

FORM APPROVED COUNTY COUNSEL  
 5/20/15  
 DATE  
 BY: JAMES E. BROWN

Departmental Concurrence

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

108B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
 May 20, 2015

**SUBJECT:** SPECIFIC PLAN NO. 286, AMENDMENT NO. 6, CHANGE OF ZONE NO. 7823, TENTATIVE TRACT MAP NO. 36722, RESOLUTION NO. 2015-133 and ORDINANCE NO. 348.4805 – Consider an Addendum to Certified EIR No. 374 – Applicant: French Valley Acres, LLC – Third Supervisorial District – Location: Northerly of Safflower Street, southerly of Keller Road, easterly of Highway 79, and westerly of Washington Street – 1,656 Gross Acres (40.6 Acres for the Tentative Tract Map) - Zoning: Specific Plan (SP No. 286 (Winchester 1800)) – REQUEST: The Specific Plan Amendment proposes to amend the Winchester 1800 Land Use Plan as it applies to approximately 105.5 acres of the project site. As part of the amendment, Planning Areas 1, 3, 5A, 6, and 7 would be renumbered as Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B. The amendment also proposes to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach and accommodate a proposed lower-density residential subdivision. The Change of Zone proposes text changes to the Specific Plan Zoning Ordinance and to formalize all the Planning Area boundaries for Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B needed for the Tentative Tract Map. The Tentative Tract Map is a Schedule “A” subdivision of 40.6 acres into 146 single-family residential lots, six (6) basin/drainage/water quality lots, two (2) flood control channel lots, 10 open space/landscape lots, three (3) open space/landscape/access lots, and on-site public roads. Deposit based funds 100%

(Continued on next page)

*Steve Weiss*  
 Steve Weiss, AICP  
 Planning Director

*Juan C. Perez*  
 Juan C. Perez  
 TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ 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:** Deposit based funds  
 Budget Adjustment: N/A  
 For Fiscal Year: N/A

**C.E.O. RECOMMENDATION:** APPROVE  
 BY: *Tina Grande*  
 Tina Grande  
 County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.4805 is adopted as recommended with waiver of the reading.

Ayes: Jeffries, Washington, Benoit and Ashley  
 Nays: None  
 Absent: Tavaglione  
 Date: June 2, 2015  
 xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem  
 Clerk of the Board  
 By: *Kecia Harper-Ihem*  
 Deputy

Prev. Agn. Ref.: | District: 3 | Agenda Number:

16-2

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: SPECIFIC PLAN NO. 286, AMENDMENT NO. 6, CHANGE OF ZONE NO. 7823, TENTATIVE  
TRACT MAP NO. 36722, RESOLUTION NO. 2015-133 AND ORDINANCE NO. 348.4805**

**DATE:** May 20, 2015

**PAGE:** Page 2 of 3

**RECOMMENDED MOTION:** The Planning Commission recommends that the Board of Supervisors:

**CONSIDER** an **ADDENDUM** to **CERTIFIED ENVIRONMENTAL IMPACT REPORT NO. 374**, based on the findings and conclusions in Environmental Assessment No. 42681; and,

**APPROVE SPECIFIC PLAN NO. 286, AMENDMENT NO. 6**, based on the findings and conclusions incorporated in the staff report; and,

**ADOPT RESOLUTION NO. 2015-133** adopting Amendment No. 6 to Specific Plan No. 286; and,

**APPROVE CHANGE OF ZONE NO. 7823**, to revise the Specific Plan No. 286 zoning ordinance and to formalize the planning area boundaries for Planning Areas 1, 2A, 3, 6, 52A and 52B, in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report; and,

**ADOPT ORDINANCE NO. 348.4805** amending the zoning in the Rancho California Area shown on Map No. 2.2375 Change of Zone No. 7823 attached hereto and incorporated herein by reference; and,

**APPROVE TENTATIVE TRACT MAP NO. 36722**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

**Summary:**

**SPECIFIC PLAN NO. 286, AMENDMENT NO. 6 (SP 286A6)** proposes to amend the Winchester 1800 Specific Plan No. 286 Land Use Plan as it applies to approximately 105.5 acres of the project site. As part of the amendment, Planning Areas 1, 3, 5A, 6, and 7 would be renumbered as Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B. SP 286A6 also proposes to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach, thereby providing for improved traffic safety as compared to the existing design and right-of-way that otherwise would have created an irregular intersection. The total number of dwelling units allocated to SP 286 would decrease from 4,870 to 4,720 dwelling units (or a net reduction of 150 dwelling units).

In addition, as part of SP 286A6, the land use designations for all planning areas within the Specific Plan would be updated to provide consistency with the Riverside County General Plan Land Use Element nomenclature. No changes in permitted land uses would result from the proposed change in nomenclature, except as otherwise noted above.

**CHANGE OF ZONE NO. 7823** proposes to amend the approved Specific Plan Zoning Ordinance for SP 286 to provide amended land use and development standards for the newly proposed planning areas, and to formalize planning area boundaries for Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B that reflect the refinements proposed as part of SP 286A6.

**TENTATIVE TRACT MAP NO. 36722** is a Schedule A subdivision of 40.6 acres into 146 single-family residential lots on 20.1 acres; six (6) basin/drainage/water quality lots on 1.99 acres; two (2) flood control channel lots on 5.22 acres; 10 open space/landscape lots on 0.98 acres; three (3) open space/landscape/access lots on 0.24 acres; and on-site public roads (Streets "A"- "J," Keller Road, Fields Drive, Koon Street, and McColery Road) on 12.09 acres. The Tentative Tract Map covers proposed Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B of SP 286A6 and a segment of Keller Road. The project includes off-site improvements that include the extension of the flood control channel within Lot 149 and the construction of an

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: SPECIFIC PLAN NO. 286, AMENDMENT NO. 6, CHANGE OF ZONE NO. 7823, TENTATIVE  
TRACT MAP NO. 36722, RESOLUTION NO. 2015-133 AND ORDINANCE NO. 348.4805**

**DATE: May 20, 2015**

**PAGE: Page 3 of 3**

18-inch sewer line within a proposed sewer easement bordering the off-site portion of the flood control channel.

The Winchester 1800 Specific Plan (Specific Plan No. 286) with Certified Environmental Impact Report (EIR) No. 374 was adopted by the Riverside County Board of Supervisors on April 29, 1997. There have been five major amendments to the Specific Plan that reduced the land use intensity of the Specific Plan area. As a result of these prior amendments, the total number of dwelling units was reduced from 5,806 to 4,679. In addition, fifteen acres of park land were added to Planning Area 16; the school site in Planning Area 15 was moved to the northwest of the intersection of "A" Street and Washington Road; a ten-acre school site was added to the southwest of the intersection of "A" Street and Washington Road; and Planning Areas 10, 13 and 14 were split into two planning areas each (10A & 10B, 13A & 13B, 14A & 14B) to recognize agricultural preserve boundaries that occurred on-site. Although only 4,679 homes are allowed in Specific Plan No. 286 (SP 286), EIR No. 374 evaluated a "worst case" scenario by assuming future development with up to 5,806 dwelling units.

To date, Specific Plan No. 286 largely has been built-out, with exception of lands north of the existing drainage channel within Planning Area 2C. In this northern portion of the Specific Plan a 5.5-acre park site has been constructed, and Planning Areas 5A, 5B, and 12A have been developed with residential uses; the remainder of the area northerly of Planning Area 2C is undeveloped or used for agricultural production.

*Parks*

Planning Area 3 was previously designated as a 5-Acre park site. The applicant has researched the amount of park area relative to the immediate area of the proposed project. The current amount of park area designated in SP 286 exceeds the required minimum of 5 acre per 1,000 population. Not including the 5 Acres of Planning Area 3, the existing park area is closer to 6.5 acres per 1,000 population on active parks (without including the existing conservation park areas which have active uses). There are 30.1 acres of active park plus an additional 31 acres of conservation/park. The adjacent area surrounding the project site is planned a total of 852 homes of which there is an existing 5 acre park (Planning area 12B). This project proposes to provide several points of linkage to the open space areas via the walking paths along the proposed open space conservation channel. This includes linking the cul-de-sacs in the community to the conservation channel for multiple points of access.

On April 15, 2015, the Planning Commission recommended approval of the project to the Board of Supervisors by a vote of 4-0.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

**ATTACHMENTS:**

- A. PLANNING COMMISSION MINUTES**
- B. PLANNING COMMISSION MEMO**
- C. ORDINANCE NO. 348.4805**
- D. RESOLUTION NO. 2015-133**
- E. PLANNING COMMISSION STAFF REPORT**

Original

Board of Supervisors

County of Riverside

**RESOLUTION NO. 2015-133  
ADOPTING  
AMENDMENT NO. 6 TO SPECIFIC PLAN NO. 286  
(WINCHESTER 1800)**

**WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., public hearings were held before the Riverside County Board of Supervisors on June 2, 2015 and before the Riverside County Planning Commission on April 15, 2015 to consider Amendment No. 6 to Specific Plan No. 286, Winchester 1800 Specific Plan, which was adopted by the Board of Supervisors pursuant to Resolution No. 97-090 on April 29, 1997; and,

**WHEREAS**, all provisions of the California Environmental Quality Act ("CEQA") and Riverside County CEQA implementing procedures have been satisfied and an Addendum to Environmental Impact Report No. 374 (EIR No. 374) which was prepared in connection with this Amendment No. 6 to Specific Plan No. 286 and related cases Change of Zone No. 7823 and Tentative Tract Map No. 36722 (referred to alternatively herein as "the project"), is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with CEQA and the implementing procedures; and,

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

**BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors of the County of Riverside in regular session assembled on June 2, 2015 that:

- A. Amendment No. 6 modifies Specific Plan No. 286 by the following:
  1. Reduces the total number of residential dwelling units within Specific Plan No. 286 from 4,870 to 4,720.
  2. Renumbers Planning Areas 1, 3, 5A, 6, and 7 to Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B.

MARIKUMES COUNTY COUNCIL  
 BY:  DATE 5/19/15  
 MICHELLE CLACK

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3. Amends the land use designation for Planning Area 1 from Very High Density Residential to Medium Density Residential, reduces the Planning Area's acreage from 17.9 acres to 5.4 acres, and reduces target dwelling units from 269 to 23 units.
  4. Amends the land use designation for Planning Area 3 from Park to Medium High Density Residential, increases the Planning Area's acreage from 5.0 acres to 12.0 acres, eliminates the 5 acre park for Planning Area 3, and increases target dwelling units from zero to 62 units.
  5. Increases the acreage for Planning Area 5A from 33.4 acres to 38.8 acres.
  6. Eliminates the 10-acre Elementary School site in Planning Area 6, amends the land use designation in Planning Area 6 from School to Medium High Density Residential, increases the acreage from 10.0 acres to 11.0 acres and increases target dwelling units from 27 to 61 units.
  7. Reduces the acreage for Planning Area 7 from 23.0 acres to 21.1 acres.
  8. Creates a new 0.9 acre Planning Area 52A designated as Open Space: Conservation/Drainage.
  9. Creates a new 0.7 acre Planning Area 52B designated as Open Space: Conservation/Drainage.
- B. Specific Plan No. 286, Amendment No. 6 realigns a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach, thereby providing for improved traffic safety as compared to the existing design and right-of-way that otherwise would have created an irregular intersection.
- C. Specific Plan No. 286, Amendment No. 6 reduces acreage devoted to circulation from 131.7 acres to 131.1 acres.
- D. Specific Plan No. 286, Amendment No. 6 also modifies the Planning Area land use designations to be consistent with the Riverside County General Plan land use designations.

- 1 E. Specific Plan No. 286, Amendment No. 6 is associated with Change of Zone No 7823 and  
2 Tentative Tract Map No. 36722 which were considered concurrently at the public hearings  
3 before the Planning Commission and the Board of Supervisors.
- 4 F. The environmental assessment prepared for the project concluded that some changes or  
5 additions are necessary but none sufficient to necessitate the preparation of a subsequent  
6 EIR. Accordingly, in compliance with State CEQA Guidelines Sections 15162 and 15164  
7 an Addendum to EIR No. 374 ("Addendum") was prepared.
- 8 G. As provided in the attached Environmental Assessment No. 42681 no potentially  
9 significant environmental impacts are associated with the project other than those  
10 identified in EIR No. 374 as modified by the Addendum and those impacts would be  
11 avoided or lessened (reduced to a level of insignificance) by the mitigation measures listed  
12 in Resolution No. 97-090 adopted by the Board of Supervisors on April 29,1997 for EIR  
13 No. 374 which is incorporated herein by this reference in its entirety with the exception of  
14 those identified as significant and unavoidable in EIR No. 374.
- 15 H. Additionally, the project will not result in any new significant environmental impacts not  
16 identified in the previously certified EIR No. 374. The project will not result in a  
17 substantial increase in the severity of previously identified significant effects, does not  
18 propose any substantial changes which will require major revisions to EIR No. 374, no  
19 considerably different mitigation measures have been identified and no mitigation  
20 measures found infeasible have become feasible because of the following:
- 21 1. The project reduces the total number of residential dwelling units from 4,870 to 4,720  
22 (a net reduction of 150 dwelling units), resulting in a reduction in environmental  
23 impacts as compared to what was evaluated and disclosed in EIR No. 374. As such,  
24 there would be no new environmental effects or a substantial increase in the severity of  
25 previously identified significant effects as a result of the project. Thus, the project  
26 would not require major revisions to the previously certified EIR No. 374.
  - 27 2. EIR No. 374 concluded that implementation of the Winchester 1800 Specific Plan  
28 would result in significant and unavoidable impacts to wildlife/vegetation (due to the

1 expansive loss of agricultural field habitat), climate and air quality (due to short term  
2 particulate emissions during construction and cumulative emissions that would exceed  
3 the threshold of significance), noise (due to regional traffic increases), and agriculture  
4 (due to development on Class I and II Prime soils). As demonstrated in the attached  
5 Environmental Assessment No. 42681 and its associated analysis, there are no  
6 components of the project that would result in new or increased impacts to  
7 wildlife/vegetation, climate and air quality, noise or agriculture. The project reduces  
8 the total number of residential dwelling units from 4,870 to 4,720 (a net reduction of  
9 150 dwelling units) resulting in a reduction in environmental impacts as compared to  
10 what was evaluated and disclosed by EIR No. 374.

- 11 3. The project does not identify any operational or construction characteristics that are  
12 significantly different than those identified within EIR No. 374.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 6 to Specific  
14 Plan No. 286 is consistent with the intent design and mitigation approved for Specific Plan No. 286 and is  
15 consistent with the Riverside County General Plan.

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

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and  
22 **CONSIDERED** the Addendum with EIR No. 374 in evaluating Specific Plan No. 286, Amendment No. 6  
23 and the related cases referenced above that the Addendum to EIR No. 374 is an accurate and objective  
24 statement that complies with CEQA and reflects the County's independent judgment and that EIR No.  
25 374 and the Addendum are incorporated herein by this reference.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 286  
27 Amendment No. 6, on file with the Clerk of the Board, including the final conditions of approval and  
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1 exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property described and  
2 shown in the Specific Plan, and said real property shall be developed substantially in accordance with the  
3 Specific Plan as amended unless the Specific Plan is repealed or further amended by the Board.

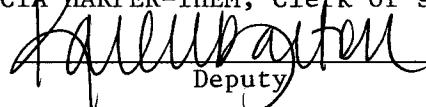
4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No. 286  
5 Amendment No. 6 shall be placed on file in the Office of the Clerk of the Board, in the Office of the  
6 Planning Director, and in the Office of the Building and Safety Director, and that no applications for  
7 subdivision maps, conditional use permits or other development proposals shall be accepted for the real  
8 property described and shown in the Specific Plan, as amended, unless such applications are substantially  
9 in accordance therewith.

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

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17 ROLL CALL:

18 Ayes: Jeffries, Washington, Benoit and Ashley  
19 Nays: None  
20 Absent: Tavaglione

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

23 KECIA HARPER-IHEM, Clerk of said Board  
24 By  Deputy





- 1 C. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot  
2 area shall be determined by excluding that portion of a lot that is used solely for  
3 access to the portion of a lot used as a building site.
- 4 D. The minimum average width of that portion of a lot to be used as a building site  
5 shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That  
6 portion of a lot used for access on flag lots shall have a minimum width of twenty  
7 feet (20').
- 8 E. The minimum frontage of a lot shall be forty feet (40') except that lots fronting on  
9 knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') and  
10 flag lots may have a minimum frontage of twenty feet (20').
- 11 F. Side yards on interior and through lots shall be not less than five feet (5') in width.
- 12 G. Side yards on corner and reversed corner lots shall be not less than ten feet (10')  
13 from the existing street line or from any future street line as shown on any  
14 Specific Plan of Highways, whichever is nearer the proposed structure, upon  
15 which the main building sides, except where the lot is less than fifty feet (50')  
16 wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- 17 H. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or  
18 other open space identified in Specific Plan No. 286. Otherwise, the rear yard  
19 shall not be less than twenty feet (20').
- 20 I. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum  
21 of two feet (2'). No other structural encroachments shall be permitted in the front,  
22 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

23 In addition, the following standard shall also apply:

24 AA. Lot coverage shall not exceed fifty percent (50%) for one-story buildings.

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

27 b. Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A and 52B.



1 d. Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B, 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38  
2 and 44.

3 (1) The uses permitted in Planning Areas Planning Areas 5A, 5B, 7, 10B, 12A, 13A,  
4 13B, 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38 and 44 of Specific Plan No. 286 shall be the same  
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses  
6 permitted pursuant to Sections 6.1.b.(1) and (3); and d. shall not be permitted. In addition, the  
7 permitted uses identified under Section 6.1.a shall also include public parks and public  
8 playgrounds.

9 (2) The development standards for Planning Areas 5A, 5B, 7, 10B, 12A, 13A 13B,  
10 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38 and 44 of Specific Plan No. 286 shall be the same as  
11 those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the  
12 development standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and  
13 replaced by the following:

14 A. The rear yard shall be not less than twenty feet (20').

15 B. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum  
16 of two (2) feet. No other structural encroachments shall be permitted in the front,  
17 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

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

20 e. Planning Areas 8 and 40.

21 (1) The uses permitted in Planning Areas 8 and 40 of Specific Plan No. 286 shall be  
22 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that  
23 the uses permitted pursuant to Section 9.50.a.(30), (52) and (64) shall not be permitted. In  
24 addition, the permitted uses identified under Section 9.50.b. shall include mini-warehouses,  
25 trailer and boat storage, recreational vehicle storage, and vehicle storage.

26 (2) The development standards for Planning Areas 8 and 40 of Specific Plan No. 286  
27 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

3 f. Planning Area 9.

4 (1) The uses permitted in Planning Area 9 of Specific Plan No. 286 shall be the same  
5 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

6 (2) The development standards for Planning Area 9 of Specific Plan No. 286 shall be  
7 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348.

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

10 g. Planning Areas 10A, 11, 19, 31, 39 and 42.

11 (1) The uses permitted in Planning Areas 10A, 11, 19, 31, 39 and 42 of Specific Plan  
12 No. 286 shall be the same as those standards identified in Article VI, Section 6.1 of Ordinance  
13 No. 348, except that uses permitted pursuant to Sections 6.1.b.(1) and (3); and d. shall not be  
14 permitted.

15 (2) The development standards for Planning Areas 10A, 11, 19, 31, 39 and 42 of  
16 Specific Plan No. 286 shall be the same as those permitted in Article VI, Section 6.2 of  
17 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,  
18 c., d. and e. (2), (3) and (4) shall be deleted and replaced by the following:

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

22 B. The minimum average width of that portion of a lot to be used as a building site  
23 shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That  
24 portion of a lot used for access on "flag" lots shall have minimum width of twenty  
25 feet (20').

26 C. The minimum frontage of a lot shall be forty feet (40') except that lots fronting on  
27 knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35') and  
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1 except that “flag” lots may have a minimum frontage of twenty feet (20'). Lot  
2 frontage along curvilinear streets may be measured at the building setback in  
3 accordance with zone development standards.

4 D. Side yards on interior and through lots shall be not less than five feet (5') in width.  
5 Side yards on corner and reversed corner lots shall be not less than ten feet (10')  
6 from the existing street line or from any future street line as shown on any  
7 Specific Plan of Highways, whichever is nearer the proposed structure, upon  
8 which the main building sides, except where the lot is less than fifty feet (50')  
9 wide, the yard need not exceed twenty percent (20%) of the width of the lot.

10 E. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or  
11 other open space identified in Specific Plan No. 286. Otherwise, the rear yard  
12 shall not be less than twenty feet (20').

13 F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum  
14 of two feet (2'). No other structural encroachments shall be permitted in the front,  
15 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

16 In addition, the following standard shall also apply:

17 AA. Lot coverage shall not exceed fifty percent (50%) for one-story buildings.

18 (3) Except as provided above, all other zoning requirements shall be the same as  
19 those requirements identified in Article VI of Ordinance 348.

20 h. Planning Areas 12B, 16A, 16B, 26A, 33 and 45.

21 (1) The uses permitted in Planning Areas 12B, 16A, 16B, 26A, 33 and 45 of Specific  
22 Plan No. 286 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
23 Ordinance No. 348, except that uses permitted pursuant to Sections 8.100.a.(1), (2), and (6); and  
24 b.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a.  
25 shall include public parks and trails.

26 (2) The development standards for Planning Areas 12B, 16A, 16B, 26A, 33 and 45 of  
27 Specific Plan No. 286 shall be the same as those standards identified in Article VIIIe, Section  
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1 8.101 of Ordinance No. 348.

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

4 i. Planning Areas 15, 26B and 46.

5 (1) The uses permitted in Planning Areas 15, 26B and 46 of Specific Plan No. 286  
6 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In  
7 addition, the permitted uses identified under Section 6.1.a. shall also include public schools.

8 (2) The development standards for Planning Areas 15, 26B and 46 of Specific Plan  
9 No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance  
10 No. 348, except that the development standards set forth in Article VI, Section 6.2.e.(3) and (4)  
11 shall be deleted and replaced by the following:

12 A. The rear yard shall be not less than twenty feet (20').

13 B. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum  
14 of two feet (2'). No other structural encroachments shall be permitted in the front,  
15 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

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

18 j. Planning Area 18.

19 (1) The uses permitted in Planning Area 18 of Specific Plan No. 286 shall be the  
20 same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the  
21 uses permitted pursuant to Sections 9.50.a.(11), (23), (30), (32), (52) and (64); and b.(5) and (7)  
22 shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. shall also  
23 include single-family dwellings, multiple family dwellings, congregate care residential facilities,  
24 public and private recreation areas, and paseos/trails.

25 (2) The developments standards for commercial uses within Planning Area 18 of  
26 Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53  
27 of Ordinance No. 348.

1 (3) The development standards for residential uses and combined residential and  
2 commercial uses within Planning Area 18 of Specific Plan No. 286 shall be as follows:

3 A. Lot area shall be not less than seven thousand two hundred (7,200) square feet for  
4 detached single-family dwellings with a minimum average width of sixty feet  
5 (60') and a minimum average depth of one hundred feet (100').

6 B. The minimum front and rear yards shall be twenty feet (20') and ten feet (10')  
7 respectively for single-family dwellings. The minimum front and rear yards shall  
8 be ten feet (10') for all other permitted uses that do not exceed thirty-five feet (35')  
9 in height. Any portion of a building that exceeds thirty-five feet (35') in height  
10 shall be set back from the front and rear lot lines no less than ten feet (10') plus  
11 two feet (2') for each foot by which the height exceeds thirty-five feet (35'). The  
12 front setback shall be measured from any existing or future street line as shown on  
13 any specific street plan of the County. The rear setback shall be measured from  
14 the existing rear lot line or from any recorded alley or easement; if the rear line  
15 adjoins a street, the rear setback requirement shall be the same as required for a  
16 front setback.

17 C. The minimum side yard shall be five feet (5') for buildings that do not exceed  
18 thirty-five feet (35') in height. Any portion of a building that exceeds thirty-five  
19 feet (35') in height shall be set back from each side lot line five feet (5') plus two  
20 feet (2') for each foot by which the height exceeds thirty-five feet (35'). If the side  
21 yard adjoins a street, the side setback requirement shall be the same as required  
22 for a front setback.

23 D. No structural encroachments shall be permitted in the front, side or rear yards  
24 except as provided in Section 18.19 of Ordinance No. 348.

25 E. No lot shall have more than fifty percent (50%) of its net area covered with  
26 building or structures.



- 1 F. The maximum ratio of floor area to lot area shall not be greater than two to one  
2 (2:1), not including basement floor area.
- 3 G. All buildings and structures shall not exceed fifty feet (50') in height, unless a  
4 height up to seventy-five feet (75') is specifically permitted under the provisions  
5 of Section 18.34 of Ordinance No. 348.
- 6 H. Automobile storage space shall be provided as required by Section 18.12 of  
7 Ordinance No. 348.
- 8 I. Interior side yards may be reduced to accommodate zero lot line or common wall  
9 situations, except that, in no case shall the reduction in side yard areas reduce the  
10 required separation between detached structures.
- 11 J. Setback areas may be used for driveways, parking and landscaping.
- 12 K. A minimum of fifteen percent (15%) of the site proposed for development shall  
13 be landscaped and irrigated.
- 14 L. Trash collection areas shall be screened by landscaping or architectural features in  
15 such a manner as not to be visible from a public street or from any adjacent  
16 residential area.
- 17 M. Outside storage areas are prohibited.
- 18 N. Utilities shall be installed underground except that electrical lines rated at 33kV or  
19 greater may be installed above ground.
- 20 O. All lighting fixtures, including spot lights, electrical reflectors and other means of  
21 illumination for signs, structures, landscaping, parking, loading, unloading and  
22 similar areas, shall be focused, directed and arranged to prevent glare to direct  
23 illumination on residential uses.

24 (4) Except as provided above, all other zoning requirement shall be the same as those  
25 requirements identified in Article IXb of Ordinance No. 348.

26 k. Planning Areas 28 and 30.

- 27 (1) The uses permitted in Planning Areas 28 and 30 of Specific Plan No. 286 shall be  
28

1 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
2 uses permitted pursuant to Sections 6.1.b.(1) and (3); and d. shall not be permitted.

3 (2) The development standards for Planning Areas 28 and 30 of Specific Plan No.  
4 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
5 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2)  
6 and (3) shall be deleted and replaced by the following:

7 A. Lot area shall be not less than twenty thousand (20,000) square feet. The  
8 minimum lot area shall be determined by excluding that portion of a lot that is  
9 used solely for access to the portion of a lot used as a building site.

10 B. The minimum average width of that portion of a lot to be used as a building site  
11 shall be one hundred feet (100') with a minimum average depth of one hundred  
12 fifty feet (150'). That portion of a lot used for access on flag lots shall have a  
13 minimum width of twenty feet (20').

14 C. The side yard shall not be less than ten feet (10').

15 D. The rear yard shall not be less than fifty feet (50').

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

18 I. Planning Area 29.

19 (1) The uses permitted in Planning Area 29 of Specific Plan No. 286 shall be the  
20 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses  
21 permitted pursuant to Section 6.1.b.(1), (3) and d. shall not be permitted.

22 (2) The development standards for Planning Area 29 of Specific Plan No. 286 shall  
23 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except  
24 that the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2), (3) and (4)  
25 shall be deleted and replaced by the following:

26 A. Lot area shall be not less than two and one-half (2 1/2) gross acres. The minimum  
27 lot area shall be determined by excluding that portion of a lot that is used solely  
28

1 for access to the portion of a lot used as a building site.

- 2 B. The minimum average width of that portion of a lot to be used as a building site
- 3 shall be fifty feet (50') with a minimum average depth of eighty feet (80').
- 4 C. The minimum frontage of a lot shall be forty feet (40').
- 5 D. Side yards on interior and through lots shall be not less than five feet (5') in width.
- 6 E. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
- 7 from the existing street line or from any future street line as shown on any
- 8 Specific Plan of Highways, whichever is nearer the proposed structure, upon
- 9 which the main building sides, except where the lot is less than fifty feet (50')
- 10 wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- 11 F. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or
- 12 other open space identified in Specific Plan No. 286. Otherwise, the rear yard
- 13 shall not be less than twenty feet (20').
- 14 G. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
- 15 of two feet (2'). No other structural encroachments shall be permitted in the front,
- 16 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

17 In addition, the following standard shall also apply:

18 AA. Lot coverage shall not exceed fifty percent (50%).

19 (3) Except as provided above, all other zoning requirements shall be the same as  
20 those requirements identified in Article VI of Ordinance 348.

21 m. Planning Area 36.

22 (1) The uses permitted in Planning Area 36 of Specific Plan No. 286 shall be the  
23 same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that the  
24 uses permitted pursuant to Section 9.50.a.(30), (52) and (64) shall not be permitted.

25 (2) The development standards for Planning Area 36 of Specific Plan No. 286 shall  
26 be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

1 those requirements identified in Article IXb of Ordinance No. 348.

2 n. Planning Area 41.

3 (1) The uses permitted in Planning Area 41 of Specific Plan No. 286 shall be the  
4 same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

5 (2) The development standards for Planning Area 41 of Specific Plan No. 286 shall  
6 be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348.

7 (3) The residential uses within Planning Area 9 of Specific Plan No. 286 shall comply  
8 with the development standards also be subject to the standards for Planned Residential  
9 Developments set forth in Article XVIII, Section 18.5 of Ordinance 348 except that the standards  
10 set forth in Section 18.5 b. and c. shall be deleted and replaced with the following:

11 A. Not less than 20 percent (20%) of a project area shall be used for open area or  
12 recreational facilities, or a combination thereof. The height of buildings shall not  
13 exceed thirty-five feet (35') and the distance between buildings shall be ten feet (10').

14 B. Building setbacks from a project's interior streets and boundary lines shall be eight  
15 feet (8'). The minimum building setback from interior drives shall be five feet (5').

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

18 o. Planning Area 43.

19 (1) The uses permitted in Planning Area 43 of Specific Plan No. 286 shall be the  
20 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses  
21 permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

22 (2) The development standards for Planning Area 43 of Specific Plan No. 286 shall  
23 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except  
24 that the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2), (3) and (4)  
25 shall be deleted and replaced by the following:

26 A. Lot area shall be not less than four (4) gross acres. The minimum lot area shall be  
27 determined by excluding that portion of a lot that is used solely for access to the  
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1 portion of a lot used as a building site.

- 2 B. The minimum average width of that portion of a lot to be used as a building site  
3 shall be fifty feet (50') with a minimum average depth of eighty feet (80').
- 4 C. The minimum frontage of a lot shall be forty feet (40').
- 5 D. Side yards on interior and through lots shall be not less than five feet (5') in width.
- 6 E. Side yards on corner and reversed corner lots shall be not less than ten feet (10')  
7 from the existing street line or from any future street line as shown on any  
8 Specific Plan of Highways, whichever is nearer the proposed structure, upon  
9 which the main building sides, except where the lot is less than fifty feet (50')  
10 wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- 11 F. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or  
12 other open space identified in Specific Plan No. 286. Otherwise, the rear yard  
13 shall not be less than twenty feet (20').
- 14 G. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum  
15 of two feet (2'). No other structural encroachments shall be permitted in the front,  
16 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

17 In addition, the following standard shall also apply:

18 AA. Lot coverage shall not exceed fifty percent (50%).

19 (3) Except as provided above, all other zoning requirements shall be the same as  
20 those requirements identified in Article VI of Ordinance 348.

21 p. Planning Areas 47, 49, 50 and 51.

22 (1) The uses permitted in Planning Areas 47, 49, 50 and 51 of Specific Plan No. 286  
23 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except  
24 that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

25 (2) The development standards for Planning Areas 47, 49, 50, and 51 of Specific Plan  
26 No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance  
27 No. 348, except that the development standards set forth in Article VI, Section 6.2.c., and e.(3)

1 and (4) shall be deleted and replaced by the following:

- 2 A. The minimum average width of that portion of a lot to be used as a building site  
3 shall be sixty feet (60') with a minimum average depth of one hundred feet (100').  
4 However, for areas immediately adjacent to low density residential as shown on  
5 Figure 4-10 of Specific Plan No. 286, the minimum average width of that portion  
6 of the lot to be used as a building site shall be one hundred feet (100') with a  
7 minimum average depth of one hundred fifty feet (150'). That portion of a lot  
8 used for access on "flag" lots shall have minimum width of twenty feet (20').
- 9 B. The rear yard shall be not less than twenty feet (20'). However, for areas  
10 immediately adjacent to low-density residential as shown on Figure 4-10 of  
11 Specific Plan No. 286, the rear yard shall not be less than fifty feet (50').
- 12 C. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum  
13 of two feet (2'). No other structural encroachments shall be permitted in the front,  
14 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

15 (3) Except as provided above, all other zoning requirements shall be the same as  
16 those requirements identified in Article VI of Ordinance 348.

17 q. Planning Area 48.

18 (1) The uses permitted in Planning Area 48 of Specific Plan No. 286 shall be the  
19 same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the  
20 uses permitted pursuant to Section 9.50.a.(14), (19), (22), (25), (29),(30), (37), (41), (43), (44),  
21 (49), (50), (52), (54), (62), (64), (69), (71), (72), (80), (85), and (91); b.(1), (2), (6), (7), (9), (13),  
22 (17), and (18) shall not be permitted.

23 (2) The development standards for Planning Area 48 of Specific Plan No. 286 shall  
24 be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

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

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

By Marion Ashley  
Chairman **MARION ASHLEY**

ATTEST:  
KECIA HARPER-IHEM  
Clerk of the Board

By Kecia Harper-Ihem  
Deputy

(SEAL)

APPROVED AS TO FORM  
May 19, 2015

By Michelle Clack  
MICHELLE CLACK  
Deputy County Counsel

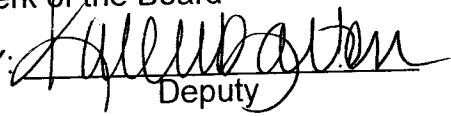
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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 2, 2015, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

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

DATE:         June 2, 2015

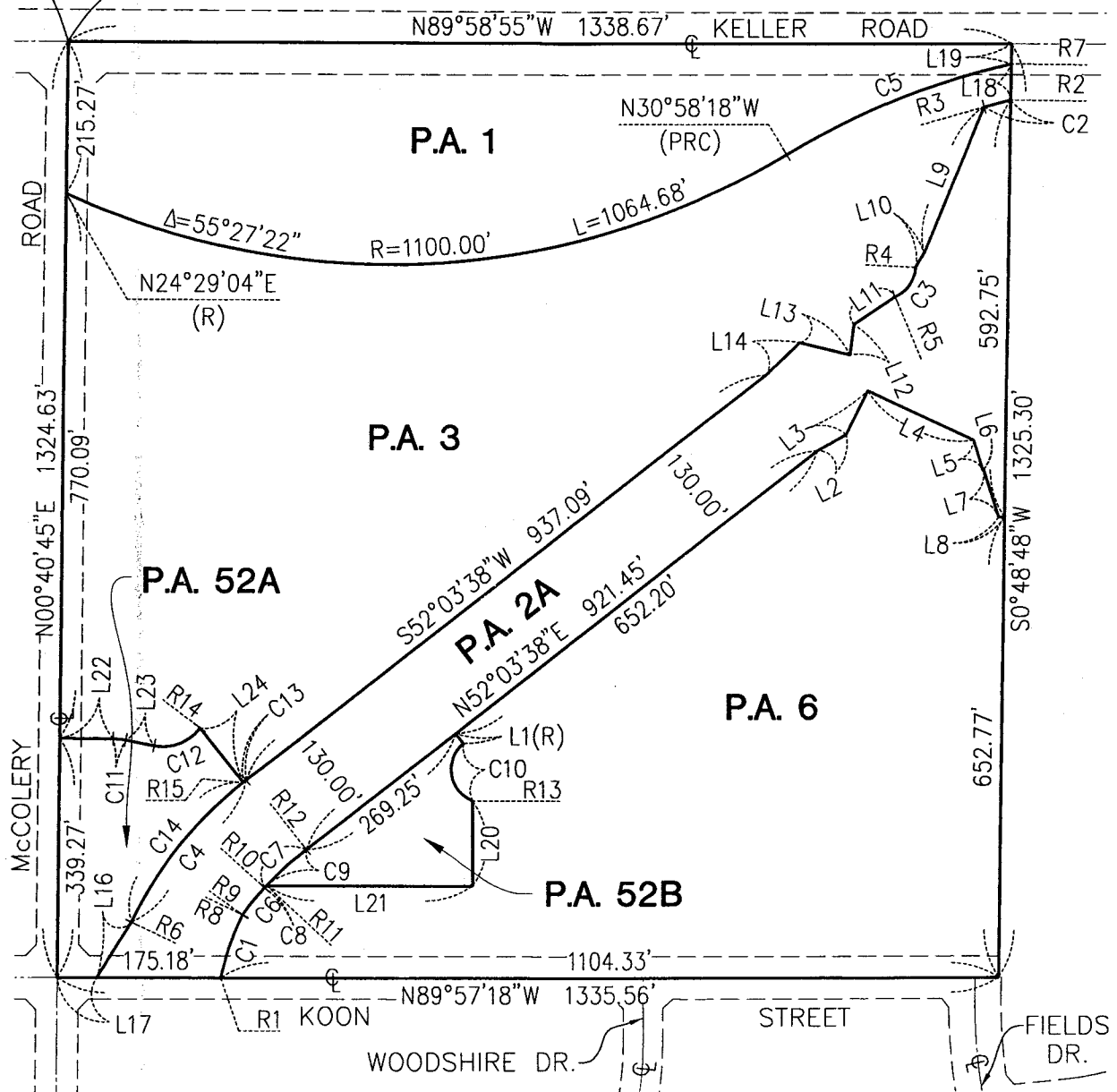
KECIA HARPER-IHEM  
Clerk of the Board  
BY:   
Deputy

SEAL



T.6S. R.2W.  
 1/4  $\frac{S21}{S28}$

RANCHO CALIFORNIA AREA  
 SECTION 28, T. 6 S., R. 2 W., S. B. B. & M.



**SP ZONE** SPECIFIC PLAN  
 (SP00286A6)

MAP NO. 2.2375  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2, ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 07823  
 ADOPTED BY ORDINANCE NO. 348.4805  
 (DATE)

**RANCHO CALIFORNIA AREA**  
**SECTION 28, T. 6 S., R. 2 W., S. B. B. & M.**

LINE TABLE		
LINE	BEARING	LENGTH
L1	N39°05'07"W(R)	17.77'
L2	N61°20'50"E	47.07'
L3	N26°08'00"E	70.00'
L4	S64°36'08"E	166.19'
L5	S17°12'18"E	45.00'
L6	N72°47'42"E	1.00'
L7	S17°12'18"E	69.96'
L8	S89°11'12"E	8.40'
L9	S22°16'04"W	225.05'
L10	S31°45'39"W	22.16'
L11	S56°04'38"W	70.69'
L12	S07°03'38"W	43.33'
L13	N76°06'10"W	74.08'
L14	S45°52'01"W	65.34'
L15	S52°03'38"W	153.53'
L16	S32°26'18"W	91.98'
L17	N89°57'18"W	56.05'
L18	S00°48'48"W	51.56'
L19	N00°48'48"E	28.22'
L20	N00°02'42"E	120.87'
L21	S89°57'18"E	292.42'
L22	S89°19'15"E	75.46'
L23	S79°01'28"E	40.99'
L24	S37°56'22"E	98.61'

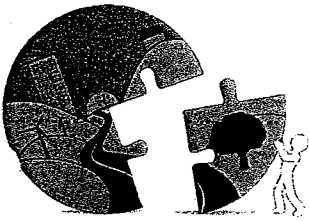
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	12°46'17"	421.42'	93.93'
C2	02°06'54"	1050.00'	38.76'
C3	64°08'53"	48.00'	53.74'
C4	26°29'41"	565.00'	261.27'
C5	17°59'01"	1100.00'	345.26'
C6	06°30'45"	433.74'	49.30'
C7	10°28'06"	439.34'	80.27'
C8	00°34'30"	439.34'	4.41'
C9	09°53'36"	439.34'	75.86'
C10	119°34'44"	48.00'	100.18'
C11	10°17'48"	100.00'	17.97'
C12	63°58'11"	66.00'	73.69'
C13	00°32'45"	565.00'	5.38'
C14	25°56'56"	565.00'	255.89'

RADIAL TABLE		
LINE	RADIAL BEARING	RADIUS
R1	N77°02'04"W(R)	421.42'
R2	N13°39'33"W(R)	1050.00'
R3	N15°46'27"W(R)	1050.00'
R4	S87°01'10"E(R)	48.00'
R5	S22°52'17"E(R)	48.00'
R6	N64°26'03"W(R)	565.00'
R7	N12°59'17"W(R)	1100.00'
R8	N64°15'47"W(R)	421.42'
R9	N54°11'43"W(R)	433.74'
R10	N47°40'58"W(PCC)	433.74'/439.34'
R11	N47°06'28"W(R)	439.34'
R12	N37°12'52"W(R)	439.34'
R13	S21°20'09"W(R)	48.00'
R14	S52°59'39"E(R)	66.00'
R15	N38°29'07"W(R)	565.00'

**SP ZONE** SPECIFIC PLAN  
 (SP00286A6)

MAP NO. 2.2375  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2, ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 07823  
 ADOPTED BY ORDINANCE NO. 348.4805  
 (DATE)

RIVERSIDE COUNTY BOARD OF SUPERVISORS  
 ASSESSORS PARCEL NO. 476-010-027 & 028



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

6/2/15 Date

KD Initial

**Steve Weiss, AICP**  
Planning Director

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

SP00286A6/CZ07823/TR36722  
Project Title/Case Numbers

Damaris Abraham  
County Contact Person

(951) 955-5719  
Phone Number

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

French Valley Acres, LLC  
Project Applicant

2900 Adams St, C-25, Riverside, CA 92504  
Address

The project is located northerly of Safflower Street, southerly of Keller Road, easterly of Highway 79, and westerly of Washington Street.

SP00286A6 proposes to amend the Winchester 1800 Land Use Plan as it applies to approximately 105.5 acres of the project site. As part of the amendment, Planning Areas 1, 5A, 6, and 7 would be renumbered as Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B. The amendment also proposes to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach and accommodate a proposed lower-density residential subdivision. CZ07823 proposes text changes to the Specific Plan Zoning Ordinance and to formalize all the Planning Area boundaries for Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B needed for the Tentative Tract Map. TR36722 is a Schedule "A" subdivision of 40.6 acres into 146 single-family residential lots, six (6) basin/drainage/water quality lots, two (2) flood control channel lots, 10 open space/landscape lots, three (3) open space/landscape/access lots, and on-site public roads.

Project Description

is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 6/2/15, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to Certified EIR No. 374 was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
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 EIR No. 439.
6. Findings were made pursuant to the provisions of CEQA.

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

[Signature]  
Signature

Project Planner Board Assistant  
Title

6/2/15  
Date

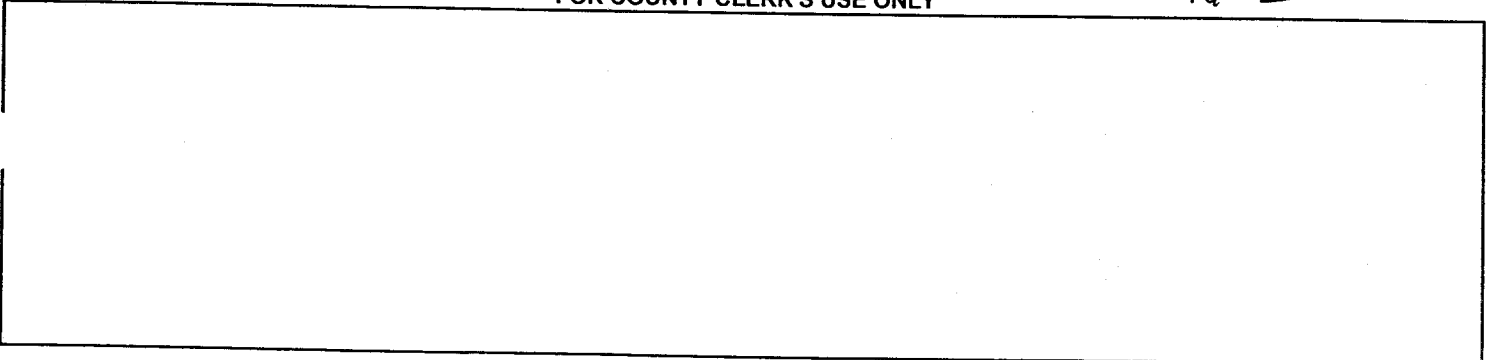
Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm Revised 3/27/2015  
Y:\Planning Case Files-Riverside office\SP00286A6\PC-BOS Hearings\PC\SP286A6.CZ7823.TR36722.NOD Form.docx

Please charge deposit fee case#: ZEA42681 ZCFG6063

FOR COUNTY CLERK'S USE ONLY

JUN 02 2015 16-2



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1403023

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

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

Received from: FRENCH VALLEY ACRES LLC \$50.00  
paid by: CK 1167  
EA42681  
paid towards: CFG06063 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Mar 25, 2014 15:55  
MGARDNER posting date Mar 25, 2014

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1<sup>ST</sup> 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

May 18, 2015

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

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
FAX: (951) 368-9018

**RE: NOTICE OF PUBLIC HEARING: SP 286; ZC 7823; TTM 36722 EIR**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Friday, May 22, 2015.**

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

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

**NOTE: PLEASE FORMAT INTO A 1/8<sup>TH</sup> PAGE DISPLAY AD**

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

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

**Gil, Cecilia**

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**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Monday, May 18, 2015 9:02 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: SP 286 ZC 7823 TTM 36722 EIR

Received for publication on Friday, May 22 as a 1/8th page display ad. Proof with cost to follow.  
Thank you.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

**Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. \*\*Additional days required for larger ad sizes\*\***

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**The Press-Enterprise** PE.COM / UNIDOS  
A Freedom News Group Company

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**From:** Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)>  
**Sent:** Monday, May 18, 2015 8:53 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: SP 286 ZC 7823 TTM 36722 EIR

Here's a Notice of Public Hearing, for publication on Friday, May 22, 2015, on a **1/8 PAGE DISPLAY AD**. 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  
1<sup>ST</sup> 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

May 18, 2015

THE CALIFORNIAN  
ATTN: LEGALS  
P.O. BOX 120191  
TEMECULA, CA 92590

E-MAIL: [LegalsSWRiverside@UTSanDiego.com](mailto:LegalsSWRiverside@UTSanDiego.com)

**RE: NOTICE OF PUBLIC HEARING: SP 286; ZC 7823; TTM 36722 EIR**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Friday, May 22, 2015.**

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

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

**NOTE: PLEASE FORMAT INTO A 1/8<sup>TH</sup> PAGE DISPLAY AD**

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:** Monday, May 18, 2015 12:33 PM  
**To:** Gil, Cecilia  
**Subject:** RE: 1219291 RIV CO BOARD OF SUPERVISORS FOR PUBLICATION: SP 286 ZC 7823 TTM 36722 EIR

Hi Cecilia  
Received information and sent to art department.  
We are looking at a 4 x 4" ad \$359.04 to publish on Friday May 22, 2015.  
Please confirm.  
Thank you  
C

 **Cathy Viars | Multi-Media Account Representative**  
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:** Monday, May 18, 2015 8:55 AM  
**To:** Legals SW Riverside  
**Subject:** 1219291 RIV CO BOARD OF SUPERVISORS FOR PUBLICATION: SP 286 ZC 7823 TTM 36722 EIR

Good morning!

Here's a Notice of Public Hearing, for publication on Friday, May 22, 2015, on a **1/8 PAGE DISPLAY AD**. Please confirm. THANK YOU!

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



## **CERTIFICATE OF POSTING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 18, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

SP 286 Amd. No. 6; ZC 7823; TTM 36722

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** June 2, 2015 @ 10:30 A.M.

SIGNATURE: Cecilia Gil      DATE: May 18, 2015  
Cecilia Gil

**Gil, Cecilia**

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Monday, May 18, 2015 10:53 AM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: SP 286 ZC 7823 TTM 36722 EIR

Received

---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Monday, May 18, 2015 8:55 AM  
**To:** Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: SP 286 ZC 7823 TTM 36722 EIR

Good morning!

Here's a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

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

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT, CHANGE OF ZONE AND TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 2, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by French Valley Acres, LLC, on **Specific Plan No. 286 Amendment No. 6**, which proposes to amend the Winchester 1800 Land Use Plan as it applies to approximately 105.5 acres of the project site and also proposes to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach and accommodate a proposed lower-density residential subdivision; **Change of Zone No. 7823**, which proposes text changes to the Specific Plan Zoning Ordinance and to formalize all the Planning Area boundaries for Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B needed for the Tentative Tract Map, or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 36722, Schedule A**, which proposes to subdivide 40.6 acres into 146 single-family residential lots, six (6) basin/drainage/water quality lots, two (2) flood control channel lots, 10 open space/landscape lots, three (3) open space/landscape/access lots, and on-site public roads ("the project"). The project is located northerly of Safflower Street, southerly of Keller Road, easterly of Highway 79, and westerly of Washington Street, Third Supervisorial District.

The Planning Commission approved the project, found that the environmental effects have been addressed and recommended the consideration of an Addendum to **Environmental Impact Report No. 374**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DAMARIS ABRAHAM, PROJECT PLANNER, AT (951) 955-5719 OR EMAIL [dabraham@rctlma.org](mailto:dabraham@rctlma.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: May 18, 2015

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

## CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the  
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 18, 2015, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

SP 286 Amd. No. 6; ZC 7823; TTM 36722

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** June 2, 2015 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: May 18, 2015  
Cecilia Gil

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

The Gas Company  
7000 Indiana Ave., #105  
Riverside, CA 92506

City of Temecula  
ATTN: Gary Thornbill  
43200 Business Park Dr.  
P.O. Box 9033  
Temecula, CA 92589-9033

Hemet Unified School District  
2350 W. Latham Ave.  
Hemet, CA 92545-3654

Eastern Municipal Water District  
Attn: Elizabeth Lovsted  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

Pechanga Cultural Resources  
Temecula Band of Luiseño Mission  
Indians  
P. O. Box 2183  
Temecula, CA 92593

Applicant:  
French Valley Acres, LLC  
c/o Van Daele Development, Corp.  
Attn: Eric Sheck  
2900 Adams St, C-25  
Riverside, CA 92504

Engineer:  
Hunsker & Associates  
2900 Adams St, A-15  
Riverside, CA 92504

Owner:  
Saba and Shirley Saba  
41309 Avenida Biona  
Temecula, CA 92591

Applicant:  
French Valley Acres, LLC  
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9828 (9)

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Engineer:  
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2900 Adams St, A-15  
Riverside, CA 92504

Owner:  
Saba and Shirley Saba  
41309 Avenida Biona  
Temecula, CA 92591

98288 (9)



5/22

Order Confirmation

<u>Ad Order Number</u> 0010920318	<u>Customer</u> RIV CO BOARD OF SUPERVISORS	<u>Payer Customer</u> RIV CO BOARD OF SUPERVISORS	<u>PO Number</u> SP286 ZC7823 TTM36722 EIR
<u>Sales Rep</u> Vars	<u>Customer Account</u> 1219291	<u>Payer Account</u> 1219291	<u>Ordered By</u>
<u>Order Taker</u> Blankenship D	<u>Customer Address</u> ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	<u>Payer Address</u> ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	<u>Customer Fax</u>
<u>Order Source</u>	<u>Customer Phone</u> (951) 955-1060	<u>Payer Phone</u> (951) 955-1060	<u>Customer Email</u> ccgil@rcbos.org

<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>Blind Box</u>
0	0	0	
<u>Net Amount</u> \$359.04	<u>Total Amount</u> \$359.04	<u>Payment Method</u> Invoice	<u>Payment Amount</u> \$0.00
<u>Ad Number</u> 0010920318-01	<u>Ad Type</u> CLS NC Legal Disp	<u>Pick Up</u>	<u>Production Method</u> Xspace
<u>Ad Size</u> 6.61 x 4.00	<u>Columns/Inches</u> 4x4	<u>Color</u>	

<u>Product</u> UTSandiego Print	<u>Zone</u> CAL	<u>Placement</u> NC Legals	<u>Position</u> NCT Legals	<u>Start Date</u> 05/22/2015	<u>End Date</u> 05/22/2015	<u>Insertions</u> 1
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Planning  
16-2 of 06/02/15  
ZC 7823

02:01 MA 1 - MUL 208  
RECEIVED RIVERSIDE COUNTY  
OFFICE OF THE CLERK

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

Proof of Publication of

**STATE OF CALIFORNIA  
County of Riverside**

I am a citizen of the County of Riverside for \_\_\_\_\_ years and not a \_\_\_\_\_ entitled matter printer of \_\_\_\_\_

**T**  
An

A newspaper **DAILY** in the County of Riverside and which newspaper of \_\_\_\_\_ Court of the County under the date of \_\_\_\_\_ 209105; that the printed copy nonpareil), has entire issue of \_\_\_\_\_ supplement thereof, on the following dates, to wit:

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT, CHANGE OF ZONE AND TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT**

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The Planning Commission approved the project, found that the environmental effects have been addressed and recommended the consideration of an Addendum to **Environmental Impact Report No. 374**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DAMARIS ABRAHAM, PROJECT PLANNER, AT (951) 965-5719 OR EMAIL [dabraham@rctma.org](mailto:dabraham@rctma.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: May 18, 2015

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

**May 22<sup>ND</sup>, 2015**

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

Dated at TEMECULA, California, this  
**22<sup>ND</sup>** day of **May, 2015**



Cathy Viars  
Legal Advertising

STATE INFORMATION

RECEIVED BY THE CLERK OF THE BOARD OF SUPERVISORS



Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount
5/22/2015	10021223	SP 288 ZC 7823 TTM 36722 EIR	Press-Enterprise	3 X 8.5"	318	1	1.45	461.10	461.10

Ordered By: Cecilia Gil

RECEIVED RIVERSIDE COUNTY  
 CLERK / BOARD OF SUPERVISORS  
 2015 MAY 29 PM 12: 01

*Planning  
 16-2 of 06/02/15  
 ZC 7823  
 1-hv*

Legal Advertising Invoice

Balance
<b>\$461.10</b>

Sales Contact Information		Advertiser Information		
Maria Tinajero 951-368-9225	Billing Period 05/22/2015 - 05/22/2015	Billed Account Number 1100141323	Advertiser/Client Number 1100141323	Advertiser/Client Name BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

THE PRESS-ENTERPRISE **PE.com**

Legal Advertising Invoice

Advertiser/Client Name BOARD OF SUPERVISORS		
Billing Period 05/22/2015 - 05/22/2015	Billed Account Number 1100141323	Advertiser/Client Number 1100141323
Balance \$461.10	Invoice Number 10021223	Terms Of Payment Due Upon Receipt

Billing Account Name And Address

Remittance Address

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

The Press-Enterprise  
 POST OFFICE BOX 12009  
 RIVERSIDE, CA 92502-2209

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
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.: SP 286 ZC 7823 TTM 36722 EIR

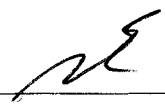
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper 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:

05/22/2015

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

Date: May 22, 2015

At: Riverside, California



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

Ad Number: 0010051223-01

P.O. Number:

Ad Copy:

### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN AMENDMENT, CHANGE OF ZONE AND TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: May 18, 2015

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



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

June 5, 2015

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

FAX: (951) 368-9018  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 348.4805

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, June 10, 2015**.

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

Your invoice must be submitted to this office, **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:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Friday, June 05, 2015 9:25 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Adoption of Ord. No. 348.4805

Received for publication on June 10. Proof with cost to follow.

Thank you.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

**Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. \*\*Additional days required for larger ad sizes\*\***

**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

---

**The Press-Enterprise** PE.COM / UNIDOS

A Freedom News Group Company

---

**From:** Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)>  
**Sent:** Friday, June 5, 2015 9:08 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: Adoption of Ord. No. 348.4805

Good morning! Attached is an Adoption of Ord. for publication on Wednesday, June 10, 2015. Please confirm. THANK YOU!

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

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

**ORDINANCE NO. 348.4805**  
**AN ORDINANCE OF THE COUNTY OF RIVERSIDE**  
**AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

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

Section 1. Section 4.1 of Ordinance No. 348 and Official Zoning Plan Map No.2, as amended, are further amended by placing in effect in the Rancho California Zoning Area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348.4805, Map No.2.2375, Change of Zone Case No. 7823," which is made a part of this ordinance.

Section 2. Article XVIIa Section 17.76 of Ordinance No. 348 is hereby amended to read as follows:

SECTION 17.76 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 286.

a. Planning Areas 1, 3 and 6.

(1) The uses permitted in Planning Areas 1, 3 and 6 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Sections 6.1.b.(1) and (3); and d. shall not be permitted.

(2) The development standards for Planning Areas 1, 3 and 6 of Specific Plan No. 286 shall be the same as those permitted 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. The minimum front yard setback to a habitable portion of the main building shall be fifteen feet (15') measured from the right of way.
- B. The minimum front yard setback for garages shall be twenty feet (20') measured from the right of way.
- C. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- D. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on flag lots shall have a minimum width of twenty feet (20').
- E. The minimum frontage of a lot shall be forty feet (40') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') and flag lots may have a minimum frontage of twenty feet (20').
- F. Side yards on interior and through lots shall be not less than five feet (5') in width.
- G. Side yards on corner and reversed 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, except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- H. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard shall not be less than twenty feet (20').
- I. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). 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.

In addition, the following standard shall also apply:

AA. Lot coverage shall not exceed fifty percent (50%) for one-story buildings.

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

b. Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A and 52B.

(1) The uses permitted in Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A and 52B of Specific Plan No. 286 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Sections 8.100.a.(1), (2), (3), (4), (5) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include undeveloped open space and drainage areas.

(2) The development standards for Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A and 52B of Specific Plan No. 286 shall be the same as those standards identified in Article VIIIe, 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 VIIIe of Ordinance No. 348.

c. Planning Areas 4, 27 and 34.

(1) The uses permitted in Planning 4, 27 and 34 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Sections 6.1.b.(1) and (3); and d. shall not be permitted.

(2) The development standards for Planning Areas 4, 27 and 34 of Specific Plan No. 286 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.c. and e.(3) and (4) shall be deleted and replaced by the following:

A. The minimum average width of that portion of a lot to be used as a building site shall be one hundred feet (100') with a minimum average depth of one hundred fifty feet (150').

B. The rear yard shall be not less than fifty feet (50').

C. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). 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.

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

d. Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B, 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38 and 44.

(1) The uses permitted in Planning Areas Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B, 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38 and 44 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Sections 6.1.b.(1) and (3); and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.a shall also include public parks and public playgrounds.

(2) The development standards for Planning Areas 5A, 5B, 7, 10B, 12A, 13A 13B, 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38 and 44 of Specific Plan No. 286 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.e.(3) and (4) shall be deleted and replaced by the following:

A. The rear yard shall be not less than twenty feet (20').

B. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2) feet. 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.

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

e. Planning Areas 8 and 40.

(1) The uses permitted in Planning Areas 8 and 40 of Specific Plan No. 286 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that the uses permitted pursuant to Section 9.50.a.(30), (52) and (64) shall not be permitted. In addition, the permitted uses identified under Section 9.50.b. shall include mini-warehouses, trailer and boat storage, recreational vehicle storage, and vehicle storage.

(2) The development standards for Planning Areas 8 and 40 of Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

f. Planning Area 9.

(1) The uses permitted in Planning Area 9 of Specific Plan No. 286 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

(2) The development standards for Planning Area 9 of Specific Plan No. 286 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348.

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

g. Planning Areas 10A, 11, 19, 31, 39 and 42.

(1) The uses permitted in Planning Areas 10A, 11, 19, 31, 39 and 42 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Sections 6.1.b.(1) and (3); and d. shall not be permitted.

(2) The development standards for Planning Areas 10A, 11, 19, 31, 39 and 42 of Specific Plan No. 286 shall be the same as those permitted 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. (2), (3) and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have minimum width of twenty feet (20').
- C. The minimum frontage of a lot shall be forty feet (40') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35') and except that "flag" lots may have a minimum frontage of twenty feet (20'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed 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, except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- E. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard shall not be less than twenty feet (20').
- F. Chimneys and fireplaces shall be allowed to encroach into side yards a

maximum of two feet (2'). 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.

In addition, the following standard shall also apply:

AA. Lot coverage shall not exceed fifty percent (50%) for one-story buildings.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.

h. Planning Areas 12B, 16A, 16B, 26A, 33 and 45.

(1) The uses permitted in Planning Areas 12B, 16A, 16B, 26A, 33 and 45 of Specific Plan No. 286 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Sections 8.100.a.(1), (2), and (6); and b.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public parks and trails.

(2) The development standards for Planning Areas 12B, 16A, 16B, 26A, 33 and 45 of Specific Plan No. 286 shall be the same as those standards identified in Article VIII, 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 of Ordinance No. 348.

i. Planning Areas 15, 26B and 46.

(1) The uses permitted in Planning Areas 15, 26B and 46 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses identified under Section 6.1.a. shall also include public schools.

(2) The development standards for Planning Areas 15, 26B and 46 of Specific Plan No. 286 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.e.(3) and (4) shall be deleted and replaced by the following:

A. The rear yard shall be not less than twenty feet (20').

B. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). 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.

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

j. Planning Area 18.

(1) The uses permitted in Planning Area 18 of Specific Plan No. 286 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Sections 9.50.a.(11), (23), (30), (32), (52) and (64); and b.(5) and (7) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. shall also include single-family dwellings, multiple family dwellings, congregate care residential facilities, public and private recreation areas, and paseos/trails.

(2) The developments standards for commercial uses within Planning Area 18 of Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

(3) The development standards for residential uses and combined residential and commercial uses within Planning Area 18 of Specific Plan No. 286 shall be as follows:

A. Lot area shall be not less than seven thousand two hundred (7,200) square feet for detached single-family dwellings with a minimum average width of sixty feet (60') and a minimum average depth of one hundred feet (100').

B. The minimum front and rear yards shall be twenty feet (20') and ten feet (10') respectively for single-family dwellings. The minimum front and rear yards shall be ten feet (10') for all other permitted uses that do not exceed thirty-five feet (35') in height. Any portion of a building that exceeds thirty-five feet (35') in



height shall be set back from the front and rear lot lines no less than ten feet (10') plus two feet (2') for each foot by which the height exceeds thirty-five feet (35'). The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.

- C. The minimum side yard shall be five feet (5') for buildings that do not exceed thirty-five feet (35') in height. Any portion of a building that exceeds thirty-five feet (35') in height shall be set back from each side lot line five feet (5') plus two feet (2') for each foot by which the height exceeds thirty-five feet (35'). If the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback.
  - D. No structural encroachments shall be permitted in the front, side or rear yards except as provided in Section 18.19 of Ordinance No. 348.
  - E. No lot shall have more than fifty percent (50%) of its net area covered with building or structures.
  - F. The maximum ratio of floor area to lot area shall not be greater than two to one (2:1), not including basement floor area.
  - G. All buildings and structures shall not exceed fifty feet (50') in height, unless a height up to seventy-five feet (75') is specifically permitted under the provisions of Section 18.34 of Ordinance No. 348.
  - H. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.
  - I. Interior side yards may be reduced to accommodate zero lot line or common wall situations, except that, in no case shall the reduction in side yard areas reduce the required separation between detached structures.
  - J. Setback areas may be used for driveways, parking and landscaping.
  - K. A minimum of fifteen percent (15%) of the site proposed for development shall be landscaped and irrigated.
  - L. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
  - M. Outside storage areas are prohibited.
  - N. Utilities shall be installed underground except that electrical lines rated at 33kV or greater may be installed above ground.
  - O. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare to direct illumination on residential uses.
- (4) Except as provided above, all other zoning requirement shall be the same as those requirements identified in Article IXb of Ordinance No. 348.
- k. Planning Areas 28 and 30.
- (1) The uses permitted in Planning Areas 28 and 30 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Sections 6.1.b.( 1) and (3); and d. shall not be permitted.
  - (2) The development standards for Planning Areas 28 and 30 of Specific Plan No. 286 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.(2) and (3) shall be deleted and replaced by the following:
    - A. Lot area shall be not less than twenty thousand (20,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is

used solely for access to the portion of a lot used as a building site.

- B. The minimum average width of that portion of a lot to be used as a building site shall be one hundred feet (100') with a minimum average depth of one hundred fifty feet (150'). That portion of a lot used for access on flag lots shall have a minimum width of twenty feet (20').
- C. The side yard shall not be less than ten feet (10').
- D. The rear yard shall not be less than fifty feet (50').
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

l. Planning Area 29.

(1) The uses permitted in Planning Area 29 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1), (3) and d. shall not be permitted.

(2) The development standards for Planning Area 29 of Specific Plan No. 286 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.(2), (3) and (4) shall be deleted and replaced by the following:

- A. Lot area shall be not less than two and one-half (2 1/2) gross acres. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80').
- C. The minimum frontage of a lot shall be forty feet (40').
- D. Side yards on interior and through lots shall be not less than five feet (5') in width.
- E. Side yards on corner and reversed 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, except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- F. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard shall not be less than twenty feet (20').
- G. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). 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.

In addition, the following standard shall also apply:

AA. Lot coverage shall not exceed fifty percent (50%).

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.

m. Planning Area 36.

(1) The uses permitted in Planning Area 36 of Specific Plan No. 286 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that the uses permitted pursuant to Section 9.50.a.(30), (52) and (64) shall not be permitted.

(2) The development standards for Planning Area 36 of Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

n. Planning Area 41.

(1) The uses permitted in Planning Area 41 of Specific Plan No. 286 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

(2) The development standards for Planning Area 41 of Specific Plan No. 286 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348.

(3) The residential uses within Planning Area 9 of Specific Plan No. 286 shall comply with the development standards also be subject to the standards for Planned Residential Developments set forth in Article XVIII, Section 18.5 of Ordinance 348 except that the standards set forth in Section 18.5 b. and c. shall be deleted and replaced with the following:

A. Not less than 20 percent (20%) of a project area shall be used for open area or recreational facilities, or a combination thereof. The height of buildings shall not exceed thirty-five feet (35') and the distance between buildings shall be ten feet (10').

B. Building setbacks from a project's interior streets and boundary lines shall be eight feet (8'). The minimum building setback from interior drives shall be five feet (5').

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

o. Planning Area 43.

(1) The uses permitted in Planning Area 43 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

(2) The development standards for Planning Area 43 of Specific Plan No. 286 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.(2), (3) and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than four (4) gross acres. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80').

C. The minimum frontage of a lot shall be forty feet (40').

D. Side yards on interior and through lots shall be not less than five feet (5') in width.

E. Side yards on corner and reversed 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, except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

F. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard shall not be less than twenty feet (20').

G. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). 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.

In addition, the following standard shall also apply:

AA. Lot coverage shall not exceed fifty percent (50%).

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.

p. Planning Areas 47, 49, 50 and 51.

(1) The uses permitted in Planning Areas 47, 49, 50 and 51 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

(2) The development standards for Planning Areas 47, 49, 50, and 51 of Specific Plan No. 286 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.c., and e.(3) and (4) shall be deleted and replaced by the following:

- A. The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60') with a minimum average depth of one hundred feet (100'). However, for areas immediately adjacent to low density residential as shown on Figure 4-10 of Specific Plan No. 286, the minimum average width of that portion of the lot to be used as a building site shall be one hundred feet (100') with a minimum average depth of one hundred fifty feet (150'). That portion of a lot used for access on "flag" lots shall have minimum width of twenty feet (20').
- B. The rear yard shall be not less than twenty feet (20'). However, for areas immediately adjacent to low-density residential as shown on Figure 4-10 of Specific Plan No. 286, the rear yard shall not be less than fifty feet (50').
- C. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). 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.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.

q. Planning Area 48.

(1) The uses permitted in Planning Area 48 of Specific Plan No. 286 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a.(14), (19), (22), (25), (29),(30), (37), (41), (43), (44), (49), (50), (52), (54), (62), (64), (69), (71), (72), (80), (85), and (91); b.(1), (2), (6), (7), (9), (13), (17), and (18) shall not be permitted.

(2) The development standards for Planning Area 48 of Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

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

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **June 2, 2015** the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Washington, 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:** Ms. M. M. M.

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

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

**Date:** \_\_\_\_\_ **Agenda #** 16-2

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

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**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:** Eric Scheek  
Applicant,

**Address:** 2900 Adams St c-25  
(only if follow-up mail response requested)

**City:** Riverside **Zip:** 92504

**Phone #:** 951 354-2121

**Date:** 6/2 **Agenda #** 16-2

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

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

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