



2  
3 **RESOLUTION NO. 2013-215**  
4 **ADOPTING**  
5 **AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 325**  
6 **( CITRUS HEIGHTS)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., a public  
8 hearing was held before the Riverside County Board of Supervisors in Riverside, California on September  
9 24, 2013 to consider Amendment No.1 to Specific Plan No. 325 (formerly the LAKE MATHEWS GOLF  
10 AND COUNTRY CLUB, now CITRUS HEIGHTS), which specific plan was adopted by the Board of  
11 Supervisors pursuant to Resolution No. 2004-539 on December 21, 2004; and,

12 **WHEREAS**, a public hearing before the Planning Commission was not required because  
13 Amendment No. 1 to the Specific Plan No. 325 was granted Fast Track Status pursuant to Board Policy  
14 A-32 which allows the project to go directly to the Board of Supervisors; and,

15 **WHEREAS**, the Board of Supervisors closed the September 24<sup>th</sup> public hearing and approved  
16 Specific Plan No. 325, Amendment No. 1; and,

17 **WHEREAS**, all the provisions of the California Environmental Quality Act ("CEQA") and the  
18 Riverside County CEQA implementing procedures have been satisfied and an Addendum to  
19 Environmental Impact Report No. 433 ("EIR No. 433"), which was prepared in connection with this  
20 Amendment No. 1 to Specific Plan No. 325 and related cases Tentative Tract Map No. 36390 and Change  
21 of Zone No. 7779 (referred to alternatively herein as "the project"), is sufficiently detailed so that all the  
22 potentially significant effects of the project on the environment and measures necessary to avoid or  
23 substantially lessen such effects have been evaluated in accordance with the above-referenced Act and  
24 implementing procedures; and,

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

27 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors  
28 of the County of Riverside, in regular session assembled on September 24, 2013, that:

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE: 9/29/13

- 1 A. Amendment No. 1 modifies Specific Plan No. 325 by the following:
- 2 1. Reduces the approved grading footprint for Specific Plan No. 325 (exclusive of
- 3 grading required for Street "A") from approximately 254.7 acres to approximately
- 4 207.6 acres, which is a reduction of 47.1 acres.
- 5 2. Eliminates the approved 119.1-acre golf course and 3.5-acre golf course clubhouse.
- 6 3. Increases open space from 85.2 acres to 162.4 acres.
- 7 4. Increases parks from 2.5 acres to 7.0 acres.
- 8 5. Develops a portion of the site with 345 single-family residential homes at a
- 9 maximum gross density of 1.0 dwelling units per acre.
- 10 6. Includes 2.9 acres of storm water drainage/water quality detention facilities while
- 11 retaining existing drainage characteristics.
- 12 B. Amendment No. 1 also modifies the design guidelines, updates product types and
- 13 development standards and adjusts distribution and planning area configuration to be
- 14 consistent with the above referenced changes to the Land Use Plan for Specific Plan No.
- 15 325.
- 16 C. Specific Plan No. 325, Amendment No.1 is associated with Tentative Tract Map No.
- 17 36390 and Change of Zone No. 7779, which were considered concurrently at the public
- 18 hearing before the Board of Supervisors.
- 19 D. The environmental assessment prepared for the project concluded that some changes or
- 20 additions are necessary but none sufficient to necessitate the preparation of a subsequent
- 21 EIR. Accordingly, an Addendum to EIR No. 433 ("Addendum") was prepared.
- 22 E. No potentially significant environmental impacts are associated with the project other than
- 23 those identified in EIR No. 433 as modified by the Addendum and those impacts would be
- 24 avoided or lessened (reduced to a level of insignificance) by the mitigation measures listed
- 25 in Resolution No. 2004-539 certifying EIR No. 433, which is incorporated herein by this
- 26 reference in its entirety.
- 7
- 28

1           **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No.1 to Specific  
2 Plan No. 325 is consistent with the intent, design, and mitigation approved for Specific Plan No. 325 as  
3 modified through Amendment No. 1 and is consistent with the Riverside County General Plan.

4           **BE IT FURTHER RESOLVED** by the Board of Supervisors that it accepts the findings of the  
5 Addendum, on the basis of which the Board of Supervisors finds that no further environmental  
6 documentation is required because only minor changes or additions are necessary but none of the  
7 conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have  
8 occurred.

9           **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and  
10 CONSIDERED the Addendum with EIR No. 433 in evaluating Specific Plan No. 325, Amendment No. 1  
11 and the related cases referenced above, that the Addendum to EIR No. 433 is an accurate and objective  
12 statement that complies with CEQA and reflects the County's independent judgment, and that EIR No.  
13 433 and the Addendum are incorporated herein by reference.

14           **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 1 to Specific  
15 Plan No. 325, on file with the Clerk of the Board, including the final conditions of approval and exhibits,  
16 is hereby adopted as the Amended Specific Plan of Land Use for the real property described and shown in  
17 the plan, and said real property shall be developed substantially in accordance with the plan as amended,  
18 unless the plan is repealed or further amended by the Board.

19           **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 1 to  
20 Specific Plan No. 325 shall be placed on file in the Office of the Clerk of the Board, in the Office of the  
21 Planning Director, and in the Office of the Building and Safety Director, and that no applications for  
22 subdivision maps, conditional use permits or other development proposals shall be accepted for the real  
23 property described and shown in the plan, as amended, unless such applications are substantially in  
24 accordance therewith.

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1           **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the  
2 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County of  
3 Riverside Planning Department and that such documents are located at 4080 Lemon Street, Riverside,  
4 California.

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08/22/13  
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ORDINANCE NO. 348.4764

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

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No. 36.051 as amended, are further amended by placing in effect in the Lake Mathews District, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 36.057, Change of Zone No. 7779," which map is made a part of this ordinance.

Section 2. Section 17.98 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

SECTION 17.98 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 325.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 325 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a. (2), (3), (5), (7), (8) and (9), Section 6.1.b.(1), (3), (4), and (5), Section 6.1.c., and Section 6.1.e shall not be permitted.

(2) The development standards for Planning Area 1 of Specific Plan No. 325 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., e.(1), e.(2), e.(3), and g. shall be deleted and replaced by the following:

A. Lot area shall be not less than eight thousand (8,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

1           B.       The minimum front yard setback to single-story living space shall be fifteen  
2 (15) feet. The minimum front yard setback to two-story living space shall be twenty (20) feet.  
3 The minimum front yard setback to the garage shall be twenty (20) feet for a street facing  
4 garage and fifteen (15) feet for a side facing garage. The minimum front yard setback to front  
5 porch or portico shall be fifteen (15) feet.

6           C.       The minimum side yard setback for interior lots shall be five (5) feet. The  
7 minimum side yard setback for corner lots (facing street) shall be a minimum of ten (10) feet.

8           D.       The minimum rear yard setback to single-story living space shall be fifteen  
9 (15) feet. The minimum rear yard setback to two-story living space shall be twenty (20) feet.  
10 The minimum rear yard setback to an integrated deck (house roof extends over the deck) shall  
11 be fifteen (15) feet. The minimum rear yard setback to an attached structure, detached  
12 structure, detached accessory building or guest quarter shall be ten (10) feet.

13           E.       Maximum lot coverage shall be sixty (60) percent for single-story dwellings  
14 and fifty (50) percent for two-story dwellings.

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

17  
18       b.       Planning Area 2.

19           (1)       The uses permitted in Planning Area 2 of Specific Plan No. 325 shall be the same as  
20 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted  
21 pursuant to Section 6.1.a. (2), (3), (5), (7), (8) and (9), Section 6.1.b.(1), (3), (4), and (5), Section  
22 6.1.c., and Section 6.1.e shall not be permitted.

23           (2)       The development standards for Planning Area 2 of Specific Plan No. 325 shall be the  
24 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the  
25 development standards set forth in Article VI, Section 6.2.b., e.(1), e.(2), e.(3), and g. shall be deleted  
26 and replaced by the following:  
27

1 A. Lot area shall be not less than ten thousand (10,000) square feet. The  
2 minimum lot area shall be determined by excluding that portion of a lot that is used solely for  
3 access to the portion of a lot used as a building site.

4 B. The minimum front yard setback to single-story living space shall be fifteen  
5 (15) feet. The minimum front yard setback to two-story living space shall be twenty (20) feet.  
6 The minimum front yard setback to the garage shall be twenty (20) feet for a street facing  
7 garage and fifteen (15) feet for a side facing garage. The minimum front yard setback to front  
8 porch or portico shall be fifteen (15) feet.

9 C. The minimum side yard setback for interior lots shall be five (5) feet. The  
10 minimum side yard setback for corner lots (facing street) shall be a minimum of ten (10) feet.

11 D. The minimum rear yard setback to single-story living space shall be fifteen  
12 (15) feet. The minimum rear yard setback to two-story living space shall be twenty (20) feet.  
13 The minimum rear yard setback to an integrated deck (house roof extends over the deck) shall  
14 be fifteen (15) feet. The minimum rear yard setback to an attached structure, detached  
15 structure, detached accessory building or guest quarter shall be ten (10) feet.

16 E. Maximum lot coverage shall be sixty (60) percent for single-story dwellings  
17 and fifty (50) percent for two-story dwellings.

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

20 c. Planning Area 3.

21 (1) The uses permitted in Planning Area 3 of Specific Plan No. 325 shall be the same as  
22 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted  
23 pursuant to Section 6.1.a. (2), (3), (5), (7), (8) and (9), Section 6.1.b.(1), (3), (4), and (5), Section 6.1.c.  
24 and Section 6.1.e shall not be permitted.  
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1           (2)     The development standards for Planning Area 3 of Specific Plan No. 325 shall be the  
2 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the  
3 development standards set forth in Article VI, Section 6.2.b., e.(1), e.(2), e.(3), and g. shall be deleted  
4 and replaced by the following:

5           A.     Lot area shall be not less than twelve thousand (12,000) square feet. The  
6 minimum lot area shall be determined by excluding that portion of a lot that is used solely for  
7 access to the portion of a lot used as a building site.

8           B.     The minimum front yard setback to single-story living space shall be fifteen  
9 (15) feet. The minimum front yard setback to two-story living space shall be twenty (20) feet.  
10 The minimum front yard setback to the garage shall be twenty (20) feet for a street facing  
11 garage and fifteen (15) feet for a side facing garage. The minimum front yard setback to front  
12 porch or portico shall be fifteen (15) feet.

13           C.     The minimum side yard setback for interior lots shall be five (5) feet. The  
14 minimum side yard setback for corner lots (facing street) shall be a minimum of ten (10) feet.

15           D.     The minimum rear yard setback to single-story living space shall be fifteen  
16 (15) feet. The minimum rear yard setback to two-story living space shall be twenty (20) feet.  
17 The minimum rear yard setback to an integrated deck (house roof extends over the deck) shall  
18 be fifteen (15) feet. The minimum rear yard setback to an attached structure, detached  
19 structure, detached accessory building or guest quarter shall be ten (10) feet.

20           E.     Maximum lot coverage shall be sixty (60) percent for single-story dwellings  
21 and fifty (50) percent for two-story dwellings.

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

24           d.     Planning Areas 4, 5, 6, 7, 8, 9, 10, and 11.

1 (1) The uses permitted in Planning Areas 4, 5, 6, 7, 8, 9, 10, and 11 of Specific Plan No.  
2 325 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,  
3 except that the uses permitted pursuant to Section 8.100.a. (1), (2), (3), (6), (8) and (9); b.(1); and c.(1)  
4 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also  
5 include public parks, private parks, and trails.

6 (2) The development standards for Planning Areas 4, 5, 6, 7, 8, 9, 10, and 11 of Specific  
7 Plan No. 325 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
8 Ordinance No. 348.

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

11 e. Planning Areas 12A, 12B, 12C, 12D, 12E, 12F, and 12G.

12 (1) The uses permitted in Planning Areas 12A, 12B, 12C, 12D, 12E, 12F, and 12G of  
13 Specific Plan No. 325 shall be the same as those permitted in Article VIIIe, Section 8.100 of  
14 Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6),  
15 (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under  
16 Section 8.100.a. shall also include open space and trails.

17 (2) The development standards for Planning Areas 12A, 12B, 12C, 12D, 12E, 12F, and  
18 12G of Specific Plan No. 325 shall be the same as those standards identified in Article VIIIe, Section  
19 8.101 of Ordinance No. 348.

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

22 f. Planning Area 13A, 13B, and 13C.

23 (1) The uses permitted in Planning Area 13A, 13B, and 13C of Specific Plan No. 325 shall  
24 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that  
25 the uses permitted pursuant to Section 8.100.a. (1), (2), (3), (4), (5), (6), (8) and (9); b.(1); and c.(1)  
26  
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1 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also  
2 include detention basins.

3 (2) The development standards for Planning Area 13A, 13B, and 13C of Specific Plan No.  
4 325 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

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

8  
9 BOARD OF SUPERVISORS OF THE COUNTY  
10 OF RIVERSIDE, STATE OF CALIFORNIA


11 By \_\_\_\_\_  
12 Chairman, Board of Supervisors

13  
14 ATTEST:  
15 KECIA HARPER-IHEM  
16 CLERK OF THE BOARD

17 By: \_\_\_\_\_  
18 Deputy

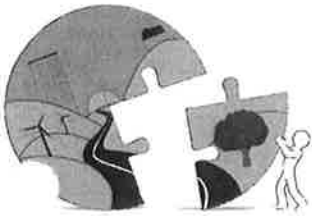
19 (SEAL)

20  
21 APPROVED AS TO FORM:  
22 August 28, 2013

23  
24 By:   
25 Michelle Clack  
26 Deputy County Counsel

27 MPC:md  
08/22/13

28 G:\PROPERTY\MDUSEK\SPECIFIC PLAN ZONING ORDINANCES\SP 325.081413.DOCX



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
*Director*

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

Specific Plan No 325 Amendment No. 1, Tentative Tract Map No. 36390, Change of Zone No. 7779

*Project Title/Case Numbers*

Matt Straite  
*County Contact Person*

951-955-8631  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

CV Communities  
*Project Applicant*

2850 Redhill Ave. Suite 2002 Santa Ana CA 92705  
*Address*

Southerly of Van Buren Boulevard and easterly of McAllister Street  
*Project Location*

The Specific Plan Amendment proposes to increase residential acreage from 98.4 acres to 135.5 acres, increase the total number of residential units from 215 to 345, increase the average residential lot size from approximately 10,237 square feet to approximately 12,976 square feet, increase the development intensity from 0.9 to 1.0 dwelling units per acres (du/ac), eliminate the 119.1-acre golf course and 3.5-acre golf course clubhouse land uses from the Land Use Plan, increase the area reserved for open space from 85.2 acres to 162.4 acres, increase the acreage designated for public parks from three parks on 2.5 acres to eight parks on 7.0 acres, provide approximately 6.6 miles of pedestrian trails and modify the internal circulation system to accommodate the modified land use plan. The Change of Zone proposes to modify the Specific Plan Zoning Ordinance for SP325A1 and formalize all of the planning area boundaries with the Specific Plan. The Tentative Map proposes a Schedule A subdivision that would subdivide 333.7 acre property into a 343 single-family residential lots, 10 park lots, 1 water quality detention basin lots, and 43 open space lots  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to EIR 433 was prepared for the project pursuant to the provisions of the California Environmental Quality Act (No Effect Determination Form + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

MS/dm  
Revised 8/12/2013  
Y:\Planning Case Files-Riverside office\SP00325A1\BOS\BOS hearing\NOD Form.docx

Please charge deposit fee case#: ZEA42510 ZCFG5886

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1203612

.080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: CV COMMUNITIES LLC \$64.00  
paid by: CK 70000-00010425  
paid towards: CFG05886 CALIF FISH & GAME: DOC FEE  
CA FISH AND GAME FEE FOR EA42510  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Apr 30, 2012 13:09  
MGARDNER posting date Apr 30, 2012

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R020203

.080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: WIGGINS DEVELOPMENT \$64.00  
paid by: CK 1664  
paid towards: CFG01973 CALIF FISH & GAME: DOC FEE  
TR30153  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Feb 22, 2002 10:18  
DILTAYLO posting date Feb 22, 2002

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Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R040740

080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: WIGGINS DEVELOPMENT, INC \$914.00  
paid by: CK 2811  
paid towards: CFG02998 CALIF FISH & GAME: EIR  
FISH & GAME FOR EIR00433 (SP00325/CZ6598/GPA572  
at parcel #:  
appl type: CFG2

By \_\_\_\_\_ Apr 12, 2004 10:45  
MACRUZ posting date Apr 12, 2004

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\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$850.00
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)