
10 shall be provided within a storage area. Any storage shall be  
11 located outside any required yard and completely screened  
12 from adjoining properties with a decorative masonry wall  
13 or fencing six feet in height and further buffered with  
14 landscaping materials eight feet in height.

15 JJ. One washing machine and dryer shall be provided for every 50  
16 recreational vehicle spaces or fraction thereof.

17 KK. Recreational vehicle parks which do not provide each recreational  
18 vehicle space with a connection to an approved sanitary sewer system shall provide sanitation stations  
19 designed to receive the discharge from the sewage holding tanks of recreational vehicles.

20 a. The sanitary station shall be constructed in accordance with  
21 specifications set forth in Title 25 of the California  
22 Administrative Code.

23 b. If a sanitation station is provided, it shall be located within  
24 the park in such a manner so as not to be obnoxious to the  
25 tenants of the park and shall be set back 100 feet from  
26 adjoining residential development, unless approved by the  
27 approving body.  
28

1 LL. Interior access roads within the recreational park shall not be less than  
2 24 feet wide and be paved with a minimum thickness of three inches of asphalt concrete or six inches of  
3 Portland Cement Concrete, or with such alternate surfacing as recommended by a soils engineer. The  
4 approving body may reduce the minimum width of interior access roads to 20 feet where one way interior  
5 access roads are utilized.

6 MM. Each recreational vehicle space shall front on or be served by an  
7 interior access road.

8 NN. In accordance with Title 25 of the California Administrative Code, the  
9 following standards shall be met.

10 a. Only one power supply connection shall be made to a  
11 recreational vehicle.

12 b. Electric power supply equipment shall be located on the rear  
13 half of the recreational vehicle space within four feet of the  
14 location or proposed location of the recreational vehicle on  
15 the space.

16 OO. Each recreational vehicle space shall have a minimum width of 32  
17 feet and depth of 45 feet.

18 PP. INDIVIDUAL SPACE IMPROVEMENTS:

19 a. Each site shall contain a level, stabilized recreational vehicle  
20 parking pad of crushed stone, decomposed granite, paving or  
21 other suitable material.

22 b. Each recreational vehicle space may be provided with a ten  
23 foot by 25 foot parking area of asphalt concrete, Portland  
24 Cement Concrete, rock, decomposed granite/or similar  
25 material.

26 c. All areas not in hard surface shall be landscaped pursuant to  
27 Section 18.12. of this ordinance, unless otherwise approved  
28 by the approving body.



1 f. Awnings are permitted in accordance with the provisions of  
2 Title 25 of the California Administrative Code.

3 VV. Recreational vehicle park shall be screened or fenced as follows: For  
4 extended occupancy parks in Category III, IV, or open space land use areas a decorative masonry wall,  
5 earthen berm and block wall, fencing, or landscaping screen, or combination thereof shall be on all  
6 property lines as specified by the approving body. Where walls and fences are utilized an additional  
7 landscape buffer shall be provided as set forth in Section 18.12. of this ordinance. The exterior side of all  
8 block walls shall be coated with a protective coating that will facilitate the removal of graffiti.

9 WW. Only recreational vehicles which can connect to sewer and water  
10 service at the recreational vehicle space shall be allowed to stay for longer than 30 consecutive days or 120  
11 days in any one year. All recreational vehicles which are sited within a recreational vehicle park on a  
12 long term or permanent basis shall be registered with the California Department of Motor Vehicles.

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

15 e. Planning Area 5.

16 (1) The uses permitted in Planning Area 5 of Specific Plan No. 401 shall be the  
17 same as those uses permitted in Article IXa, Section 9.25, except that the uses permitted pursuant to Section  
18 9.25 (A) 2 and 8, and (D) shall be deleted. In addition, farming and agricultural operations as interim uses  
19 shall be a use allowed by right and the permitted uses identified under Section 9.25A shall include the  
20 following:

21 A. Resort Condominiums, short-term vacation rentals.

22 B. Recreational amenities associated with hotel or resort condominium  
23 uses including but not limited to: clubhouses, swimming pools, recreational amenities, spa, gym)

24 C. Retail and personal service commercial uses

25 (2) The development standards for Planning Area 5 of Specific Plan No. 401  
26 shall be the same as those standards identified in Section 9.26 except that the development standards in 9.26  
27 shall be deleted and replaced with the following:  
28

- 1                   A.     There shall be no minimum lot size
- 2                   B.     Minimum interior setbacks between parcels within the Specific Plan
- 3 shall be 10 feet. Minimum setback from Harrison St shall be 20 feet.
- 4                   C.     Building height shall not exceed a maximum height of 75 feet
- 5                   D.     Automobile storage space shall be provided as required by Section
- 6 18.12. of Ordinance no. 348. Not less than five percent of the parking area shall be landscaped. No planting
- 7 area shall be less than five feet wide at any point.
- 8                   E.     Trash areas shall be screened with an opaque six-foot high fence or
- 9 wall and shall have an opaque gate.

10                   In addition, the following development standards shall also apply:

- 11                   AA.    Maximum building lot coverage shall be 75%
- 12                   (3)    Except as provided above, all other zoning requirements shall be the same as
- 13 those requirements identified in Article VI of Ordinance No. 348.

14                   f.     Planning Area 6.

15                   (1)    The uses permitted in Planning Area 6 of Specific Plan No. 401 shall be the

16 same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except that the uses permitted

17 pursuant to Section 9.1.A 5, 6, 7, 28, 29, 35, 42, 79, 9.1.B. 5, 6, 11, 12, 16, 18, 19, 9.1.D. 2, 3, 6, 10, 11, 12,

18 13, 18, 19, 20, & G shall not be permitted. In addition Farming and agricultural operations as interim uses

19 shall be permitted by right.

20                   (2)    The development standards for Planning Area 6 of Specific Plan No. 401

21 shall be the same as those standards identified in Section 9.4 except that B and C shall be deleted and

22 replaced with the following:

- 23                   B.     Minimum setback from Harrison St shall be 20 feet. Minimum
- 24 interior setback shall be 10 feet.
- 25                   C.     Building height shall not exceed a maximum height of 75 feet.

26                   In addition, the following development standards shall also apply:

- 27                   AA.    Maximum building lot coverage shall be 75%

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

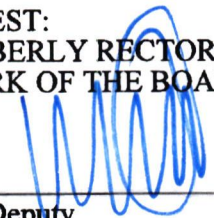
3 Section 3. This ordinance shall take effect 30 days after its adoption.  
4

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

7 By:   
8 Chair, Board of Supervisors

9 **V. MANUEL PEREZ**

10 ATTEST:  
11 KIMBERLY RECTOR  
12 CLERK OF THE BOARD

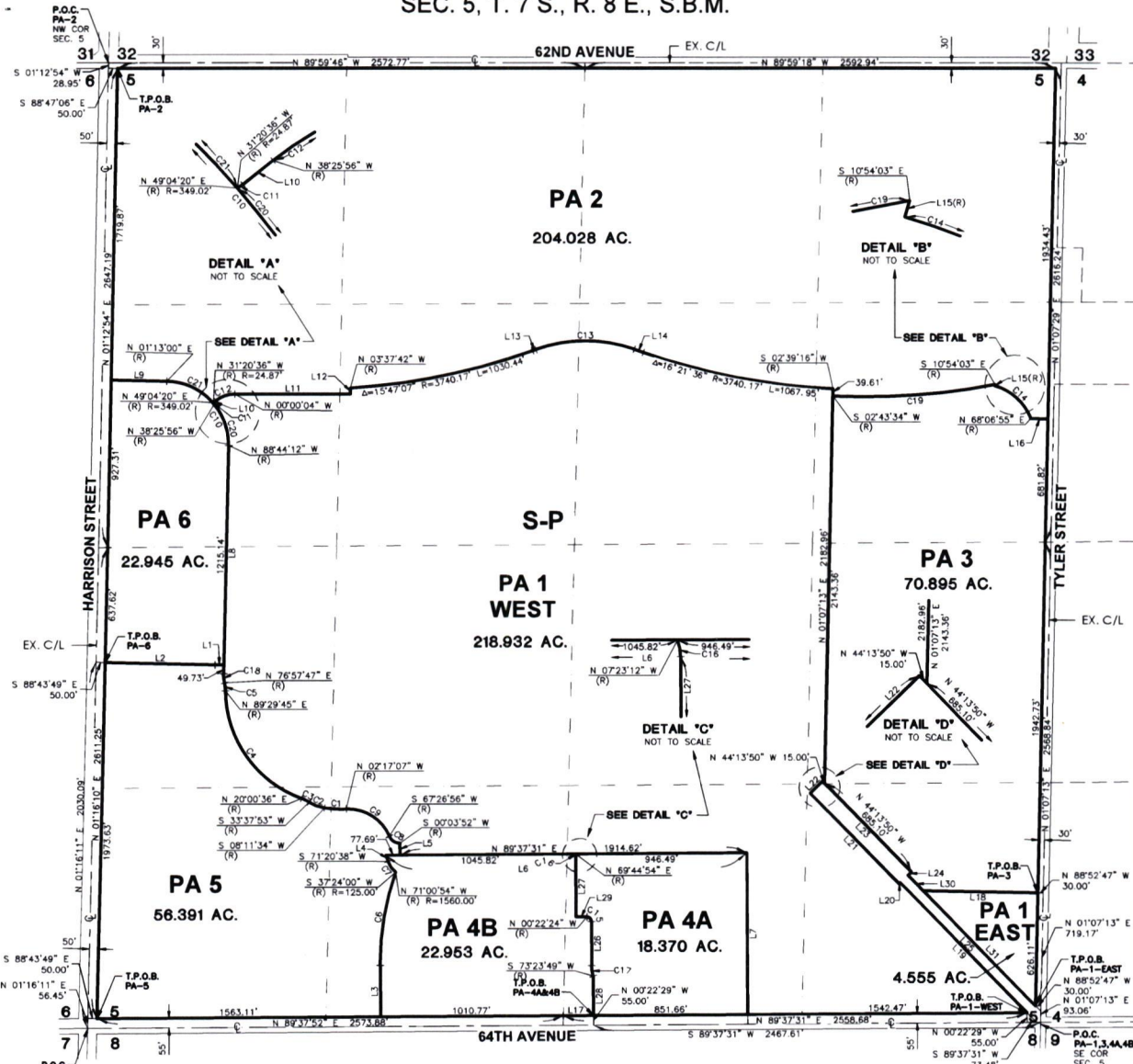
13   
14 By: \_\_\_\_\_  
15 Deputy

16 (SEAL)

17 APPROVED AS TO FORM  
18 December 8, 2025

19   
20 By: \_\_\_\_\_  
21 BRADEN HOLLY  
22 Deputy County Counsel

SEC. 5, T. 7 S., R. 8 E., S.B.M.



CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	10°28'41"	860.00'	120.70'
C2	25°28'19"	200.00'	88.80'
C3	13°37'17"	200.00'	47.55'
C4	69°29'09"	639.00'	774.95'
C5	12°31'58"	200.00'	43.75'
C6	19°21'14"	1560.00'	528.95'
C7	33°56'38"	125.00'	74.05'
C8	67°23'04"	64.00'	75.27'
C9	69°44'03"	246.00'	299.40'
C10	90°02'48"	349.00'	349.53'
C11	07°05'57"	24.87'	3.08'

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C12	36°25'52"	165.02'	110.69'
C13	36°25'41"	818.67'	549.08'
C14	51°45'47"	308.50'	278.71'
C15	89°59'39"	25.00'	39.27'
C16	19°52'21"	25.00'	8.67'
C17	16°13'26"	208.00'	58.90'
C18	14°18'15"	200.00'	49.93'
C19	13°37'37"	3783.50'	899.85'
C20	42°11'28"	349.02'	257.01'
C21	47°51'20"	349.02'	291.52'

LINE DATA		
NO.	BEARING	LENGTH
L1	N 90°00'00" E	49.01'
L2	N 88°43'58" W	606.08'
L3	N 00°22'08" W	288.72'
L4	N 18°39'31" W	36.46'
L5	N 00°22'29" W	63.68'
L6	N 89°37'31" E	1992.30'
L7	N 00°22'29" W	898.01'
L8	N 01°16'02" E	1264.87'
L9	N 88°47'17" W	306.57'
L10	N 41°33'50" W	17.56'
L11	N 90°00'00" E	636.08'
L12	N 00°00'00" W	32.46'
L13	N 70°35'11" E	20.11'
L14	N 70°59'08" W	53.22'
L15	N 16°21'08" E	7.50'

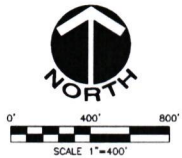
LINE DATA		
NO.	BEARING	LENGTH
L16	N 88°52'31" W	94.59'
L17	N 89°37'31" E	164.55'
L18	N 88°52'46" W	633.82'
L19	N 44°13'50" W	1007.77'
L20	N 45°46'10" E	10.00'
L21	N 44°13'50" W	700.10'
L22	N 45°46'10" E	95.00'
L23	N 44°13'50" W	700.10'
L24	N 45°46'10" E	25.00'
L25	N 44°13'50" W	1011.60'
L26	N 00°22'45" W	243.94'
L27	N 00°22'45" W	341.93'
L28	N 00°22'29" W	220.53'
L29	N 89°37'31" E	60.00'
L30	N 44°13'50" W	120.67'
L31	N 44°13'50" W	890.92'

LEGEND

- S-P SPECIFIC PLAN
- PA PLANNING AREA

MAP NO. 41.101

CHANGE OF OFFICIAL ZONING PLAN  
 LOWER COACHELLA VALLEY DISTRICT  
 CHANGE OF ZONE CASE NO. CZ2300003  
 AMENDING ORDINANCE NO. \_\_\_\_\_  
 ADOPTED BY ORDINANCE NO. 348.5050  
 (DATE:) December 16, 2025  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



APN(s): 751-020-002, 751-020-003,  
 751-020-006 & 751-020-007

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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 16, 2025, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

- AYES:        Spiegel, Washington, Perez, and Gutierrez
- NAYS:        None
- ABSENT:     Medina
- ABSTAIN:    None

DATE:        December 16, 2025

KIMBERLY A. RECTOR  
Clerk of the Board

BY: \_\_\_\_\_  
                  Deputy

SEAL