

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



ITEM
18.4
(ID # 6270)


FROM : TLMA-PLANNING:

MEETING DATE:
Tuesday, February 27, 2018

SUBJECT: TRANSPORTATION LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING on CHANGE OF ZONE NO. 7947, SPECIFIC PLAN NO. 288 SUBSTANTIAL CONFORMANCE NO. 1, TENTATIVE TRACT MAP NO. 37119, ORDINANCE NO. 348.4881 – Consideration of an Addendum to EIR No. 376 – Applicant: SR Conestoga, LLC – Engineer: Albert A. Webb and Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium High Density Residential (CD:MHDR) (5-8 DU/AC), Community Development: High Density Residential (CD:HDR) (8-14 DU/AC), Open Space: Conservation (OS:C) and Open Space: Recreation (OS:R) - Location: Westerly of Winchester Road, southerly of Domenigoni Parkway, easterly of Rice Road, northerly of Newport Road - Zoning: Specific Plan (SP 288) - REQUEST: The CHANGE OF ZONE proposes to modify the Specific Plan zoning ordinance to modify the development standards for Planning Area 16. The SPECIFIC PLAN SUBSTANTIAL CONFORMANCE proposes to incorporate the revisions to the Specific Plan zoning ordinance into the Specific Plan. The TENTATIVE TRACT MAP proposes a Schedule "A" subdivision of 161.67 acres into 373 single-family residential lots, three (3) open space lots, two (2) parks, two (2) water quality basin lots, one (1) recreation center, and two (2) lots for future high density residential development. The subdivision is proposed to be divided into five (5) phases. APNs: 461-210-019, 461-220-005, 461-220-006, 461-220-014, 461-220-015, 461-220-018. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:
Continued on page 2


ACTION:


Charissa Leach, Assistant TLMA Director 2/13/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4881 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington, Ashley and Perez
Nays: None
Absent: None
Date: February 27, 2018
xc: Planning, Co.Co., MC, Recorder, COB

Kedia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

CONSIDER ADDENDUM NO. 2 TO EIR NO. 376, based on the findings incorporated in EIR No. 376, and Addendum No. 2 concluding that the project is consistent with State CEQA Guidelines Sections 15162 and 15164 and will not have a significant effect on the environment; and,

APPROVE SPECIFIC PLAN NO. 288 SUBSTANTIAL CONFORMANCE NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVE CHANGE OF ZONE NO. 7947, amending the Specific Plan zoning ordinance; and,

ADOPT ORDINANCE NO. 348.4881 amending the zoning requirements and standards for Specific Plan No. 288 consistent with Substantial Conformance No. 1 to Specific Plan No. 288, Change of Zone No. 7947, attached hereto; and,

APPROVE TENTATIVE TRACT MAP NO. 37119 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Specific Plan Zoning Ordinance Changes

The substantive changes within the Specific Plan zoning ordinance are limited to Planning Area 16. The minimum lot size is proposed to change from 2,800 square feet to 2,400. However, the proposed Tentative Tract Map does propose lots with a minimum lot size of 2,800 square feet. The other main change to the development standards for Planning Area 16 is to allow for a shorter lot depth, from 70 feet to 50 feet. This is due to the design of the lots and with many units having alley loaded garages that will have side private yard areas rather than rear yard private areas, thus reducing the need for a deeper lot. The result is a lot that is more square in its design than the more typical rectangular for front loaded garage units. Other development standards have been updated as well related to the setbacks and minimums for the private yard areas.

Public Recreation Facilities

The Tentative Tract Map includes a 4.42 acre lot that includes a public recreation facility that is anticipated to be owned and maintained by Valley-Wide Recreation and Parks District at the southern end of the project. The facility includes a baseball field, soccer field, half-court basketball areas, playground equipment, picnic shelters/gazebos, restroom area, and parking lot. The soccer

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

field is proposed to be located within the detention basin that is located at the southeast corner of the project site.

A smaller public recreation facility on a 2.7 acre lot is located at the north end of the project site. The facility will include half-court basketball areas, playground, picnic shelters/gazebos, open turf area, a restroom building and a parking lot. The majority of the 2.7 acre lot would be occupied by a water quality basin that serves the proposed project.

Private Recreation Facility

A private recreation facility is included in the central portion of the site. While the public recreation facilities provide for open play areas for the public in general, the private recreation facility includes a pool and community building for use by the residents of this project and adjacent future High Density Residential development. Since the lots proposed are relatively small and likely unable to accommodate pools, this private recreation facility was included to provide such an amenity for the residents. The community building also provides a venue for residents to potentially rent out for events outside their homes, as well as a fitness center. The private recreation facility also includes playground equipment, half-court basketball areas, picnic shelters/gazebos, open turf area, and a parking lot.

Impact on Citizens and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

Contract History and Price Reasonableness

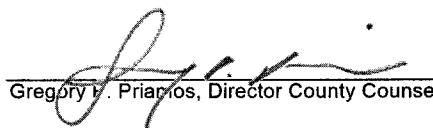
N/A

ATTACHMENTS:

- A. Ordinance No. 348.4881
- B. Planning Commission Minutes
- C. Planning Commission Memos
- D. Planning Commission Staff Report
- E. Tentative Tract Map No. 37119
- F. Indemnification Agreement


Jason Farin

2/21/2018


Gregory B. Priamos, Director County Counsel

2/14/2018

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2. Lot area shall not be less than two thousand (2,000) square feet.
3. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
4. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.

C. YARD SETBACKS.

1. Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
2. Side yards on interior through lots shall not be less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing right-of-way or from any future street right-of way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides.
3. Rear yards shall not be less than three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
4. Fireplaces, media niches, bay windows, porches, window boxes and similar architectural features shall be allowed to encroach on a maximum of two and one-half feet (2.5') into

1 setbacks. At least one side of the structure shall maintain a
2 four-foot (4') setback regardless of encroachments. No
3 second floor structural encroachments shall be permitted
4 within one foot (1') of the rear property line. No other
5 structural encroachments shall be permitted in the front, rear,
6 or side yard setback except as provided for in Section 18.19
7 of Ordinance No. 348.

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

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

11 BB. Tandem garages are permitted.

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

17 B. HEIGHT LIMITATION. The height of buildings shall not exceed
18 forty-five feet (45').

19 C. SETBACKS.

20 1. The distance between buildings shall be no less than six feet
21 (6').

22 2. The minimum building setbacks from a project's exterior
23 streets and boundary lines shall be two and one half feet
24 (2.5').

25 3. The minimum building setback from interior drives shall be
26 three feet (3'), except that second floor living space and
27 balconies located in the rear yard shall be permitted within
28 one foot (1') of the rear property line.

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

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

In addition, the following development standards shall also apply:

AA. No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, garages, patios, and similar features, whether attached or detached to a dwelling, shall not be included when calculating the floor living area.

BB. Tandem garages are permitted.

(4) The development standards for non-residential uses in Planning Areas 1, 6, 7 and 11 of Specific Plan No. 288 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

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

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

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

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

3 c. Planning Areas 3 and 9.

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

8 (2) The development standards for Planning Areas 3 and 9 of Specific Plan No.
9 288 shall be the same as those standards identified in Article IXb, Section
10 9.53 of Ordinance No. 348.

11 In addition, the following development standard shall also apply:

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

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

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

17 (1) The uses permitted in Planning Areas 4, 5, 12, and 13 of Specific Plan No.
18 288 shall be the same as those uses permitted in Article VIIIe, Section 8.100
19 of Ordinance No. 348 except that the uses permitted pursuant to Section
20 8.100.a.(1), (2), (3) and (9); c.(1) shall not be permitted. In addition, the
21 permitted uses identified under Section 8.100.a. shall include open space,
22 trails, paseos and hiking areas.

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

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

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1 e. Planning Area 10

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

10 (2) The development standards for detached one family dwellings within
11 Planning Area 10 of Specific Plan No. 288 shall be the same as those
12 standards identified in Article VI, Section 6.2 of Ordinance No. 348 except
13 that the development standards set forth in Article VI, Section 6.2.b., c., d.,
14 e.(1), (2), (3), (4); and g. shall be deleted and replaced, respectively, with each
15 of the following:

16 B. Lot area shall be not less than two thousand eight hundred (2,800)
17 square feet. The minimum lot area shall be determined by excluding
18 that portion of a lot used solely for access to the portion of a lot used
19 as a building site.

20 C. The minimum average width of that portion of a lot to be used as a
21 building site shall be forty feet (40') with a minimum average depth
22 of seventy feet (70').

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

28 E. Minimum yard requirements are as follows:

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

1 (3) The development standards for attached one family dwellings within
2 Planning Area 10 of Specific Plan No. 288, shall be the same standards as
3 those identified in Article XVIII, Section 18.5 of Ordinance No. 348 except
4 that the development standards set forth in Article XVIII, Section 18.5.b. and
5 c. shall be deleted and replaced, respectively, with each of the following:

6 B. HEIGHT LIMITATIONS, LOT AREA AND WIDTH.

- 7 1. Buildings height shall not exceed three stories, with a
8 maximum height of 40 feet (40').
- 9 2. Lot area shall not be less than two thousand (2,000) square
10 feet.
- 11 3. The minimum average width of each lot shall be thirty-five
12 feet (35') and the minimum average depth shall be fifty-eight
13 feet (58').
- 14 4. The minimum frontage of a lot shall be thirty-five feet (35'),
15 except that lots fronting on knuckles or cul-de-sacs shall have
16 a minimum frontage of thirty feet (30'). Lot frontage along
17 curvilinear streets shall be measured at the building setback in
18 accordance with zone development standards.

19 C. YARD SETBACKS.

- 20 1. Front yards shall not be less than three feet (3'), measured
21 from the existing street right-of-way or from any future street
22 right-of-way as shown on any specific plan of highways,
23 whichever is nearer to the proposed structure.
- 24 2. Side yards on interior and through lots shall not be less than
25 three feet (3'). Side yards on corner and reverse corner lots
26 shall not be less than five feet (5') from the existing street
27 right-of-way or from any future street right-of way as shown
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on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides.

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

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

In addition, the following development standards shall also apply:

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

BB. Tandem garages are permitted.

(4) The development standards for non-residential uses in Planning Area 10 of Specific Plan No. 288 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

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

1 f. Planning Area 14

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

10 (2) The development standards for one family dwellings within Planning Area
11 14 of Specific Plan No. 288 shall be the same as those standards identified in
12 Article VI, Section 6.2 of Ordinance No. 348 except that the development
13 standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2), (3), (4),
14 and g. shall be deleted and replaced, respectively, with each of the following:

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

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

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

27 E. Minimum yard requirements are as follows:
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1. Front yards shall not be less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer to the proposed structure. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
2. Side yards on interior through lots shall not be less than five feet (5'). Side yards on corner and reverse corner lots shall not be 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.
3. Rear yards shall be not less than 10 feet (10'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
4. Fireplaces, media niches, bay windows, porches, window boxes and similar architectural features shall be allowed to encroach a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

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

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

2 AA. Tandem garages are permitted.

3 (3) The development standards for non-residential uses in Planning Area 14 of
4 Specific Plan No. 288 shall be the same as those standards identified in
5 Article VI, Section 6.2 of Ordinance No. 348.

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

8 g. Planning Area 16

9 (1) The uses permitted in Planning Area 16 of Specific Plan No. 288 shall be the
10 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348
11 except that the uses permitted pursuant to Section 6.1.a.(2) and (3); b.(1); and
12 c.(1) shall not be permitted. In addition, the uses permitted under Section
13 6.1.a. shall include parks, open space trails and temporary real estate tract
14 offices located within a subdivision to be used only for and during the original
15 sale of the subdivision, but not to exceed a period of five (5) years in any
16 event.

17 (2) The development standards for one family dwellings within Planning Area
18 16 of Specific Plan No. 288 shall be the same as those standards identified in
19 Article VI, Section 6.2 of Ordinance No. 348 except that the development
20 standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2), (3), and
21 (4), and g. shall be deleted and replaced, respectively, with each of the
22 following:

23 B. The minimum lot area shall be two thousand four hundred (2,400)
24 square feet.

25 C. The minimum average width of that portion of a lot to be used as a
26 building site shall be forty feet (40') with a minimum average depth
27 of fifty feet (50').
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D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.

E. Minimum yard requirements are as follows:

1. Front yards shall not be less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer to the proposed structure. Where residential lots are designed with an alley rather than front facing garage, the front yard shall be oriented from the where the front door faces. Porches in the front of the structure may encroach five feet (5') into the front yard setback. Garages may encroach 10 feet (10') into the front yard setback.
2. Side yards on interior through lots shall not be less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street 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.
3. Rear yards shall not be less than five feet (5'), except that the second floor living space and balconies located in the rear yard shall be permitted within three feet (3') of the rear property line. Garages opening to the rear of lots shall be setback a minimum of three feet (3') from the existing street right of way, from any future street right of way, as shown on any specific plan of highways, or from the curb of an alley.

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Garages opening to the rear of lots shall not be set back greater than five feet (5'), unless the setback exceeds eighteen-feet (18').

4. Fireplaces, media niches, bay windows, porches, window boxes and similar architectural features shall be allowed to encroach a maximum of two and one half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No 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.

G. In no case shall more than sixty five percent (65%) of any lot be covered by a dwelling footprint.

In addition, the following development standard shall also apply:

AA. The minimum private open space area for each lot or dwelling shall be eighty (80) square feet with minimum dimensions of ten feet (10') by eight feet (8'). This minimum private open space area and dimensions shall be relatively flat and not encumbered by retaining walls, slopes, or other obstructions.

(4) The development standards for non-residential uses in Planning Area 16 of Specific Plan No. 288 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

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

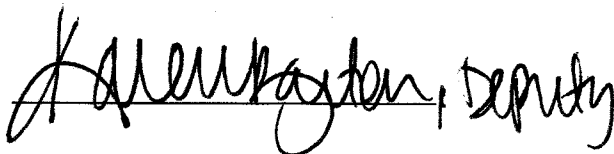
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Section 2. This ordinance shall take effect 30 days after its adoption.

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

By: 
Chairman


AGENT: Kecia Harper-Ihem
CLERK OF THE BOARD:

By: 

(SEAL)

APPROVED AS TO FORM:

February 7, 2018

By: 
MICHELLE CLACK
Supervising 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 February 27, 2018, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE: February 27, 2018

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL



**PLANNING COMMISSION
MINUTE ORDER
JANUARY 17, 2018**

**I. AGENDA ITEM 4.3
CHANGE OF ZONE NO. 7947, SPECIFIC PLAN NO. 288 SUBSTANTIAL CONFORMANCE NO. 1,
TENTATIVE TRACT MAP NO. 37119 – Intent to Consider an Addendum to an Environmental Impact
Report (EIR) – EA42908 – Applicant: SR Conestoga, LLC – Engineer: Albert Webb and Associates –
Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community
Development: Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Community Development:
High Density Residential (CD-HDR) (8-14 DU/AC) – Open Space: Conservation (OS-C) – Open Space:
Recreation (OS-R) – Location: Westerly of Winchester Road, southerly of Domenigoni Parkway, easterly
of Rice Road, and northerly of Newport Road – Zoning: Specific Plan (SP 288).**

II. PROJECT DESCRIPTION:
The **Change of Zone** proposes to modify the Specific Plan zoning ordinance to modify the development standards for Planning Area 16. The **Specific Plan Substantial Conformance** proposes to incorporate the revisions to the Specific Plan zoning ordinance into the Specific Plan. The **Tentative Tract Map** proposes a Schedule "A" Subdivision of 161.67 acres into 373 single-family residential lots, three (3) open space lots, two (2) parks, two (2) water quality basin lots, one (1) recreation center, and two (2) lots for future high density residential development. The subdivision is proposed to be divided into five (5) phases.

III. MEETING SUMMARY:
The following staff presented the subject proposal: Principal Planner, Larry Ross
Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Spoke in favor:
Jim Lytle, Applicant, (951) 200-2344
Bruce Davis, Applicant's Representative, 3788 McCray Street, Riverside, 92506

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:
None.

V. PLANNING COMMISSION ACTION:
Public Comments: Closed
Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez
A vote of 5-0

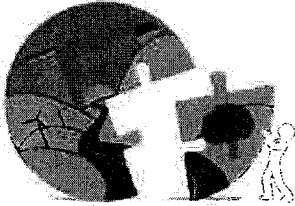
The Planning Commission Recommend the Following Actions to the Board of Supervisors:

CONSIDER Addendum No. 2 to Environmental Impact Report (EIR) No. 376; and

APPROVE Specific Plan No. 288 Substantial Conformance No. 1; and

TENTATIVELY Approve Change of Zone No. 7947; and

APPROVE Tentative Tract Map No. 37119, subject to condition of approval as modified at hearing.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

DATE: January 11, 2018
TO: Planning Commission
FROM: Russell Brady, Project Planner
RE: Item 4.3 – Proposed Specific Plan Zoning Ordinance

Attached is the proposed Specific Plan Zoning Ordinance in both strikeout and clean versions. The focus of the edits is to modify the development standards for Planning Area 16 as described in the staff report. In addition to these modifications for Planning Area 16, there are some edits to the zoning ordinance for greater consistency and clarity that staff found worthwhile to include with the current proposal.

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

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ORDINANCE NO. 348.XXX4722

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

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

~~Section 1.~~ Section 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 2.2356, as amended, are further amended by placing in effect in the Winchester area the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348 Change of Zone Case No. 77677947," which map is made a part of this ordinance.

~~Section 21.~~ Article XVIIa, of Section 17.77 of Ordinance No. 348 is amended to read as follows:

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

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

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

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

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in Article XVIII, Section 18.5.b. and c. shall be deleted and replaced, respectively, with each of the ~~by the~~ following:

B.A. DENSITY, OPEN AREAS AND HEIGHT LIMITATIONS.

1. Building height shall not exceed three (3) stories with a maximum height of forty feet (40').
2. ~~_____ B. _____~~ Lot Area shall not be less than two thousand (2,000) square feet.
3. ~~C. _____~~ The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
4. ~~D. _____~~ The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.

~~EC. _____~~ YARD SETBACKS.

1. Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
2. ~~_____ F. _____~~ Side yards on interior through lots shall not be less than three
3. ~~_____~~ feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing right-of-way or from

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4.2. any future street right-of way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides.

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

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

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

In addition, the following development standards shall also apply:

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

~~J.B.B.~~ Tandem garages are permitted.

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

~~_____~~ AB. HEIGHT LIMITATION. The height of buildings shall not exceed forty-five feet (45').

C.B. SETBACKS.

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

~~2. C.~~ _____ The minimum building setbacks from a project's exterior streets and boundary lines shall be two and one half feet (2.5').

~~2-3.~~ _____ The minimum building setback from interior drives shall be three feet (3'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.

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

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

In addition, the following development standards shall also apply:

FAA. No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, garages, patios, and similar features, whether attached or detached to a dwelling, ~~unit,~~ shall not be included when calculating the floor living area.

GBB. Tandem garages are permitted.

(4) The development standards for non-residential uses in Planning Areas 1, 6, 7 and 11 of Specific Plan No. 288 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

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

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

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

(2) The development standards for Planning Areas 2, 8, 15, and 17 of Specific Plan No. 288 shall be the same as those standards identified in Article VIII-e, Section 8.1-01 of Ordinance No. 348.

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

c. Planning Areas 3 and 9.

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

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

In addition, the following development standard shall also apply:

~~Additionally, the development standards shall include the following:~~

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

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

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

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

(2) The development standards for Planning Areas 4, 5, 12, and 13 of Specific

Plan No. 288 shall be the same as those standards identified in Article VIII-e, Section 8.101 of Ordinance No. 348.

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

e. Planning Areas 10 and 16

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

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

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_____ as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.b., c., d., ~~and e.(1), (2), (3), and (4);~~ and g. shall be deleted and replaced, respectively, with each of the following:

~~by the following:~~

AB. Lot ~~A~~area shall be not less than two thousand eight hundred (2,800) square feet. The minimum lot area shall be determined by excluding that portion of a lot used solely for access to the portion of a lot used as a building site.

BC. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of seventy feet (70').

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

DE. Minimum yard requirements are as follows:

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

~~1.2.~~ E. Side yards on interior through lots shall not be less than five feet (5'). Side yards on corner and reverse corner lots shall not be less than ten feet (10') from the existing street line or from any future street line as shown on any Specific

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Plan of Highways, whichever is nearer the proposed structure,
upon which the main building sides.

~~2.~~ ~~F.~~ Rear yards shall be no less than ten feet (10'), except
that the second

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

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

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

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

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

AB. HEIGHT LIMITATIONS, LOT AREA AND WIDTH.

1. Buildings height shall not exceed three stories, with a maximum height of 40 feet (40').
2. ~~B.~~ Lot Aarea shall not be less than two thousand (2,000) square feet.

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3. C.—The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
4. ~~D4.~~ D4. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.

EC. YARD SETBACKS.

1. Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
2. F.—Side yards on interior and through lots shall not be less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides.
3. G.—Rear yards shall not be less than three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
4. H.—Fireplaces, media niches, bay windows, porches, window boxes and similar architectural features shall be allowed to encroach a maximum of two and one-half feet

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(2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear, or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

- IAA. In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.
- JBB. Tandem garages are permitted.

(4) The development standards for non-residential uses in Planning Area 10 of Specific Plan No. 288 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

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

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

3 f. Planning Area 14

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

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

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

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

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

1 development standards.

2 DE. Minimum yard requirements are as follows:

- 3 1. Front yards shall not be less than ten feet (10'), measured from
4 the existing street line or from any future street line as shown
5 on any Specific Plan of Highways, whichever is nearer to the
6 proposed structure. Porches in the front of the structure may
7 encroach five feet (5') into the front yard setback.
- 8 2. E.—Side yards on interior through lots shall not be less
9 than five feet (5'). Side yards on corner and reverse corner
10 lots shall not be less than ten feet (10') from the existing street
11 line or from any future street line as shown on any Specific
12 Plan of Highways, whichever is nearer the proposed structure,
13 upon which the main building sides.
- 14 3. F.—Rear yards shall be not less than 10 feet (10'), except
15 that the second floor living space and balconies located in the
16 rear yard shall be permitted within one foot (1') of the rear
17 property line, and garages shall be permitted within five feet
18 (5') of the rear property line.
- 19 4. G.—Fireplaces, media niches, bay windows, porches,
20 window boxes and similar architectural features shall be
21 allowed to encroach a maximum of two and one-half feet
22 (2.5') into setbacks. At least one side of the structure shall
23 maintain a four-foot (4') setback regardless of encroachments.
24 No second floor structural encroachments shall be permitted
25 within one foot (1') of the rear property line. No other
26 structural encroachments shall be permitted in the front, rear
27 or side yard except as provided for in Section 18.19 of
28 Ordinance No. 348.

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

In addition, the following development standards shall also apply:

IAA. Tandem garages are permitted.

(3) The development standards for non-residential uses in Planning Area 14 of Specific Plan No. 288 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

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

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fg. Planning Area 16

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

—————(2) The development standards for ~~detached one single-family dwellings residential lots~~ within Planning Area 16 of Specific Plan No. 288 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article

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VI. Section 6.2.b., c., d., and e.(1), (2), (3), and (4), and g.- shall be deleted and replaced, respectively, with each of the by the following:

ABB. The minimum Lot Area shall be not less than two thousand four hundred (2,400) square feet.

BCC. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of fifty feet (50').

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

DEE. Minimum yard requirements are as follows:

1. Front yards shall not be less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer to the proposed structure. Where residential lots are designed with an alley ~~loaded~~ rather than front facing garage, the front yard shall be oriented from the where the front door faces. Porches in the front of the structure may encroach five feet (5') into the front yard setback. Garages may encroach 10 feet (10') into the front yard setback.

E2. Side yards on interior through lots shall not be less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street 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.

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F3. Rear yards shall not be no-less than five feet (5'), except that
the second
floor living space and balconies located in the rear yard shall be
permitted within onethree fœœet (43') of the rear property
line, and garages shall be permitted within five feet (5') of the
rear property line. Garages opening to the rear of lots shall be
setback a minimum of three feet (3') from the existing street
right of way, from any future street right of way, as shown on
any specific plan of highways, or from the curb of an alley.
Garages opening to the rear of lots shall not be set back greater
than five feet (5'), unless the setback exceeds eighteen-feet
(18').

G4. Fireplaces, media niches, bay windows, porches, window
boxes and similar architectural features shall be allowed to
encroach a maximum of two and one half feet (2.5') into
setbacks. At least one side of the structure shall maintain a
four-foot (4') setback regardless
of encroachments. No second floor structural eneroachments shall be
permitted within one foot (1') of the rear property line. No
other structural encroachments shall be permitted in the front,
rear or side yard except as provided for in Section 18.19 of
Ordinance No. 348.

HGG. In no case shall more than sixty five percent (65%) of any lot be
covered by a dwelling footprint.

In addition, the following development standards shall also apply:

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AA. The minimum private open space area for each lot or dwelling shall be one hundred fiftyeighty (1580) square feet with minimum dimensions of ten feet (10') by eight feet (8'). This minimum private open space area and dimensions shall be relatively flat and not encumbered by retaining walls, slopes, or other obstructions.

(4) The development standards for non-residential uses in Planning Area 16 of Specific Plan No. 288 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

(5) Except as provided above, all other zoning requirements shall be the same _____ as those requirements identified in Article XVIII VI, Section 18.56.2 of Ordinance No. 348."

Section 32. This ordinance shall take effect 30 days after its adoption.

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

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By: _____
Chairman

AGENT: Kecia Harper-Ihem
CLERK OF THE BOARD:

By: _____
_____, Deputy

(SEAL)

APPROVED AS TO FORM:
November, 20178

December, 201320XX17

By: _____
MICHELLE P. CLACK
Supervising Deputy County Counsel

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2. Lot area shall not be less than two thousand (2,000) square feet.
3. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
4. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.

C. YARD SETBACKS.

1. Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
2. Side yards on interior through lots shall not be less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing right-of-way or from any future street right-of way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides.
3. Rear yards shall not be less than three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
4. Fireplaces, media niches, bay windows, porches, window boxes and similar architectural features shall be allowed to encroach on a maximum of two and one-half feet (2.5') into

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setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear, or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

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

BB. Tandem garages are permitted.

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

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

C. SETBACKS.

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

2. The minimum building setbacks from a project's exterior streets and boundary lines shall be two and one half feet (2.5').

3. The minimum building setback from interior drives shall be three feet (3'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.

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

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

In addition, the following development standards shall also apply:

AA. No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, garages, patios, and similar features, whether attached or detached to a dwelling, shall not be included when calculating the floor living area.

BB. Tandem garages are permitted.

(4) The development standards for non-residential uses in Planning Areas 1, 6, 7 and 11 of Specific Plan No. 288 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

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

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

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

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

3 c. Planning Areas 3 and 9.

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

8 (2) The development standards for Planning Areas 3 and 9 of Specific Plan No.
9 288 shall be the same as those standards identified in Article IXb, Section
10 9.53 of Ordinance No. 348.

11 In addition, the following development standard shall also apply:

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

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

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

17 (1) The uses permitted in Planning Areas 4, 5, 12, and 13 of Specific Plan No.
18 288 shall be the same as those uses permitted in Article VIIIe, Section 8.100
19 of Ordinance No. 348 except that the uses permitted pursuant to Section
20 8.100.a.(1), (2), (3) and (9); c.(1) shall not be permitted. In addition, the
21 permitted uses identified under Section 8.100.a. shall include open space,
22 trails, paseos and hiking areas.

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

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

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e. Planning Area 10

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

(2) The development standards for detached one family dwellings within Planning Area 10 of Specific Plan No. 288 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.b., c., d., e.(1), (2), (3), (4); and g. shall be deleted and replaced, respectively, with each of the following:

B. Lot area shall be not less than two thousand eight hundred (2,800) square feet. The minimum lot area shall be determined by excluding that portion of a lot used solely for access to the portion of a lot used as a building site.

C. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of seventy feet (70').

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

E. Minimum yard requirements are as follows:

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

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(3) The development standards for attached one family dwellings within Planning Area 10 of Specific Plan No. 288, shall be the same standards as those identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVIII, Section 18.5.b. and c. shall be deleted and replaced, respectively, with each of the following:

B. HEIGHT LIMITATIONS, LOT AREA AND WIDTH.

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

C. YARD SETBACKS.

1. Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
2. Side yards on interior and through lots shall not be less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any future street right-of way as shown

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on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides.

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

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

In addition, the following development standards shall also apply:

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

BB. Tandem garages are permitted.

(4) The development standards for non-residential uses in Planning Area 10 of Specific Plan No. 288 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

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

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f. Planning Area 14

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

(2) The development standards for one family dwellings within Planning Area 14 of Specific Plan No. 288 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2), (3), (4), and g. shall be deleted and replaced, respectively, with each of the following:

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

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

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

E. Minimum yard requirements are as follows:

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1. Front yards shall not be less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer to the proposed structure. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
2. Side yards on interior through lots shall not be less than five feet (5'). Side yards on corner and reverse corner lots shall not be 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.
3. Rear yards shall be not less than 10 feet (10'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
4. Fireplaces, media niches, bay windows, porches, window boxes and similar architectural features shall be allowed to encroach a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

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

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In addition, the following development standards shall also apply:

AA. Tandem garages are permitted.

(3) The development standards for non-residential uses in Planning Area 14 of Specific Plan No. 288 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

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

g. Planning Area 16

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

(2) The development standards for one family dwellings within Planning Area 16 of Specific Plan No. 288 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2), (3), and (4), and g. shall be deleted and replaced, respectively, with each of the following:

B. The minimum lot area shall be two thousand four hundred (2,400) square feet.

C. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of fifty feet (50').

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

E. Minimum yard requirements are as follows:

1. Front yards shall not be less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer to the proposed structure. Where residential lots are designed with an alley rather than front facing garage, the front yard shall be oriented from the where the front door faces. Porches in the front of the structure may encroach five feet (5') into the front yard setback. Garages may encroach 10 feet (10') into the front yard setback.
2. Side yards on interior through lots shall not be less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street 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.
3. Rear yards shall not be less than five feet (5'), except that the second floor living space and balconies located in the rear yard shall be permitted within three feet (3') of the rear property line. Garages opening to the rear of lots shall be setback a minimum of three feet (3') from the existing street right of way, from any future street right of way, as shown on any specific plan of highways, or from the curb of an alley.

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Garages opening to the rear of lots shall not be set back greater than five feet (5'), unless the setback exceeds eighteen-feet (18').

4. Fireplaces, media niches, bay windows, porches, window boxes and similar architectural features shall be allowed to encroach a maximum of two and one half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No 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.

G. In no case shall more than sixty five percent (65%) of any lot be covered by a dwelling footprint.

In addition, the following development standard shall also apply:

AA. The minimum private open space area for each lot or dwelling shall be eighty (80) square feet with minimum dimensions of ten feet (10') by eight feet (8'). This minimum private open space area and dimensions shall be relatively flat and not encumbered by retaining walls, slopes, or other obstructions.

(4) The development standards for non-residential uses in Planning Area 16 of Specific Plan No. 288 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348.

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

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Section 2. This ordinance shall take effect 30 days after its adoption.

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

By: _____
Chairman

AGENT: Kecia Harper-Ihem
CLERK OF THE BOARD:

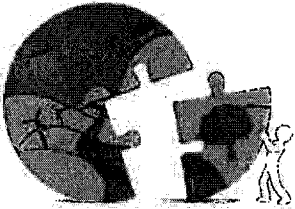
By: _____

(SEAL)

APPROVED AS TO FORM:

_____, 2018

By: _____
MICHELLE CLACK
Supervising Deputy County Counsel



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

Date: January 17, 2018

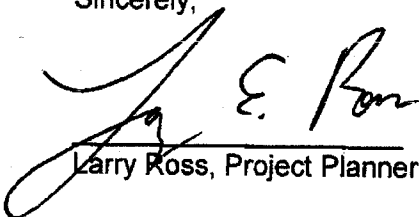
To: Planning Commission

From: Larry Ross, Project Planner

RE: Item # 4.3 – TR37119 letter

See attached letter from the Winchester-Homeland Municipal Advisory Council.

Sincerely,



Larry Ross, Project Planner

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

Winchester-Homeland Municipal Advisory Council

www.WinchesterMac.org

October 13, 2017

Supervisor Chuck Washington
Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501

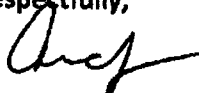
Re: TTM 37119

Dear Supervisor Washington,

We are forwarding to you the issues and concerns raised by our community in regards to the Tentative Tract Map 37119, which is scheduled for hearing on January 17, 2018. We would appreciate your consideration of the issues in your review and discussion making process.

Should you have any questions, please don't hesitate to contact me.

Respectfully,



Andy Domenigoni
Chairman
Winchester-Homeland MAC

Land Use Committee Comments on TTM 37119 presented to the Winchester-Homeland Town Association (WHTA) at their January 4, 2018 General Meeting. The WHTA supported these comments and requested they be submitted to the Winchester-Homeland MAC at their January 11, 2018 meeting.

The Land Use Committee met with project proponents and their engineers (Webb & Associates) in April 2017 and December 2017:

- Land uses are consistent with county's General Plan.

We reviewed the staff report and COA's, dated 12/6/2017. The COA's were for both the SP 288 and the TTM 37119 (which is a part of the SP 288). The report also went back and forth between the SP and TTM. There were numbers in the staff report, that didn't match the numbers on the map. This was a confusing report for us to follow. We were able to get some clarifications from Russell Brady (Riverside County Planner).

- Traffic and Circulation

This project will be using Rice Road and Seta Street, which both ingress and egress to and from the Domenigoni Parkway. Newport Road is the only other potential ingress and egress to the site. A portion of it will be fully improved and the remainder only ½ width. Newport Road accesses off Highway 79.

Concern that there will be stacking issues at these signalized intersection:

- Rice Road to Seta Street, the distance between is ± 1,050 ft., which does not comply with county's minimum standard of 1,320 ft.
- Seta Street to Winchester Road, the distance between is ± 1,225 ft. this does not comply with county's minimum standard of 1,320 ft.

TTM 37119 designates 373 residential lots plus the HDR future areas could add 547 (for a total of 920 units) accessing onto the Domenigoni Parkway at Rice Road and Seta Street. This does not include the other developments using Rice Road as access onto the Domenigoni Parkway and it also doesn't include the commercial area proposed in the TTM 37119 (32.5). There are over 5,000 residential units planned along Domenigoni Parkway. Having so many residential units using Domenigoni Parkway to access Winchester Road (Highway 79) will create considerable "stacking" from Winchester Road easterly through Seta Street and past Rice Road. With the proposed bridge at Rice Road extending north being delayed to some unknown future date creates even more pressure on Domenigoni Parkway. At build out along Domenigoni Parkway with the cumulative effects of residential and commercial development the impacts along this segment of Domenigoni Parkway will be grossly unmitigated.

We do not see a provision for ROW or slopes or setback requirements for commuter rail/bus lanes along Winchester Road. This has been a requirement for other past projects. Please advise.

Note: These traffic issues were brought up to Russell Brady on 12/7/17. He was forwarding them on to Kevin Tsang with the Transportation Department; however, we have not heard from him or transportation at this time.

- Smaller lot sizes

TTM 37119 proposes smaller lot sizes (2,400 sq. ft.). We continue to see more projects proposing small lot configuration. While the market is leaning that way, we rely on the county to ensure that these smaller housing options are of good quality, attractive and are consistent with the themes of the larger community. We want a well-balanced community. This concern has been raised in the past. The Riverside County Housing Element has designated 200 ± acres for HHDR in our downtown area, which is a quarter of a mile from the tract map. Additionally, two other tract maps along Domenigoni Parkway were approved for smaller lots.

- Recreation amenities

The county has stressed to us that with the smaller lots the need increases for having the recreational amenities of parks and other facilities nearby. In evaluating TTM 37119 and discussing the park mitigation with Valley Wide Park and Recreation District, it appears that this area is underserved and not adequate. We are supportive of Valley Wide's involvement and would defer to their letter and comments on this TTM 37119 in regards to the recreational amenities. Valley Wide's letter has been attached to this report.



LEGEND

- Project Boundary
- Medium High Density Residential (MHDR - 62.9 ac.)
- High Density Residential (HDR - 40 ac.)
- Very High Density Residential (VHDR - 8.9 ac.)
- Commercial Retail (CR - 32.6 ac.)
- Open Space Conservation (OS-C - 44.7 ac.)
- Open Space Recreation (OS-R - 17.7 ac.)
- Beach Locations

Sources: Oceanwide North and Usa, The Planning Center, Sept. 2011; Oceanwide South Land Use, Webb Associates, Sept. 2013; Paschen, Sept. 2013

0 50 100 150 Feet

Figure A-2-1 - Land Use Plan

TTM 37119 – Brief Description

TTM 37119 proposes to subdivide 161.67 acres into 373 single family residential lots, 3 open space lots, 2 park lots, 2 water quality basin lots, 1 recreation center lot and 2 lots for future high density developments, all consistent with previously approved SP 288 A2.

Project site is located westerly of Winchester Road, southerly of Domenigoni Parkway, easterly of Rice Road and northerly of Newport Road.



**VALLEY-WIDE RECREATION
AND PARK DISTRICT
GoRecreation.org**

December 20, 2017

Russell Brady
Riverside County Planning Department
4080 Lemon Street 12th Floor
Riverside, CA 92506

**RE: CHANGE OF ZONE NO. 7947, SPECIFIC PLAN NO. 288 SUBSTANTIAL
CONFORMANCE NO. 1 AND TM NO. 37119 – SR CONESTOGA, LLC**

Dear Mr. Brady:

Valley-Wide Recreation and Park District received the staff report for the above referenced projects. It was first brought to our attention at the Winchester Land Use Committee meeting on December 4, 2017 that County staff will be recommending continuance of this item at the December 6, 2017 Planning Commission meeting. Valley-Wide would like to provide the following comments on the proposed Conditions of Approval and the staff report:

Conditions:

1. Condition 10.Every.1 indicates that the unit count has increased from 791 to 920. This will result in an additional 2.0 acres of improved park land at five (5) acres per 1,000. It also indicates 13.7 acres of parks within the SP. Only 9.13 acres of parks are provided because the northerly tract (TM 37079) park site was removed by the Board of Supervisors.
2. Condition 10.Planning.25 Item 4 indicates that landscaping plans for the right-of-way shall be submitted to the Transportation Department only. Though the Transportation Department is a great partner and would likely forward these plans to us, it would be best if the applicant is clear to send to Valley-Wide.
3. Condition 30.Planning.23 is shown as "Deferred" and it should be "Outstanding".
4. Condition 30.Planning.86 and 30.Planning.88 are shown as "Met" and should be "Outstanding".
5. Condition 30.Planning.89 is shown as "Deferred" and should be "Outstanding". Note the condition shows that parks must be constructed by first building permit within the adjacent PA's.
6. Condition 50.Planning.1 is shown as "Recommend" and should be "Outstanding".



**VALLEY-WIDE RECREATION
AND PARK DISTRICT
GoRecreation.Org**

Board of Directors
2018-2019

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Vice President

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Vice President

Dean White
Vice President

January 10, 2018

Jim Lytle
The Rancon Group
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

RE: TM NO. 37119 – CONESTOGA SP 288-PA17 DUAL USE BASIN/PARK

Dear Mr. Lytle:

Valley-Wide Recreation and Park District would like to take this opportunity to advise you on some information we heard regarding the above referenced tract, specifically the area that is shown to be a dual use basin/park.

As a courtesy, and in the spirit of early communication and coordination, it was brought to our attention that the rock outcroppings currently located in the basin on the northwest corner of Newport Road and Winchester Road are culturally sensitive and will not be able to be removed; therefore, prohibiting the construction of the park. If this information is correct, Valley-Wide is requesting a meeting as soon as possible to help mitigate this additional short fall of park land. If however, this information is false, or mitigation measures are in place for its removal or relocation, Valley-Wide respectfully requests written documentation stating such.

Active recreational areas help enhance communities and are an important part of what Valley-Wide does. We want to make sure that there is sufficient park land for all residents to enjoy.

Should you have any questions or find it necessary to meet with our staff, please feel to contact me at (951) 654-1505.

Sincerely,

Loretta Domenigoni, Park Planner
Valley-Wide Recreation and Park District

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and SR Conestoga, LLC, a Delaware Limited Liability Company authorized to transact business in California ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APNs 461-220-005, 461-220-006, 461-220-013, 461-220-014, 461-220-015, 461-220-018, and 461-210-019 ("PROPERTY"); and,

WHEREAS, on May 25, 2016, PROPERTY OWNER filed an application for Tract 37119 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
SR Conestoga, LLC
Attn: Jim Lytle
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

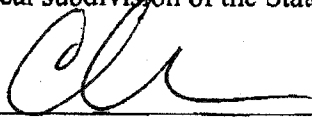
18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable

for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

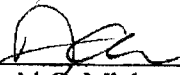
By: 
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 4/2/17

PROPERTY OWNER:
SR Conestoga, LLC, A Delaware Limited Liability Company

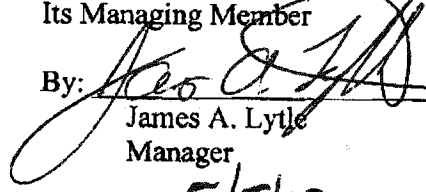
SR Conestoga, LLC, a Delaware Limited Liability Company

By: Strata Conestoga, LLC, a Delaware Limited Liability Company
Its Managing Member

By: 
David C. Michan
Manager

Dated: 5/9/17

By: Conestoga Development, LLC, a California Limited Liability Company
Its Managing Member

By: 
James A. Lytle
Manager

Dated: 5/5/17

FORM APPROVED COUNTY COUNSEL
BY:  5/31/17
MICHELLE CLACK / DATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

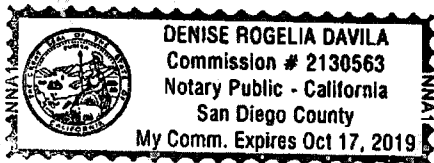
On May 9, 2017 before me, Denise Rogelia Davila, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared David C. Michan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Denise Davila
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

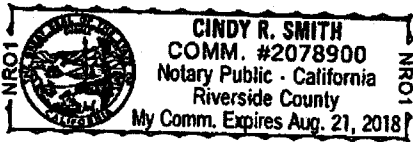
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of RIVERSIDE)
On MAY 5, 2017 before me, CINDY R SMITH Notary Public
Date Here Insert Name and Title of the Officer
personally appeared JAMES A LITTLE, MANAGER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that (he/she/they) executed the same in (his/her/their) authorized capacity(ies), and that by (his/her/their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Cindy R. Smith
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



CALL (951) 368-9222
EMAIL: legals@pe.com

THE PRESS-ENTERPRISE

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2/17/18	0011080291		PE Riverside	3 x 44 Li	171.60

Invoice text: Ord. No. 348.4881 Summary

RECEIVED RIVERSIDE COUNTY
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 2018 FEB 22 PM 3:00

*Planning
18.4 of 02/27/18*

Placed by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE
171.60

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
SALES/CONTACT INFORMATION	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	02/17/2018	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE



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02/17/2018	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
171.60	0011080291	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 PO BOX 1147
 RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
 Riverside Press-Enterprise
 PO BOX 54880
 LOS ANGELES CA 90054-0880

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.: Ord. No. 348.4881 Summary /

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, 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:

02/17/2018

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

Date: February 17, 2018
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011080291-01

P.O. Number:

Ad Copy:

NOTICE BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY

NOTICE IS HEREBY GIVEN that at the Board of Supervisors regular meeting on Tuesday, February 27, 2018 at 9:00 a.m., or as soon as possible thereafter, which will be held at the 1st Floor Board Chambers County Administrative Center, 4080 Lemon Street, Riverside, California, the Board of Supervisors will consider adoption of the following ordinance:

SUMMARY OF ORDINANCE NO. 348.4881 AN ORDINANCE OF THE COUNTY OF RIVERSIDE RELATING TO ZONING REQUIREMENTS FOR SPECIFIC PLAN NO. 288

This summary is presented pursuant to California Government Code Section 25124(b). A certified copy of the full text of Ordinance No. 348.4881 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

Ordinance No. 348.4881 amends Section 17.77 of Article XVIIa of Ordinance No. 348 related to the zoning requirements and standards for Specific Plan No. 288. Specifically, the ordinance modifies the development standards for Planning Area 16 within Specific Plan No. 288. The minimum lot size is proposed to change from 2,800 square feet to 2,400 and lot depth is decreased from 70 feet to 50 feet. The development standard for private yard areas is also updated to be consistent with the proposed changes to lot size and depth. Ordinance No. 348.4881 would take effect 30 days after its adoption.

Alternative formats available upon request to individuals with disabilities.

Dated: February 14, 2018

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

2/17

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
2/16/18	0011079560		PE Riverside	3 x 87 Li	339.30

Invoice text: CZ 7947 SP 288 TTM 37119 ORD. 348.4881

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2018 FEB 22 PM 3:00

*Planning
 18.4 of 27
 02/27/18*

Placed by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE
339.30

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION			
NAME	PHONE	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller	951-368-9229	02/16/2018	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

SOUTHERN CALIFORNIA NEWS GROUP
THE PRESS-ENTERPRISE
 Legal Advertising Memo Invoice

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02/16/2018	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
339.30	0011079560	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 'PO BOX 1147'
 RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
 Riverside Press-Enterprise
 PO BOX 54880
 LOS ANGELES CA 90054-0880

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.: CZ 7947 SP 288 TTM 37119 ORD. 348.4881 /

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, 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:

02/16/2018

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

Date: February 16, 2018
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011079560-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, ADOPTION OF AN ORDINANCE, A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, AND A TENTATIVE TRACT MAP IN THE WINCHESTER ZONING - HARVEST VALLEY / WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO AN 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 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 27, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by SR Conestoga LLC - Albert Webb and Associates, on **Change of Zone No. 7947**, which proposes to modify the Specific Plan zoning ordinance to modify the development standards for Planning Area 16, and such other zones as the Board may find appropriate; adoption of **Ordinance No. 348.4881** associated with **Change of Zone 7947; Specific Plan No. 288 Substantial Conformance No. 1**, which proposes to incorporate the revisions to the Specific Plan zoning ordinance into the Specific Plan; and, **Tentative Tract Map No. 37119, Schedule A**, which proposes to subdivide 161.67 acres into three hundred and seventy-three (373) single-family residential lots, three (3) open space lots, two (2) parks, two (2) water quality basin lots, one (1) recreation center, and two (2) lots for future high density residential development ("the project"). The subdivision is proposed to be divided into five (5) phases. The project is located westerly of Winchester Road, southerly of Domenigoni Parkway, easterly of Rice Road, and northerly of Newport Road, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and consider Addendum No. 2 to EIR no. 376.

The Planning Department's report package for the project 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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@rivco.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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to hearing.

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

Dated: February 13, 2018 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

2/16



OFFICE OF THE
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

February 13, 2018

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

PH : (951) 368-9225
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: CZ 7947, SP 288, TTM 37119,
ORD. NO. 348.4881, EIR

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, February 16, 2018.**

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: Legals <legals@pe.com>
Sent: Tuesday, February 13, 2018 8:43 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: CZ 7947 SP 288 TTM 37119 ORD. 348.4881

Received for publication on 2/16. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: legals@pe.com
****Employees of The Press-Enterprise are not able to give legal advice of any kind****
Standard Deadlines are 10:30am, 3 business days prior to the day you would like to publish

The Press-Enterprise PE.com / La Prensa

On Tue, Feb 13, 2018 at 8:22 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

One more for publication on Feb. 16, Friday. Please confirm. THANK YOU!

Cecilia Gil

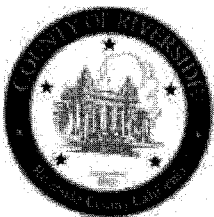
Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is **privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the

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 February 13, 2018, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7947, ORD. 348.4881, SP 288 SUBSTANTIAL CONFORMANCE NO. 1, TTM 37119

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: February 27, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil DATE: February 13, 2018
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkenneme@asrckrec.com>
Sent: Tuesday, February 13, 2018 8:32 AM
To: Gil, Cecilia; Buie, Tammie; Meyer, Mary Ann
Subject: RE: FOR POSTING: CZ 7947 SP 288 TTM 37119

Good Morning,

The notice has been received and will be posted today.

Please remove Nancy Garrett from future emails.

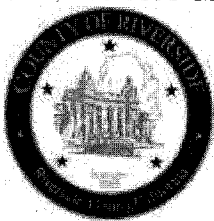
Thank you,
Bonnie

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Tuesday, February 13, 2018 8:23 AM
To: Buie, Tammie <tbuie@asrckrec.com>; Garrett, Nancy <ngarrett@asrckrec.com>; Kennemer, Bonnie <bkenneme@asrckrec.com>; Meyer, Mary Ann <MaMeyer@asrckrec.com>
Subject: FOR POSTING: CZ 7947 SP 288 TTM 37119

One more for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Mail Stop# 1010



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, ADOPTION OF AN ORDINANCE, A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, AND A TENTATIVE TRACT MAP IN THE WINCHESTER ZONING - HARVEST VALLEY / WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO AN 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: February 13, 2018

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 County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 13, 2018, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ 7947, ORD. 348.4881, SP 288 SUBSTANTIAL CONFORMANCE NO. 1, TTM 37119

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: February 27, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil
Cecilia Gil

DATE: February 13, 2018

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 16, 2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07947/SP00288S1/TR37119 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

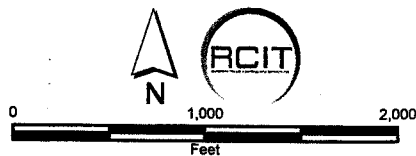
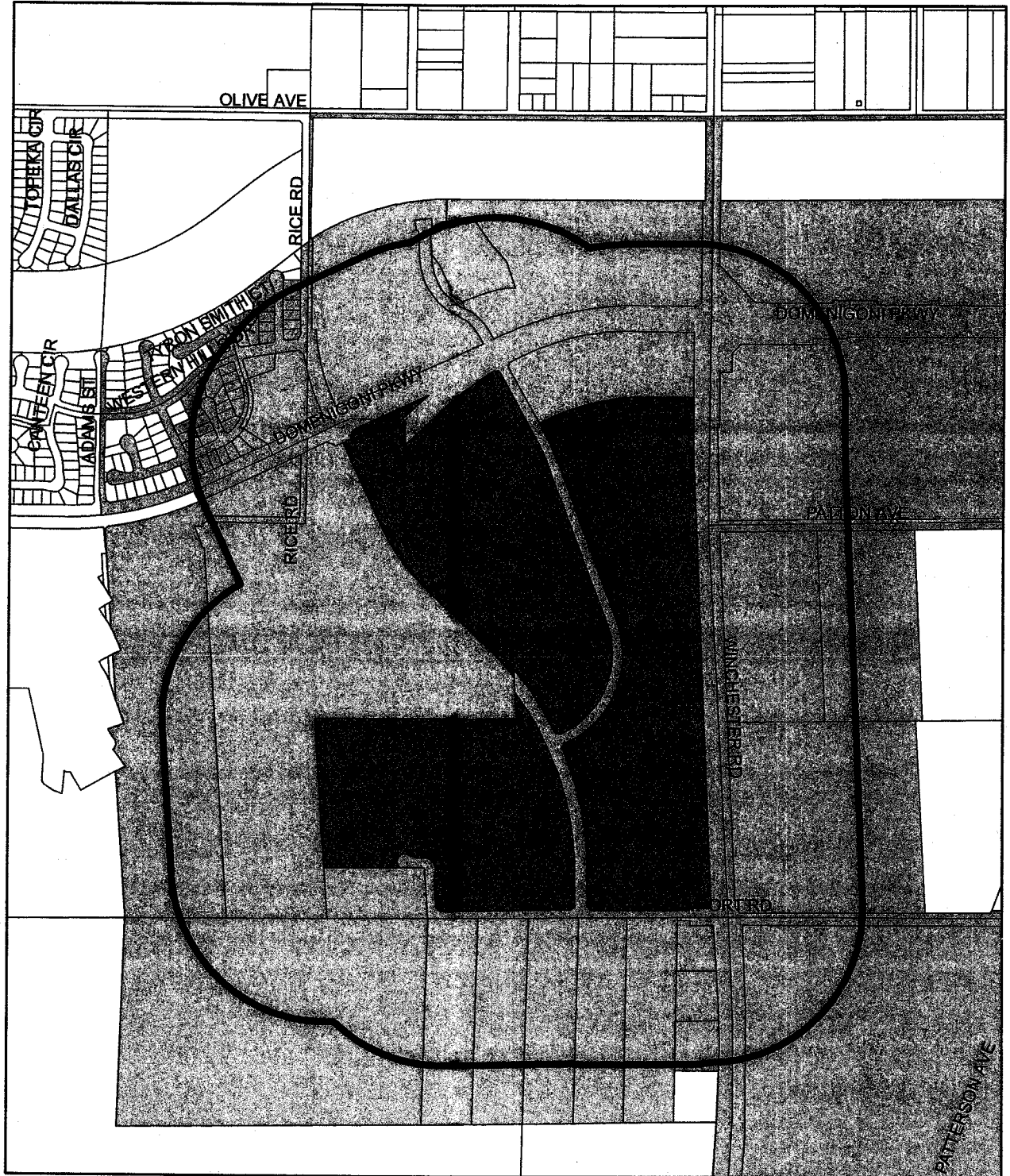
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

County of Riverside CZ07947 SP00288S1 TR37119 (1000 feet buffer)



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Source : County of Riverside
Author : Vinnie Nguyen

0207447
TR 57119

Aras H.M

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LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

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LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
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SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461220022
REGENT WINCHESTER
C/O C/O JEFF DINKIN
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

461220021
C/O C/O JEFF DINKIN
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461320004
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CORONA CA 92879

461340007
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340018
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461340010
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

Owner:

Crossroads at Winchester
27710 Jefferson Avenue, #302
Temecula, CA 92590

Engineer:

Albert Webb and Associates
3788 McCray Street
Riverside, CA 92506

~~**Owner:**~~

~~Crossroads at Winchester
27710 Jefferson Avenue, #302
Temecula, CA 92590~~

~~**Engineer:**~~

~~Albert Webb and Associates
3788 McCray Street
Riverside, CA 92506~~

~~**Owner:**~~

~~Crossroads at Winchester
27710 Jefferson Avenue, #302
Temecula, CA 92590~~

~~**Engineer:**~~

~~Albert Webb and Associates
3788 McCray Street
Riverside, CA 92506~~

Applicant:

SR Conestoga LLC
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

~~**Applicant:**~~

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41391 Kalmia Street, Suite 200
Murrieta, CA 92562~~

~~**Applicant:**~~

~~SR Conestoga LLC
41391 Kalmia Street, Suite 200
Murrieta, CA 92562~~



Valley-Wide Recreation and Parks Dist.
901 W. Esplanade Way
San Jacinto, CA 92582

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

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

Winchester MAC
Attn: Andy Domenigoni, Chairperson
31851 Winchester Road
Winchester, CA 92596

Waste Resources Management,
Riverside County
Mail Stop 5950

Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

CALTRANS District #8
Attn: Mark Roberts, MS: 725
464 W. 4th St., 6th Floor
San Bernardino, CA 92401-1400

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

ATTN: Jeff Kubel
Sheriff's Department, Riverside County
30755-A Auld Road
Murrieta, CA 92563

ATTN: Gayet Adame
Eastern Information Center (UCR)
Riverside, CA 92521-0418

~~Valley-Wide Recreation and Parks Dist.
901 W. Esplanade Way
San Jacinto, CA 92582~~

~~ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796~~

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

~~Winchester MAC
Attn: Andy Domenigoni, Chairperson
31851 Winchester Road
Winchester, CA 92596~~

~~Waste Resources Management,
Riverside County
Mail Stop 5950~~

~~Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593~~

~~Soboba Band of Luiseno Indians
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San Jacinto, CA 92581~~

~~CALTRANS District #8
Attn: Mark Roberts, MS: 725
464 W. 4th St., 6th Floor
San Bernardino, CA 92401-1400~~

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

~~ATTN: Jeff Kubel
Sheriff's Department, Riverside County
30755-A Auld Road
Murrieta, CA 92563~~

~~ATTN: Gayet Adame
Eastern Information Center (UCR)
Riverside, CA 92521-0418~~



OFFICE OF THE
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

February 14, 2018

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

E-MAIL: legals@pe.com
FAX: 951-368-9018

RE: SUMMARY OF ORDINANCE NO. 348.4881

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on Saturday, February 17, 2018.

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: Legals <legals@pe.com>
Sent: Wednesday, February 14, 2018 10:30 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Ord. No. 348.4881 Summary

Received for publication on 2/17. Proof with cost to follow.

Happy Valentine's Day!

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: legals@pe.com
****Employees of The Press-Enterprise are not able to give legal advice of any kind****
Standard Deadlines are 10:30am, 3 business days prior to the day you would like to publish

The Press-Enterprise PE.com / La Prensa

On Wed, Feb 14, 2018 at 10:07 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good morning and Happy Valentine's day!

Attached is an Ordinance summary for publication on Feb. 17, 2018. Please confirm. THANK YOU!

Cecilia Gil

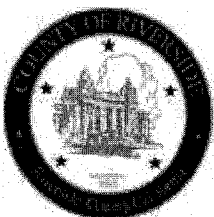
Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010



NOTICE BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY

NOTICE IS HEREBY GIVEN that at the Board of Supervisors regular meeting on Tuesday, February 27, 2018 at 9:00 a.m., or as soon as possible thereafter, which will be held at the 1st Floor Board Chambers County Administrative Center, 4080 Lemon Street, Riverside, California, the Board of Supervisors will consider adoption of the following ordinance:

**SUMMARY OF ORDINANCE NO. 348.4881
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
RELATING TO ZONING REQUIREMENTS FOR SPECIFIC PLAN NO. 288**

This summary is presented pursuant to California Government Code Section 25124(b). A certified copy of the full text of Ordinance No. 348.4881 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

Ordinance No. 348.4881 amends Section 17.77 of Article XVIIa of Ordinance No. 348 related to the zoning requirements and standards for Specific Plan No. 288. Specifically, the ordinance modifies the developments standards for Planning Area 16 within Specific Plan No. 288. The minimum lot size is proposed to change from 2,800 square feet to 2,400 and lot depth is decreased from 70 feet to 50 feet. The development standard for private yard areas is also updated to be consistent with the proposed changes to lot size and depth. Ordinance No. 348.4881 would take effect 30 days after its adoption.

Alternative formats available upon request to individuals with disabilities.

Dated: February 14, 2018

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

smaxwell@rivco.org

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<https://www.facebook.com/RivCoCOB/>



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From: albia miller [<mailto:stopbuildinganything@gmail.com>]

Sent: Monday, February 26, 2018 6:49 PM

To: COB <COB@RIVCO.ORG>

Subject:

Stop this project on Dominigoni Parkway

Maxwell, Sue

From: Maxwell, Sue
Sent: Tuesday, February 27, 2018 8:07 AM
To: Farin, Jason; COB-Agenda (COB-Agenda@rivco.org); George Johnson (GAJohnson@RIVCO.ORG); Leach, Charissa (cleach@RIVCO.ORG); Perez, Juan (JCPEREZ@RIVCO.ORG); Young, Alisa; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)
Subject: February 27 2018 Item 18.4 MT 6270 - Public Comment Opposing COZ 7947 in Winchester (Ms Albia Miller)
Attachments: 373 + Hig density Apartment Menifee.doc

Good morning,

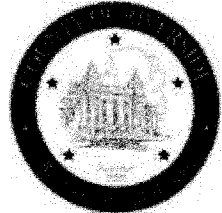
Attached is a Public Comment email received via COB last night from Ms. Albia Miller, opposing the Winchester Change of Zone 7947, scheduled for today's Board meeting, Item 18.4.

This has been logged in, printed, added as Back-Up to the Agenda Item, and will be distributed to the Board members this morning.

With thanks and warm regards,

Sue Maxwell

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
smaxwell@rivco.org
<http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



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From: Maxwell, Sue
Sent: Tuesday, February 27, 2018 7:30 AM
To: 'albia miller' <stopbuildinganything@gmail.com>
Subject: February 27 2018 Item 18.4 MT 6270 - Public Comment Opposing COZ 7947 in Winchester

Good morning,

The Clerk of the Board is in receipt of your opposition letter sent via email regarding Change of Zone 7947 in Winchester, and has included it in the record for February 27, 2018.

Sincerely,

Sue Maxwell

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010

Kangaroo Rats.

This would cause Takings of Endangered Species by paving over their Habitat in direct contradiction of preserving their Habitat. This will not provide upland scrub for foraging habitat for raptors and open grassland for the Burrowing Owl who like the lowlands for nest building.

This does not preserve the existing Domino-Traver-Willow soils that contain the hydrological soils that hold water until evaporated in mini lake vernal pool complexes for Fairy Shrimp should you not have deterred all rainfall.

The Domenigoni Parkway area contains habitat that supports California gnatcatcher and Bell's sage sparrow. This paving over will cause cruel and heinous bisection of the migratory pathways for Endangered and all Jehovah Created Species. Animals, insects, and the Balance of Nature will not get to keep their genetic profile above the inner breeding with family member's necessity to maintain diversity.

Munz's Onion is Protected Species and you will cover it over with more water draining, traffic stalling, pollution emitting People. Stop this and Stop it now. The Auld soil will be removed and replaced with heat producing pavement.

You will fill up the current landfills and Double Butte already needs observation so excess methane doesn't migrate into the air. And hopefully, there isn't TOXIC WASTE dripping into the ground water as it ages.

This violates the Harvest Plan of keeping Medium Density which should never have gone in the Plan, however, someone must have mistyped especially the section on High Density.

How horrifying that this project was pushed forward without notifying the Winchester Historical Organization. If there are no citizens within the area of 600 feet, then the next 600 feet must be notified at the 2000 to 20,000 level and all Sierra Clubs, Endangered Habitat Leagues, Conservation Groups and Ms. Miller by e-mail to decrease paper.

If Diamond Valley starts to flood, this place will go with it. Where are you going to get the water to hydrate all these people as in 1600 people which equals 16,000 extra vehicle trips per day.

Offices of Miller, Catlin, Miller

February 26, 2018

Change of Zone No. 7947 Specific Plan NO. 288 Tentative Tract Map NO. 37119

We in no way need houses in Menifee area. Menifee has threatened 45,000 homes additional and up to 300,000 before they declare capacity. They have been at capacity since 1990. And the County just paving over the rest. Deny this project at all costs. SR Conestoga Engineer Albert Webb are teamed up and headed the wrong way. We don't need anything at South of Domenigoni Parkway, easterly of Rice Road, and northerly of Newport Road

Horrible: Two lots left for High Density Residential. Apartments 5 stories high like Corona creeping into the County.

If no one spoke against this, then, it was not Properly Noticed. This is revolting. The following staff presented the subject proposal: Principal Planner, Larry Ross

Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

The controversial issue is that this project ever was pondered. We don't need more people in Riverside County especially Menifee, especially High Density.

We hate the attack by the County allowing these developers to move in on Domenigoni Parkway with more housing whose occupants will work in Los Angeles and San Diego and stall the I-215 and I-15.

We reject Addendum No. 2 to Environmental Impact Report (EIR) No. 376; and

Disapprove of Specific Plan No. 288 Substantial Conformance No. 1; and

Disapprove of Change of Zone No. 7947; and

Shred to the recycling bin Tentative Tract Map No. 37119.

We, disrespectfully bar Web and Associates from doing business in Southern or Northern California or any other state and respectfully direct all holding partners to reeducating and retraining themselves in occupations that people need.

This area is totally covered under the Williamson Act of Preserving Historic Agricultural Lands and we have got to stop building on potential areas for growing food if they have already been graded. If it is native grass and chaparral areas, then, it should be preserved for Open Space. You are no longer a major force in agricultural production having covered over most of the food producing land in the Bread Basket of Southern California. You make me sick with your lies and unappreciativeness of our Precious land. Why do you think they call it Harvest Valley: Because the Founding Fathers preserved it for growing trees and food. Because of you we will have to grow in Warehouses and cover football stadiums with domes and drag in Halogen lights and produce rain.

This will cause the Night Skies Act to be a well lit city because of the other horror projects that the farmers sold out to developers all connecting the dots all along the highway.

This isn't preserving Riverside County Open Space, this is a stab at the Bread Basket of RC County and eradicates wildlife from

6270
2/27/18 18.4
2018-2-138749

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, ADOPTION OF AN ORDINANCE, A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, AND A TENTATIVE TRACT MAP IN THE WINCHESTER ZONING - HARVEST VALLEY / WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO AN 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 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 27, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by SR Conestoga LLC – Albert Webb and Associates, on **Change of Zone No. 7947**, which proposes to modify the Specific Plan zoning ordinance to modify the development standards for Planning Area 16, and such other zones as the Board may find appropriate; adoption of **Ordinance No. 348.4881** associated with Change of Zone 7947; **Specific Plan No. 288 Substantial Conformance No. 1**, which proposes to incorporate the revisions to the Specific Plan zoning ordinance into the Specific Plan; and, **Tentative Tract Map No. 37119, Schedule A**, which proposes to subdivide 161.67 acres into three hundred and seventy-three (373) single-family residential lots, three (3) open space lots, two (2) parks, two (2) water quality basin lots, one (1) recreation center, and two (2) lots for future high density residential development (“the project”). The subdivision is proposed to be divided into five (5) phases. The project is located westerly of Winchester Road, southerly of Domenigoni Parkway, easterly of Rice Road, and northerly of Newport Road, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and consider Addendum No. 2 to EIR no. 376.

The Planning Department’s report package for the project 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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL rbrady@rivco.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.

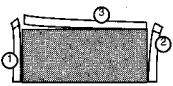
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as 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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to hearing.

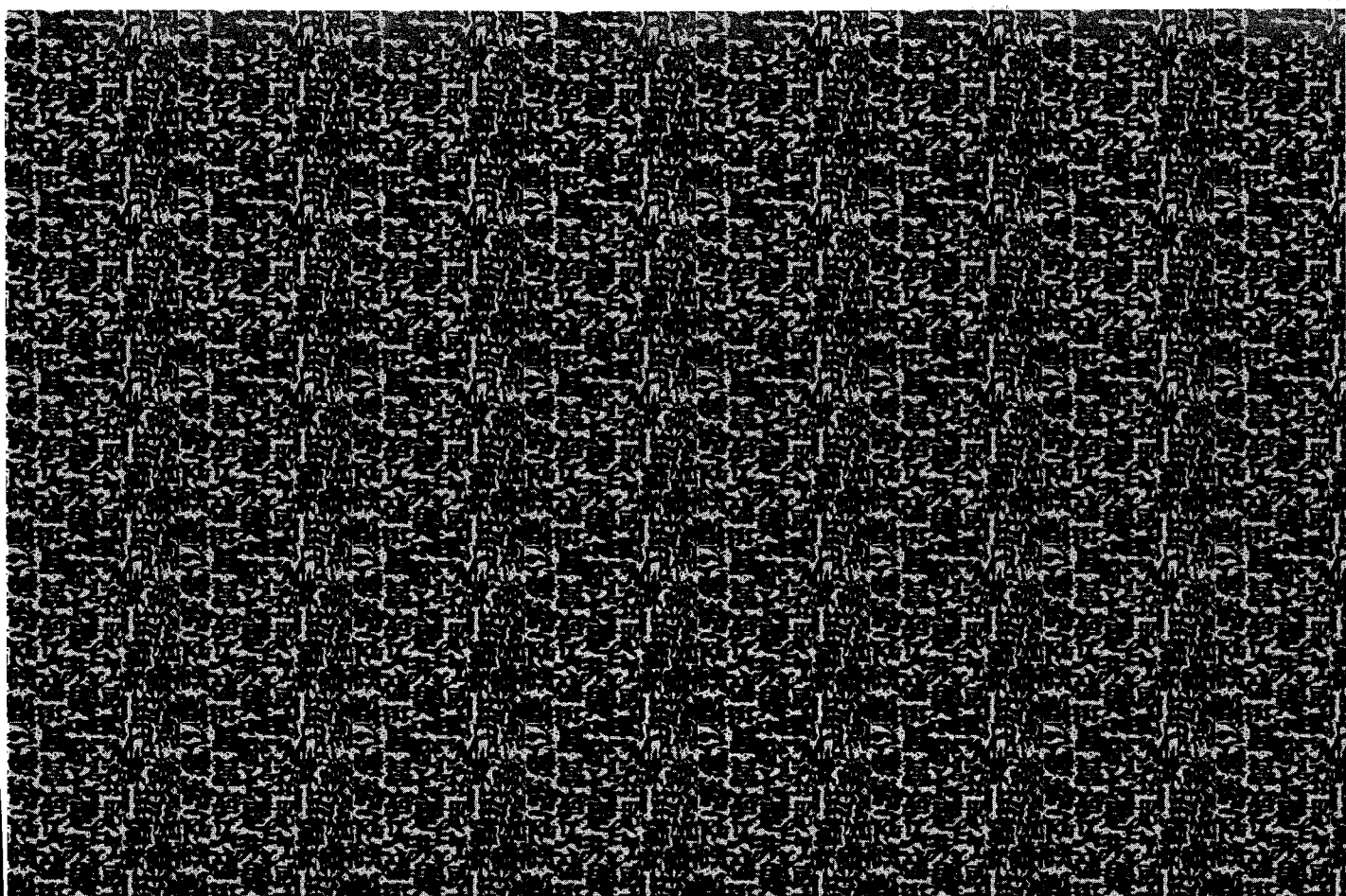
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: February 13, 2018 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

18-4 of 02/27/18



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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

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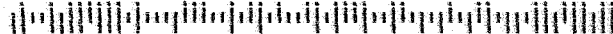
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**Riverside County Board of Supervisors
Request to Speak**

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

SPEAKER'S NAME: Jim Lytle

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

City: _____ **Zip:** 92562

Phone #: 951-200-2344

Date: 2/27/18 **Agenda #** 18.4

PLEASE STATE YOUR POSITION BELOW:

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

Support **Oppose** **Neutral**

Applicant

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.



OFFICE OF THE
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

March 1, 2018

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

TEL: (951) 368-9229
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4881

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday, March 6, 2018.**

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: tbronson@scng.com on behalf of Legals <legals@pe.com>
Sent: Thursday, March 1, 2018 11:36 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. No. 348.4881

received ad

Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: legals@pe.com
****Employees of The Press-Enterprise are not able to give legal advice of any kind****
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On Thu, Mar 1, 2018 at 8:27 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

One more Adoption of Ordinance, but for publication on Tuesday, March 6, 2018. Please confirm. THANK YOU!

Cecilia Gil

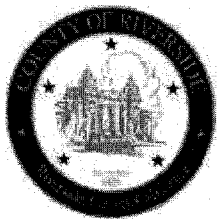
Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010



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

**SUMMARY OF ORDINANCE NO. 348.4881
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
RELATING TO ZONING REQUIREMENTS FOR SPECIFIC PLAN NO. 288**

This summary is presented pursuant to California Government Code Section 25124(b). A certified copy of the full text of Ordinance No. 348.4881 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

Ordinance No. 348.4881 amends Section 17.77 of Article XVIIa of Ordinance No. 348 related to the zoning requirements and standards for Specific Plan No. 288. Specifically, the ordinance modifies the developments standards for Planning Area 16 within Specific Plan No. 288. The minimum lot size is proposed to change from 2,800 square feet to 2,400 and lot depth is decreased from 70 feet to 50 feet. The development standard for private yard areas is also updated to be consistent with the proposed changes to lot size and depth. Ordinance No. 348.4881 would take effect 30 days after its adoption.

Chuck Washington, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **February 27, 2018**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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