

Thousand Palms Town Center GPA 01122, CZ 07902: Proposed General Plan

Recommended Exhibit 6

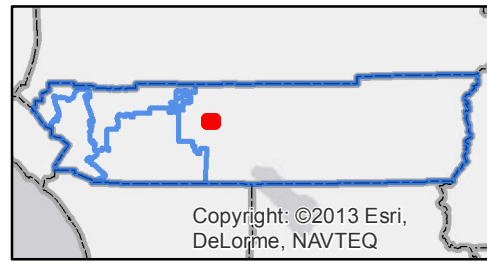


RIVERSIDE COUNTY
PLANNING DEPARTMENT

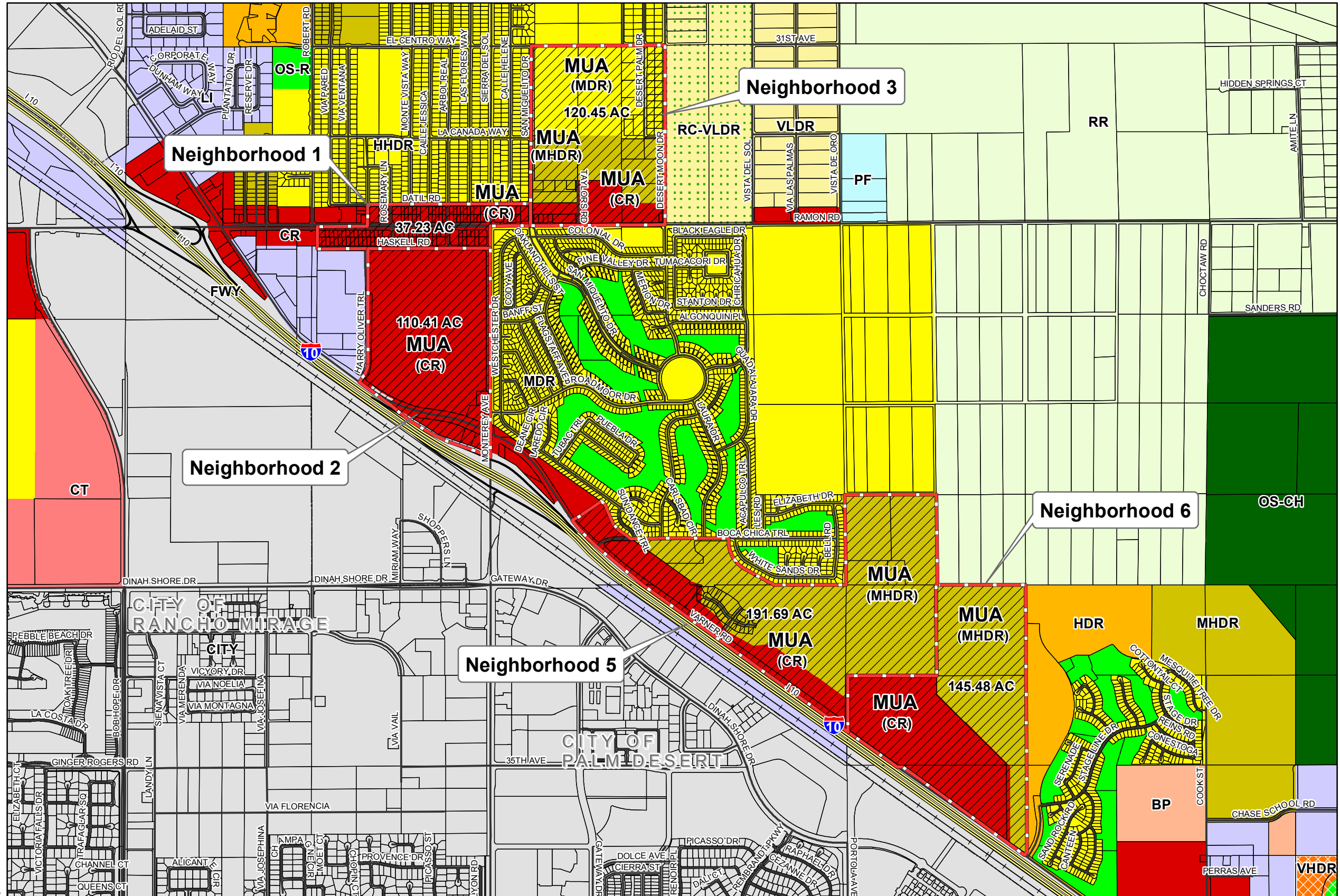
Supervisor Benoit
Supervisorial District 4
Western Coachella Valley
Area Plan
Riverside County
General Plan 5th Cycle
Housing Element

- Proposed HHDR(Highest Density Residential) or MUA(Mixed-Use Area) Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Rail Roads
- Cities
- Area Plans
- Specific Plan
- Rural Community - Very Low Density Residential
- Very Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Light Industrial
- Business Park
- Public Facilities
- Rural Residential
- Conservation Habitat
- Open Space Recreation
- City
- Freeway

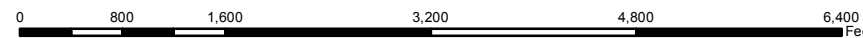
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Zoning District: Thousand Palms District



1 inch = 1,495 feet





Thousand Palms Community (I-10/Cook St Vicinity)

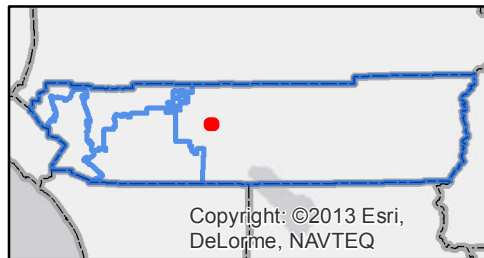
GPA 01122, CZ 07902: Proposed General Plan

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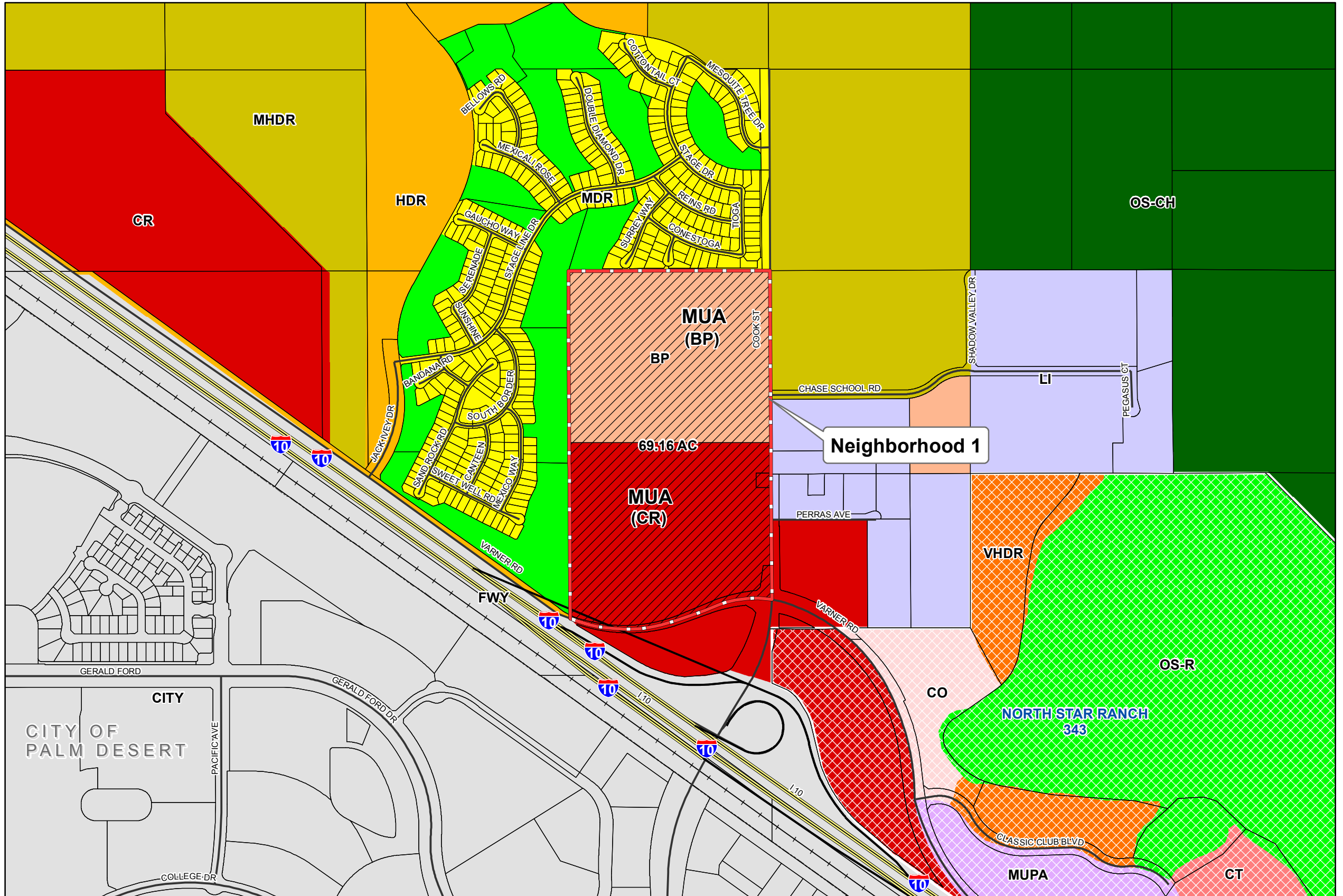
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- Very High Density Residential
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- Commercial Tourist
- Commercial Office
- Light Industrial
- Business Park
- Mixed Use Planning
- Conservation Habitat
- Open Space Recreation
- City
- Freeway

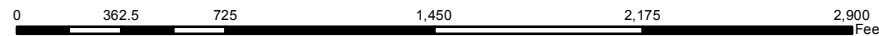
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Zoning District: Thousand Palms District



1 inch = 667 feet





Desert Edge/Southeast Desert Hot Springs Community

GPA 01122, CZ 07902: **Proposed General Plan**

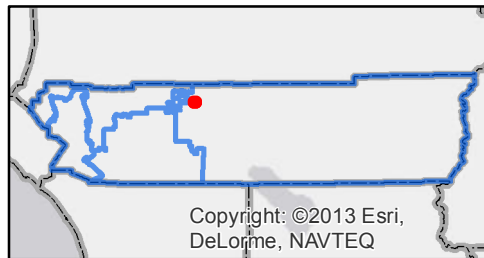
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Supervisory District 4
Western Coachella Valley
Area Plan

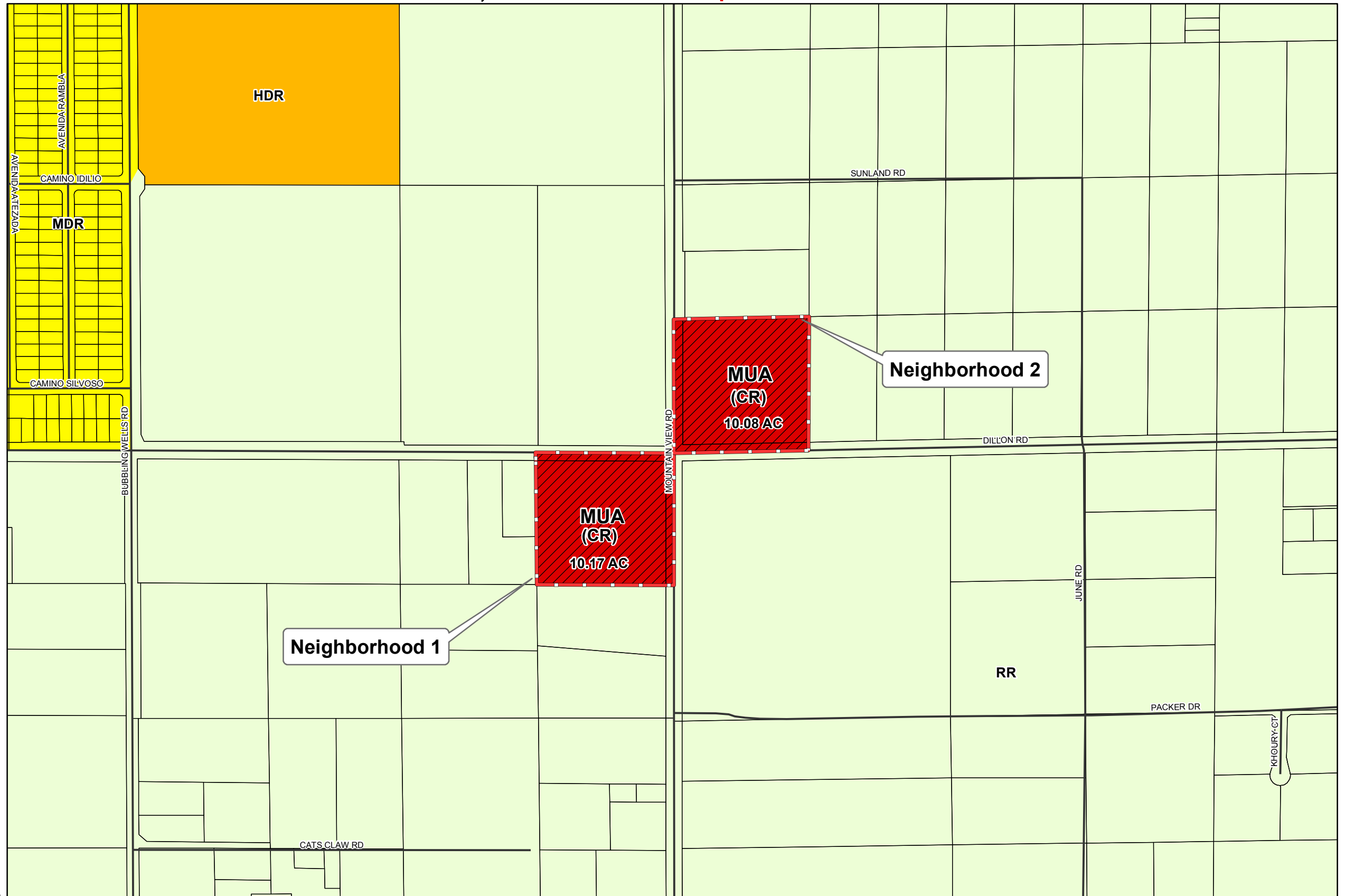
Riverside County
General Plan 5th Cycle

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- High Density Residential
- Commercial Retail
- Rural Residential

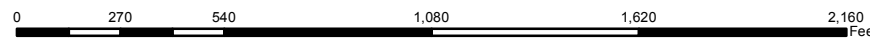
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Zoning District: Pass & Desert District



1 inch = 500 feet

















Rushmore / Kimdale Community

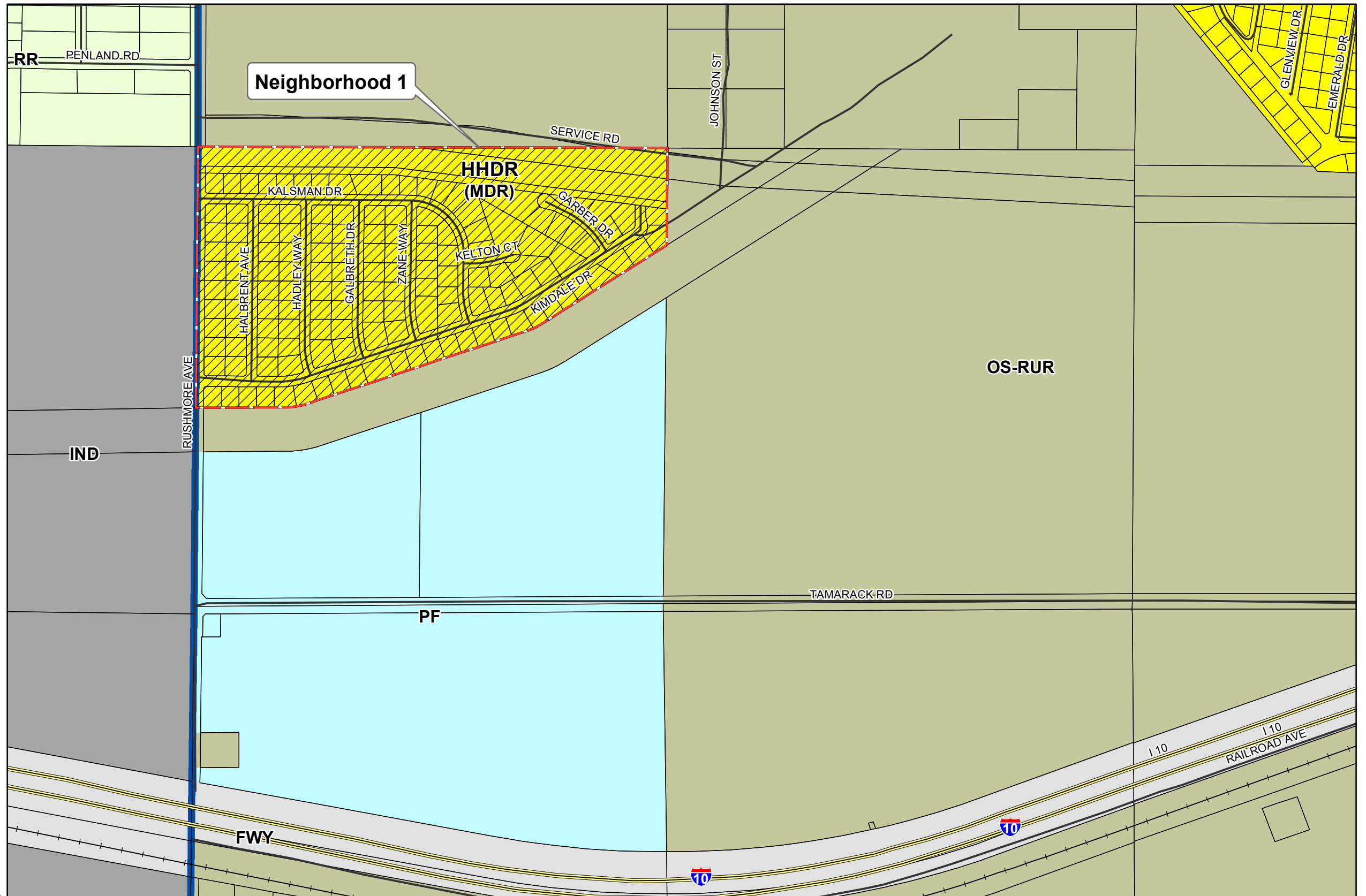
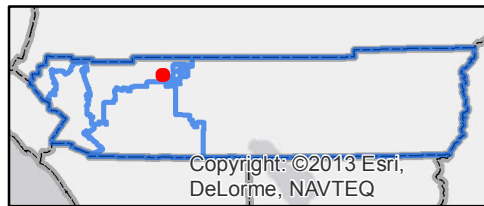
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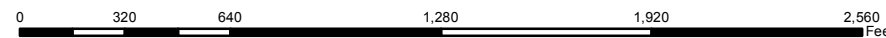
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Western Coachella Valley
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-  Parcels
-  Rail Roads
-  Area Plans
-  Medium Density Residential
-  Public Facilities
-  Rural Residential
-  Open Space Rural
-  Indian Lands
-  Freeway

5/12/2016



Zoning District: Whitewater Area



1 inch = 583 feet



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













I-10 / Haugen Lehmann Ave Community

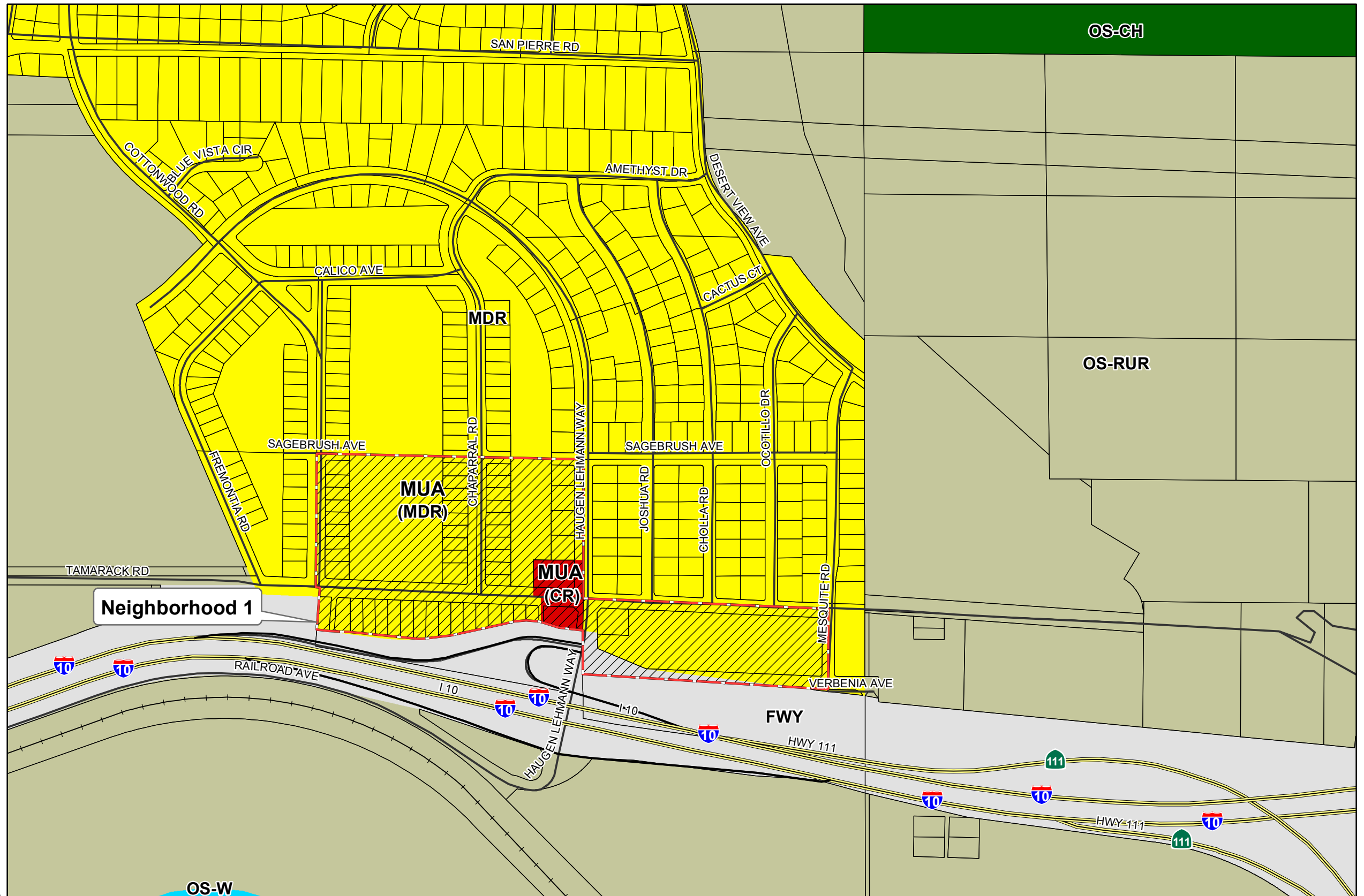
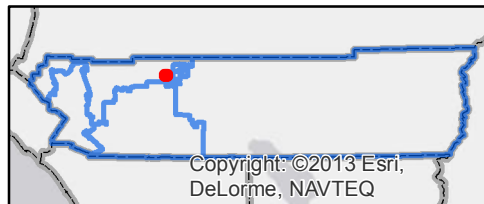
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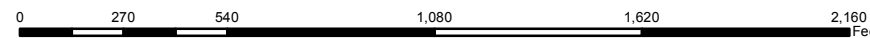
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-  Open Space Rural
-  Water
-  Freeway

5/12/2016



Zoning District: Whitewater Area



1 inch = 500 feet



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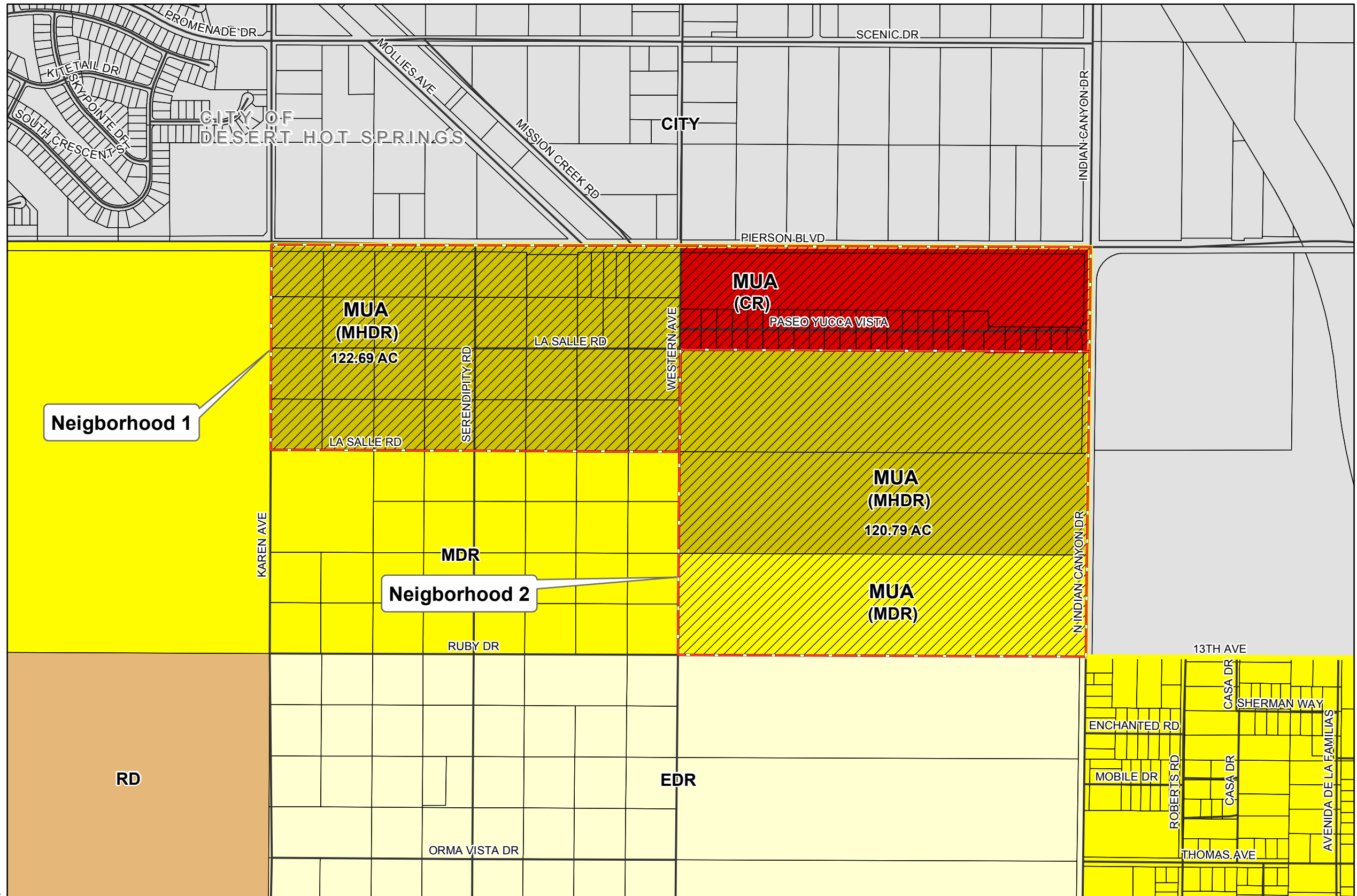


North Palm Springs Community GPA 01122, CZ 07902: Proposed General Plan

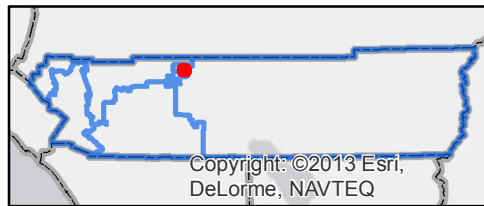
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- Medium High Density Residential
- Commercial Retail
- Rural Desert
- City

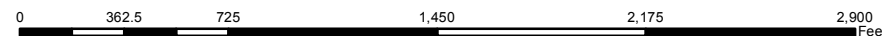


7/20/2016



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Zoning District: Pass & Desert District



1 inch = 667 feet



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ATTACHMENT C:

Ordinance No. 348.4840

Mixed-Use (MU) Zone and Highest Density Residential (R-7) Zone

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ORDINANCE NO. 348. 4840

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348

RELATING TO ZONING

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

Section 1. A new Article VIIIg is added to Ordinance No. 348 to read as follows:

“ARTICLE VIIIg

R-7 ZONE (HIGHEST DENSITY RESIDENTIAL)

SECTION 301. INTENT.

It is the intent of the Board of Supervisors in enacting the R-7 Zone to establish a specialized zone that will accommodate the County of Riverside’s share of the regional housing need as determined by the Southern California Association of Governments. The R-7 Zone shall only apply to those parcels identified in Ordinance No. 348.XXX for Change of Zone No. 7902 and utilized to satisfy the County’s share of the regional housing need for groups of all household income levels. The following regulations shall apply in the R-7 Zone.

SECTION 302. PERMITTED USES.

A. The following uses shall be permitted in the R-7 Zone:

1. Multiple family dwellings
2. Apartment houses

B. The following uses shall be permitted provided a plot plan has been approved pursuant to the provisions of section 18.30 of this Ordinance.

1. Boarding, rooming and lodging houses
2. Child day care centers
3. Churches, temples and other places of religious worship
4. Libraries, museums and art galleries

1 5. Public and private parks and playgrounds

2 C. The following uses shall be permitted provided a conditional use permit has been
3 approved pursuant to the provisions of section 18.28 of this Ordinance.

4 1. Mobilehome parks

5 D. Any use that is not specifically listed in subsections B. or C. may be considered a
6 permitted or conditionally permitted use provided that the Planning Director finds
7 that the proposed use is substantially the same in character and intensity as those
8 listed in the designated subsections. Such a use is subject to the permit process
9 which governs the category in which it falls.

10 SECTION 303. DEVELOPMENT STANDARDS. The following development standards
11 shall apply in the R-7 Zone.

12 A. The following development standards shall apply to non-residential development:

13 1. LOT AREA. There is no minimum lot area requirement.

14 2. LOT WIDTH. There is no minimum lot width requirement.

15 3. LOT COVERAGE. There is no maximum lot coverage.

16 4. SETBACKS. There are no setback requirements for buildings which do not
17 exceed thirty-five feet in height. Any portion of a building that exceeds
18 thirty-five feet in height shall be setback from the front, rear and side lot
19 lines not less than two feet for each foot by which the height exceeds thirty-
20 five feet.

21 5. HEIGHT. No building or structure shall exceed fifty feet (50'), unless a
22 greater height is approved pursuant to section 18.34 of this Ordinance. In
23 no event, shall a building or structure exceed seventy-five (75') in height
24 unless a variance is approved pursuant to Section 18.27 of this Ordinance.

25 6. ROOF EQUIPMENT. All roof mounted mechanical equipment shall be
26 screened from the ground elevation view to a minimum sight distance of
27 660 feet.
28

1 7. ENCROACHMENTS. No yard encroachments shall be permitted in the
2 front, side or rear yard except as provided in Section 18.19 of this
3 Ordinance.

4 B. The following development standards shall apply to attached residential
5 development:

6 1. LOT AREA. There is no minimum lot area requirement.

7 2. LOT WIDTH. There is no minimum lot width.

8 3. LOT COVERAGE. A maximum of 60 percent of the area of a lot may be
9 occupied by buildings.

10 4. COMMON RECREATIONAL OPEN SPACE.

11 a. Development with one hundred (100) residential dwellings or less
12 shall provide two hundred square feet (200') of common useable
13 recreational open space per residential dwelling such as, but not
14 limited to, pools, gyms, parks and recreational facilities.

15 b. Development with more than one hundred (100) residential
16 dwellings shall provide one hundred square feet (100') of common
17 useable recreational open space per residential dwelling such as, but
18 not limited to, pools, gyms, parks and recreational facilities.

19 5. INDIVIDUAL USEABLE OPEN SPACE. A residential dwelling shall
20 include at least two hundred square feet (200') of attached useable open
21 space, such as patios or balconies, which is not encumbered with structures.
22 No length or width of the useable open space shall be less than eight feet
23 (8').

24 6. BUILDING SEPARATION.

25 a. Any one-story building containing residential dwellings shall be
26 separated by a minimum of ten (10) feet from any other one-story
27 building containing residential dwellings on the same lot.
28

1 b. Any two-story building containing residential dwellings shall be
2 separated by a minimum of fifteen (15) feet from any other building
3 with residential dwellings on the same lot.

4 c. Buildings with residential dwellings above two-stories shall be
5 separated by a minimum of twenty (20) feet from any other building
6 with residential dwellings.

7 7. HEIGHT.

8 a. Except when adjacent to existing one family dwellings or property
9 zoned R-1 (One-Family Dwellings), the maximum height for
10 buildings or structures shall be one hundred feet (100').

11 b. The maximum height for buildings or structures adjacent to existing
12 one family dwellings or property zoned R-1 (One-Family Dwellings
13 shall be fifty feet (50').

14 8. ENCROACHMENT. No yard encroachment shall be permitted in the front,
15 side or rear yard except as provided for in Section 18.19 of this Ordinance.

16 C. The following development standards shall apply to detached residential
17 development:

18 1. LOT AREA. There is no minimum lot area requirement.

19 2. LOT WIDTH. There is no minimum lot width.

20 3. LOT COVERAGE. There is no maximum lot coverage.

21 4. COMMON RECREATIONAL OPEN SPACE.

22 a. Development with one hundred (100) residential dwellings or less
23 shall provide two hundred square feet (200') of common useable
24 recreational open space per residential dwelling such as, but not
25 limited to, pools, gyms, parks and recreational facilities.

26 b. Development with more than one hundred (100) residential
27 dwellings shall provide one hundred square feet (100') of common
28

1 useable recreational open space per residential dwelling such as, but
2 not limited to, pools, gyms, parks and recreational facilities.

3 5. USABLE OPEN SPACE. A residential use shall include at least two
4 hundred square feet (200') of attached useable open space, such as patios or
5 balconies, which is not encumbered with structures. No length or width of
6 the useable open space shall be less than eight feet (8').

7 6. BUILDING SEPARATION. The minimum distance between buildings on
8 three (3) sides shall be five feet (5') and eight feet (8') on the remaining
9 side.

10 7. HEIGHT. The maximum building height shall be forty feet (40').

11 8. ENCROACHMENT. No yard encroachment shall be permitted in the front,
12 side or rear yard except as provided for in Section 18.19 of this Ordinance.

13 SECTION 304. DEVELOPMENT DESIGN AND PHASING.

14 A. PHASING PLAN. For phased developments, a site development phasing plan
15 shall be submitted with the land use application and include maps, exhibits and a
16 description of the following: phasing for development and infrastructure; the
17 viability of future development within the neighborhood and adjoining
18 neighborhoods; and the development of multi-modal transportation connectivity
19 with the neighborhood and adjoining community areas.

20 B. DESIGN REVIEW. For multi-family dwellings and apartment houses, a site
21 design plan shall be submitted to the Planning Director for review and shall include
22 the following:

- 23 1. Building footprint
- 24 2. Floor plans
- 25 3. Landscape plan
- 26 4. Wall and fencing plan
- 27 5. Elevation plan

6. Architectural design
7. Photometric plan, as necessary
8. Traffic analysis

C. DESIGN APPROVAL. The above referenced site design plan shall be approved by the Planning Director if the site design plan is consist with all of the following:

1. The Riverside County General Plan;
2. This Ordinance;
3. The Countywide Design Guidelines;
4. There is no specific, adverse impact upon the public health or safety. A specific adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete; or
5. If there is a specific adverse impact upon the public health or safety, the development has been conditioned to develop at a lower density which removes the specific adverse impact.”

Section 2. A new Article IXf is added to Ordinance No. 348 to read as follows:

“ARTICLE IXf

MU ZONE (MIXED USE)

SECTION 9.85. INTENT.

It is the intent of the Board of Supervisors in enacting the MU Zone to establish a zone to assist the County in accommodating its share of the regional housing need as determined by the Southern California Association of Governments along with implementing the Mixed Use Area Land Use Designation in the General Plan by providing regulations for a mixture of residential, commercial, office, entertainment, recreational and other uses. The MU Zone shall only apply to land

1 with a General Plan Mixed Use Area Land Use Designation or within an approved
2 Specific Plan. The following regulations shall apply in the MU Zone.

3 SECTION 9.86. USES PERMITTED.

4 A. The following uses shall be permitted in the MU Zone:

- 5 1. One family dwellings
- 6 2. Multiple family dwellings that do not include a non-residential use
- 7 3. Home occupation
- 8 4. Public parks and plazas

9 B. The following uses shall be permitted provided a plot plan has been approved
10 pursuant to provisions of section 18.30 of this Ordinance. In the event a
11 development includes a combination of uses that are permitted with a plot plan and
12 conditional use permit, the development shall be processed in accordance with
13 Section 9.86.C. of this article.

- 14 1. Animal hospitals, not including any outdoor facilities
- 15 2. Antique shops
- 16 3. Art supply shops and studios
- 17 4. Artisan or novelty stores
- 18 5. Bakery shops, including baking only when incidental to retail sales on the
19 premises
- 20 6. Banks and financial institutions
- 21 7. Barber and beauty shops
- 22 8. Book stores
- 23 9. Business and Professional Schools
- 24 10. Cellular telephone sales and service
- 25 11. Check Cashing Business
- 26 12. Clothing Dry Cleaners
- 27 13. Clothing stores

- 1 14. Community and Civic Centers
- 2 15. Computer sales and service
- 3 16. Combined Live/Work Development
- 4 17. Day care centers
- 5 18. Delicatessens
- 6 19. Drug stores
- 7 20. Florist shops
- 8 21. Gift shops
- 9 22. Grocery Stores
- 10 23. Hardware stores
- 11 24. Hotels, resort hotels and motels
- 12 25. Household Furniture or Appliance Stores
- 13 26. Internet cafes and internet gaming facilities
- 14 27. Jewelry stores with incidental repairs
- 15 28. Laundries and laundromats
- 16 29. Medical Offices
- 17 30. Multiple family dwellings that include a non-residential use
- 18 31. Museums and libraries
- 19 32. Nurseries and garden supply stores
- 20 33. Paint and wall paper stores
- 21 34. Parking lots and parking structures
- 22 35. Pet shops and pet supply shops
- 23 36. Photography shops and studios and photo engraving
- 24 37. Plumbing shops, not including plumbing contractors
- 25 38. Post services
- 26 39. Restaurants and other eating establishments
- 27 40. Shoe stores and repair shops
- 28

- 1 41. Sporting goods stores
- 2 42. Tailor shops
- 3 43. Tobacco or Hookah shops
- 4 44. Tourist information centers
- 5 45. Toy shops

6 C. The following uses shall be permitted provided a conditional use permit has been
7 approved pursuant to the provisions of section 18.28 of this Ordinance:

- 8 1. Animal hospitals, with outdoor facilities
- 9 2. Bars and cocktail lounges
- 10 3. Billiard and pool halls
- 11 4. Convenience stores
- 12 5. Hotels, resort hotels and motels
- 13 6. Indoor Entertainment Facility
- 14 7. Indoor Health and Fitness Facility
- 15 8. Motor vehicle fuel service stations, with or without the concurrent sale of
16 beer and wine for off-premises consumption
- 17 9. Private Academic Facility
- 18 10. Theaters and Auditoriums
- 19 11. Liquor stores pursuant to the provisions of section 18.48 (Alcoholic
20 Beverage Sales) of this Ordinance.

21 D. SAME CHARACTER AND INTENSITY. Any use that is not specifically listed in
22 subsections B. or C. may be considered a permitted or conditionally permitted use
23 provided that the Planning Director finds that the proposed use is substantially the
24 same in character and intensity as those listed in the designated subsections. Such a
25 use is subject to the permit process which governs the category in which it falls.

26 SECTION 9.87. DEVELOPMENT STANDARDS.

1 A. ALL USES. The following development standards shall apply to all uses in the
2 MU Zone:

3 1. MIXED USE. Residential dwellings may be provided on upper levels of
4 commercial or office buildings or may be provided in separate buildings
5 adjacent to commercial or office buildings.

6 2. PUBLIC USE.

7 a. Any building over thirty thousand square feet (30,000') shall include
8 a public use area such as public park, plaza or square.

9 b. Public use areas shall be located next to public streets, residential
10 areas or retail uses and does not include the public right-of-way.

11 3. GROUND FLOOR. No more than fifty percent (50%) of all ground floor
12 mixed use buildings may be residential dwellings.

13 4. TRANSPARENCY. Along predominantly retail streets, at least fifty
14 percent (50%) of the street building wall area between three feet (3') and
15 ten feet (10') shall be transparent with clear windows that allow views of
16 indoor space or display areas.

17 5. STREET ORIENTATION. Commercial and mixed use buildings shall be
18 oriented so functional pedestrian entrances face the street, and parking areas
19 are located mostly underground or to the rear or side of the building.

20 6. ENTRANCES. Buildings shall have an entrance door facing the public
21 sidewalk, which may include doors to individual shops, lobby entrances,
22 entrances to pedestrian-oriented plazas or courtyard entrances.

23 7. PEDESTRIAN PATHS. Pedestrian paths shall be provided to connect
24 commercial building entries with adjacent streets, uses and parcels.

25 8. BUILDING DESIGN.

26 a. Building facades shall be varied and articulated to provide visual
27 interest to pedestrians which may be accomplished by incorporating
28

1 offsetting plans, changes in wall texture and color, architectural
2 elements and landscaping into the design of the buildings.

3 b. Except for detached residential dwellings, buildings shall include at
4 least one architectural projection that is at minimum two percent
5 (2%) higher than the primary structure but does not exceed twenty
6 feet (20').

7 9. STREET PATTERN. The street system shall be in a grid pattern or
8 modified grid pattern emphasizing interconnected streets and the ability to
9 reach local destinations without crossing major streets or primary arterials.

10 10. LOT AREA. There is no minimum lot area.

11 11. LOT WIDTH. There is no minimum lot width.

12 12. LOT COVERAGE. There is no maximum lot coverage.

13 13. SETBACKS.

14 a. Building facades shall be no more than fifteen feet (15') from the
15 street side property lines.

16 b. No interior side setbacks are required, except when the MU zone
17 property abuts a residential zoned property in which case the
18 minimum side setback required in the MU zone shall be the same as
19 required for a residential use on the abutting residential zoned
20 property.

21 14. HEIGHT.

22 a. Except when adjacent to existing one family dwellings or property
23 zoned R-1 (One-Family Dwellings), the maximum height for
24 buildings or structures shall be one hundred feet (100').

25 b. The maximum height for buildings or structures adjacent to existing
26 one family dwellings or property zoned R-1 (One-Family
27 Dwellings) shall be fifty feet (50').
28

1 c. Commercial floor space provided on the ground floor of a mixed use
2 building shall have a minimum floor to ceiling height of eleven feet
3 (11').

4 15. ROOF-MOUNTED EQUIPMENT SCREENING. Except for solar energy
5 systems, all roof-mounted mechanical and other equipment shall be
6 screened from the ground elevation view to a minimum sight distance of
7 660 feet.

8 16. TRASH AREAS. Trash collection areas shall be screened by landscaping
9 or architectural features in such a manner as not to be visible from a public
10 street for from any adjacent residential development.

11 17. ENCROACHMENTS. No yard encroachment shall be permitted in the
12 front, side or rear yard except as provided for in Section 18.19 of this
13 Ordinance.

14 18. LIGHTING. All lighting fixtures, including spot lights, electrical reflectors
15 and other means of illumination for signs, buildings, landscaping, parking,
16 loading, unloading and similar areas, shall be focused, directed and
17 arranged to prevent glare or direct illumination on residential uses.

18 B. RESIDENTIAL USES. In addition to the development standards in Section 9.87
19 subsection A., the following development standards shall apply to residential uses:

20 1. BUILDING ORIENTATION. One family dwellings shall be designed to
21 have the front door to each home closer to the street than the garage door
22 and garage doors shall not face the street.

23 2. BUILDING SEPARATION. For detached residential dwellings, the
24 minimum distance between buildings on three (3) sides shall be five feet
25 (5') and eight feet (8') on the remaining side.

26 3. COMMON RECREATIONAL OPEN SPACE.
27
28

1 a. Development with one hundred (100) residential dwellings or less
2 shall provide two hundred square feet (200') of common useable
3 recreational open space per residential dwelling such as, but not
4 limited to, pools, gyms, parks and recreational facilities.

5 b. Development with more than one hundred (100) residential
6 dwellings shall provide one hundred square feet (100') of common
7 useable recreational open space per residential dwelling such as, but
8 not limited to, pools, gyms, parks and recreational facilities.

9 4. USEABLE OPEN SPACE. A residential dwelling shall include at least two
10 hundred square feet (200') of attached useable open space, such as patios or
11 balconies, which is not encumbered with structures. No length or width of
12 the useable open space shall be less than eight feet (8').

13 SECTION 9.88. DEVELOPMENT DESIGN AND PHASING.

14 A. PHASING PLAN. For phased developments, a site development phasing plan
15 shall be submitted with the land use application and include maps, exhibits and a
16 description of the following: phasing for development and infrastructure; the
17 viability of future development within the neighborhood and adjoining
18 neighborhoods; and the development of multi-modal transportation connectivity
19 with the neighborhood and adjoining community areas.

20 B. DESIGN REVIEW. For multi-family dwelling developments that do not include a
21 non-residential use, a site design plan shall be submitted to the Planning Director
22 for review and shall include the following:

- 23 1. Building footprint
- 24 2. Floor plans
- 25 3. Landscape plan
- 26 4. Wall and fencing plan
- 27 5. Elevation plan

6. Architectural design
7. Photometric plan, as necessary
8. Traffic analysis

C. DESIGN APPROVAL. The site design plan referenced above shall be approved if the Planning Director finds the site design plan conforms or is consist with all of the following:

1. The Riverside County General Plan;
2. This Ordinance;
3. The Countywide Design Guidelines;
4. There is no specific, adverse impact upon the public health or safety. A specific adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete; or
5. If there is a specific adverse impact upon the public health or safety, the development has been conditioned to develop at a lower density which removes the specific adverse impact.”

Section 3. If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

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Section 4. This Ordinance shall take effect thirty (30) days after its adoption.

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

By: _____
Chairman, Board of Supervisors

ATTEST:
CLERK OF THE BOARD

By: _____
Deputy

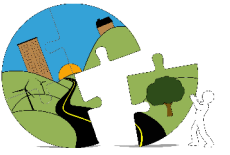
(SEAL)

APPROVED AS TO FORM
June ____, 2016

By: _____
Michelle P. Clack
Deputy County Counsel

ATTACHMENT D:

Change of Zone No. 7902 Exhibit 3



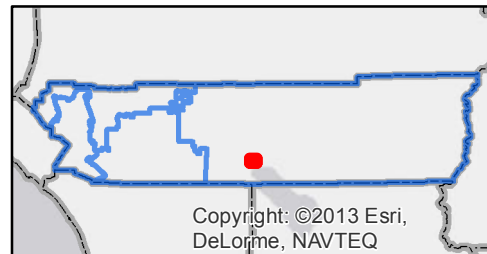
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Supervisor Benoit
Supervisorial District 4
Eastern Coachella Valley
Area Plan

Riverside County
General Plan 5th Cycle
Housing Element

- Proposed R-7 or MU Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Rail Roads
- Water
- Area Plans
- A-1-10
- A-1-20
- A-1-5
- A-2-10
- A-2-20
- C-P-S
- I-P
- M-M
- M-SC
- R-1
- R-2
- R-3
- R-4
- R-6
- R-T
- W-1
- W-2

7/20/2016



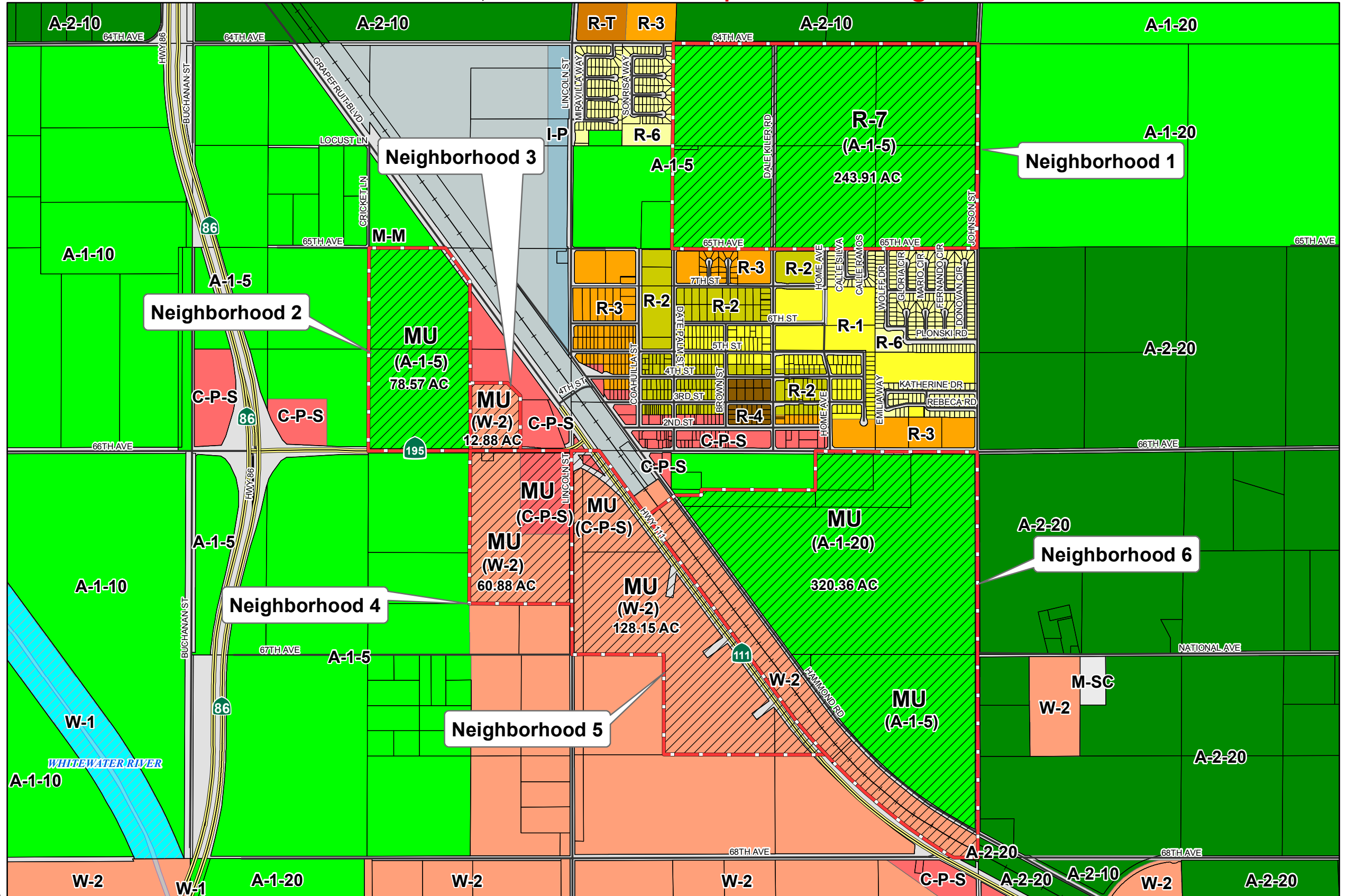
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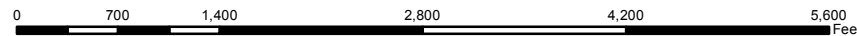
Mecca Town Center

GPA 01122, CZ 07902 : Proposed Zoning

Exhibit 3



Zoning District: Mecca District



1 inch = 1,323 feet





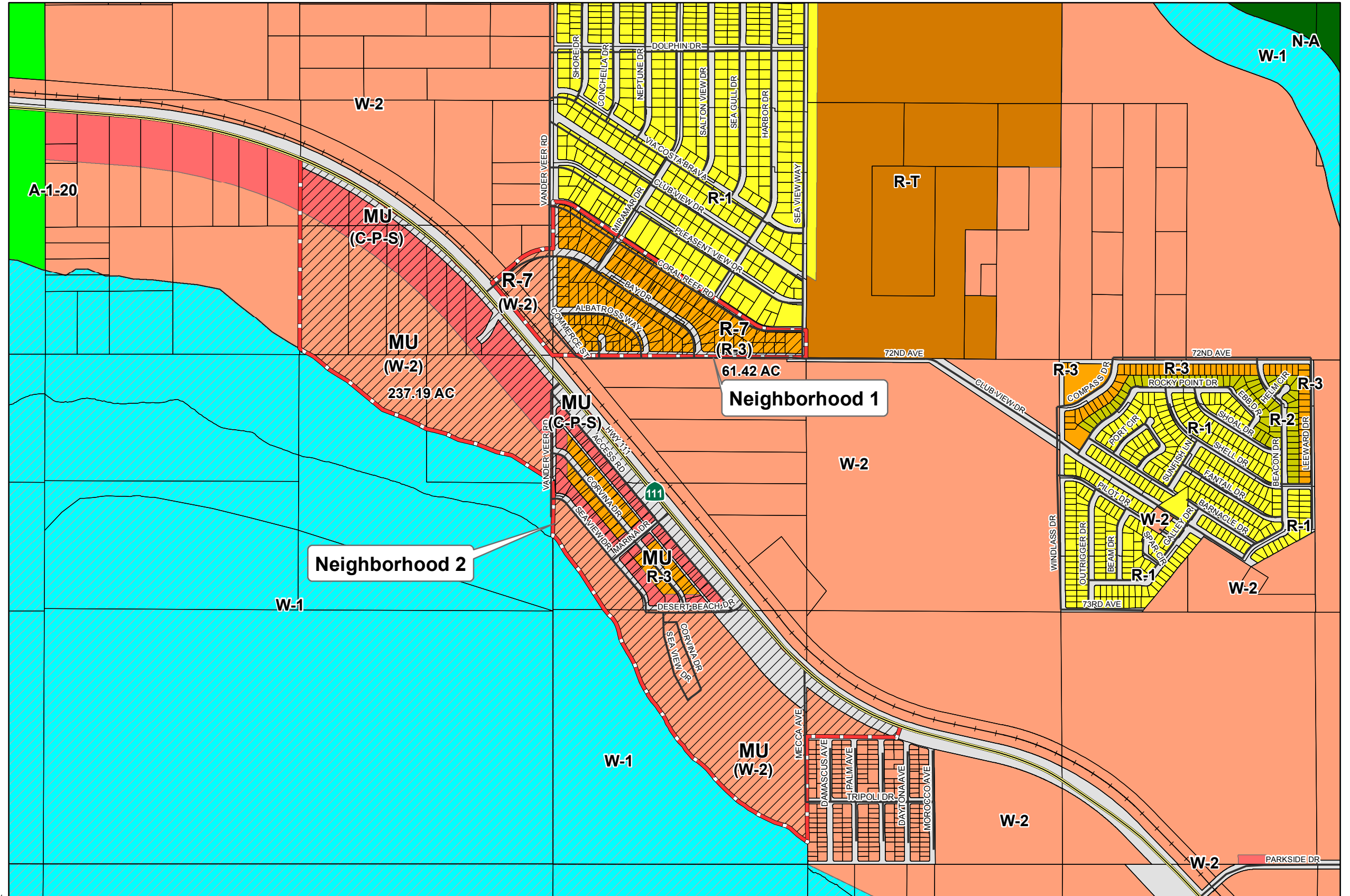
North Shore Town Center GPA 01122, CZ 07902 : Proposed Zoning

Exhibit 3

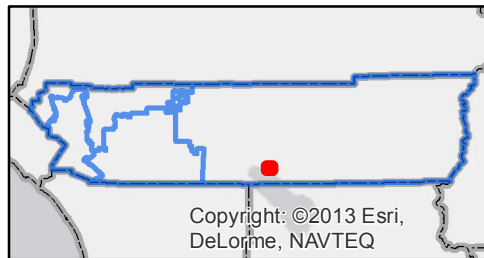
Supervisor Benoit
Supervisorial District 4
Eastern Coachella Valley
Area Plan

Riverside County
General Plan 5th Cycle
Housing Element

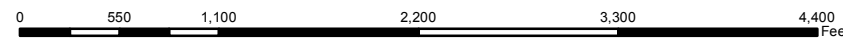
- Proposed R-7 or MU Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Rail Roads
- Area Plans
- A-1-10
- A-1-20
- C-P-S
- N-A
- R-1
- R-2
- R-3
- R-T
- W-1
- W-2



7/20/2016



Zoning District: Lower Coachella Valley District



1 inch = 1,059 feet



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Oasis Town Center

GPA 01122, CZ 07902 : Proposed Zoning

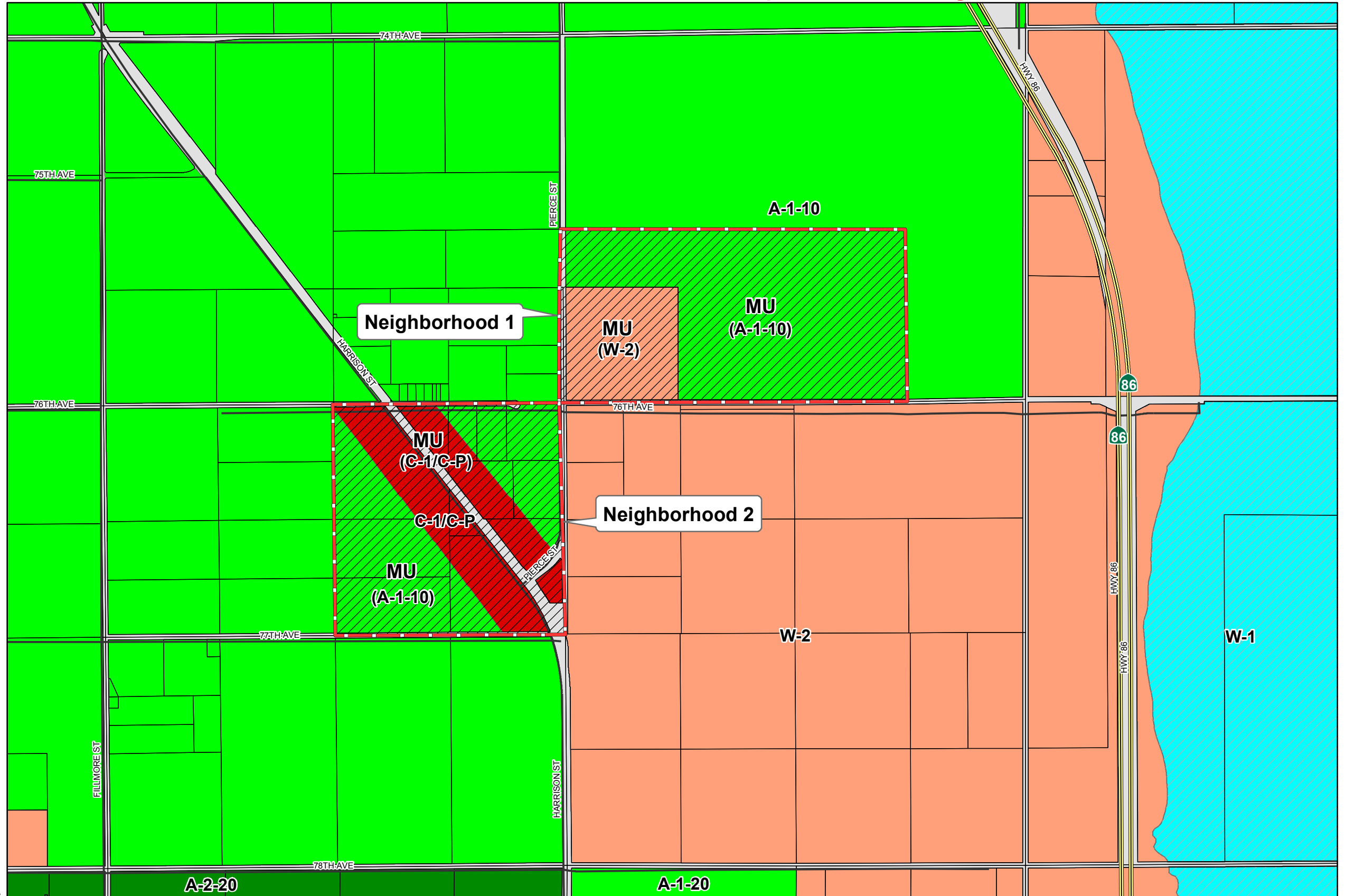
Exhibit 3



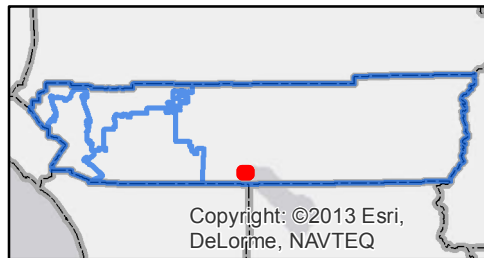
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Supervisor Benoit
Supervisorial District 4
Eastern Coachella Valley
Area Plan
Riverside County
General Plan 5th Cycle
Housing Element

- Proposed R-7 or MU Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Area Plans
- A-1-10
- A-1-20
- A-2-20
- C-1/C-P
- W-1
- W-2



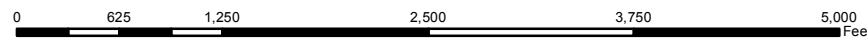
5/24/2016



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Zoning District: Lower Coachella Valley District

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1 inch = 1,167 feet



Thermal Town Center

GPA 01122, CZ 07902 : Proposed Zoning

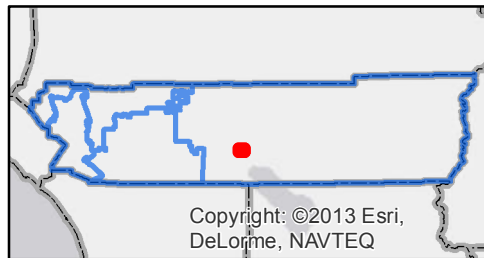


RIVERSIDE COUNTY
PLANNING DEPARTMENT

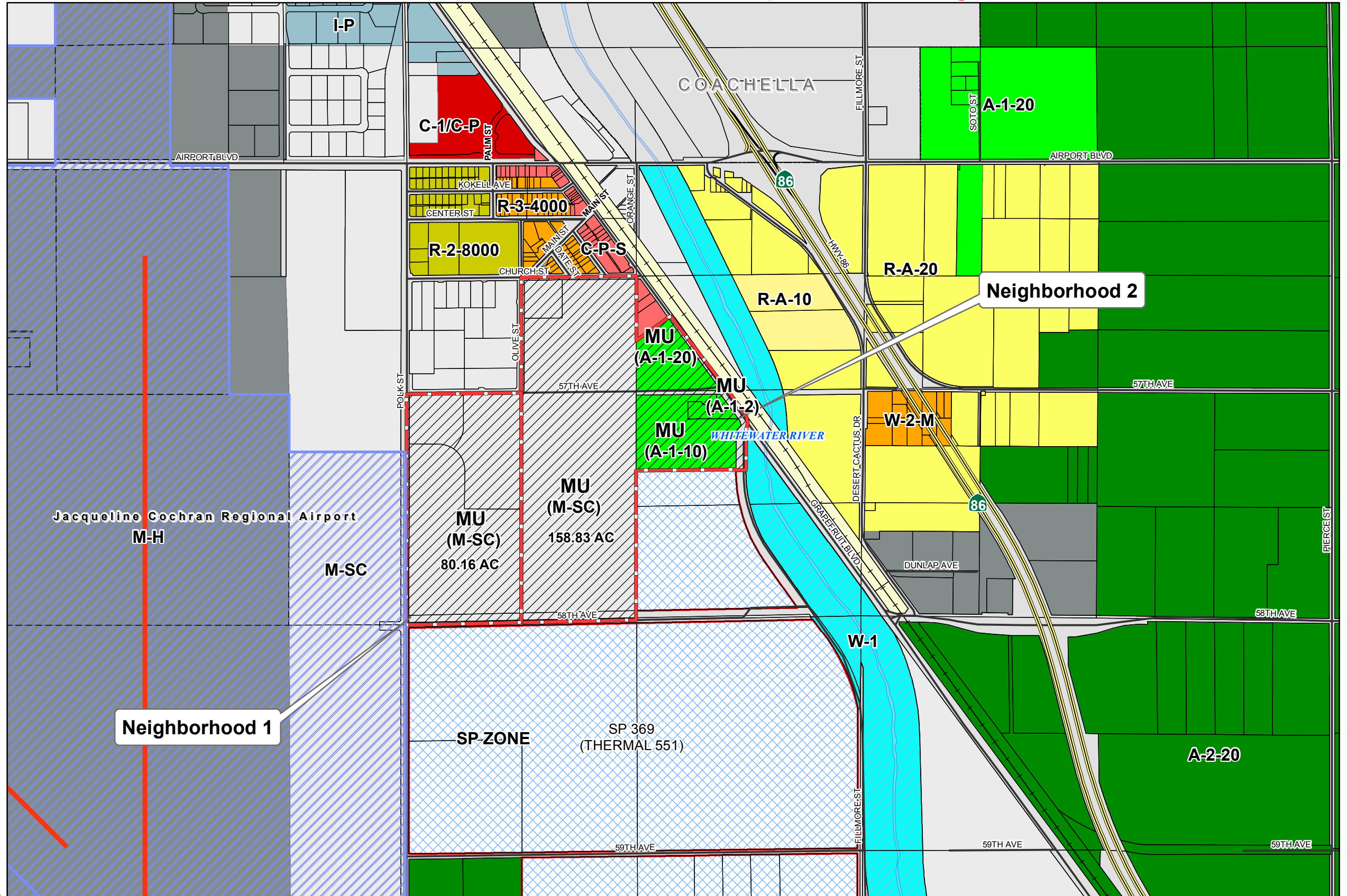
Supervisor Benoit
Supervisorial District 4
Eastern Coachella Valley
Area Plan
Riverside County
General Plan 5th Cycle
Housing Element

- Proposed R-7 or MU Neighborhoods
- Airports
- Runways
- Supervisorial District
- Roads
- Parcels
- Rail Roads
- Water
- Cities
- Area Plans
- A-1-10
- A-1-2
- A-1-20
- A-2-20
- C-1/C-P
- C-P-S
- I-P
- M-H
- M-SC
- R-2-8000
- R-3-4000
- R-A-10
- R-A-20
- R-A-5
- R-R
- SP ZONE
- W-1
- W-2-M

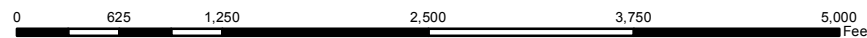
7/20/2016



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Zoning District: Lower Coachella Valley District



1 inch = 1,167 feet





Lakeview Town Center

GPA 01122, CZ 07902: Proposed Zoning

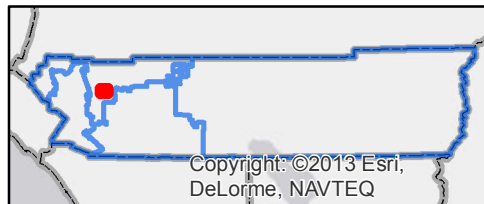
Exhibit 3

Supervisor Ashley
Supervisorial District 5
Lakeview/Nuevo Area Plan

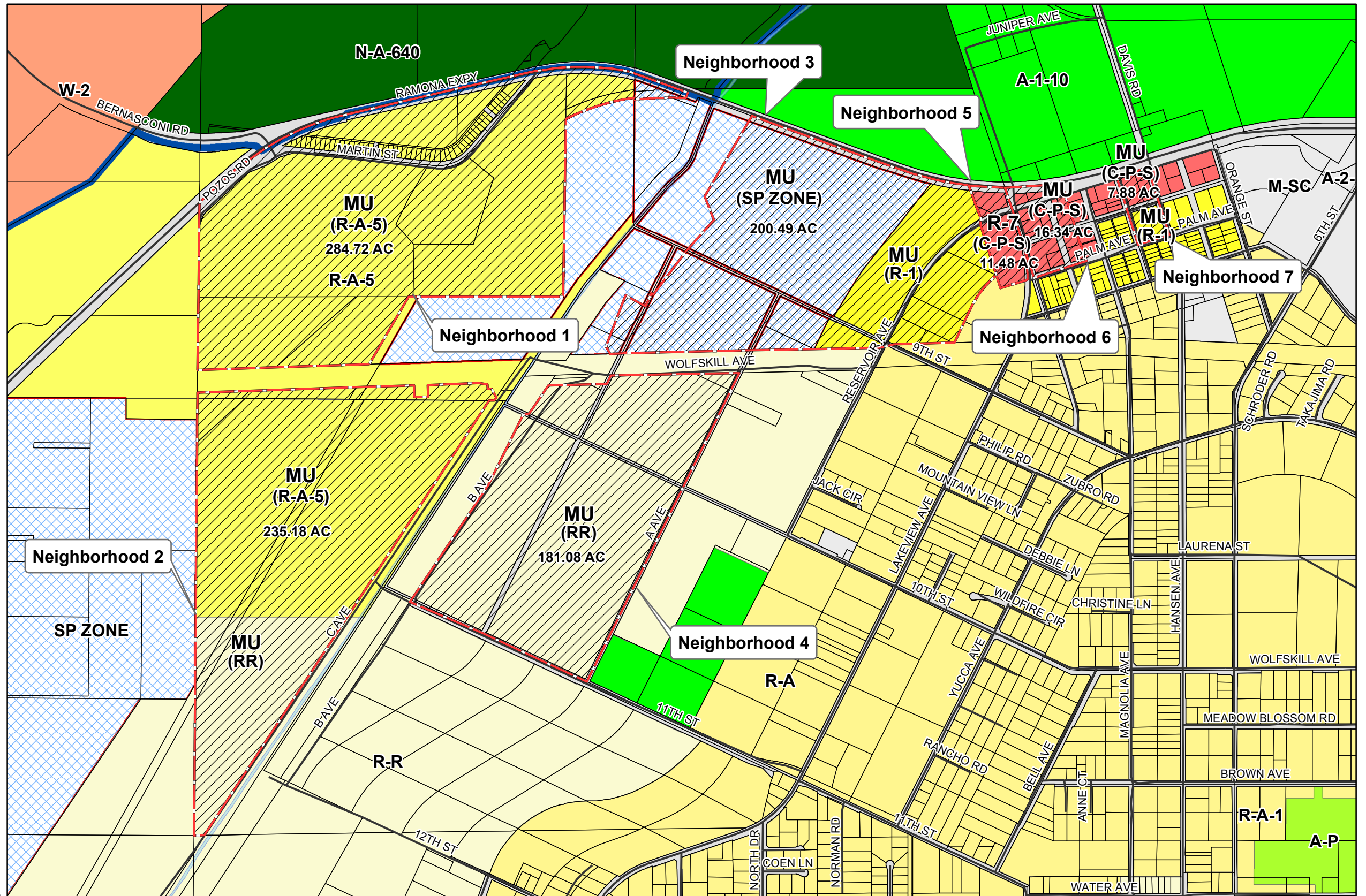
Riverside County
General Plan 5th Cycle
Housing Element

- Proposed R-7 or MU Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Water
- Area Plans
- A-1-10
- A-P
- C-P-S
- M-SC
- N-A-640
- R-1
- R-A
- R-A-1
- R-A-5
- R-R
- SP ZONE
- W-2

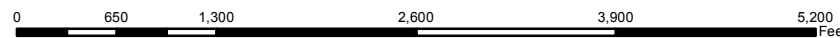
7/20/2016



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Zoning District: Perris Reservoir District
Lakeview Area
Nuevo Area



1 inch = 1,250 feet



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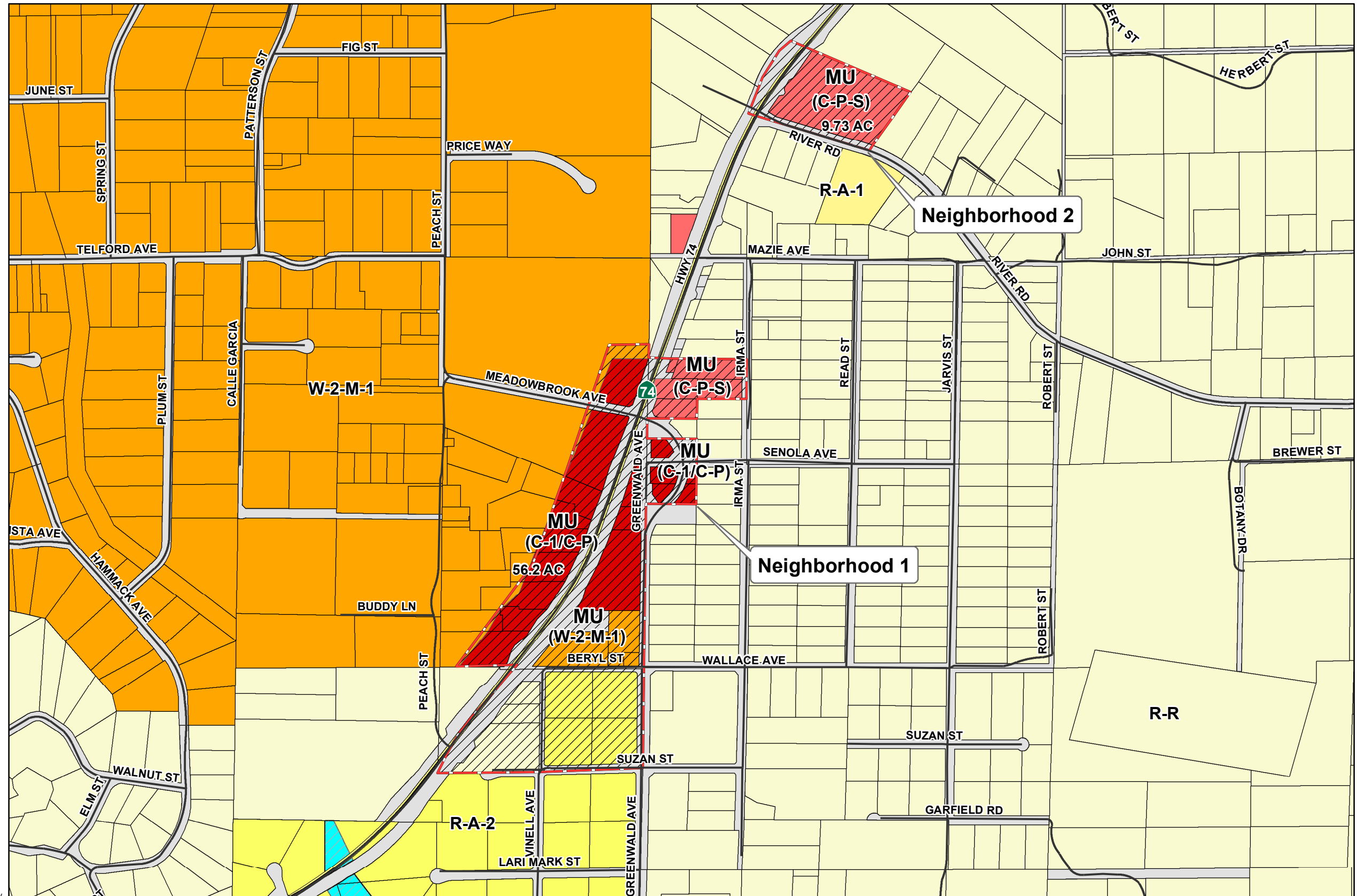
Meadowbrook Town Center

GPA 01122, CZ 07902: Proposed Zoning

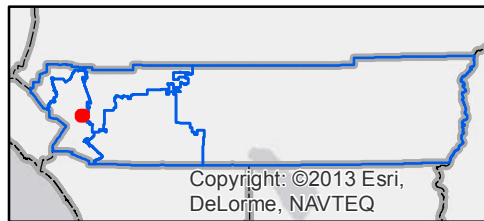
Exhibit 3

**Supervisor Jeffries
Supervisorial District 1
Elsinore Area Plan
Riverside County
General Plan 5th Cycle
Housing Element**

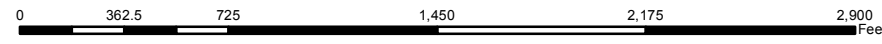
- Proposed R-7 or MU Neighborhoods
- Roads
- Supervisorial District
- Parcels
- Area Plans
- C-1/C-P
- C-P-S
- R-A-1
- R-A-2
- R-R
- W-1
- W-2-M-1



7/20/2016



Zoning District: Meadowbrook District & Area



1 inch = 667 feet



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Winchester Town Center

GPA 01122, CZ 07902 : Proposed Zoning

Exhibit 3

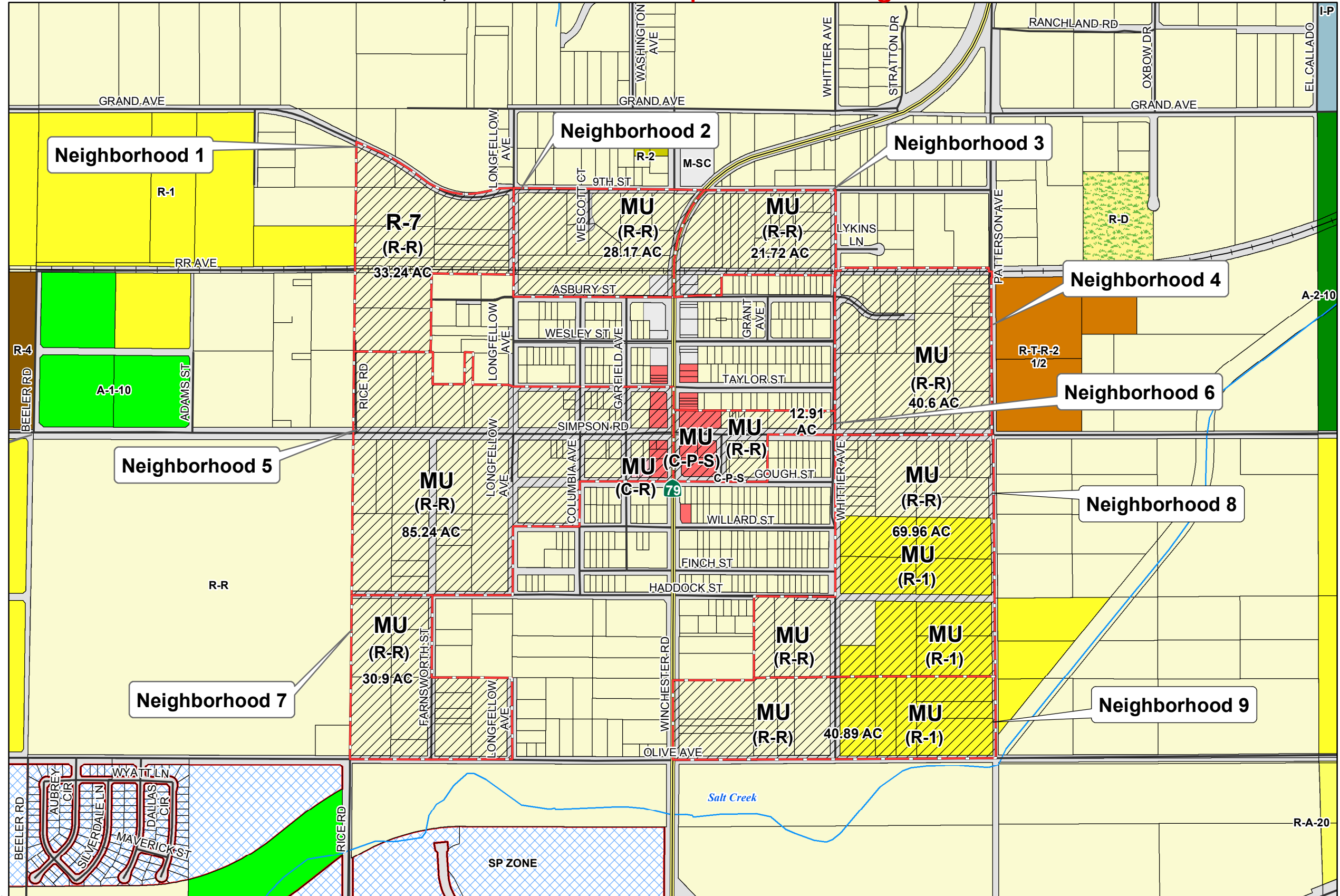
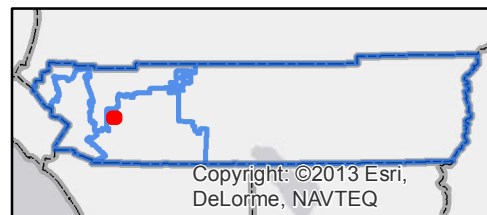


**Supervisor Washington
Supervisorial District 3
Harvest Valley/Winchester
Area Plan**

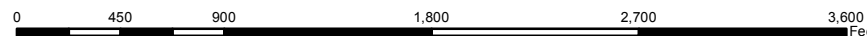
**Riverside County
General Plan 5th Cycle
Housing Element**

- Proposed R-7 or MU Neighborhoods
- Roads
- + Rail Roads
- Supervisorial District
- River
- PARCELS
- Area Plans
- A-1-10
- A-2-10
- C-P-S
- C-R
- I-P
- M-SC
- R-1
- R-2
- R-4
- R-A-20
- R-D
- R-R
- R-T-R-2 1/2
- SP ZONE

7/20/2016



Zoning District: Winchester Area

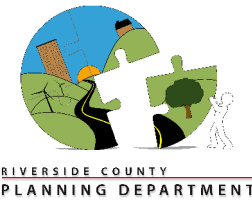


1 inch = 833 feet



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Mickey Zolezio \agency\magis\Projects\Planning\HousingElement\HHR_Mapping\Work\Exhibits\District3\Exhibit3\WinchesterTownCenter_DraftAreaPlan\Exhibit3_Zoning.mxd



Winchester Community (Western Area)

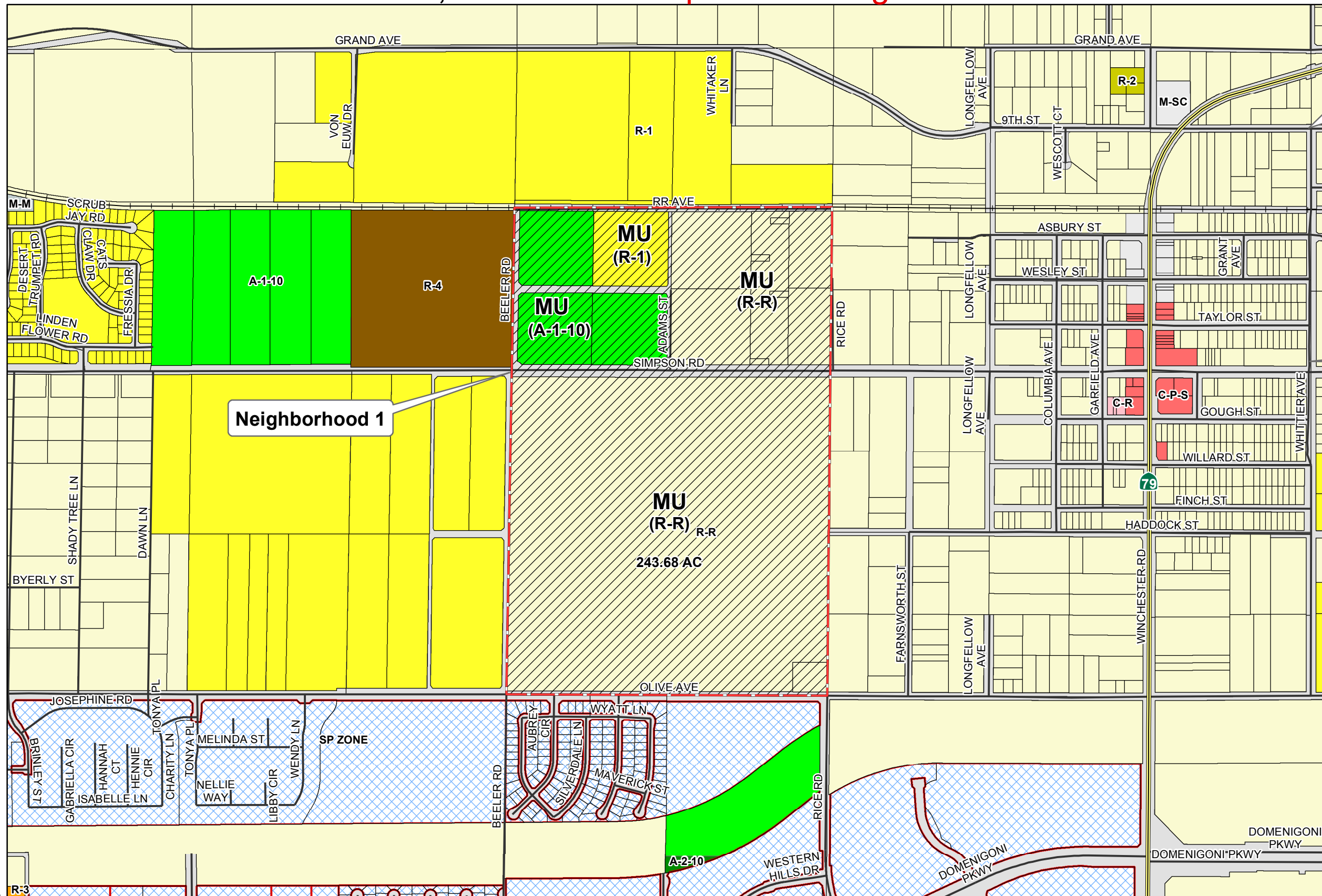
GPA 01122, CZ 07902 : Proposed Zoning

Exhibit 3

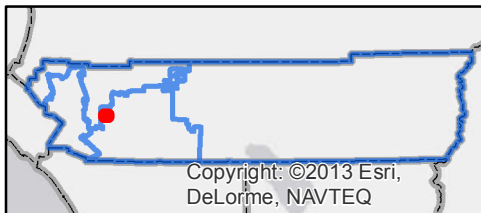
Supervisor Washington
Supervisorial District 3
Harvest Valley/Winchester
Area Plan

Riverside County
General Plan 5th Cycle
Housing Element

- Proposed R-7 or MU Neighborhoods
- Roads
- Rail Roads
- Supervisorial District
- PARCELS
- Cities
- Area Plans
- A-1-10
- A-2-10
- C-P-S
- C-R
- M-M
- M-SC
- R-1
- R-2
- R-3
- R-4
- R-R
- SP ZONE

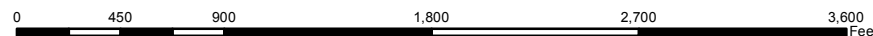


7/20/2016



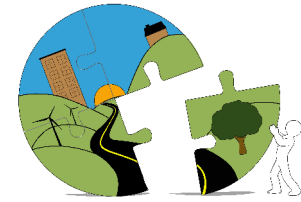
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Zoning District: Winchester Area



1 inch = 833 feet





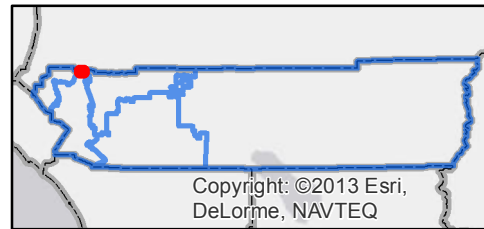
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Supervisor Tavaglione
Supervisorial District 2
Highgrove Area Plan

Riverside County
General Plan 5th Cycle
Housing Element

- Proposed R-7 or MU Neighborhoods
- PARCELS
- Roads
- Railroads
- Cities
- Area Plans
- A-1-2 1/2
- C-P-S
- C-1/C-P
- C-O
- I-P
- M-SC
- R-1
- R-1-20000
- R-1-9500
- R-2
- R-3
- R-A-20000
- R-R
- SP ZONE

7/20/2016



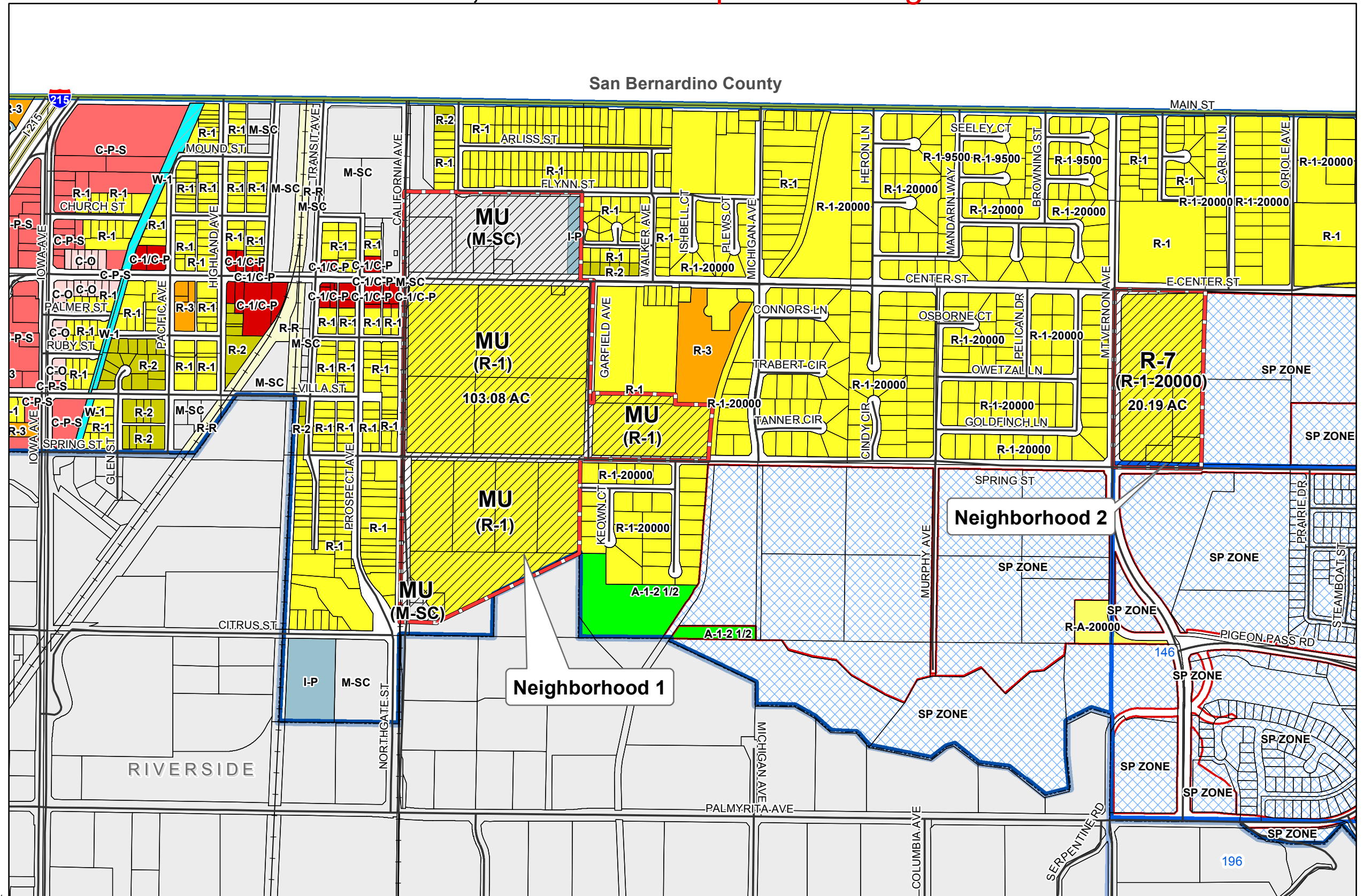
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Highgrove Town Center

GPA 01122, CZ 07902: Proposed Zoning

Exhibit 3



Zoning District: University District



0 415 830 1,660 2,490 3,320 Feet

1 inch = 765 feet





Lakeview Town Center

GPA 01122, CZ 07902: Proposed Zoning

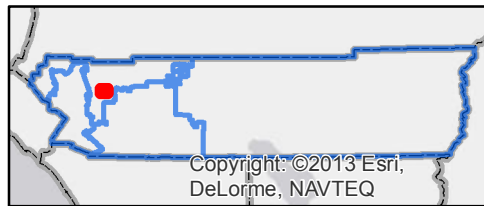
Exhibit 3

Supervisor Ashley
Supervisorial District 5
Lakeview/Nuevo Area Plan

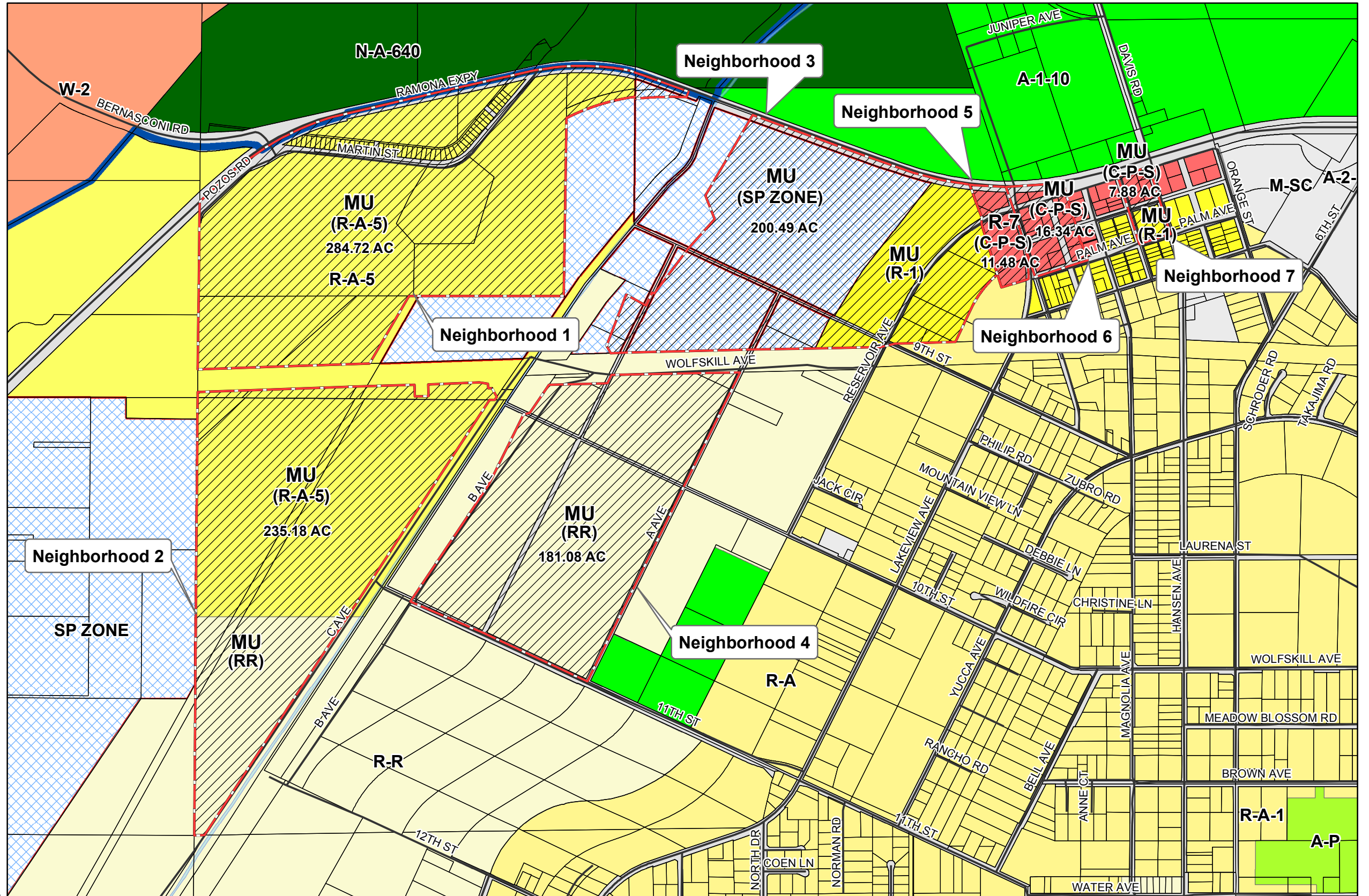
Riverside County
General Plan 5th Cycle
Housing Element

- Proposed R-7 or MU Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Water
- Area Plans
- A-1-10
- A-P
- C-P-S
- M-SC
- N-A-640
- R-1
- R-A
- R-A-1
- R-A-5
- R-R
- SP ZONE
- W-2

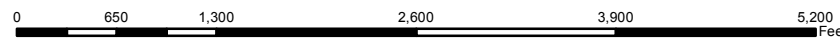
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Zoning District: Perris Reservoir District
Lakeview Area
Nuevo Area



1 inch = 1,250 feet



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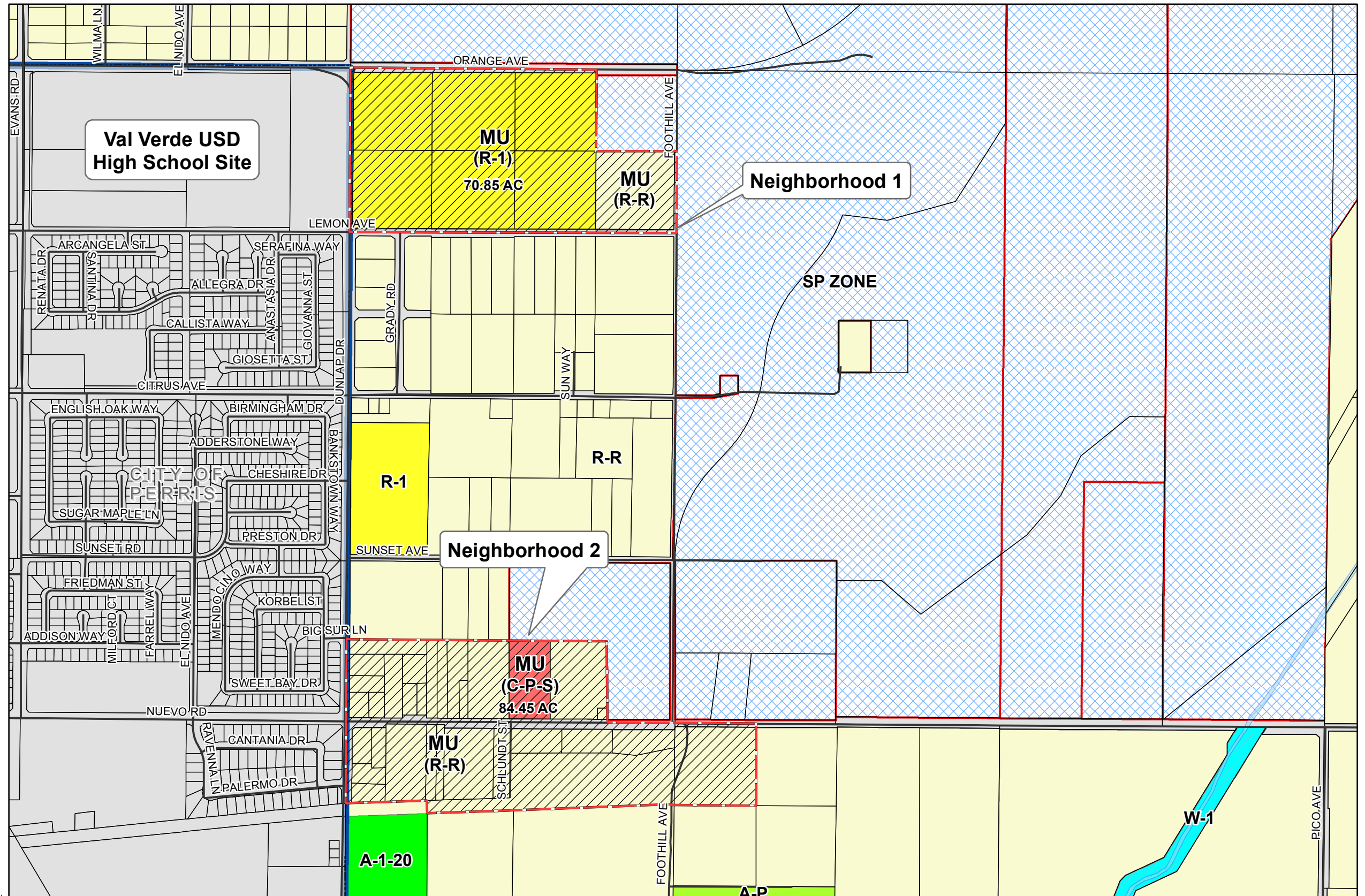


Nuevo Community (Western Area) GPA 01122, CZ 07902 : Proposed Zoning

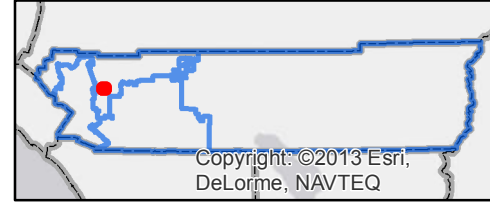
Exhibit 3

**Supervisor Ashley
Supervisorial District 5
Lakeview/Nuevo Area Plan
Riverside County
General Plan 5th Cycle
Housing Element**

- Proposed R-7 or MU Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Water
- Cities
- Area Plans
- A-1-20
- A-P
- C-P-S
- R-1
- R-R
- SP ZONE
- W-1



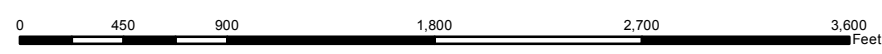
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Zoning District: Nuevo Area



1 inch = 833 feet





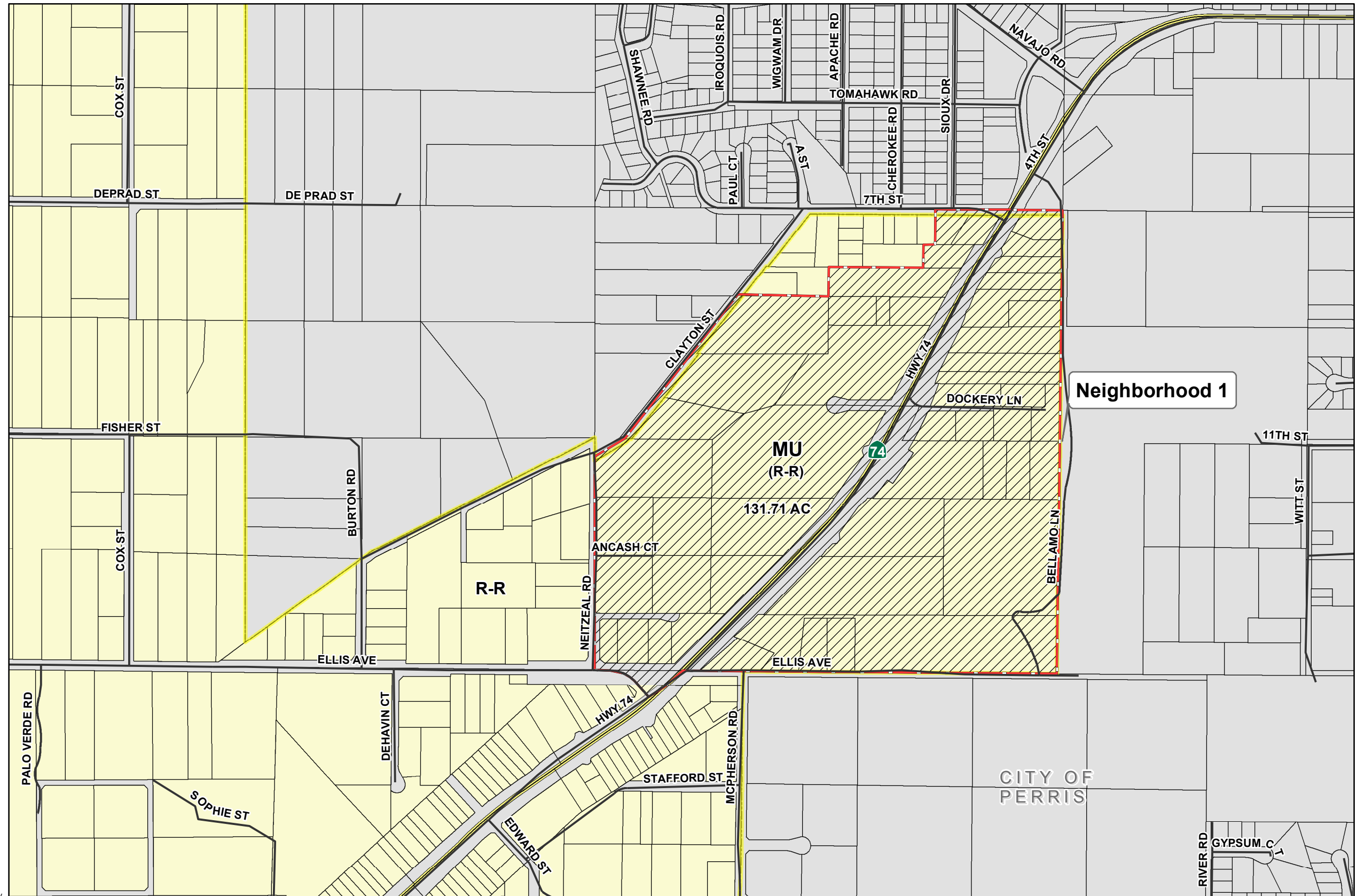
Good Hope Community

GPA 01122, CZ 07902 : Proposed Zoning

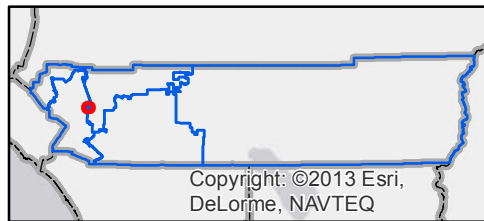
Exhibit 3

**Supervisor Jeffries
Supervisorial District 1
Mead Valley Area Plan
Riverside County
General Plan 5th Cycle
Housing Element**

- Proposed R-7 or MU Neighborhoods
- Roads
- Supervisorial District
- Parcels
- Cities
- Area Plans
- M-SC
- R-R

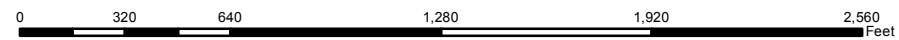


7/20/2016



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Zoning District: Good Hope Area



1 inch = 583 feet



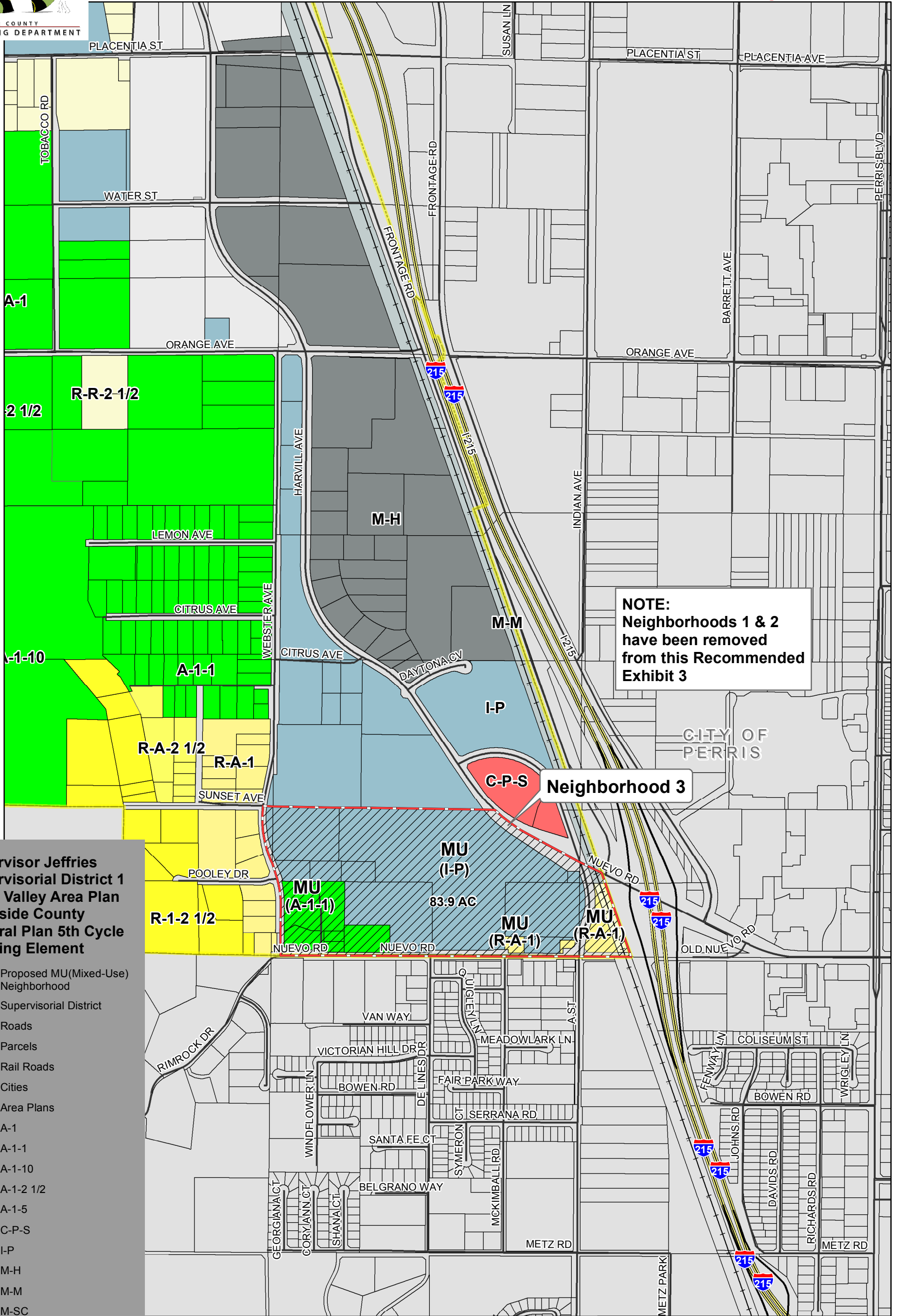


RIVERSIDE COUNTY
PLANNING DEPARTMENT

Mead Valley Community (I-215/Nuevo Rd Vicinity) GPA 01122, CZ 07902 : Recommended Zoning



Recommended Exhibit 3



NOTE:
Neighborhoods 1 & 2
have been removed
from this Recommended
Exhibit 3

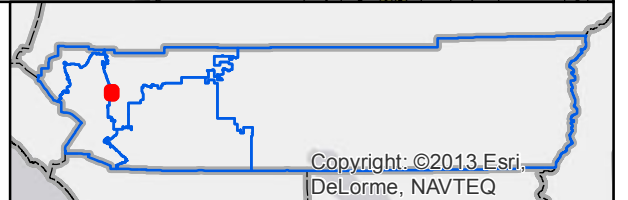
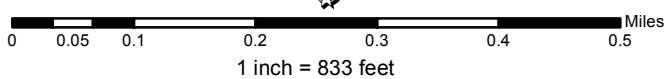
Neighborhood 3

Supervisor Jeffries Supervisorial District 1 Mead Valley Area Plan Riverside County General Plan 5th Cycle Housing Element

- Proposed MU (Mixed-Use) Neighborhood
- Supervisorial District
- Roads
- Parcels
- Rail Roads
- Cities
- Area Plans
- A-1
- A-1-1
- A-1-10
- A-1-2 1/2
- A-1-5
- C-P-S
- I-P
- M-H
- M-M
- M-SC
- R-1-2 1/2
- R-A-1
- R-A-2 1/2
- R-R
- R-R-1
- R-R-2 1/2

Zoning District: North Perris Area

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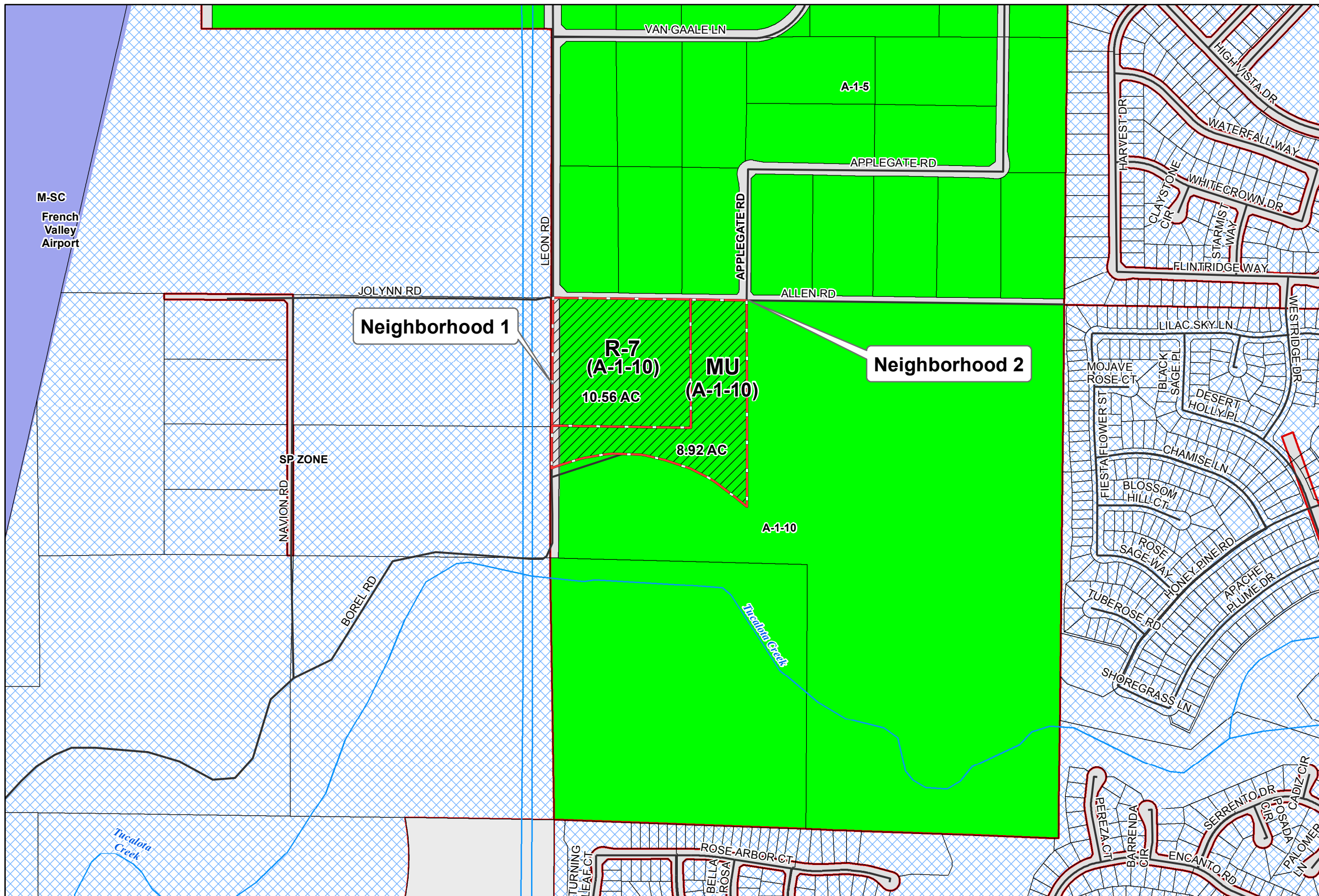
French Valley Airport Vicinity GPA 01122, CZ 07902 : Proposed Zoning

Exhibit 3

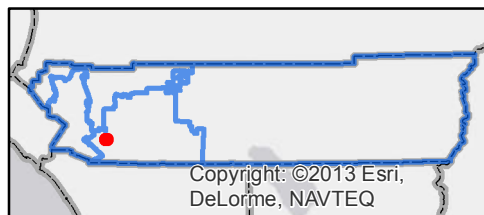
Supervisor Washington
Supervisorial District 3
Southwest Area Plan

Riverside County
General Plan 5th Cycle
Housing Element

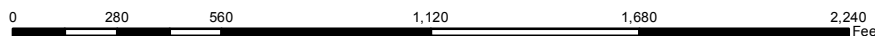
- Proposed R-7 or MU Neighborhoods
- Roads
- Supervisorial District
- River
- PARCELS
- Area Plans
- Airports
- A-1-10
- A-1-5
- M-SC
- SP ZONE



7/20/2016



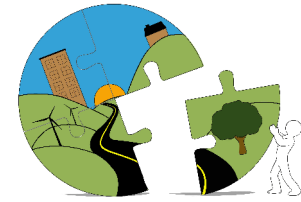
Zoning District: Rancho California Area



1 inch = 514 feet



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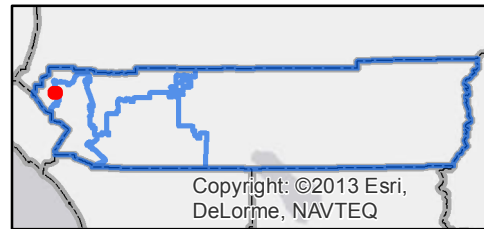
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Supervisor Tavaglione
Supervisorial District 2
Temescal Canyon Area Plan

Riverside County
General Plan 5th Cycle
Housing Element

- Proposed R-7 or MU Neighborhoods
- Parcels
- Supervisorial District
- Roads
- Rail Roads
- Cities
- Area Plans
- C-1/C-P
- I-P
- M-SC
- R-1
- R-1-10000
- R-2
- R-3
- R-4
- R-5
- R-6
- R-A
- R-R
- R-T
- SP ZONE
- W-2

7/20/2016



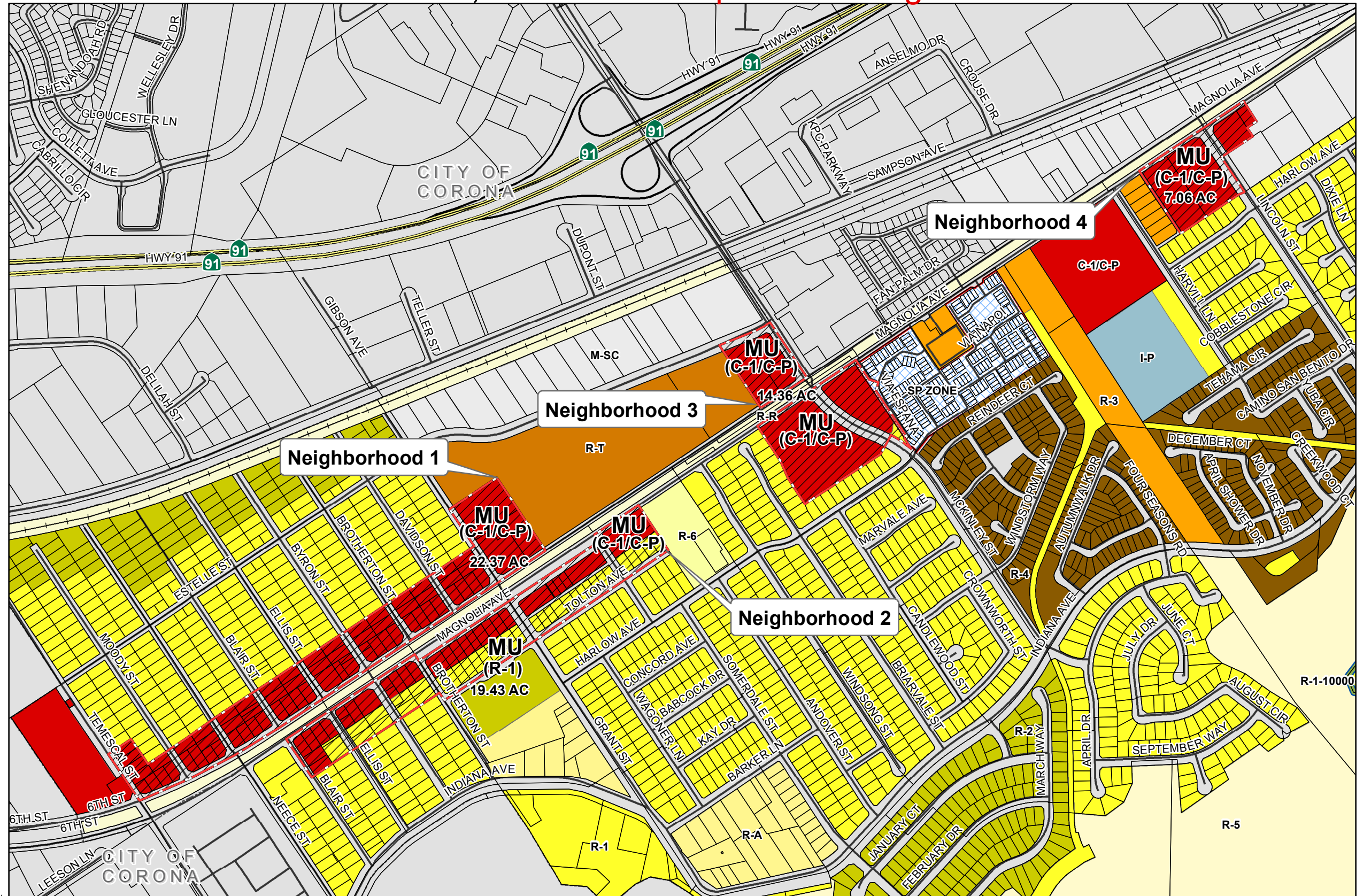
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Home Gardens Town Center

GPA 01122, CZ 07902: Proposed Zoning

Exhibit 3



Zoning District: East Corona District



0 362.5 725 1,450 2,175 2,900 Feet

1 inch = 667 feet



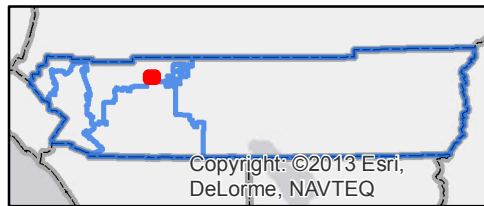


RIVERSIDE COUNTY
PLANNING DEPARTMENT

Supervisor Ashley
Supervisorial District 5
The Pass Area Plan
Riverside County
General Plan 5th Cycle
Housing Element

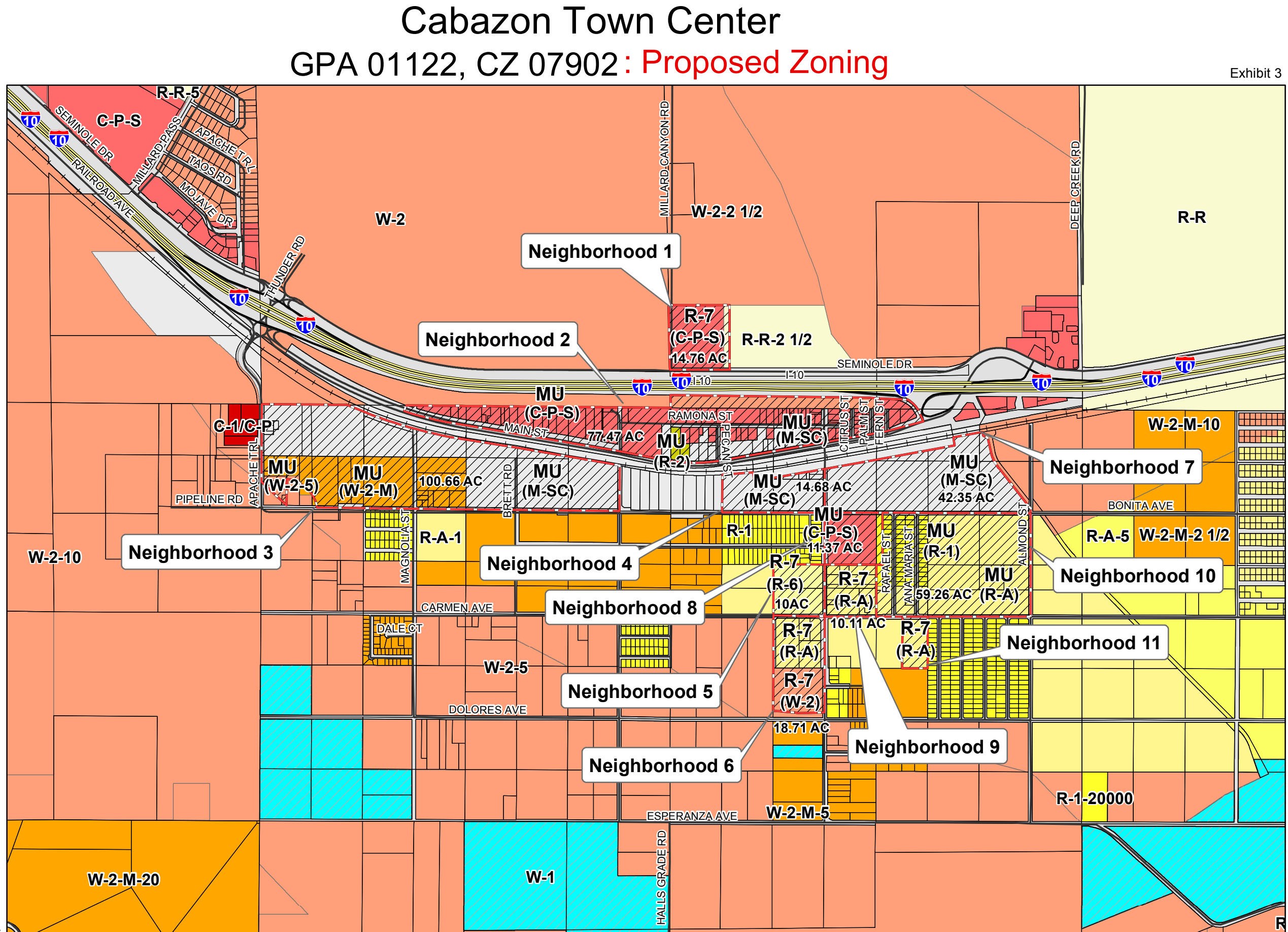
- Proposed R-7 or MU Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Rail Roads
- Area Plans
- C-1/C-P
- C-P-S
- M-SC
- R-1
- R-1-20000
- R-2
- R-6
- R-A
- R-A-1
- R-A-5
- R-R
- R-R-2 1/2
- R-R-5
- W-1
- W-2
- W-2-10
- W-2-2 1/2
- W-2-5
- W-2-M
- W-2-M-10
- W-2-M-2 1/2
- W-2-M-20
- W-2-M-5

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Zoning District: Cabazon &
Pass & Desert Districts



0 650 1,300 2,600 3,900 5,200 Feet

1 inch = 1,250 feet



Thousand Palms Town Center GPA 01122, CZ 07902: Proposed Zoning

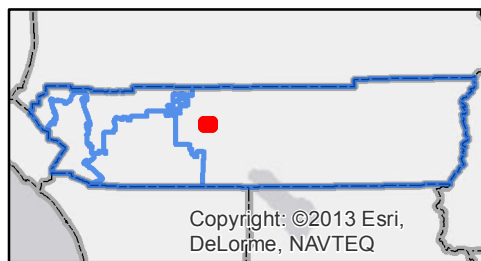
Recommended Exhibit 3



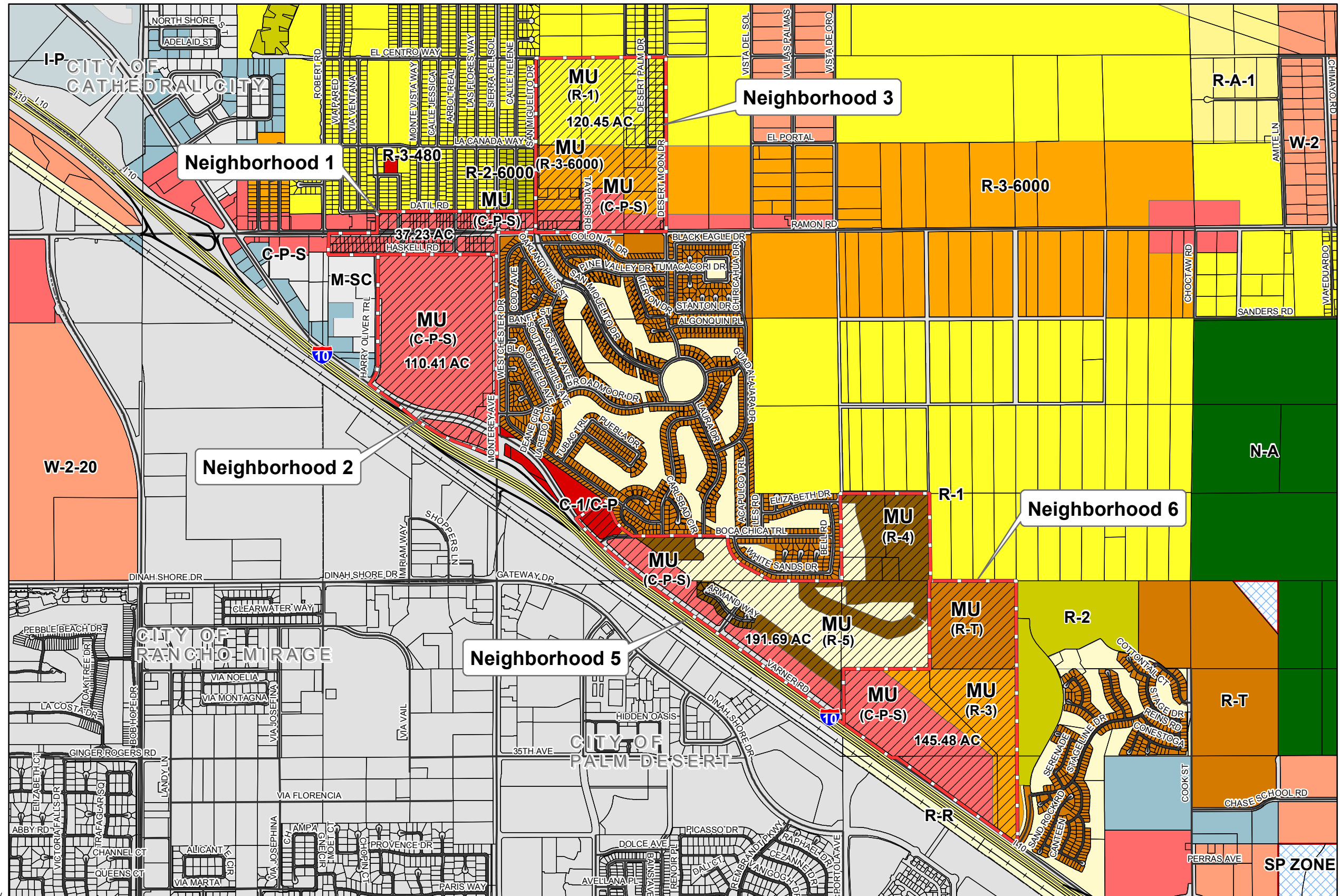
Supervisor Benoit
Supervisorial District 4
Western Coachella Valley
Area Plan
Riverside County
General Plan 5th Cycle
Housing Element

- Proposed R-7 or MU Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Rail Roads
- Cities
- Area Plans
- C-1/C-P
- C-P-S
- I-P
- M-SC
- N-A
- R-1
- R-2
- R-2-6000
- R-3
- R-3-480
- R-3-6000
- R-4
- R-5
- R-A-1
- R-R
- R-T
- SP ZONE
- W-2
- W-2-20

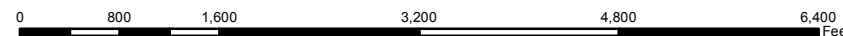
7/20/2016



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Zoning District: Thousand Palms District



1 inch = 1,538 feet



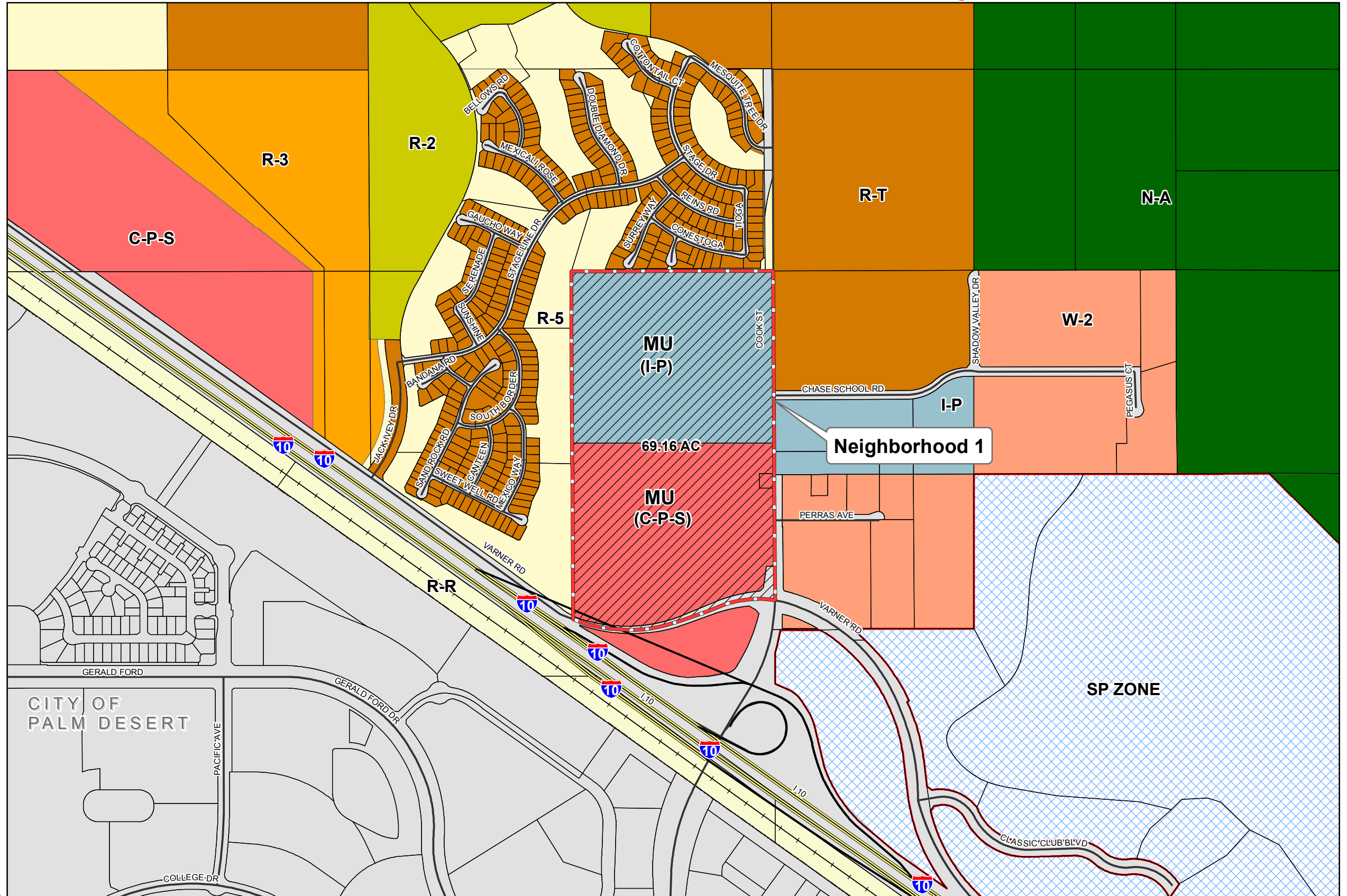


Thousand Palms Community (I-10/Cook St Vicinity) GPA 01122, CZ 07902 : Proposed Zoning

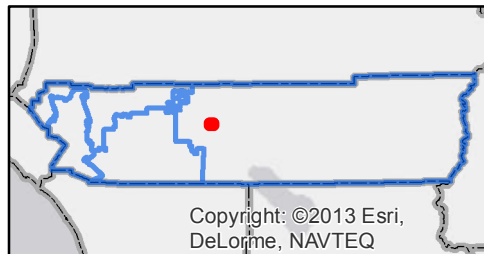
Exhibit 3

Supervisor Benoit
Supervisorial District 4
Western Coachella Valley
Area Plan
Riverside County
General Plan 5th Cycle
Housing Element

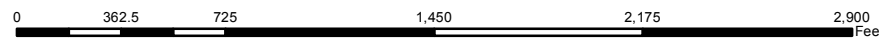
- Proposed R-7 or MU Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Rail Roads
- Cities
- Area Plans
- C-P-S
- I-P
- N-A
- R-2
- R-3
- R-5
- R-R
- R-T
- SP ZONE
- W-2



7/20/2016



Zoning District: Thousand Palms District



1 inch = 667 feet



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Desert Edge/Southeast Desert Hot Springs Community GPA 01122, CZ 07902 : Proposed Zoning

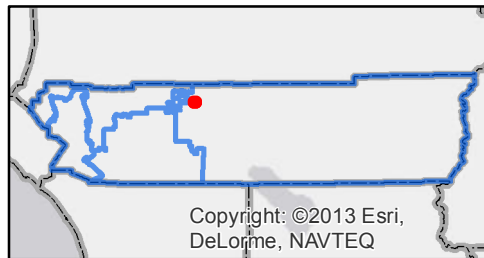
Exhibit 3

Supervisor Benoit
Supervisorial District 4
Western Coachella Valley
Area Plan

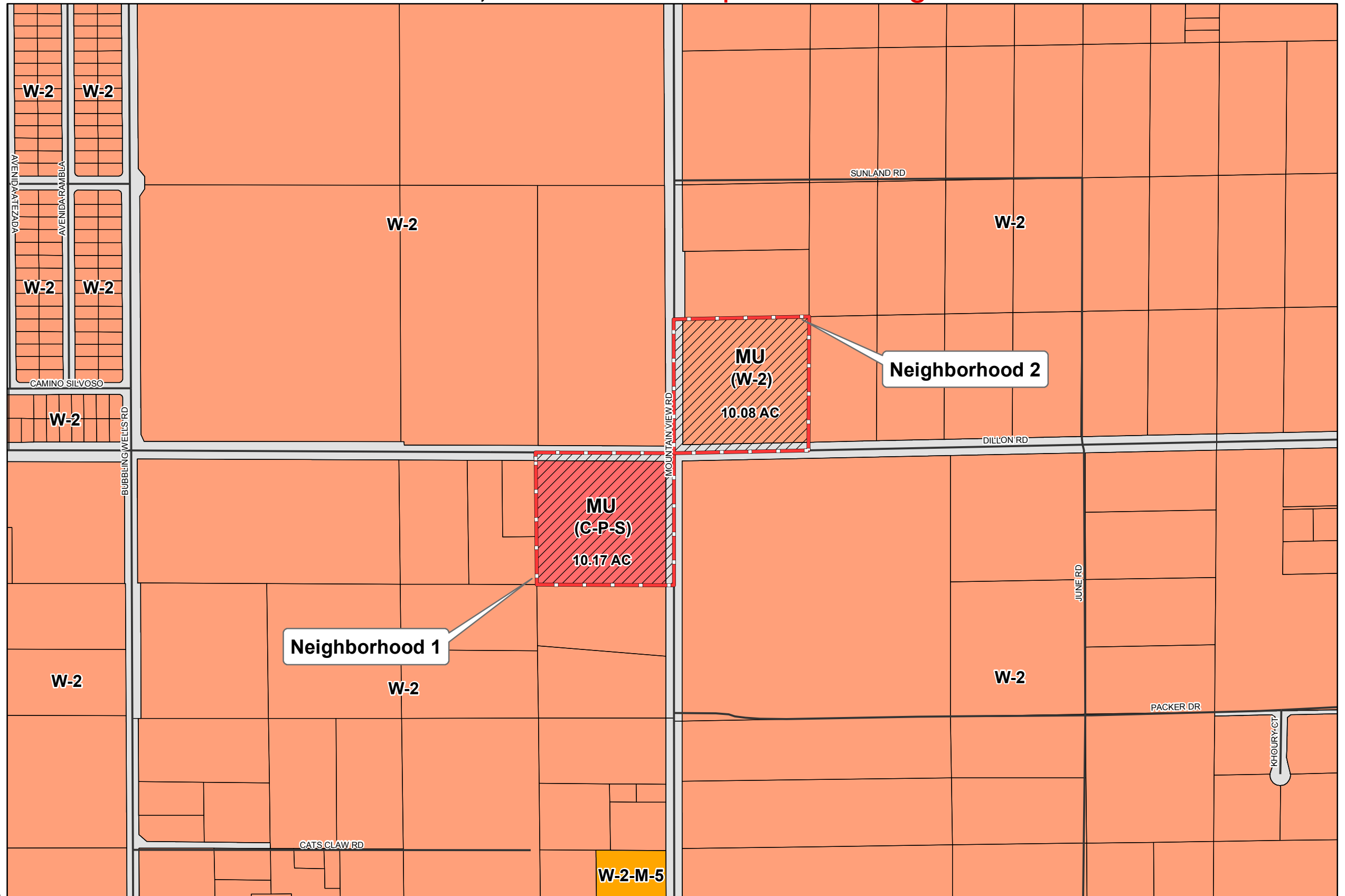
Riverside County
General Plan 5th Cycle
Housing Element

- Proposed R-7 or MU Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Area Plans
- C-P-S
- W-2
- W-2-M-5

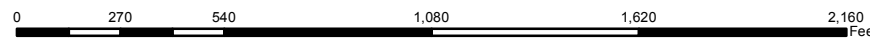
7/20/2016



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Zoning District: Pass & Desert District



1 inch = 500 feet



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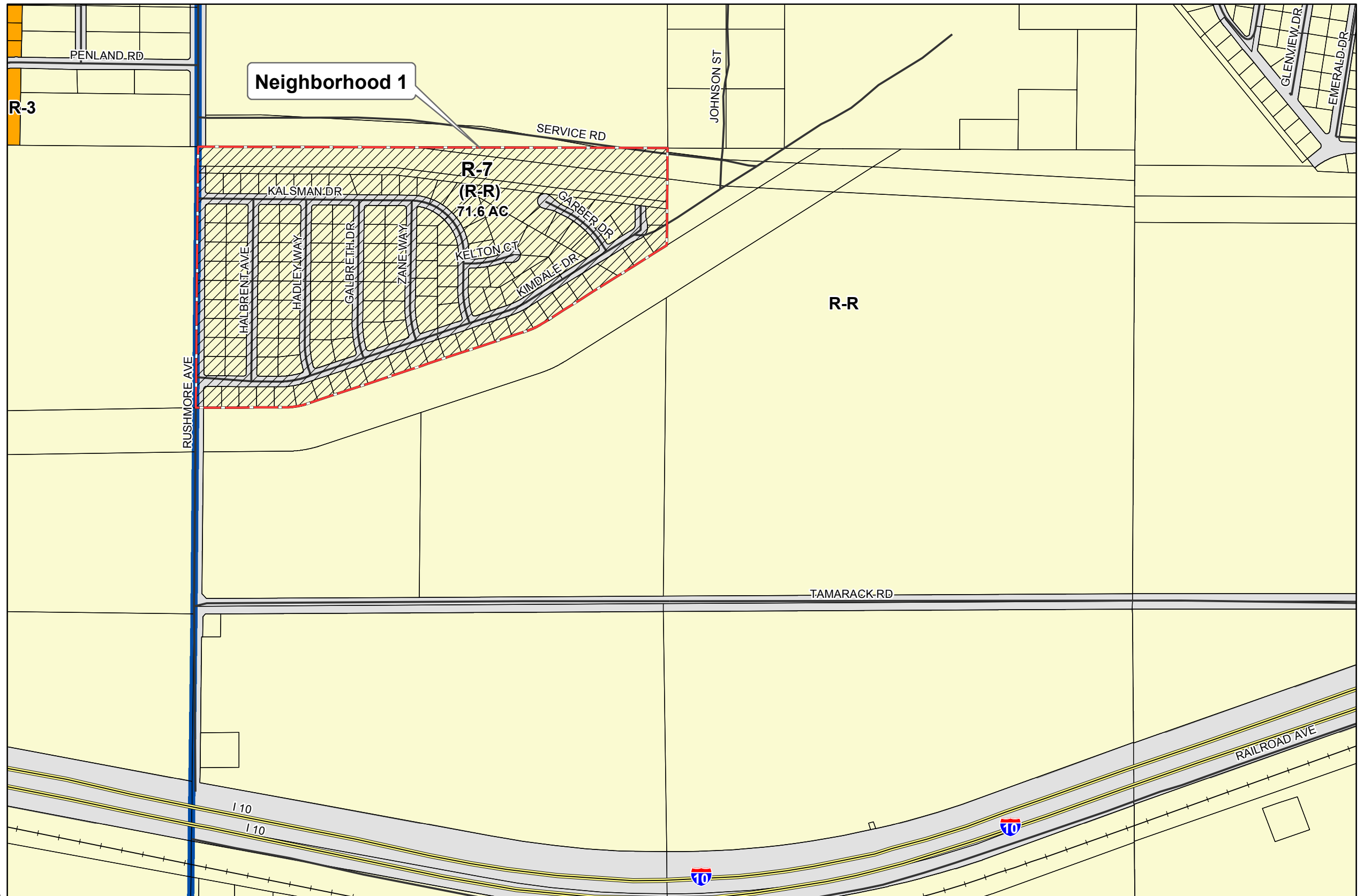


Rushmore / Kimdale Community GPA 01122, CZ 07902 : Proposed Zoning

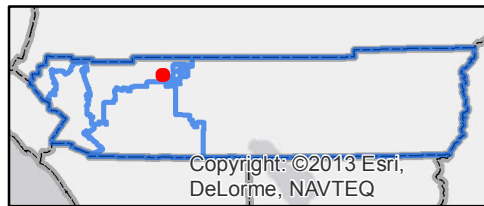
Exhibit 3

**Supervisor Ashley
Supervisorial District 5
Western Coachella Valley
Area Plan
Riverside County
General Plan 5th Cycle
Housing Element**

- Proposed R-7 or MU Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Rail Roads
- Area Plans
- R-3
- R-R

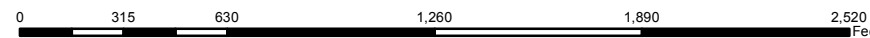


7/20/2016



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Zoning District: Whitewater Area



1 inch = 583 feet





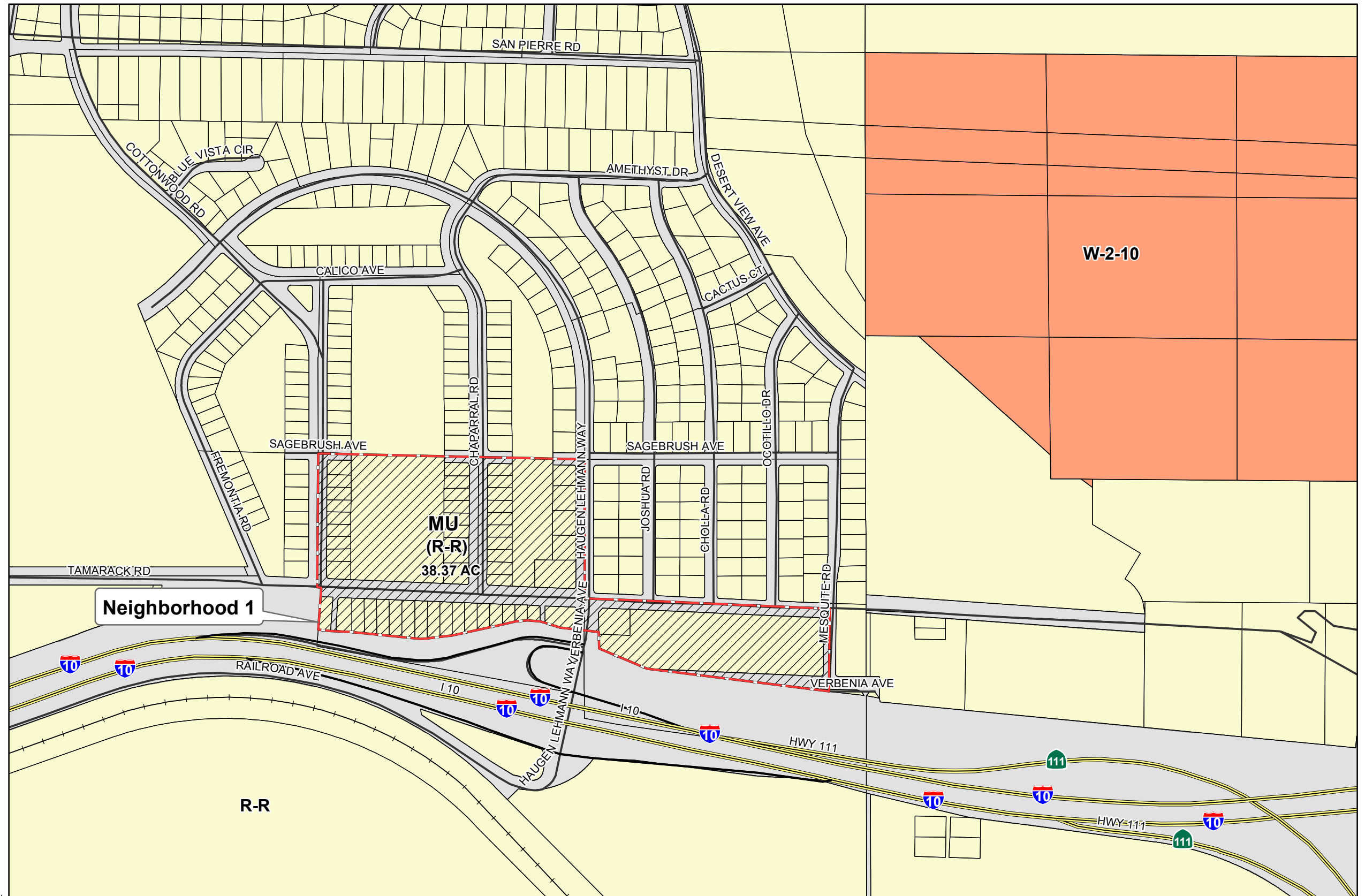
I-10 / Haugen Lehmann Ave Community

GPA 01122, CZ 07902 : Proposed Zoning

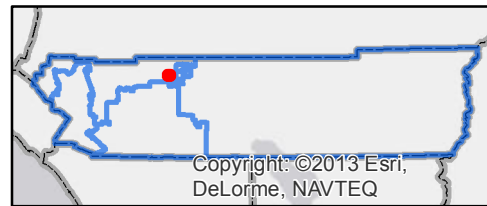
Recommended Exhibit 3

Supervisor Ashley
Supervisorial District 5
Western Coachella Valley
Area Plan
Riverside County
General Plan 5th Cycle
Housing Element

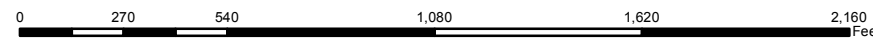
- Proposed R-7 or MU Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Rail Roads
- Area Plans
- R-R
- W-2-10



7/20/2016



Zoning District: Whitewater Area



1 inch = 500 feet



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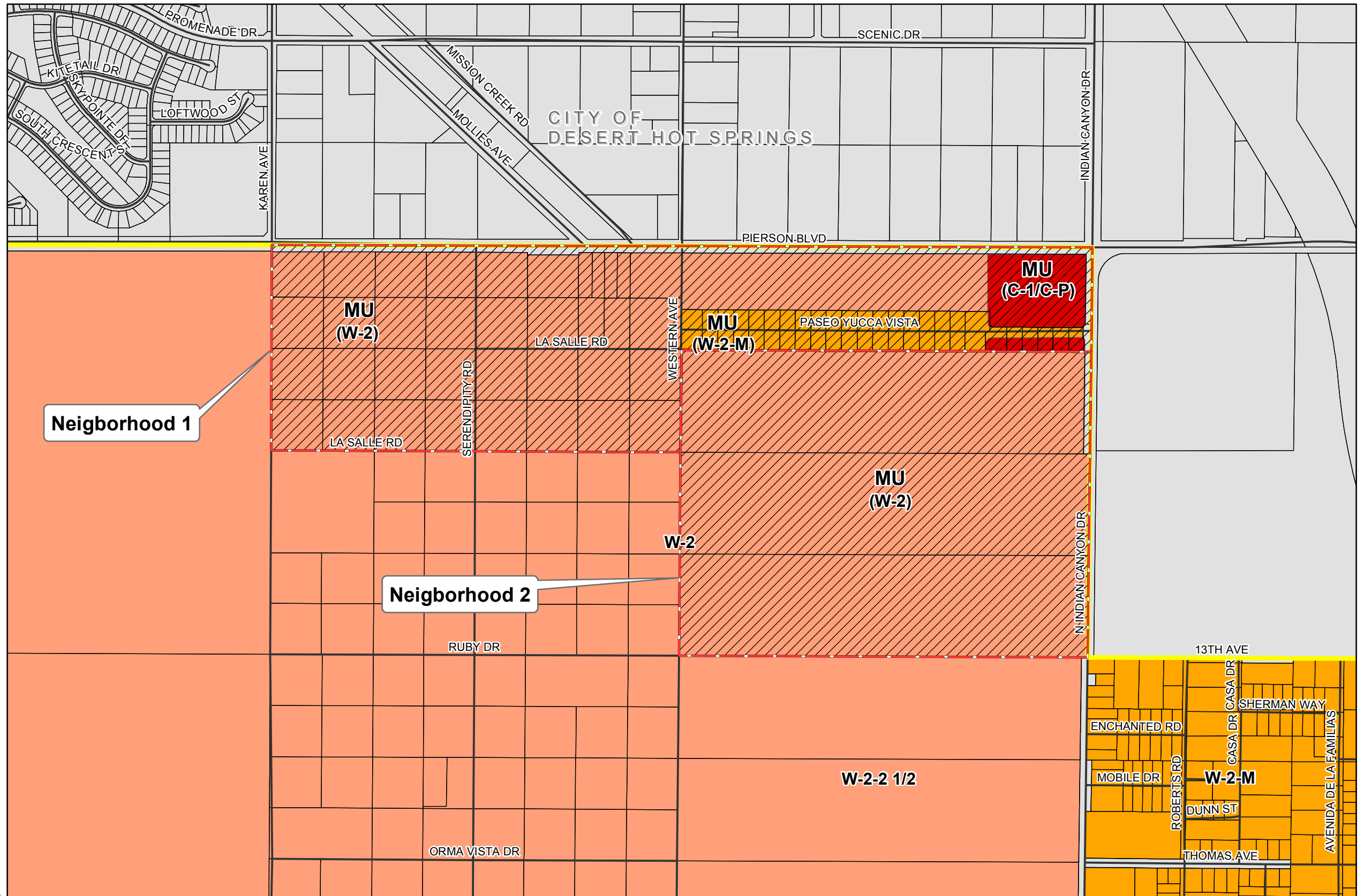


North Palm Springs Community GPA 01122, CZ 07902 : Proposed Zoning

Exhibit 3

Supervisor Ashley
Supervisory District 5
Western Coachella Valley
Area Plan
Riverside County
General Plan 5th Cycle
Housing Element

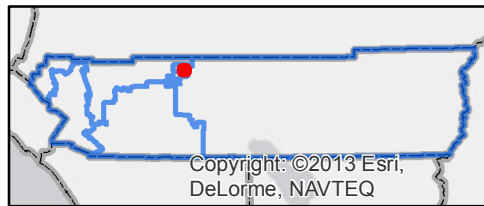
- Proposed R-7 or MU Neighborhoods
- Supervisorial District
- Roads
- Parcels
- Cities
- Area Plans
- C-1/C-P
- W-2
- W-2-2 1/2
- W-2-M



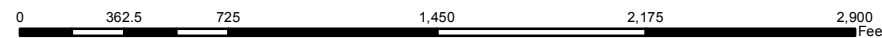
Neighborhood 1

Neighborhood 2

5/24/2016



Zoning District: Pass & Desert District



1 inch = 667 feet



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ATTACHMENT E:

Environmental Impact Report No. 548 (DEIR No. 548) Errata and Draft EIR No. 548.

These documents are available online on the Planning Department's website

[http://planning.rctlma.org/Home/MajorPlanningEffortsInProgress/NoticeforFEIRNo548\(HousingElement\)-PublicHearingbeforeThePlanningCommission.aspx](http://planning.rctlma.org/Home/MajorPlanningEffortsInProgress/NoticeforFEIRNo548(HousingElement)-PublicHearingbeforeThePlanningCommission.aspx)

There are also physical copies available at the Planning Department's Riverside and Desert Offices.