

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

716B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 5, 2013

SUBJECT: Consideration of Addendum to EIR No. 376; Resolution No. 2013-279 Amending the Riverside County General Plan – Third Cycle of General Plan Amendments for 2013 (GPA No. 1110); Resolution No. 2013-273 Adopting Amendment No. 2 to Specific Plan No. 288 (Winchester Crossroads); and Ordinance No. 348.4772 - Third/Third. [\$155,000] Developer Funded 100%

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT RESOLUTION NO. 2013-279 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment No. 1110.

ADOPT RESOLUTION NO. 2013-273 Considering Addendum to EIR No. 376 and Adopting Amendment No. 2 to Specific Plan No. 288 (Winchester Crossroads); and,

ADOPT ORDINANCE NO. 348.4772 for Zoning Map No. 2.2356 and Change of Zone No. 7767 and amending Ordinance No. 348 to reflect the Specific Plan development standards and establish the revised Specific Plan boundary in accordance with the Board of Supervisors' previous actions.

Juan Perez, TLMA Director/Interim
Planning Director

Initials:
JCP:ms

FORM APPROVED COUNTY COUNSEL
MICHELLE CLACK
DATE 12/9/13

Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 155,000	\$ 0	\$ 155,000	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Developer funded Deposit Based Fee				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE
BY:
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: December 17, 2013
xc: Planning, Co Co., COB

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: 16-1 on 12-10-13 | District: 3/3 | Agenda Number:

3-52

- A-30
- 4/5 Vote
- Positions Added
- Change Order

BACKGROUND:
Summary (continued)

The General Plan Amendment comprising the third cycle of 2013 was considered by the Board of Supervisors in a public hearing on December 10, 2013 (GPA No. 1110, agenda item, 16-1).

Project Description

General Plan Amendment No. 1110 (GPA01110) in the Third Supervisorial District proposes to amend the General Plan Land Use Designation for 15 acres being added to Specific Plan No. 288A2 from Medium Density Residential (MDR) to a Specific Plan Land Use Designation of High Density Residential (HDR) and Medium High Density Residential (MHDR) within the Specific Plan as reflected by the Land Use Diagram for SP288A2.

Specific Plan No. 288 Amendment No. 2 (Winchester Crossroads) proposes to modify the approved Specific Plan by adding 15 acres gross to the total plan area, and revising- the classifications on the Land Use Plan, the circulation plan, the landscape plan, the grading and drainage plan, and the water and sewer circulation plan. The total density is proposed to increase from 791 residential units to a potential maximum of 920 residential units. An application for Amendment No. 1 was filed, but withdrawn; thus, this is the first amendment to the Specific Plan. For a more detailed breakdown of the proposed Amendment see the project description in the attached Addendum.

Change of Zone No. 7767 proposes to modify the Specific Plan boundary and revise the zoning ordinance for the Project and make revisions to the zoning ordinance for the site.

Impact on Citizens and Businesses

The Projects have no direct impact on citizens or businesses, as that these are private projects that benefit the land owners and investors involved in the projects.

SUPPLEMENTAL:

Additional Fiscal Information

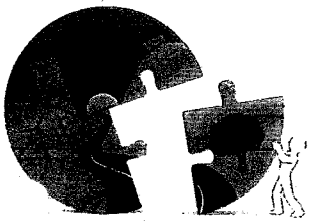
Developer is funding Addendum. Current amount spent to date is approximately \$147,000 with a total cost expected to be \$155,000.

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

- A. **Resolution 2013-279**
- B. **Resolution 2013-273**
- C. **Ordinance No. 348.4772**
- D. **Exhibit "SP00288A2/GPA01110/CZ07767 Proposed General Plan, Exhibit No. 6 "**
- E. **Exhibit "A-2-1- SP288A2 SPECIFIC PLAN LAND USE PLAN"**



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

12/18/13

Kb

via
Matt
Straite

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.

EA42485 (for Addendum No. 1 to EIR00376) GENERAL PLAN AMENDMENT NO. 1110, CHANGE OF ZONE NO. 7767, SPECIFIC PLAN NO. 288
AMENDMENT NO 2, FAST TRACK 2011-13

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)

Rancon Crossroads
Project Applicant

41391 Kalmia St No 200 Murrieta CA 92562
Address

Southerly of Olive Road, westerly of Highway 79 (Winchester Road), and northerly of Newport Road
Project Location

The General Plan Amendment proposes to revise the boundary of Specific Plan No. 288 "Winchester Crossroads" by adding a 15 gross acre parcel to the Specific Plan. The Specific Plan Amendment proposes to modify the approved Specific Plan by adding 15 acres gross to the total plan area, and revising the classifications on the Land Use Plan, the circulation plan, the landscape plan, the grading and drainage plan, and the water and sewer circulation plan. The Change of Zone is proposing to update the Specific Plan Boundary and revise the Specific Plan Zoning Ordinance. The total density is proposed to increase from 791 residential units to a potential maximum of 920 residential units.

This to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 12/17/13, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to an earlier EIR was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00).
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.

Karen P. Gatten
Signature

Board Assistant
Title

12/17/13
Date

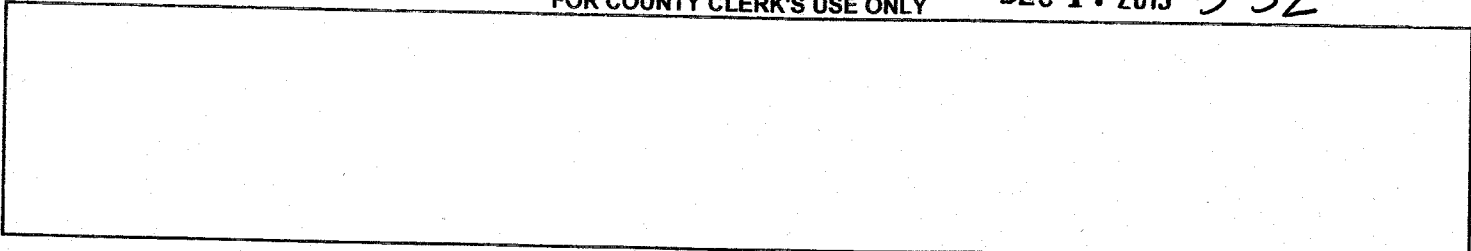
Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA ZCFG

FOR COUNTY CLERK'S USE ONLY

12.10.13 16-1
DEC 17 2013 3-52



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1110215

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: RANCON CROSSROADS LLC
paid by: CK 1124 \$64.00
paid towards: CFG05856 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FEE FOR EA42485 FOR SP288A2
at parcel #:
appl type: CFG3

By _____ Oct 31, 2011 09:50
MGARDNER posting date Oct 31, 2011

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

**RESOLUTION NO. 2013-279
AMENDING THE RIVERSIDE COUNTY
GENERAL PLAN
(Third Cycle General Plan Amendments for 2013)**

WHEREAS, pursuant to the provisions of Government Code Section 65350 et seq., a public hearing was held before the Riverside County Board of Supervisors to consider the proposed amendment to the Harvest Valley/Winchester Area Plan of the Riverside County General Plan; and,

WHEREAS, all provisions of the California Environmental Quality Act ("CEQA") and Riverside County CEQA implementing procedures have been satisfied; and,

WHEREAS, the proposed general plan amendment was discussed fully with testimony and documentation presented by the public and affected government agencies; and,

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on December 17, 2013 that:

General Plan Amendment No. 1110 (GPA01110) is a proposal to add fifteen (15) acres to Specific Plan No. 288, Amendment No. 2 and to amend the land use designation for those acres from Medium Density Residential (MDR) to a Specific Plan Land Use Designation of High Density Residential (HDR) and Medium High Density Residential (MHDR). The project site is located southerly of Olive Road, westerly of Highway 79 (Winchester Road), and northerly of Newport Road in the Winchester Zoning Area of the Third Supervisorial District as shown on the exhibit entitled "SP00288A2/GPA01110/CZ07767 Proposed General Plan, Exhibit No. 6" a copy of which is attached hereto and incorporated herein by reference. General Plan Amendment No. 1110 is associated with Change of Zone No. 7723, Specific Plan No. 288 Amendment No. 2 and Addendum No. 1 to Environmental Impact Report No. 376, which were considered concurrently with this amendment at the public hearing before the Board of Supervisors on December 10, 2013. Change of Zone No. 7723 proposes to amend the zoning classification for the subject property from Rural Residential (R-R) to Specific Plan (SP) in accordance with the

COUNSEL
BY: MICHELLE CLACK
DATE: 12/19/13

1 "SP00288A2/GPA01110/CZ07767 Proposed Zoning Exhibit 3" a copy of which is attached hereto
2 and incorporated herein by reference. Specific Plan No. 288, Amendment No. 2 modifies the
3 Specific Plan's boundary and development standards to be consistent with the Specific Plan's
4 Figure A-2-1 Land Use Plan which is attached hereto. The project site is approximately 243 acres.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
6 this matter, both written and oral, including Addendum No. 1 to Environmental Impact Report No. 376,
7 that:

- 8 1. The site is located in the Harvest Valley/Winchester Area Plan.
- 9 2. The Harvest Valley/Winchester Area Plan Land Use Map determines the extent, intensity,
10 and location of land uses within the Harvest Valley/Winchester Area.
- 11 3. The project site is designated Community Development: Medium Density Residential
12 (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (CD-
13 MHDR) (5-8 Dwelling Units Per Acre), Commercial Retail (CD-CR) (0.20-0.35 Floor
14 Area Ratio), Open Space Recreation (OS-R), and Open Space Conservation (OS-C) as
15 reflected on the Land Use Plan of Specific Plan No. 288. For the area being added to
16 Specific Plan No. 288, the existing designations are Community Development: Medium
17 Density Residential (MDR) and Medium High Density Residential (MHDR).
- 18 4. General Plan Amendment No. 1110 proposes to change the Harvest Valley/ Winchester
19 Area Plan land use designation on approximately 15 acres from Community Development:
20 Medium Density Residential (CD:MDR), to a Specific Plan Land Use Designation of High
21 Density Residential (HDR) and Medium High Density Residential (MHDR) as reflected on
22 Figure A-2-1 Land Use Plan for Specific Plan No. 288, Amendment No. 2.
- 23 5. Surrounding land use designations include Open Space- Recreation (OS-R) to the north,
24 Public Facilities (PF), Commercial Retail (CR) to the east, Medium Density Residential
25 (MDR) to the south, and Open Space- Conservation (OS-C), Medium Density Residential
26 (MDR) and Medium High Density Residential to the west.
- 27 6. The 15 acre project site's current zoning is Rural Residential (R-R).
- 28

- 1 7. The site is surrounded by properties zoned Specific Plan (SP) to the west, Rural
2 Residential (R-R) to the north and south, Rural Residential (R-R), General Commercial (C-
3 1/C-P) and Specific Plan (SP) to the east.
- 4 8. Surrounding land uses include vacant land to the north, east, west and south.
- 5 9. General Plan Amendment No. 1110 consists of an entitlement/policy amendment that
6 changes the land use designation from Community Development: Medium Density
7 Residential (CD: MDR) to a Specific Plan Land Use Designation of High Density
8 Residential (HDR) and Medium High Density Residential (MHDR) within the Specific
9 Plan as reflected in Figure A-2-1 Land Use Plan for Specific Plan No. 288, Amendment
10 No. 2.
- 11 10. General Plan Amendment No. 1110 does not involve a change in or conflict with the
12 Riverside County Vision. Specifically, the Riverside County Vision calls for density
13 appropriate to the surroundings. When the 2003 General Plan was adopted, the 15 acre
14 subject property was part of the neighboring Specific Plan No. 293, the Winchester Hills
15 Specific Plan, with a land use designations of Medium High Density Residential. Due to
16 the re-alignment of Rice Road and change in ownership, the 15 acres was removed from
17 Specific Plan No. 293 in 2009 and became designated Medium Density Residential
18 (MDR). In 2009 the intent was to add the 15 acres to Specific Plan No. 288, however, due
19 to the economic downturn that did not take place. Specific Plan No. 288, Amendment No.
20 2 is now adding the 15 acres to Specific Plan No. 288 and returning it to the Medium High
21 Density Residential Land Use Designation, which it had in the 2003 General Plan.
22 Additionally, maintaining this higher density implements the General Plan Housing and
23 Economic Visions by providing a diversified housing base at lower price ranges for all
24 residents within the County.
- 25 11. General Plan Amendment No. 1110 does not change or conflict with any General Planning
26 Principle set forth in General Plan Appendix B. The amendment most closely aligns with
27 the Community Development Principles and the Community Design Principles of
28 Appendix B of the General Plan. Efficient Land Use Principles of the General Plan

1 encourages increased densities and intensities to reduce the land required for public
2 infrastructure by reducing street widths and other such requirements. GPA No. 1110
3 maintains increased densities in an appropriate and comprehensive fashion that remains
4 consistent with the surrounding proposed community and proposed adjacent residential
5 densities.

6 12. GPA No. 1110 contributes to the purposes of the General Plan and is not detrimental to
7 them. Under the 2003 General Plan the subject 15 acres was designated Medium High
8 Density Residential. When the 15 acres was removed from Specific Plan No. 293, its land
9 use designation was changed from Medium High Density Residential to Medium Density
10 Residential (MDR). Currently, the 15 acres is adjacent to property with a Medium High
11 Density Residential land use designation. GPA No. 1110 returns the 15 acre site's land use
12 designation back to Medium High Density Residential, which is consistent with the 2003
13 General Plan as well as the surrounding community and the overall intensity of residential
14 uses with the immediate vicinity of the project site.

15 13. Special and new conditions or circumstances disclosed during the review process justify
16 modifying the General Plan. Specifically, new circumstances emerged when the 15 acre
17 site was removed from Specific Plan No. 293 in 2009. This removal resulted from the re-
18 alignment of Rice Road and changed the site's land use designation from Medium High
19 Density Residential to Medium Density Residential (MDR). Returning the site to
20 Medium High Density Residential makes it consistent with the surrounding properties.

21 14. For the reasons stated above, General Plan No. 1110 is consistent with the goals and
22 policies of the Harvest Valley/ Winchester Area Plan, with all policies of the Riverside
23 County General Plan, it contributes to the achievement of the General Plan's purposes and
24 conforms to the fundamental values stated in the Riverside County Vision. Additionally, it
25 would not create an internal inconsistency among the elements of the General Plan and
26 does not involve a change in or conflict with the Riverside County Vision or a General
27 Plan Principle.

28 15. GPA No. 1110 will not be detrimental to public health, safety, or welfare.

1 16. Based on the findings and conclusions contained in Addendum No. 1 to Environmental
2 Impact Report No. 376, GPA No. 1110 does not propose any significant changes or
3 introduce any significant environmental effects that will require major revisions to the
4 previous certified EIR No. 376 as defined in CEQA guidelines section 15162 because of
5 the following:

- 6 a. the changes to the Specific Plan Land Use Plan are similar in nature and intensity to
7 the original Specific Plan,
8 b. the 15 acres being added to the project are similar in character and intensity to
9 those of the original Specific Plan,
10 c. the construction and operation of the project would neither negate nor exacerbate
11 the significance of adverse impacts on humans. The impacts would remain the
12 same regardless of implementation of the project. Thus, the previously identified
13 significant and unmitigated impacts would not be made more severe as a result of
14 the project. Therefore, no new impacts, changes or new information are identified
15 that would require preparation of a Supplemental EIR.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CONSIDERED Addendum**
17 **No. 1 to Environmental Impact Report No. 376**, and **ADOPTS** General Plan Amendment No. 1110
18 (GPA01110) amending the Land Use Designation for 15 acres being added to Specific Plan No. 288,
19 Amendment No. 2 from Medium Density Residential (MDR) to a Specific Plan Land Use Designation of
20 High Density Residential (HDR) and Medium High Density Residential (MHDR) as shown on the exhibit
21 titled "SP00288A2/GPA01110/CZ07767 Proposed General Plan, Exhibit No. 6" a copy of which is
22 attached hereto and incorporated herein by reference.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
24 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
25 Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.
26

27 MPC:mld
12/05/13
28 G:\PROPERTY\MDUSEK\MPC\RESOLUTIONS\3RD CYCLE RESOLUTION CLEAN 12-9-13.DOC

2 RESOLUTION NO. 2013 – 279

3 Amending the Riverside County General Plan
4 (Third Cycle General Plan Amendments for 2013)

5 ADOPTED by Riverside County Board of Supervisors on December 17, 2013.

6 ROLL CALL:

7
8 Ayes: Jeffries, Stone, Benoit and Ashley
9 Nays: None
10 Absent: Tavaglione

11
12 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
13 Supervisors on the date therein set forth.

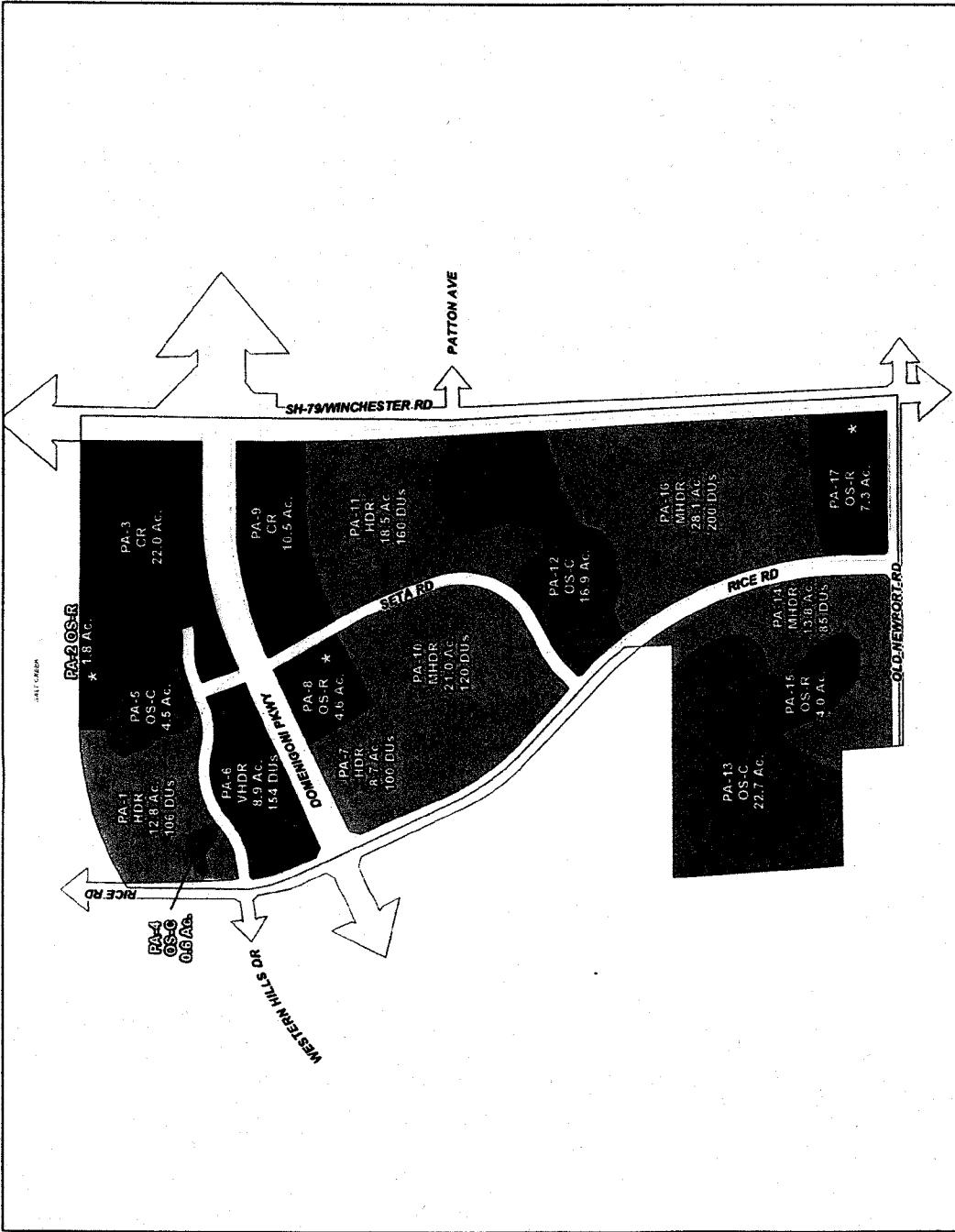
14 KECIA HARPER-IHEM, Clerk of said Board

15 By: _____

Karen Boyton

16 Deputy

17
18
19
20
21
22
23 12.17.13 3-52
24
25



LEGEND

- Project Boundary
- Medium High Density Residential (MHDR - 62.9 ac.)
- High Density Residential (HDR - 40 ac.)
- Very High Density Residential (VHDR - 8.9 ac.)
- Commercial Retail (CR - 32.5 ac.)
- Open Space Conservation (OS-C - 44.7 ac.)
- Open Space Recreation (OS-R - 17.7 ac.)
- Basin Locations

Sources: Crossroads North Land Use, The Planning Center, Sept. 2011;
 Crossroads South Land Use, Webb Associates, Sept. 2013;
 Peckage, Sept. 2013.

0 500 1,000 1,500 Feet

Figure A-2-1 - Land Use Plan
 The Crossroads in Winchester Specific Plan Amendment No. 2

RIVERSIDE COUNTY PLANNING DEPARTMENT

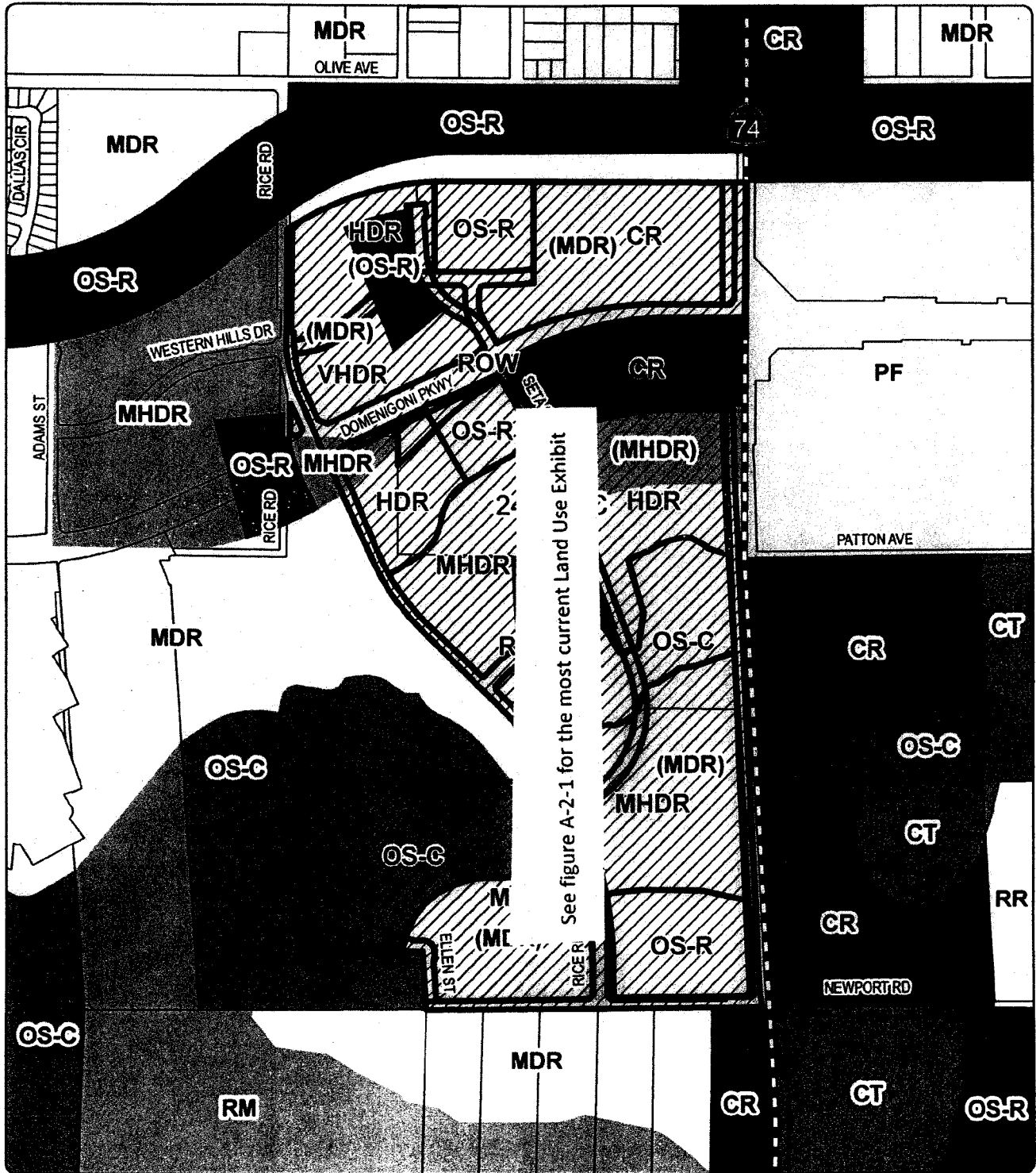
SP00288A2_GPA01110_CZ07767

Date Drawn: 11/29/2012

Exhibit 6

Supervisor Stone
District: 3

PROPOSED GENERAL PLAN



Zoning Area: Winchester
Township/Range: T5SR2W
Section: 33

Assessors Bk. Pg. 461-22
Thomas Bros. Pg. 869 E2
Edition 2011

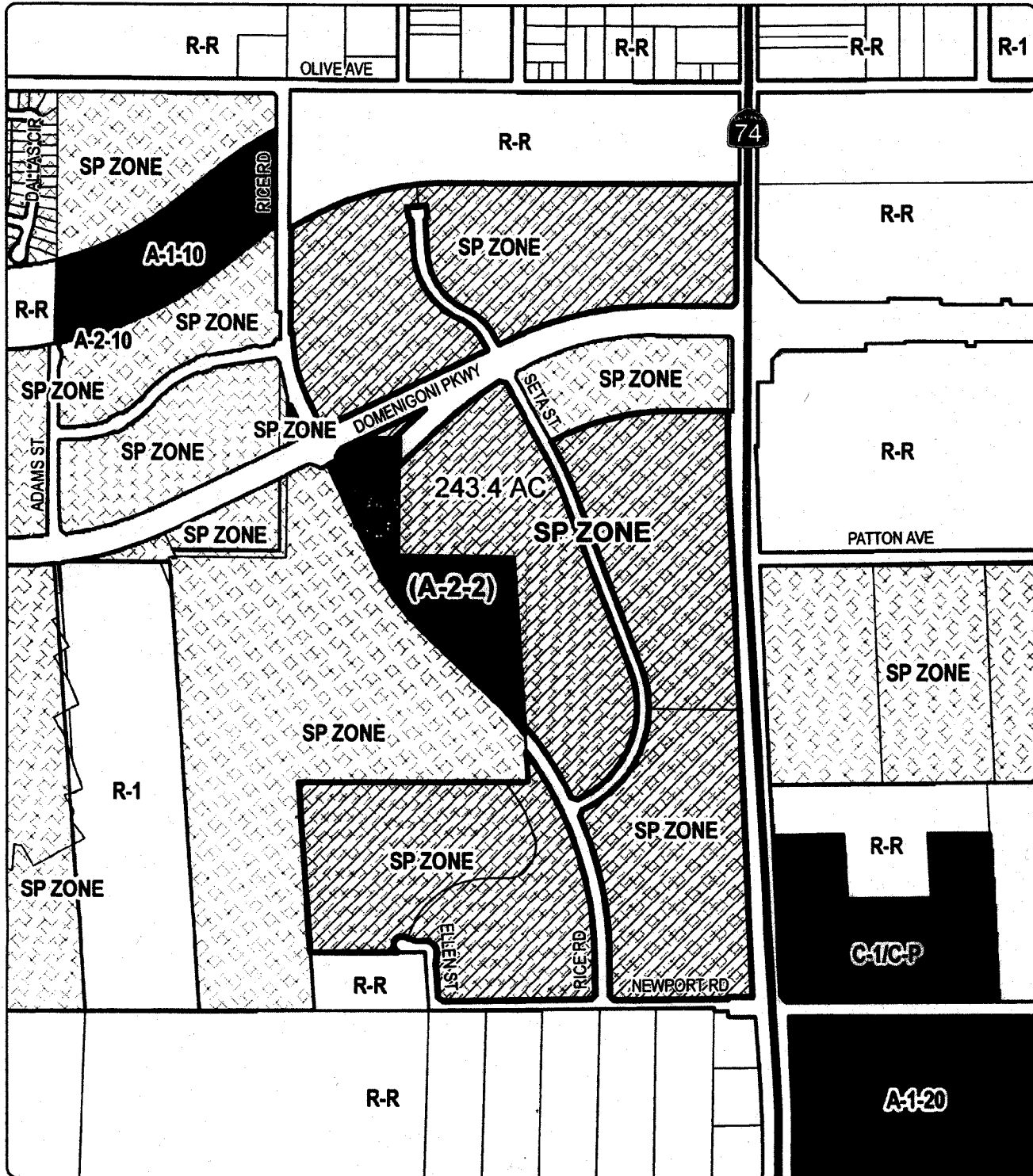


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lra.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT
SP00288A2_GPA01110_CZ07767
PROPOSED ZONING

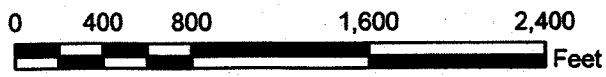
Supervisor Stone
 District 3

Date Drawn: 11/29/2012
 Exhibit 3



Zoning Area: Winchester
 Township/Range: T5SR2W
 Section: 33

Assessors Bk. Pg. 461-22
 Thomas Bros. Pg. 869 E2
 Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 853-8277 (Eastern County) or website at <http://www.fimsa.co.riverside.ca.us/index.html>

2
3 **RESOLUTION NO. 2013-273**
4 **ADOPTING**
5 **AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 288**
6 **(WINCHESTER CROSSROADS)**

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
9 December 10, 2013 to consider Amendment No. 2 to Specific Plan No. 288 (Winchester Crossroads),
10 which was adopted by the Board of Supervisors pursuant to Resolution No. 97-091 on April 29, 1997;
11 and,

12 **WHEREAS**, a public hearing before the Planning Commission was not required because
13 Amendment No. 2 to Specific Plan No. 288 was granted Fast Track Status pursuant to Board Policy A-
14 32 which allows the project to go directly to the Board of Supervisors; and,

15 **WHEREAS**, the Board of Supervisors closed the December 10, 2013 public hearing and
16 tentatively approved Specific Plan No. 288, Amendment No.2; 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. 376 ("EIR No. 376"), which was prepared in connection with this
20 Amendment No. 2 to Specific Plan No. 288 and related cases General Plan Amendment No. 1110, and
21 Change of Zone No. 7767 (collectively referred to alternatively herein as "the project"), is sufficiently
22 detailed so that all the potentially significant effects of the project on the environment and measures
23 necessary to avoid or substantially lessen such effects have been evaluated in accordance with the
24 above-referenced Act and 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
28 Supervisors of the County of Riverside, in regular session assembled on December 17, 2013, that:

FORM APPROVED COUNTY COUNSEL
DATE 12/19/13
MICHELLE CLACK

- 1 A. Amendment No. 2 modifies Specific Plan No. 288 by the following:
- 2 1. Modifies the Specific Plan boundary to include an additional 15-acre parcel (APN
- 3 461-210-019), making the total acreage of the project site to be 243.4 acres. The
- 4 difference in size between Specific Plan No. 288 and the proposed Amendment
- 5 No. 2 is 6.4 acres, which is a result of prior calculations that were taken from
- 6 property lines rather than center lines and alignment changes to Rice Road.
- 7 Thus, Amendment No. 2 updates the Specific Plan boundary to accurately reflect
- 8 these changes.
- 9 2. Decreases the residential land use from 170.3 acres to 111 acres, but includes
- 10 higher densities that will allow for an increase in the total number of housing
- 11 units. The total number of units will increase from 791 to 920.
- 12 3. Increases the size of the commercial land uses from 12 acres to 32.5 acres.
- 13 4. Modifies design guidelines and development standards to be consistent with the
- 14 County-wide Design Standards and Guidelines and with the changes to the Land
- 15 Use Plan for Specific Plan No. 288.
- 16 5. Provides a range of amenities including the following: 32.5 acres of commercial
- 17 uses, three parks totaling 13.7 acres, and 48.1 acres of open space and passive
- 18 recreational components.
- 19 6. Provides a total of 37.3 acres devoted to major circulation and improves
- 20 Domenigoni Parkway, State Highway 79/Winchester Road, Rice Road, Western
- 21 Hills Drive, Seta Road, and Old Newport Road.
- 22 B. Specific Plan No. 288, Amendment No. 2 is associated with General Plan Amendment
- 23 No. 1110 and Change of Zone No. 7767, which were considered concurrently at the
- 24 public hearing before the Board of Supervisors.
- 25 C. The environmental assessment prepared for the project concluded that some changes or
- 26 additions are necessary but none sufficient to necessitate the preparation of a subsequent
- 27 EIR. Accordingly, an Addendum to EIR No. 376 ("Addendum") was prepared.
- 28

1 D. No potentially significant environmental impacts are associated with the project other
2 than those identified in EIR No. 376 as modified by the Addendum and those impacts
3 would be avoided or lessened (reduced to a level of insignificance) by the mitigation
4 measures listed in Resolution No. 97-091 certifying EIR No. 376, which is incorporated
5 herein by this reference in its entirety.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 2 to Specific
7 Plan No. 288 is consistent with the intent, design, and mitigation approved for Specific Plan No. 288 as
8 modified through Amendment No. 2 and is consistent with the Riverside County General Plan.

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

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
15 **CONSIDERED** the Addendum with EIR No. 376 in evaluating Specific Plan No. 288, Amendment No.
16 2 and the related cases referenced above, that the Addendum to EIR No. 376 is an accurate and objective
17 statement that complies with CEQA and reflects the County's independent judgment, and that EIR No.
18 376 and the Addendum are incorporated herein by this reference.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No.
20 288, Amendment No. 2, on file with the Clerk of the Board, including the final conditions of approval
21 and exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property
22 described and shown in the plan, and said real property shall be developed substantially in accordance
23 with the plan as amended, unless the plan is repealed or further amended by the Board.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No.
25 288, Amendment No. 2 shall be placed on file in the Office of the Clerk of the Board, in the Office of
26 the Planning Director, and in the Office of the Building and Safety Director, and that no applications for
27 subdivision maps, conditional use permits or other development proposals shall be accepted for the real
28

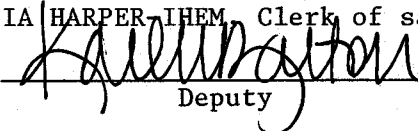
1 property described and shown in the plan, as amended, unless such applications are substantially in
2 accordance therewith.

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

7
8 ROLL CALL:

9 Ayes: Jeffries, Stone, Benoit and Ashley
10 Nays: None
11 Absent: Tavaglione

12 The foregoing is certified to be a true copy of a resolution duly
13 adopted by said Board of Supervisors on the date therein set forth.

14 KECIA HARPER IHEM, Clerk of said Board
15 By  Deputy

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21 MPC:mld
12/5/13
22 G:\PROPERTY\MDUSEK\MPC\RESOLUTIONS\BOARD RESOLUTION ADOPTING SP288A2 12-9-13.DOC
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- A. Building height shall not exceed three (3) stories with a maximum height of forty feet (40').
- B. Lot Area shall not be less than two thousand (2,000) square feet.
- C. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
- D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
- E. Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
- F. Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides.
- G. Rear yards shall be not less than three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
- H. Fireplaces, media niches, bay windows, porches, window boxes and similar architectural features shall be allowed to encroach on a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback

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regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear, or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.

I. In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.

J. Tandem garages are permitted.

(3) The development standards for attached two-family and multi-family homes in Planning Areas 1, 6, 7, and 11 of Specific Plan No. 288, shall be the same as those standards identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5.b., c., e., and j. shall be deleted and replaced with the following:

A. The height of buildings shall not exceed forty-five feet (45').

B. The distance between buildings shall be no less than six feet (6').

C. The minimum building setbacks from a project's exterior streets and boundary lines shall be two and one-half feet (2.5'). The minimum building setback from interior drives shall be three feet (3'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.

D. The number of dwelling units in one building shall not exceed eighteen (18) units.

E. Pedestrian walkways with a minimum width of four feet (4') shall be installed between the dwelling units and the recreational areas of the project.

F. No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, garages, patios,

1 and similar features, whether attached or detached to a dwelling,
2 shall not be included when calculating the floor living area.

3
4 G. Tandem garages are permitted.

5 (4) Except as provided above, all other zoning requirements shall be the same
6 as those requirements identified in Article VI and in Article XVIII, Section
7 18.5 of Ordinance No. 348.

8 b. Planning Areas 2, 8, 15 and 17.

9 (1) The uses permitted in Planning Areas 2, 8, 15 and 17 of Specific Plan No.
10 288 shall be the same as those uses permitted in Article VIII.e, Section
11 8.100 of Ordinance No. 348, except that the uses permitted pursuant to
12 Section 8.100.a.(1) and (9);b.(1); and c.(1) shall not be permitted. In
13 addition, the permitted uses identified under Section 8.100.a. shall also
14 include public parks and playgrounds.

15 (2) The development standards for Planning Areas 2, 8, 15 and 17 of Specific
16 Plan No. 288 shall be the same as those standards identified in Article
17 VIII.e, Section 8.101 of Ordinance No. 348.

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

20 c. Planning Areas 3 and 9.

21 (1) The uses permitted in Planning Areas 3 and 9 of Specific Plan No. 288 shall
22 be the same as those uses permitted in Article IX.b, Section 9.50 of
23 Ordinance No. 348, except that the uses permitted pursuant to Section
24 9.50.b.(1), (7), (13), and (19), shall not be permitted.

25 (2) The development standards for Planning Areas 3 and 9 of Specific Plan No.
26 288 shall be the same as those standards identified in Article IX.b, Section
27 9.53 of Ordinance No. 348. Additionally, the development standards shall
28 also include the following:

1
2 i) All commercial areas shall contain at least one enclosure for the
3 collection of recyclable materials.

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

6 d. Planning Areas 4, 5, 12 and 13.

7 (1) The uses permitted in Planning Areas 4, 5, 12 and 13 of Specific Plan No.
8 288 shall be the same as those uses permitted in Article VIII.e, Section
9 8.100 of Ordinance No. 348, except that the uses permitted pursuant to
10 Section 8.100.a.(1), (2), (3) and (9); c.(1) shall not be permitted. In addition,
11 the permitted uses identified under Section 8.100.a. shall include open
12 space, trails, paseos and hiking areas.

13 (2) The development standards for Planning Areas 4, 5, 12 and 13 of Specific
14 Plan No. 288 shall be the same as those standards identified in Article
15 VIII.e, Section 8.101 of Ordinance No. 348.

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

18 e. Planning Areas 10 and 16.

19 (1) The uses permitted in Planning Areas 10 and 16 of Specific Plan No. 288
20 shall be the same as those uses permitted in Article VI, Section 6.1 of
21 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.
22 (2) and (3); b.(1) and (3); and c.(1) shall not be permitted. In addition, the
23 uses permitted under Section 6.1.a. shall include parks, open space trails,
24 and temporary real estate tract offices located within a subdivision to be
25 used only for and during the original sale of the subdivision, but not to
26 exceed a period of five (5) years in any event.

27 (2) The development standards for detached single-family residential lots
28 within Planning Areas 10 and 16 of Specific Plan No. 288 shall be the same

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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., c., d. and e. (1), (2), (3) and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than two thousand (2,800) square feet. The minimum lot area shall be determined by excluding that portion of a lot used solely for access to the portion of a lot used as a building site.
- B. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of seventy feet (70').
- C. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. Front yards shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
- E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
- F. Rear yards shall be not less than 10 feet (10'), except that the second

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floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.

G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one half feet (2.5') into setbacks. At least one side of the structure shall maintain a four foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

H. In no case shall more than sixty percent (60%) of any lot be covered by a dwelling footprint.

(3) The development standards for detached single-family homes within Planning Areas 10 and 16 of Specific Plan No. 288 shall be the same standards as those identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVIII, Section 18.5.b. and c. shall be deleted and replaced by the following:

- A. Building height shall not exceed three stories, with a maximum height of 40 feet (40').
- B. Lot Area shall not be less than two thousand (2,000) square feet.
- C. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
- D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone

1 development standards.

2
3 E. Front yards shall not be less than three feet (3'), measured from the
4 existing street right-of-way or from any future street right-of-way as
5 shown on any specific plan of highways, whichever is nearer to the
6 proposed structure.

7 F. Side yards on interior and through lots shall be not less than three
8 feet (3'). Side yards on corner and reverse corner lots shall not be
9 less than five feet (5') from the existing street right-of-way or from
10 any future street right-of-way as shown on any specific plan of
11 highways, whichever is nearer to the proposed structure, upon which
12 the building sides.

13 G. Rear yards shall be not less than three feet (3'), except that the
14 second floor living space and balconies located in the rear yard shall
15 be permitted within one foot (1') of the rear property line.

16 H. Fireplaces, media niches, bay windows, porches, window boxes, and
17 similar architectural features shall be allowed to encroach a
18 maximum of two feet and one-half (2.5') into setbacks. At least one
19 side of the structure shall maintain a four-foot (4') setback
20 regardless of encroachments. No second floor structural
21 encroachments shall be permitted within one foot (1') of the rear
22 property line. No other structural encroachments shall be permitted
23 in the front, rear or side yard setback except as provided for in
24 Section 18.19 of Ordinance No. 348.

25 I. In no case shall more than seventy-five percent (75%) of any lot be
26 covered by a dwelling.

27 J. Tandem garages are permitted.

28 (4) Except as provided above, all other zoning requirements shall be the same

1 as those requirements identified in Article XVIII and Article XVIII, Section
2 18.5 of Ordinance No. 348.

3 f. Planning Area 14.

4 (1) The uses permitted in Planning Area 14 of Specific Plan No. 288 shall be
5 the same as those uses permitted in Article VI, Section 6.1 of Ordinance
6 No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3);
7 b.(1) and (3); and c.(1) shall not be permitted. In addition, the uses
8 permitted under Section 6.1.a. shall include parks, open space trails and
9 temporary real estate tract offices located within a subdivision to be used
10 only for and during the original sale of the subdivision, but not to exceed a
11 period of five (5) years in any event.

12 (2) The development standards for detached single-family residential lots
13 within Planning Area 14 of Specific Plan No. 288 shall be the same as those
14 standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
15 that the development standards set forth in Article VI, Section 6.2. b., c., d.,
16 and e.(1), (2), (3) and (4) shall be deleted and replaced by the following:

17 A. Lot area shall be not less than three thousand five hundred (3,500)
18 square feet. The minimum lot area shall be determined by excluding
19 that portion of a lot used solely for access to the portion of a lot used
20 as a building site.

21 B. The minimum average width of that portion of a lot to be used as a
22 building site shall be forty feet (40') with a minimum average depth
23 of eighty feet (80').

24 C. The minimum frontage of a lot shall be thirty five feet (35'), except
25 that lots fronting on knuckles or cul-de-sacs may have a minimum
26 frontage of thirty feet (30'). Lot frontage along curvilinear streets
27 may be measured at the building setback in accordance with zone
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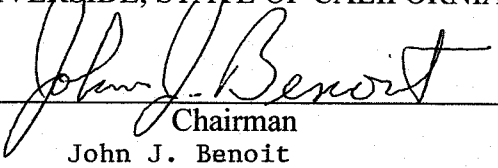
development standards.

- D. Front yards shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
- E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
- F. Rear yards shall be not less than 10 feet (10'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
- G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- H. In no case shall more than sixty percent (60%) of any lot be covered by a dwelling footprint.
- I. Tandem garages are permitted.

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


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

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

9 By: 
10 Chairman
John J. Benoit


11 ATTEST: Kecia Harper-Ihem

12 CLERK OF THE BOARD:

13
14 By: 
15 Deputy

16
17 (SEAL)

18
19 APPROVED AS TO FORM:
20 December 9, 2013

21 By: 
22 MICHELLE P. CLACK
23 Deputy County Counsel

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25
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27 MPC:mld
12/03/13

28 G:\PROPERTY\MDUSEK\MPC\SP288 ORD FOR MPC 112713.DOC


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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 17, 2013, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

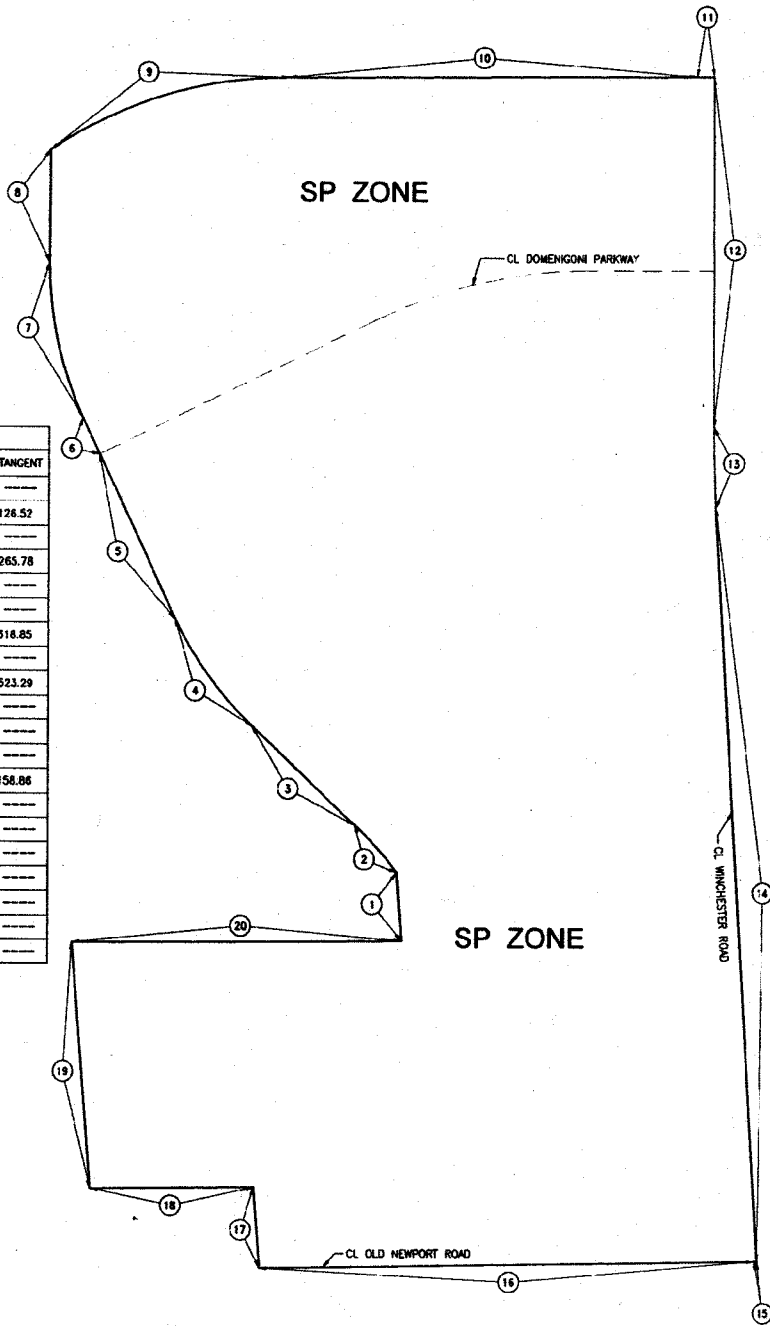
AYES: Jeffries, Stone, Benoit and Ashley
NAYS: None
ABSENT: Tavaglione

DATE: December 17, 2013

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL

WINCHESTER AREA
NE 1/4 OF SEC. 33, T. 5S, R. 2W.



LINE #/CURVE #	LENGTH	DIRECTION/DELTA	RADIUS	TANGENT
1	288.03	N04° 03' 36"W	----	----
2	252.36	N41° 51' 36"W	1400.00	128.52
3	565.08	N47° 01' 26"W	----	----
4	525.32	N36° 16' 28"W	1400.00	265.78
5	716.72	S25° 31' 30"E	----	----
6	154.63	S25° 31' 30"E	----	----
7	627.00	S12° 41' 42"E	1400.00	318.85
8	443.77	S00° 08' 07"W	----	----
9	1016.64	S72° 56' 43"W	1740.00	523.29
10	1632.02	S89° 41' 01"W	----	----
11	67.00'	N89° 49' 53"E	----	----
12	1375.90	N00° 10' 07"W	----	----
13	317.85	N01° 39' 51"W	6000.00	158.86
14	2877.11	N03° 12' 23"W	----	----
15	9.920	S89° 04' 28"W	----	----
16	1972.60	N89° 09' 28"E	----	----
17	322.71	S04° 13' 24"E	----	----
18	658.72	N89° 17' 46"E	----	----
19	971.92	S04° 27' 46"E	----	----
20	1324.08	S89° 30' 58"W	----	----

LEGEND
SP ZONE SPECIFIC PLAN (SP00288A2)



MAP NO. 2.2356
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07767
ADOPTED BY ORDINANCE NO. 348.4772
DECEMBER 17, 2013
RIVERSIDE COUNTY BOARD OF SUPERVISORS



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

December 19, 2013

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

FAX: (951) 368-9018
E-MAIL: recordmde@aol.com

RE: ADOPTION OF ORDINANCE NO. 348.4772

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Monday, December 23, 2013**.

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

Gil, Cecilia

From: mtinajero@pe.com on behalf of Master, PEC Legals <legalsmaster@pe.com>
Sent: Thursday, December 19, 2013 10:02 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. No. 348.4772

Received for publication on Dec. 23. Proof with cost to follow.

Thank You!



Publisher of The Press-Enterprise
Inland Southern California's News Leader

Legal Advertising

Phone: 1.800.880.0345

Fax: 951.368.9018

E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

On Thu, Dec 19, 2013 at 8:09 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

Good morning! Attached is an Adoption of Ordinance, for publication on Monday, Dec. 23, 2013. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board

951-955-8464

MS# 1010



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

December 19, 2013

THE CALIFORNIAN
ATTN: LEGALS
28441 RANCHO CALIFORNIA RD., SUITE 103
TEMECULA, CA 92590

FAX: (951) 699-1467
E-MAIL: LegalsSWRiverside@UTSanDiego.com

RE: ADOPTION OF ORDINANCE NO. 348.4772

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Monday, December 23, 2013**.

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

Gil, Cecilia

From: cathy.viars@utsandiego.com
Sent: Thursday, December 19, 2013 10:54 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Adoption of Ord. No. 348.4772

I apologize, yes we can get it in for Monday. There was some confusion on my part with Christmas being next week.

I'll reserve the space and check back with you later on pricing.

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Thursday, December 19, 2013 10:42 AM
To: Viars, Cathy
Subject: RE: FOR PUBLICATION: Adoption of Ord. No. 348.4772

Deadline is not today at 4pm?

Can we publish on Tuesday with map?

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

From: cathy.viars@utsandiego.com [<mailto:cathy.viars@utsandiego.com>]
Sent: Thursday, December 19, 2013 9:49 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Adoption of Ord. No. 348.4772

Hi Cecilia

I noticed you have a map attached to this request.

If you want the ad to run on Monday December 23, 2013 we've missed the deadline.

Would you like to reschedule? Or leave the map out?

Thank you
Cathy Viars

 **Cathy Viars**
O: 951-251-0329
cathy.viars@utsandiego.com
UTSanDiego.com
28441 Rancho California Rd, Ste 103, Temecula, CA 92590

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Thursday, December 19, 2013 8:10 AM
To: Legals SW Riverside
Subject: FOR PUBLICATION: Adoption of Ord. No. 348.4772

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

ORDINANCE NO. 348.4772
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 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 2.2356, as amended, are further amended by placing in effect in the Winchester area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Change of Zone Case No. 7767"; which map is made a part of this ordinance.

Section 2. Article XVII.a of Section 17.77 of Ordinance No. 348 is amended to read as follows:

"Section 17.77 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 288.

a. Planning Areas 1, 6, 7 and 11.

- (1) The uses permitted in Planning Areas 1, 6, 7, and 11 of Specific Plan No. 288 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) and (3); b. (1) and (3); and c. (1) shall not be permitted. In addition, the permitted uses under Section 6.1.a. shall include two-family dwellings, multiple-family dwellings, parks and temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.
- (2) The development standards for detached single-family homes within Planning Areas 1, 6, 7, and 11 of Specific Plan No. 288 shall be the same standards as those identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVIII, Section 18.5.b. and c. shall be deleted and replaced by the following:
 - A. Building height shall not exceed three (3) stories with a maximum height of forty feet (40').
 - B. Lot Area shall not be less than two thousand (2,000) square feet.
 - C. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
 - D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
 - E. Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
 - F. Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides.
 - G. Rear yards shall be not less than three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.

- H. Fireplaces, media niches, bay windows, porches, window boxes and similar architectural features shall be allowed to encroach on a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear, or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.
 - I. In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.
 - J. Tandem garages are permitted.
- (3) The development standards for attached two-family and multi-family homes in Planning Areas 1, 6, 7, and 11 of Specific Plan No. 288, shall be the same as those standards identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5.b., c., e., and j. shall be deleted and replaced with the following:
- A. The height of buildings shall not exceed forty-five feet (45').
 - B. The distance between buildings shall be no less than six feet (6').
 - C. The minimum building setbacks from a project's exterior streets and boundary lines shall be two and one-half feet (2.5'). The minimum building setback from interior drives shall be three feet (3'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
 - D. The number of dwelling units in one building shall not exceed eighteen (18) units.
 - E. Pedestrian walkways with a minimum width of four feet (4') shall be installed between the dwelling units and the recreational areas of the project.
 - F. No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, garages, patios, and similar features, whether attached or detached to a dwelling, shall not be included when calculating the floor living area.
 - G. Tandem garages are permitted.
- (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI and in Article XVIII, Section 18.5 of Ordinance No. 348.
- b. Planning Areas 2, 8, 15 and 17.
- (1) The uses permitted in Planning Areas 2, 8, 15 and 17 of Specific Plan No. 288 shall be the same as those uses permitted in Article VIII.e, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1) and (9);b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public parks and playgrounds.
 - (2) The development standards for Planning Areas 2, 8, 15 and 17 of Specific Plan No. 288 shall be the same as those standards identified in Article VIII.e, Section 8.101 of Ordinance No. 348.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII.e of Ordinance No. 348.
- c. Planning Areas 3 and 9.
- (1) The uses permitted in Planning Areas 3 and 9 of Specific Plan No. 288 shall be the same as those uses permitted in Article IX.b, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section

- 9.50.b.(1), (7), (13), and (19), shall not be permitted.
- (2) The development standards for Planning Areas 3 and 9 of Specific Plan No. 288 shall be the same as those standards identified in Article IX.b, Section 9.53 of Ordinance No. 348. Additionally, the development standards shall also include the following:
 - i) All commercial areas shall contain at least one enclosure for the collection of recyclable materials.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IX.b of Ordinance No. 348.
- d. Planning Areas 4, 5, 12 and 13.
- (1) The uses permitted in Planning Areas 4, 5, 12 and 13 of Specific Plan No. 288 shall be the same as those uses permitted in Article VIII.e, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3) and (9); c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include open space, trails, paseos and hiking areas.
 - (2) The development standards for Planning Areas 4, 5, 12 and 13 of Specific Plan No. 288 shall be the same as those standards identified in Article VIII.e, Section 8.101 of Ordinance No. 348.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII.e of Ordinance No. 348.
- e. Planning Areas 10 and 16.
- (1) The uses permitted in Planning Areas 10 and 16 of Specific Plan No. 288 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) and (3); b.(1) and (3); and c.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.a. shall include parks, open space trails, and temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.
 - (2) The development standards for detached single-family residential lots within Planning Areas 10 and 16 of Specific Plan No. 288 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., c., d. and e. (1), (2), (3) and (4) shall be deleted and replaced by the following:
 - A. Lot area shall be not less than two thousand (2,800) square feet. The minimum lot area shall be determined by excluding that portion of a lot used solely for access to the portion of a lot used as a building site.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of seventy feet (70').
 - C. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - D. Front yards shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
 - E. Side yards on interior and through lots shall be not less than five

feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

- F. Rear yards shall be not less than 10 feet (10'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
- G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one half feet (2.5') into setbacks. At least one side of the structure shall maintain a four foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- H. In no case shall more than sixty percent (60%) of any lot be covered by a dwelling footprint.

(3) The development standards for detached single-family homes within Planning Areas 10 and 16 of Specific Plan No. 288 shall be the same standards as those identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVIII, Section 18.5.b. and c. shall be deleted and replaced by the following:

- A. Building height shall not exceed three stories, with a maximum height of 40 feet (40').
- B. Lot Area shall not be less than two thousand (2,000) square feet.
- C. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
- D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
- E. Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
- F. Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides.
- G. Rear yards shall be not less than three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
- H. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet and one-half (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear

property line. No other structural encroachments shall be permitted in the front, rear or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.

I. In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.

J. Tandem garages are permitted.

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XVIII and Article XVIII, Section 18.5 of Ordinance No. 348.

f. Planning Area 14.

(1) The uses permitted in Planning Area 14 of Specific Plan No. 288 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) and (3); b.(1) and (3); and c.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.a. shall include parks, open space trails and temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.

(2) The development standards for detached single-family residential lots within Planning Area 14 of Specific Plan No. 288 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., c., d., and e.(1), (2), (3) and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than three thousand five hundred (3,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of eighty feet (80').

C. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

D. Front yards shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure. Porches in the front of the structure may encroach five feet (5') into the front yard setback.

E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

F. Rear yards shall be not less than 10 feet (10'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.

G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback

regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

- H. In no case shall more than sixty percent (60%) of any lot be covered by a dwelling footprint.
- I. Tandem garages are permitted.

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

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

John J. Benoit, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **December 17, 2013**, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Stone, Benoit and Ashley
NAYS: None
ABSENT: Tavaglione

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

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

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

SPEAKER'S NAME: Paul Jacobs

Address: _____
(only if follow-up mail response requested)

City: Temecula **Zip:** _____

Phone #: _____

Date: 12/17/13 **Agenda #** 3-52

PLEASE STATE YOUR POSITION BELOW:

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

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

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

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

I give my 3 minutes to: _____

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DATE	REFERENCE NUMBER	DESCRIPTION - OTHER COMMENTS/CHARGES	PRODUCT/ZONE	SIZE	BILLED UNITS	TIMES RUN	RATE	GROSS AMOUNT	NET AMOUNT

12/23/2013	I01193277-12232013	PO# Ord. 348.4772, BOARD OF SUPER	Press-Enterprise	2 x 546 LI	1092	1	1.30	1,419.60	1,419.60
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Order Placed by: Cecilia Gil

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 2013 DEC 31 PM 12:38

*Planning
3-52 of 12/17/13
2C 7467
1 hr*

Legal Advertising Invoice

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\$1,419.60

SALES CONTACT INFORMATION		ADVERTISER INFORMATION			
1	25	6	7	2	2
1	BILLING PERIOD	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME	
Maria Tinajero 951-368-9225	12/23/2013 - 12/23/2013	100141323	100141323	BOARD OF SUPERVISORS	

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12/23/2013 - 12/23/2013	100141323	100141323	
23	24	3	
BALANCE	INVOICE NUMBER	TERMS OF PAYMENT	
\$1,419.60	I01193277-12232013	DUE UPON RECEIPT	

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Enterprise Media
POST OFFICE BOX 12009
RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside, CA 92501-3878
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: / Ord. 348.4772

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

12/23/2013

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: December 23, 2013
At: Riverside, California

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0001193277-01

P.O. Number: Ord. 348.4772

Ad Copy:

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

ORDINANCE NO. 348.4772
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348
RELATING TO ZONING

The Board of Supervisors of the County of Riverside or-
dains as follows:
Section 1. Section 4.2 of Ordinance No. 348, and Official
Zoning Plan Map No. 2.2356, as amended, are further
amended by placing in effect in the Winchester area the
zone or zones as shown on the map entitled, "Change of
Official Zoning Plan Amending Ordinance No. 348,
Change of Zone Case No. 7767", which map is made a
part of this ordinance.

Section 2. Article XVII.a of Section 17.77 of Ordinance
No. 348 is amended to read as follows:
"Section 17.77 SP ZONE REQUIREMENTS AND
STANDARDS FOR SPECIFIC PLAN NO. 288.
a. Planning Areas 1, 6, 7 and 11.

- (1) The uses permitted in Planning Areas 1, 6, 7, and 11 of Specific Plan No. 288 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) and (3); b. (1) and (3); and c. (1) shall not be permitted. In addition, the permitted uses under Section 6.1.a. shall include two-family dwellings, multiple-family dwellings, parks and temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.
- (2) The development standards for detached single-family homes within Planning Areas 1, 6, 7, and 11 of Specific Plan No. 288 shall be the same standards as those identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVIII, Section 18.5.b. and c. shall be deleted and replaced by the following:
 - A. Building height shall not exceed three (3) stories with a maximum height of forty feet (40').
 - B. Lot Area shall not be less than two thousand (2,000) square feet.
 - C. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
 - D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
 - E. Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
 - F. Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides.
 - G. Rear yards shall be not less than three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
 - H. Fireplaces, media niches, bay windows, porches, window boxes and similar architectural features shall be allowed to encroach on a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear, or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.
 - I. In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.
 - J. Tandem garages are permitted.
- (3) The development standards for attached two-family and multi-family homes in Planning Areas 1, 6, 7, and 11 of Specific Plan No. 288, shall be the same as those standards identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5.b., c., e., and f. shall be deleted and replaced with the following:
 - A. The height of buildings shall not exceed forty-five feet (45').
 - B. The distance between buildings shall be no less than six feet (6').
 - C. The minimum building setbacks from a project's exterior streets and boundary lines shall be two and one-half feet (2.5'). The minimum building setback from interior drives shall be three feet (3'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
 - D. The number of dwelling units in one building shall not exceed eighteen (18) units.
 - E. Pedestrian walkways with a minimum width of four feet (4') shall be installed between the dwelling units and the recreational areas of the project.
 - F. No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, garages, patios, and similar features, whether attached or detached to a dwelling, shall not be included when calculating the floor living area.
 - G. Tandem garages are permitted.
- (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI and in Article

- b. **Planning Areas 2, 8, 15 and 17.**
- (1) The uses permitted in Planning Areas 2, 8, 15 and 17 of Specific Plan No. 288 shall be the same as those uses permitted in Article VIII.e, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public parks and playgrounds.
 - (2) The development standards for Planning Areas 2, 8, 15 and 17 of Specific Plan No. 288 shall be the same as those standards identified in Article VIII.e, Section 8.101 of Ordinance No. 348.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII.e of Ordinance No. 348.
- c. **Planning Areas 3 and 9.**
- (1) The uses permitted in Planning Areas 3 and 9 of Specific Plan No. 288 shall be the same as those uses permitted in Article IX.b, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.b.(1), (7), (13), and (19), shall not be permitted.
 - (2) The development standards for Planning Areas 3 and 9 of Specific Plan No. 288 shall be the same as those standards identified in Article IX.b, Section 9.53 of Ordinance No. 348. Additionally, the development standards shall also include the following:
 - i) All commercial areas shall contain at least one enclosure for the collection of recyclable materials.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IX.b of Ordinance No. 348.
- d. **Planning Areas 4, 5, 12 and 13.**
- (1) The uses permitted in Planning Areas 4, 5, 12 and 13 of Specific Plan No. 288 shall be the same as those uses permitted in Article VIII.e, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3) and (9); c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include open space, trails, paseos and hiking areas.
 - (2) The development standards for Planning Areas 4, 5, 12 and 13 of Specific Plan No. 288 shall be the same as those standards identified in Article VIII.e, Section 8.101 of Ordinance No. 348.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII.e of Ordinance No. 348.
- e. **Planning Areas 10 and 16.**
- (1) The uses permitted in Planning Areas 10 and 16 of Specific Plan No. 288 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) and (3); b.(1) and (3); and c.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.a. shall include parks, open space trails, and temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.
 - (2) The development standards for detached single-family residential lots within Planning Areas 10 and 16 of Specific Plan No. 288 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., c., d. and e. (1), (2), (3) and (4) shall be deleted and replaced by the following:
 - A. Lot area shall be not less than two thousand (2,800) square feet. The minimum lot area shall be determined by excluding that portion of a lot used solely for access to the portion of a lot used as a building site.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of seventy feet (70').
 - C. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - D. Front yards shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
 - E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
 - F. Rear yards shall be not less than 10 feet (10'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
 - G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one half feet (2.5') into setbacks. At least one side of the structure shall maintain a four foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
 - H. In no case shall more than sixty percent (60%) of any lot be covered by a dwelling footprint.
 - (3) The development standards for detached single-family homes within Planning Areas 10 and 16 of Specific Plan No. 288 shall be the same as those identified in Article

XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVIII, Section 18.5.b. and c. shall be deleted and replaced by the following:

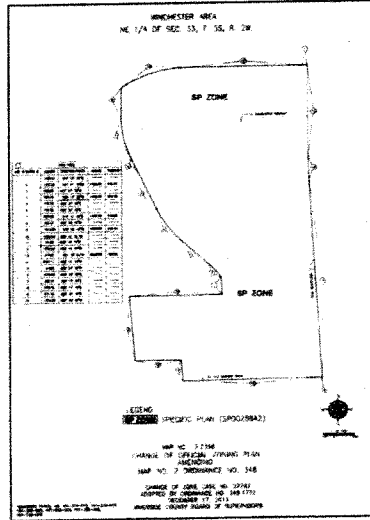
- A. Building height shall not exceed three stories, with a maximum height of 40 feet (40').
 - B. Lot Area shall not be less than two thousand (2,000) square feet.
 - C. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
 - D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
 - E. Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
 - F. Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides.
 - G. Rear yards shall be not less than three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
 - H. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet and one-half (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.
 - I. In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.
 - J. Tandem garages are permitted.
- (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XVIII and Article XVIII, Section 18.5 of Ordinance No. 348.
- f. Planning Area 14.
- (1) The uses permitted in Planning Area 14 of Specific Plan No. 288 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) and (3); b.(1) and (3); and c.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.a. shall include parks, open space trails and temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.
 - (2) The development standards for detached single-family residential lots within Planning Area 14 of Specific Plan No. 288 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., c., d., and e.(1), (2), (3) and (4) shall be deleted and replaced by the following:
 - A. Lot area shall be not less than three thousand five hundred (3,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot used solely for access to the portion of a lot used as a building site.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of eighty feet (80').
 - C. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - D. Front yards shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
 - E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
 - F. Rear yards shall be not less than 10 feet (10'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
 - G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
 - H. In no case shall more than sixty percent

(60%) of any lot be covered by a dwelling footprint.

I. Tandem garages are permitted.

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

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



John J. Benoit, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on December 17, 2013, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Stone, Benoit and Ashley
NAYS: None
ABSENT: Tavaglione

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

12/23



12/23

Order Confirmation

Ad Order Number 0010803703	Customer RIV CO BOARD OF SUPERVISORS	Payor Customer RIV CO BOARD OF SUPERVISORS	PO Number ORD 348.4772
Sales Rep Vars	Customer Account 1219291	Payor Account 1219291	Ordered By CECILIA GIL
Order Taker Blankenship D	Customer Address ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	Payor Address ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	Customer Fax
Order Source	Customer Phone (951) 955-1060	Payor Phone (951) 955-1060	Customer Email ccgil@rcbos.org

Tear Sheets	Proofs	Affidavits	Blind Box
0	0	0	
Net Amount	Total Amount	Payment Method	Payment Amount
\$510.84	\$510.84	Invoice	\$0.00
Ad Number 0010803703-01	Ad Type CLS NC Legal Disp	Pick Up	Production Method Xpance

Ad Size 4.92 x 21.50	Columns/Inches 3x21.5	Color
Product UTSanDiego Print	Zone CAL	Placement NC Legals
	Position NCT Legals	Start Date 12/23/2013
		End Date 12/23/2013
	Insertions	Amount Due
	1	510.84

Planning 12/17/13
3-52 of 2C7767

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

Proof of Publication of

**STATE OF CALIFORNIA
County of Riverside**

I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal author of the printer of

THE CALIFORNIAN
An Edition of the North County Times

A newspaper of general circulation, published DAILY in the City of Temecula, California, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 2013, Case Number 209105; that the notice, of the annexed is a printed copy (set in type smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

December 23RD, 2013

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at TEMECULA, California, this
23RD, day of **December, 2013**

Cathy Viars
Legal Advertising
The Californian

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.4772

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 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 2.2356, as amended, are further amended by placing in effect in the Winchester area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Change of Zone Case No. 7767", which map is made a part of this ordinance.
Section 2. Article XVII.a of Section 17.77 of Ordinance No. 348 is amended to read as follows:
"Section 17.77 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 288:

- a. **Planning Areas 1, 6, 7 and 11.**
 - (1) The uses permitted in Planning Areas 1, 6, 7, and 11 of Specific Plan No. 288 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) and (5); b. (1) and (3); and c. (1) shall not be permitted. In addition, the permitted uses under Section 6.1.a. shall include two-family dwellings, multiple-family dwellings, parks and temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.
 - (2) The development standards for detached single-family homes within Planning Areas 1, 6, 7, and 11 of Specific Plan No. 288 shall be the same standards as those identified in Article VIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article VIII, Section 18.5.b. and c. shall be deleted and replaced by the following:
 - A. Building height shall not exceed three (3) stories with a maximum height of forty feet (40').
 - B. Lot Area shall not be less than two thousand (2,000) square feet.
 - C. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
 - D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
 - E. Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
 - F. Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sits.
 - G. Rear yards shall be not less than three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
 - H. Fireplaces, media niches, bay windows, porches, window boxes and similar architectural features shall be allowed to encroach on a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear, or side yard setback except as provided for in Section 18.19 of Ordinance No. 348. In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.
 - I. Tandem garages are permitted.
 - (3) The development standards for attached two-family and multi-family homes in Planning Areas 1, 6, 7, and 11 of Specific Plan No. 288 shall be the same as those standards identified in Article VIII, Section 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5.b., c., p., and j shall be deleted and replaced with the following:
 - A. The height of buildings shall not exceed forty-five feet (45').
 - B. The distance between buildings shall be no less than six feet (6').
 - C. The minimum building setbacks from a project's exterior streets and boundary lines shall be two and one-half feet (2.5'). The minimum building setback from interior drives shall be three feet (3'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
 - D. The number of dwelling units in one building shall not exceed eighteen (18) units.
 - E. Pedestrian walkways with a minimum width of four feet (4') shall be installed between the dwelling units and the recreational areas of the project.
 - F. No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, garages, patios, and similar features, whether attached or detached to a dwelling, shall not be included when calculating the floor living area.
 - G. Tandem garages are permitted.
 - (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI and in Article VIII, Section 18.5 of Ordinance No. 348.
- b. **Planning Areas 2, 8, 15 and 17.**
 - (1) The uses permitted in Planning Areas 2, 8, 15 and 17 of Specific Plan No. 288 shall be the same as those uses permitted in Article VIII.e, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public parks and playgrounds.
 - (2) The development standards for Planning Areas 2, 8, 15 and 17 of Specific Plan No. 288 shall be the same as those standards identified in Article VIII.e, Section 8.101 of Ordinance No. 348.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII.e of Ordinance No. 348.
- c. **Planning Areas 3 and 9.**
 - (1) The uses permitted in Planning Areas 3 and 9 of Specific Plan No. 288 shall be the same as those uses permitted in Article IX.b, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.b.(7), (7), (13), and (19), shall not be permitted.
 - (2) The development standards for Planning Areas 3 and 9 of Specific Plan No. 288 shall be the same as those standards identified in Article IX.b, Section 9.53 of Ordinance No. 348. Additionally, the development standards shall also include the following:
 - i) All commercial areas shall contain at least one enclosure for the collection of recyclable materials.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IX.b of Ordinance No. 348.
- d. **Planning Areas 4, 5, 12 and 13.**
 - (1) The uses permitted in Planning Areas 4, 5, 12 and 13 of Specific Plan No. 288 shall be the same as those uses permitted in Article VIII.a, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3) and (9); c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include open space, trails, paths, paseos and hiking areas.
 - (2) The development standards for Planning Areas 4, 5, 12 and 13 of Specific Plan No. 288 shall be the same as those standards identified in Article VIII.a, Section 8.101 of Ordinance No. 348.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII.a of Ordinance No. 348.
- e. **Planning Areas 10 and 16.**
 - (1) The uses permitted in Planning Areas 10 and 16 of Specific Plan No. 288 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) and (3); b.(1) and (3); and c.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.a. shall include parks, open space trails, and temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.
 - (2) The development standards for detached single-family residential lots within Planning Areas 10 and 16 of Specific Plan No. 288 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the

(2) The development standards for detached single-family residential lots within Planning Areas 10 and 16 of Specific Plan No. 288 shall be the same as these 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., c., d. and e. (1), (2), (3) and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than two thousand (2,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot used solely for access to the portion of a lot used as a building site.
- B. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of seventy feet (70').
- C. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. Front yards shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
- E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
- F. Rear yards shall be not less than ten feet (10'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
- G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one half feet (2.5') into setbacks. At least one side of the structure shall maintain a four foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- H. In no case shall more than sixty percent (60%) of any lot be covered by a dwelling footprint.

(3) The development standards for detached single-family homes within Planning Areas 10 and 16 of Specific Plan No. 288 shall be the same standards as those identified in Article XVII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVII, Section 18.5.b. and c. shall be deleted and replaced by the following:

- A. Building height shall not exceed three stories, with a maximum height of 40 feet (40').
- B. Lot Area shall not be less than two thousand (2,000) square feet.
- C. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
- D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
- E. Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
- F. Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides.
- G. Rear yards shall be not less than three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
- H. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet and one-half (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear permitted in the front, rear or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.
- I. In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.
- J. Tandem garages are permitted.

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XVII and Article XVII, Section 18.5 of Ordinance No. 348.

Planning Area 14

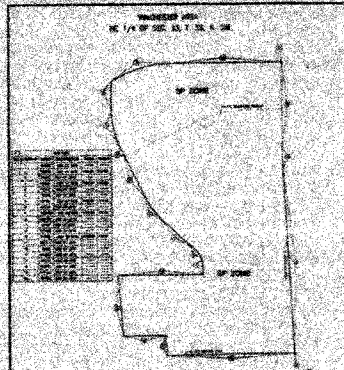
(1) The uses permitted in Planning Area 14 of Specific Plan No. 288 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3); b.(1) and (3); and c.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.a. shall include parks, open space trails and temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.

(2) The development standards for detached single-family residential lots within Planning Area 14 of Specific Plan No. 288 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., c., d., and e.(1), (2), (3) and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than three thousand five hundred (3,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot used solely for access to the portion of a lot used as a building site.
- B. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of eighty feet (80').
- C. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. Front yards shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
- E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
- F. Rear yards shall be not less than ten feet (10'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
- G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- H. In no case shall more than sixty percent (60%) of any lot be covered by a dwelling footprint.
- I. Tandem garages are permitted.

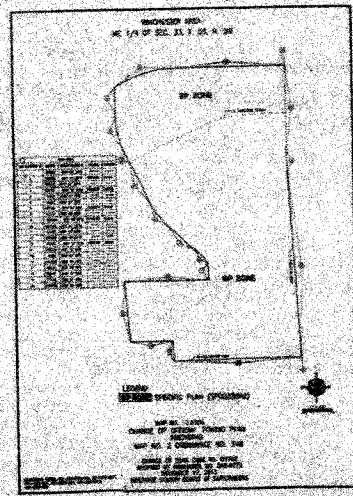
(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

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



- E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
 - F. Rear yards shall be not less than 10 feet (10'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
 - G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one half feet (2.5') into setbacks. At least one side of the structure shall maintain a four foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
 - H. In no case shall more than sixty percent (60%) of any lot be covered by a dwelling footprint.
- (3) The development standards for detached single-family homes within Planning Areas 10 and 16 of Specific Plan No. 288 shall be the same standards as those identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVIII, Section 18.5.b. and c. shall be deleted and replaced by the following:
- A. Building height shall not exceed three stories, with a maximum height of 40 feet (40')
 - B. Lot Area shall not be less than two thousand (2,000) square feet.
 - C. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
 - D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
 - E. Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
 - F. Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides.
 - G. Rear yards shall be not less than three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
 - H. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet and one-half (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear permitted in the front, rear or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.
 - I. In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.
 - J. Tandem garages are permitted.
- (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XVIII and Article XVIII, Section 18.5 of Ordinance No. 348.
- f. **Planning Area 14.**
- (1) The uses permitted in Planning Area 14 of Specific Plan No. 288 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) and (3); b.(1) and (3); and c.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.a. shall include parks, open space trails and temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.
- (2) The development standards for detached single-family residential lots within Planning Area 14 of Specific Plan No. 288 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., c., d., and a.(1), (2), (3) and (4) shall be deleted and replaced by the following:
- A. Lot area shall be not less than three thousand five hundred (3,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot used solely for access to the portion of a lot used as a building site.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of eighty feet (80').
 - C. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - D. Front yards shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
 - E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
 - F. Rear yards shall be not less than 10 feet (10'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
 - G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
 - H. In no case shall more than sixty percent (60%) of any lot be covered by a dwelling footprint.
 - I. Tandem garages are permitted.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

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



John J. Benoit, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on December 17, 2013, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Stone, Benoit and Ashley
 NAYS: None
 ABSENT: Tavaglione

Kecia Harper-Ihem, Clerk of the Board
 By: Cecilia Gill, Board Assistant



12/23/13

Order Confirmation

Ad Order Number 0010803703	Customer RIV CO BOARD OF SUPERVISORS	Payer Customer RIV CO BOARD OF SUPERVISORS	PO Number ORD 348.4772
Sales Rep Viars	Customer Account 1219291	Payer Account 1219291	Ordered By CECILIA GIL
Order Taker BlankenshipD	Customer Address ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	Payer Address ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	Customer Fax
Order Source	Customer Phone (951) 955-1060	Payer Phone (951) 955-1060	Customer Email ccgil@rcbos.org

Tear Sheets	Proofs	Affidavits	Blind Box
0	0	0	
Net Amount \$510.84	Total Amount \$510.84	Payment Method Invoice	Payment Amount \$0.00
			Amount Due 510.84

Ad Number 0010803703-01 **Ad Type** CLS NC Legal Disp **Pick Up** **Production Method** Xpance

Ad Size 4.92 x 21.50 **Columns/Inches** 3x21.5 **Color**

Product UTSandiego Print	Zone CAL	Placement NC Legals	Position NCT Legals	Start Date 12/23/2013	End Date 12/23/2013	Insertions 1
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Duplexate

3-52 of 12/17/13

2014 MAR 10 PM 3:37
RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

Proof of Publication of

**E OF CALIFORNIA
ty of Riverside**

citizen of the United States and a resident of
nty aforesaid: I am over the age of eighteen
nd not a party to or interested in the above-
matter. I am the principal clerk of the
of

THE CALIFORNIAN

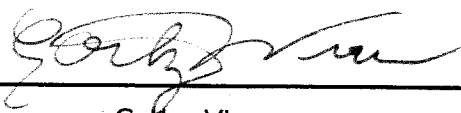
An Edition of the North County Times

spaper of general circulation, published
in the City of Temecula, California, 92590,
of Riverside, Three Lake Judicial District,
rich newspaper has been adjudicated a
per of general circulation by the Superior
f the County of Riverside, State of California,
he date of February 26, 1991, Case Number
; that the notice, of which the annexed is a
copy (set in type not smaller than
oil), has been published in each regular and
ssue of said newspaper and not in any
rent thereof, on the following dates, to wit:

December 23, 2013

(or declare) under penalty of perjury that
going is true and correct.

Dated at TEMECULA, California, this
6TH, day of **March, 2014**



Cathy Viars
Legal Advertising
The Californian

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.4772
AN ORDINANCE OF THE COUNTY OF RIVERSIDE, AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside, Ordinance No. 348, as amended, is further amended by placing in effect in the Winchester area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Change of Zone Case No. 7707", which map is made a part of this Ordinance.

Section 1. Section 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 2-2354, as amended, are further amended by placing in effect in the Winchester area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Change of Zone Case No. 7707", which map is made a part of this Ordinance.

Section 2. Article XVI.a of Section 17.77 of Ordinance No. 348 is amended to read as follows:
"Section 17.77 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 288

a. Planning Areas 1, 6, 7 and 11.

(1) The uses permitted in Planning Areas 1, 6, 7, and 11 of Specific Plan No. 288 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) and (3); b. (1) and (3); and c. (1) shall not be permitted. In addition, the permitted uses under Section 6.1.a. shall include two-family dwellings, multiple-family dwellings, parks and temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.

(2) The development standards for detached single-family homes within Planning Areas 1, 6, 7, and 11 of Specific Plan No. 288 shall be the same standards as those identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVIII, Section 18.5.b. and c. shall be deleted and replaced by the following:

- Building height shall not exceed three (3) stories with a maximum height of forty feet (40').
- Lot Area shall not be less than two thousand (2,000) square feet.
- The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
- The minimum frontage of a lot shall be thirty-five feet (35') except that the frontage on the lot or lots on the same shall have a minimum frontage of thirty feet (30'). Lot frontage along an alley or easement shall be measured on the building setback in accordance with zone development standards.
- Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
- Side yards on interior lots shall not be less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sits.
- Rear yards shall be not less than three feet (3'), except that the second floor living space and balcony located in the rear yard shall be permitted within one foot (1') of the rear property line.
- Business, media offices, day care, nurseries, art studios, and other similar uses shall be allowed to approach on a maximum of two and one-half feet (2.5') and setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear, or side yard setback except as provided for in Section 18.10 of Ordinance No. 348.
- In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.
- Tandem garages are permitted.

(3) The development standards for attached two-family and multi-family homes in Planning Areas 1, 6, 7 and 11 of Specific Plan No. 288 shall be the same as those standards identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5.b., c., d., and e. shall be deleted and replaced with the following:

- The height of buildings shall not exceed forty-five feet (45').
- The distance between buildings shall be no less than six feet (6').
- The minimum building setbacks from project's exterior streets and boundary lines shall be five and one-half feet (5.5'). The minimum building setbacks from interior streets shall be three feet (3'), except that setbacks from living spaces and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
- The number of dwelling units in one building shall not exceed eighteen (18) units.
- Pedestrian walkways with a minimum width of four feet (4') shall be installed between the dwelling units and the recreational areas of the project.
- No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, patios, balconies, and similar features, whether attached or detached to a dwelling shall not be included when calculating the floor living area.
- Tandem garages are permitted.

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI and in Article VIII, Section 18.5 of Ordinance No. 348.

b. Planning Areas 2, 8, 15 and 17.

(1) The uses permitted in Planning Areas 2, 8, 15 and 17 of Specific Plan No. 288 shall be the same as those uses permitted in Article VIII.e, Section 8.101 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.101.a.(1) and (2); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.101.c. shall also include public parks and playgrounds.

(2) The development standards for Planning Areas 2, 8, 15 and 17 of Specific Plan No. 288 shall be the same as those standards identified in Article VIII.e, Section 8.101 of Ordinance No. 348.

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

c. Planning Areas 3 and 9.

(1) The uses permitted in Planning Areas 3 and 9 of Specific Plan No. 288 shall be the same as those uses permitted in Article IX.b, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.b.(1), (7), (9), and (19) shall not be permitted.

(2) The development standards for Planning Areas 3 and 9 of Specific Plan No. 288 shall be the same as those standards identified in Article IX.b, Section 9.53 of Ordinance No. 348. Additionally, the development standards shall also include the following:

- All commercial areas shall contain at least one enclosure for the collection of recyclable materials.

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

d. Planning Areas 4, 5, 12 and 13.

(1) The uses permitted in Planning Areas 4, 5, 12 and 13 of Specific Plan No. 288 shall be the same as those uses permitted in Article VIII.e, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3) and (9); c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.101.c. shall include open space, trails, paseos and hiking areas.

(2) The development standards for Planning Areas 4, 5, 12 and 13 of Specific Plan No. 288 shall be the same as those standards identified in Article VIII.e, Section 8.101 of Ordinance No. 348.

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

e. Planning Areas 10 and 16.

(1) The uses permitted in Planning Areas 10 and 16 of Specific Plan No. 288 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) and (3); b.(1) and (3); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include two-family dwellings, multiple-family dwellings, parks and temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.

(2) The development standards for detached single-family homes within Planning Areas 10 and 16 of Specific Plan No. 288 shall be the same standards as those identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVIII, Section 18.5.b. and c. shall be deleted and replaced by the following:

- Building height shall not exceed three (3) stories with a maximum height of forty feet (40').
- Lot Area shall not be less than two thousand (2,000) square feet.
- The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
- The minimum frontage of a lot shall be thirty-five feet (35') except that the frontage on the lot or lots on the same shall have a minimum frontage of thirty feet (30'). Lot frontage along an alley or easement shall be measured on the building setback in accordance with zone development standards.
- Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
- Side yards on interior lots shall not be less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sits.
- Rear yards shall be not less than three feet (3'), except that the second floor living space and balcony located in the rear yard shall be permitted within one foot (1') of the rear property line.
- Business, media offices, day care, nurseries, art studios, and other similar uses shall be allowed to approach on a maximum of two and one-half feet (2.5') and setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear, or side yard setback except as provided for in Section 18.10 of Ordinance No. 348.
- In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.
- Tandem garages are permitted.

(3) The development standards for attached two-family and multi-family homes in Planning Areas 10 and 16 of Specific Plan No. 288 shall be the same as those standards identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5.b., c., d., and e. shall be deleted and replaced with the following:

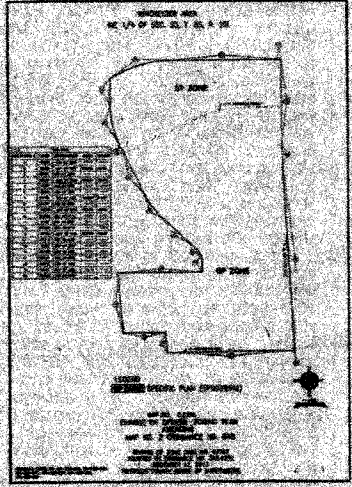
- The height of buildings shall not exceed forty-five feet (45').
- The distance between buildings shall be no less than six feet (6').
- The minimum building setbacks from project's exterior streets and boundary lines shall be five and one-half feet (5.5'). The minimum building setbacks from interior streets shall be three feet (3'), except that setbacks from living spaces and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
- The number of dwelling units in one building shall not exceed eighteen (18) units.
- Pedestrian walkways with a minimum width of four feet (4') shall be installed between the dwelling units and the recreational areas of the project.
- No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, patios, balconies, and similar features, whether attached or detached to a dwelling shall not be included when calculating the floor living area.
- Tandem garages are permitted.

- F. Rear yards shall be not less than 10 feet (10'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
 - G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a four foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
 - H. In no case shall more than sixty percent (60%) of any lot be covered by a dwelling footprint.
- (3) The development standards for detached single-family homes within Planning Areas 10 and 16 of Specific Plan No. 288 shall be the same standards as those identified in Article XVII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVII, Section 18.5.b. and c. shall be deleted and replaced by the following:
- A. Building height shall not exceed three stories, with a maximum height of 40 feet (40').
 - B. Lot Area shall not be less than two thousand (2,000) square feet.
 - C. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
 - D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cut-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
 - E. Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
 - F. Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall be not less than five feet (5') from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides.
 - G. Rear yards shall be not less than three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
 - H. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet and one-half (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
 - I. In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.
 - J. Tandem garages are permitted.
- (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XVII and Article XVIII, Section 18.5 of Ordinance No. 348.

Planning Area 14

- (1) The uses permitted in Planning Area 14 of Specific Plan No. 288 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) and (3), b.(1) and (3), and c.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.a. shall include public open space trails and temporary real estate tract offices located within a subdivision to be used only for and during the construction of the subdivision, but not to exceed a period of five (5) years in any event.
- (2) The development standards for detached single-family residential lots within Planning Area 14 of Specific Plan No. 288 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., c., d., and e.(1), (2), (3) and (4) shall be deleted and replaced by the following:
- A. Lot area shall be not less than three thousand five hundred (3,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot used solely for access to the portion of a lot used as a building site.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be ten feet (10') with a minimum average depth of eighty feet (80').
 - C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cut-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - D. Front yards shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
 - E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.
 - F. Rear yards shall be not less than 10 feet (10'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
 - G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
 - H. In no case shall more than sixty percent (60%) of any lot be covered by a dwelling footprint.
 - I. Tandem garages are permitted.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

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



John J. Bendit, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on December 17, 2013, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

- AYES: Jeffries, Stone, Bonoff and Ashley
- NAYS: None
- ABSENT: Tavaglione

Kacia Harper-Ithem, Clerk of the Board
 By: Cecilia Gil, Board Assistant