



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

Augustine Band of Cahuilla Mission
Indians
Mary Ann Green, Chairperson
P.O. Box 846
Coachella, Ca 92236

April 21, 2015

Re: Native American Consultation Request for General Plan Amendment No. 1135 and Specific Plan 386.

Dear Chairwoman Green:

The County of Riverside requests your participation in the review of General Plan Amendment No. 1135 and Specific Plan 386.

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Damaris Abraham by July 20, 2015.

Project Description: The General Plan Amendment proposes to change the Land Use Designation for the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) to Specific Plan - APNs: 693180001, 693160002, 693230001.

The Thousand Palms 278 Specific Plan No. 386 (SP 386) provides for a residential master-planned community with a variety of housing types, supported with green energy through an innovative Shared Solar Generating Facility. This 117.99 acre community consists of a maximum of 590 residences ranging in density from 5 to 8 dwelling units per acre and includes an 11.4 acre +/- 2 megawatt Shared Solar Generating Facility that will fulfill a significant portion of the energy demand created by the project.

Sincerely,
Riverside County Planning Department

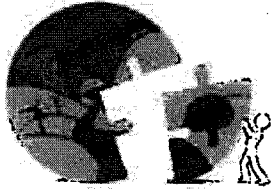

Damaris Abraham, Project Planner

Attachments: USGS map

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1911

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

Augustine Band of Cahuilla Mission
Indians
Karen Kupcha
P.O. Box 849
Coachella, Ca 92236

April 21, 2015

Re: Native American Consultation Request for General Plan Amendment No. 1135 and Specific Plan 386.

Dear Ms. Kupcha:

The County of Riverside requests your participation in the review of General Plan Amendment No. 1135 and Specific Plan 386.

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Damaris Abraham by July 20, 2015.

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Damaris Abraham, Project Planner

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

Cabazon Band of Mission Indians
Judy Stapp, Director of Cultural Affairs
84-245 Indio Springs Parkway
Indio, CA 92203

April 21, 2015

Re: Native American Consultation Request for General Plan Amendment No. 1135 and Specific Plan 386.

Dear Ms. Stapp:

The County of Riverside requests your participation in the review of General Plan Amendment No. 1135 and Specific Plan 386.

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Damaris Abraham by July 20, 2015.

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

Torres-Martinez, Desert Cahuilla Indians
Mary Resvaloso, Chairperson
P.O. Box 1160
Thermal, CA 92274
April 21, 2015

Re: Native American Consultation Request for General Plan Amendment No. 1135 and Specific Plan 386.

Dear Chairwoman Resvaloso:


The County of Riverside requests your participation in the review of General Plan Amendment No. 1135 and Specific Plan 386.

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Damaris Abraham by July 20, 2015.

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA 92264

April 21, 2015

Re: Native American Consultation Request for General Plan Amendment No. 1135 and Specific Plan 386.

Dear Chairman Grubbe:

The County of Riverside requests your participation in the review of General Plan Amendment No. 1135 and Specific Plan 386.

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Damaris Abraham by July 20, 2015.

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Damaris Abraham, Project Planner

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weis
Planning Director

Torres-Martinez, Desert Cahulla Indians
Matthew Krystal Cultural Resources Manager
P.O. Box 1160
Thermal, CA 92274

April 21, 2015

Re: Native American Consultation Request for General Plan Amendment No. 1135 and Specific Plan 386.

Dear Mr. Krystal:


The County of Riverside requests your participation in the review of General Plan Amendment No. 1135 and Specific Plan 386.

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Damaris Abraham by July 20, 2015.

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

Cabazon Band of Mission Indians
Doug Welmas, Chairperson
84-245 Indio Springs Parkway
Indio, CA 92203-3499

April 21, 2015

Re: Native American Consultation Request for General Plan Amendment No. 1135 and Specific Plan 386.

Dear Cabazon Band of Mission Indians:

The County of Riverside requests your participation in the review of General Plan Amendment No. 1135 and Specific Plan 386.

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Damaris Abraham by July 20, 2015.

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Damaris Abraham, Project Planner

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

Morongo Band of Mission Indians
Ernest Siva- Tribal Elder
9570 Mias Canyon road
Banning Ca 92220

April 21, 2015

Re: Native American Consultation Request for General Plan Amendment No. 1135 and Specific Plan 386.

Dear Mr. Siva:

The County of Riverside requests your participation in the review of General Plan Amendment No. 1135 and Specific Plan 386.

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your name. Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Damaris Abraham by July 20, 2015.

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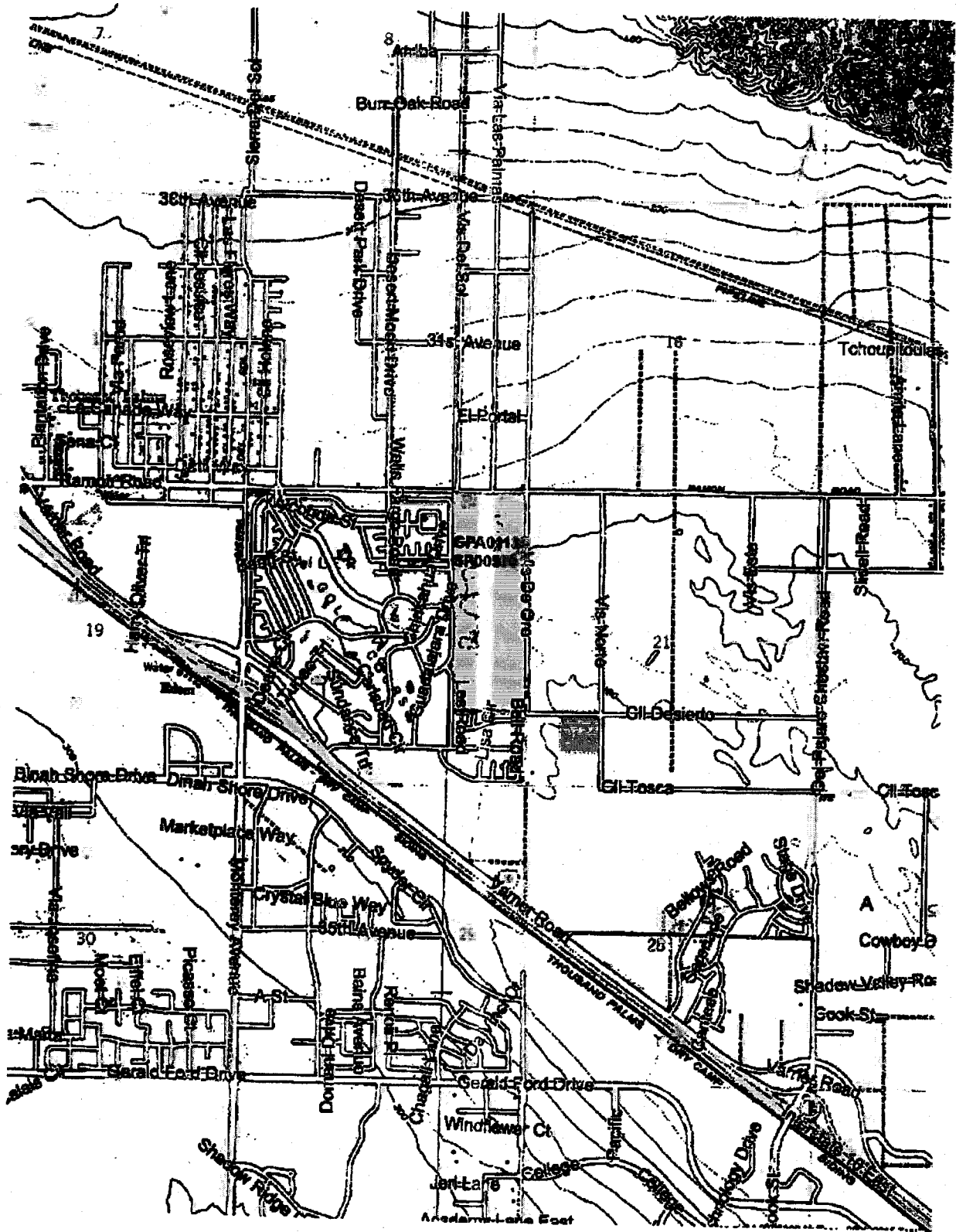

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June 4, 2015

Attn: Damaris Abraham, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409



Re: Native American Consultation Request for General Plan Amendment No. 1135 and Specific Plan 386

The Soboba Band of Luiseno Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes, and is considered to be culturally sensitive by the people of Soboba.

Soboba Band of Luiseno Indians is requesting the following:

1. Government to Government consultation in accordance to SB18. Including the transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.
2. Soboba Band of Luiseno Indians continue to be a consulting tribal entity for this project.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseno Indians requests that Native American Monitor(s) from the Soboba Band of Luiseno Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
4. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

Sincerely,

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.



THE TORRES MARTINEZ DESERT CAHUILLA INDIANS

P.O. Box 1160
Thermal, CA 92274
(760) 397-0300 – FAX (760) 397-4208

May 4, 2015

Damaris Abraham, Project Planner
County of Riverside Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92502

Re: Native Consultation Request for GPA No. 1135 and Specific Plan 386

Dear Damaris,

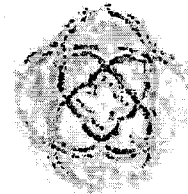
On behalf of the Torres Martinez Desert Cahuilla Indians (TMDCI) I appreciate your efforts to include the Tribe on Cultural Resources matters. The proposed project is within the Agua Caliente Band of Mission Indians' traditional use area. Please contact Patricia Tuck, 5401 Dinah Shore Dr. Palm Springs, CA 92264.

Sincerely,

Alesia Reed
Interim Cultural Resources Coordinator/Tribal Secretary

cc: Patricia Tuck, Agua Caliente Band of Cahuilla Indians

AGUA CALIENTE BAND OF CAHULLA INDIANS



May 29, 2015

[VIA EMAIL TO dabraham@retina.org]
Riverside County
Damaris Abraham
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside CA 92502

Re: GPA No. 1135 & SP 386

Dear Damaris Abraham,

The Agua Caliente Band of Cahulla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Thousand Palms 278 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). A records check of the ACBCI registry identified previous surveys in the area that were positive for the presence of cultural resources. For this reason, the ACBCI THPO requests the following:

* We request a meeting concerning this project and the potential buried resources, mitigation plan, and archaeological testing results.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6907. You may also email me at acbc-thpo@aguacaliente.net.

Cordially,

A handwritten signature in black ink, appearing to read "Pattie Garcia".

Pattie Garcia
Director
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHULLA INDIANS



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487

San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA01135, SP00386, PM37191)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 13, 2015 to hthomson@rctlma.org.

Project Description:

The General Plan Amendment proposes to change the Land Use Designation for the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) to Specific Plan - APNs: 693180001, 693160002, 693230001

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Attachment: Project Vicinity Map
Project Aerial

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77688 El Duna Court, Suite H
Palm Desert, California 92211
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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Agua Caliente Band of Cahuilla Indians
Pattie Garcia-Plotkin, THPO
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA01135, SP00386, PM37191)

Dear Ms. Plotkin:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 13, 2015 to hthomson@rctlma.org.

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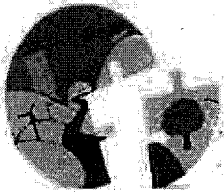
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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Rincon Band of Luiseño Indians
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA01135, SP00386, PM37191)

Dear Mr. Whipple:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 13, 2015 to hthomson@rctlma.org.

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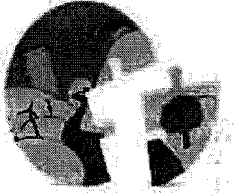
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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

November 16, 2016

Twenty- Nine Palms Band of Mission Indians
46-200 Harrison Place
Coachella, CA 92236

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA01135, SP00386, PM37191)

Dear Mr. Mike:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 13, 2015 to hthomson@rctlma.org.

Project Description:

The General Plan Amendment proposes to change the Land Use Designation for the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) to Specific Plan - APNs: 693180001, 693160002, 693230001

The Thousand Palms 278 Specific Plan No. 386 (SP 386) provides for a residential master-planned community with a variety of housing types, supported with green energy through an innovative Shared Solar Generating Facility. This 117.99 acre community consists of a maximum of 590 residences ranging in density from 5 to 8 dwelling units per acre and includes an 11.4 acre +/- 2 megawatt Shared Solar Generating Facility that will fulfill a significant portion of the energy demand created by the project.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Attachment: Project Vicinity Map
Project Aerial

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

January 12, 2017

**CERTIFIED MAIL # 7015 0640 0003 3939 8437
RETURN RECEIPT REQUESTED**

Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon St., 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (GPA01135, SP00386)

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of GPA01135, SP00386. From analysis of the *Historical/Archaeological Resources Survey Report, Testing and Treatment Plan for Site 33-004729 (CA-RIV-4729) and a portion of Site 33-000785 (CA-RIV-785) and the Phase II Cultural Resources Archaeological Testing and Evaluation Program Site 33-004729 (CA-RIV-4729) and a portion of site 33-000785 (CA-RIV-785)* conducted by CRM TECH, there are 5 prehistoric sites, 1 historic site, and 1 prehistoric isolate in the project area. A testing and evaluation program was conducted for sites 33-004729 and 33-000785. While the work conducted at Site 33-4729 resulted in the recovery a large amount of surface artifacts, there was only a single artifact found in a sub-surface level. This site, located in the project, was determined not eligible as a "historical resource". Although only a portion of Site 33-000785 is located within the project area, this site was also evaluated. While there were fewer artifacts recovered from the surface, and no sub-surface artifacts observed, there was a cremation previously identified at this site. This site was also not deemed eligible as a "historical resource". While the sites evaluated in the study are not considered eligible as a "historical resource" the project area has a high sensitivity of cultural resources that concern the Twenty-Nine Palms Band of Mission Indians (Tribe).

There is an increased possibility of encountering cultural resources during the construction processes that may take place because the project is located next to the boundary that the Tribe designates as its Traditional Use Area and there is evidence of prehistoric activity within the project area. Avoidance, if feasible, would negate adverse effects on the project. The Tribe requests that approved Native American Monitor(s) be present during any ground disturbing activities during the project. Furthermore, we are interested in any future development of this project.

If you have any questions please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Madrigal, Jr.', with a stylized flourish at the end.

Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

November 22, 2016

**CERTIFIED MAIL # 7015 0640 0003 3939 8161
RETURN RECEIPT REQUESTED**

Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon St., 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (GPA01135, SP00386)

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of GPA01135, SP00386. The Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources within the project area. However, the project lies 0.5 mile from the Chemehuevi Traditional Use Area. For this reason, the project area has the possibility of inadvertent discoveries, which could have an adverse effect on potential cultural resources that concern the Twenty-Nine Palms Band of Mission Indians.

The Tribe is interested in this project and to further ascertain impacts requests a copy of the cultural resources report. Please do not hesitate to contact the THPO at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,

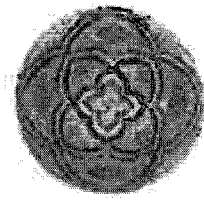
A handwritten signature in black ink, appearing to read "Anthony Madrigal, Jr.", is written over a horizontal line.

Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist

David

AGUA CALIENTE BAND OF CAHUILLA INDIANS



June 07, 2017 *Boad Dale*

03-006-2014-006

[VIA EMAIL TO:Hthomson@rivco.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

SP386

Re: AB 52 Consultation for the Thousand Palms 278 (GPA 1135), Riverside County

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Thousand Palms 278 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). A records check of the ACBCI registry identified previous surveys in the area that were positive for the presence of cultural resources. In consultation, the ACBCI THPO requests the following:

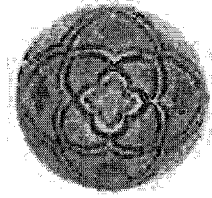
- *A copy of the records search with associated survey reports and site records from the information center.
- *A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.
- *Copies of any cultural resource documentation (report and site records) generated in connection with this project.
- *The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.
- *This letter does not conclude consultation. Upon receipt of requested materials the ACBCI THPO may have additional recommendations or require further mitigation measures.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6907. You may also email me at acbc-thpo@aguacaliente.net.

Cordially,

AGUA CALIENTE BAND OF CAHUILLA INDIANS
TRIBAL HISTORIC PRESERVATION OFFICE
4080 LEMON STREET, 12TH FLOOR, P.O. BOX 1409
RIVERSIDE, CA 92502-1409
(760) 699-6907
www.aguacaliente.net

AGUA CALIENTE BAND OF CAHUILLA INDIANS

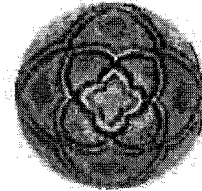


PDA 4933
4912
4903

Pattie Garcia-Plotkin

Pattie Garcia-Plotkin
Director
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

AGUA CALIENTE BAND OF CAHUILLA INDIANS



03-006-2014-006

June 08, 2017

[VIA EMAIL TO:Hthomson@rivco.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: AB 52 Conclusion for the Thousand Palms 278 Project (Specific Plan 386, Case CZ07850, GPA No. 1135, SP 386), Riverside County

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Thousand Palms 278 project. We have reviewed the documents and have the following comments:

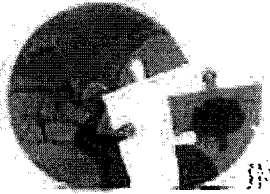
*At this time the concerns of the ACBCI THPO have been addressed and proper mitigation measures have been proposed to ensure the protection of tribal cultural resources. This letter shall conclude our AB52 consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6907. You may also email me at acbc-thpo@aguacaliente.net.

Cordially,

Pattie Garcia-Plotkin

Pattie Garcia-Plotkin
Director
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS



C0006530

RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE

Original Case No. _____

PM37191

REVISED MAP

Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

693 230 001
693 160 002
693 180 001

APPLICATION INFORMATION

Applicant Name: Thousand Palms 278, LLC

Contact Person: Tom Noble, Manager

E-Mail: noblecompanyllc@aol.com

Mailing Address: P.O. Box 12950

Palm Desert

Street
CA

92255-2950

City

State

ZIP

Daytime Phone No: (760) 770-3100 ext. 25 or 21

Fax No: (760) 770-3199

Engineer/Representative Name: The Altum Group

Contact Person: James Bazua

E-Mail: james.bazua@thealtumgroup

Mailing Address: 73-710 Fred Waring Drive, Suite 219

Palm Desert

Street
CA

92260

City

State

ZIP

Daytime Phone No: (760) 346-4750

Fax No: (760) 340-0089

Property Owner Name: Thousand Palms 278, LLC

Contact Person: Tom Noble, Manager

E-Mail: noblecompanyllc@aol.com

Mailing Address: P.O. Box 12950

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) 863-7555

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Palm Desert CA 92255-2950
City State ZIP

Daytime Phone No: (760) 770-3100 Fax No: (760) 770-3199

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Tom Noble, Manager, Thousand Palms 278, LLC
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 693-180-001; 693-180-002; 693-230-001.

Approximate Gross Acreage: 117.99 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Boca Chica Trail, South of Ramon Road, East of Monterey Ave., West of Vista De Oro

SUBDIVISION PROPOSAL:

Map Schedule: 1 Minimum Developable Lot Size: 21.352 Acre
Number of existing lots: 3 Number of proposed developable lots: 4
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 11 Subdivision Density: 5-8 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). General Plan Amendment (GPA01135) & Specific Plan (SP00386)
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): Traffic Study, Biological, Archaeological and Geotechnical Report.

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer - then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Thousand Palms 278, LLC, Tom Noble, Manager

Address: P.O. Box 12950, Palm Desert, CA 92255-2950

Phone number: (760) 770-3100

Address of site (street name and number if available, and ZIP Code): Adjacent to and south of Ramon Road west of Vista De Oro and east of Vista Del Sol.

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 693-180-001; 693-160-002; 693-230-001

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: N/A

Applicant: *Thomas Noble*

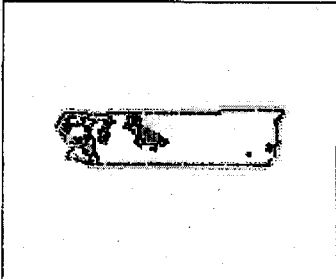
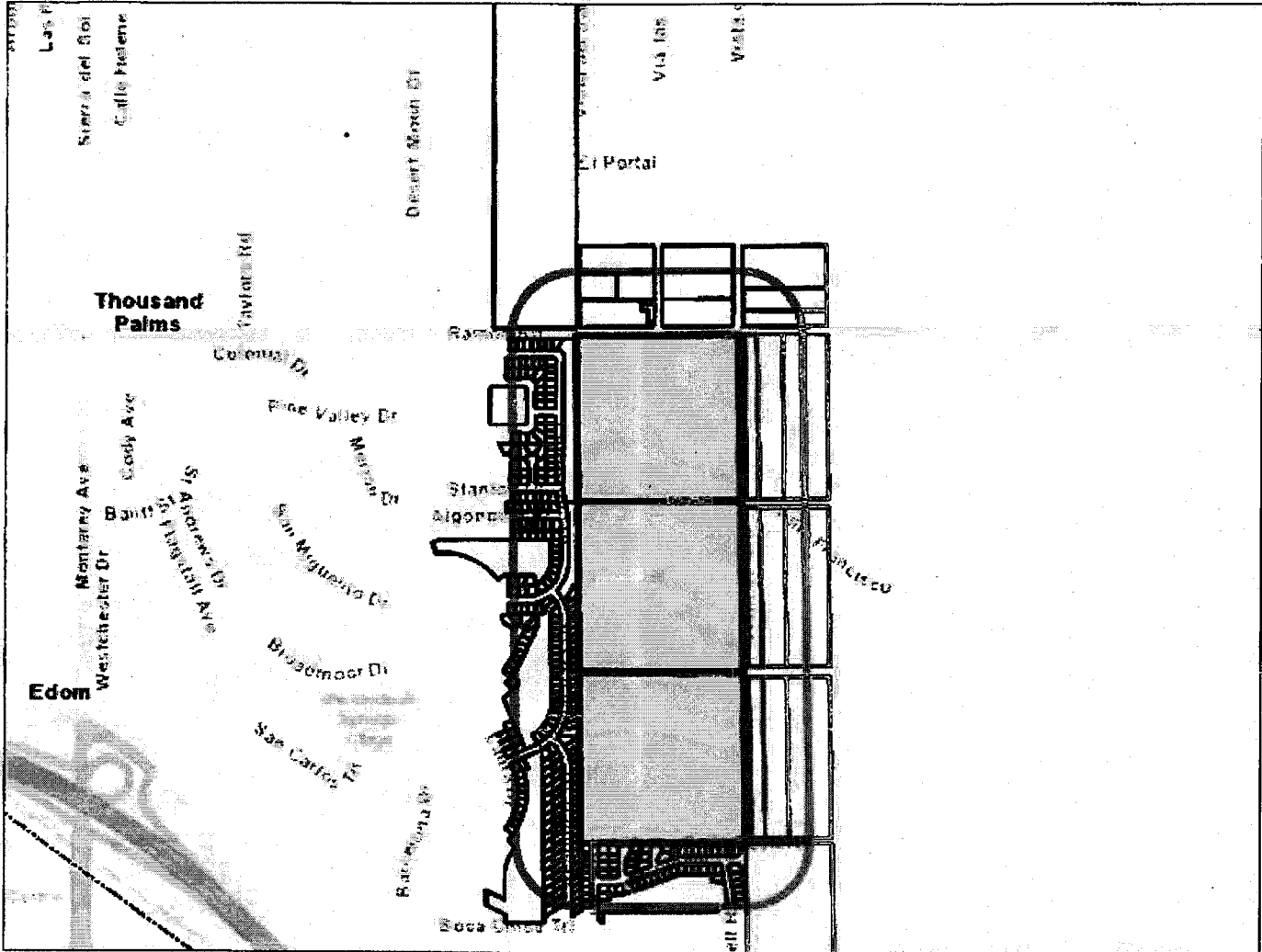
Date 08/17/2016




This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16

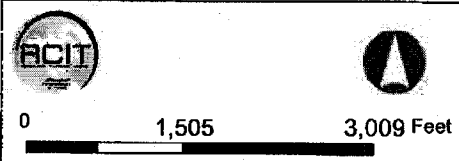
Riverside County GIS Mailing Labels

PM37191/SP0386/GPA1135/CZ07850



- Legend**
-  County Boundary
 -  Cities
 -  World Street Map

Notes



IMPORTANT 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.



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

August 14, 2018

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

PH : (760) 322-2222
EMAIL: legals@thedesertsun.com

RE: NOTICE OF PUBLIC HEARING: RES. 2018-169 adopting Specific Plan No. 386; ORD. 348.4886

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, August 17, 2018.**

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

8/28/18
B. Lele

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A RESOLUTION, A SPECIFIC PLAN AND ADOPTION OF AN ORDINANCE IN THE THOUSAND PALMS – WESTERN COACHELLA VALLEY AREA, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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, August 28, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Thousand Palms 278, LLC, on **Resolution No. 2018-169, adopting Specific Plan No. 386 and associated Mitigated Negative Declaration for Environmental Assessment No. 42661**, which proposes a maximum of 590 residential units on 117.99 gross acres with various lot configuration options for one and two-story single family residences with four architectural styles; and, adoption of **Ordinance No. 348.4886** formally changing the site's zone to Specific Plan (Fast Track No. 2014-01) ("the project"). The project is located southerly of Ramon Road and easterly of Monterey Avenue, Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve Resolution No. 2018-169 and adopt Ordinance No. 348.4886.

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 DAVE ALVAREZ, PROJECT PLANNER, AT (951) 955-5719 OR EMAIL DAlvarez@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: August 14, 2018

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



Order Confirmation for Ad #: 0003100030

Customer: RIVERSIDE COUNTY-BOARD OF
Address: 4080 LEMON ST
 RIVERSIDE CA 92501 USA
Acct. #: TDS-RIV069
Phone: 9099551067
 RIVERSIDE COUNTY-BOARD OF
Ordered By: Cecilia Gil

OrderStart Date: 08/17/2018

Order End Date: 08/17/2018

<u>Tear Sheets</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Promo Type</u>	<u>Materials</u>	<u>Special Pricing</u>	<u>Size</u>
0	2					2 X 71.00

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$319.00	\$0.00	\$319.00	Invoice	\$0.00	\$319.00

Ad Order Notes:

Sales Rep: bgrady

Order Taker: bgrady

Order Created 08/14/2018

Product	# Ins	Start Date	End Date
TDS-DesertSun.com 08-17-18,	1	08/17/2018	08/17/2018
TDS-The Desert Sun 08-17-18,	1	08/17/2018	08/17/2018

* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Planning
of 08/28/18

Text of Ad: 08/14/2018

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A RESOLUTION, A SPECIFIC PLAN AND ADOPTION OF AN ORDINANCE IN THE THOUSAND PALMS - WESTERN COACHELLA VALLEY AREA, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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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: August 14, 2018 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

Published: 8/17/2018

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 August 14, 2018, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

RES. 2018-169 and ORD. NO. 348.4886

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: August 28, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil DATE: August 14, 2018
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkenne@asrckrec.com>
Sent: Tuesday, August 14, 2018 8:27 AM
To: Gil, Cecilia; Buie, Tammie; Meyer, Mary Ann
Subject: RE: FOR POSTING: Res. 2018-169

Good morning,

The notice has been received and will be posted today.

Thank you,
Bonnie

From: Gil, Cecilia <CCGIL@RIVCO.ORG>
Sent: Monday, August 13, 2018 3:59 PM
To: Buie, Tammie <tbuie@asrckrec.com>; Kennemer, Bonnie <bkenne@asrckrec.com>; Meyer, Mary Ann <MaMeyer@asrckrec.com>
Subject: FOR POSTING: Res. 2018-169

One more for POSTING. Again, please confirm. Thank you much!

Cecilia Gil
Board Assistant
Clerk of the Board's Office
(951) 955-8464
MS# 1010



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County of Riverside California

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 August 14, 2018, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

RES. 2018-169 and ORD. NO. 348.4886

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: August 28, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil
Cecilia Gil

DATE: August 14, 2018



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Nobel & Company, LLC
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Nancy Ferguson
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75751 RAMON RD
THOUSAND PLMS CA 92276

650322005
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31950 VIA LAS PALMAS
THOUSAND PLMS CA. 92276

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CANDIDO E HUERTA
MARIA P HUERTA
31945 VIA LAS PALMAS
THOUSAND PLMS CA. 92276

650310001
PALM CREEK RANCH
P O BOX 3725
RANCHO SANTA FE CA 92067

651130064
THOUSAND PALMS 278
P O BOX 12950
PALM DESERT CA 92255

651130065
THOUSAND PALMS 278
P O BOX 12950
PALM DESERT CA 92255

651130068
SOUTHERN CALIFORNIA EDISON CO
P O BOX 800
ROSEMEAD CA 91770

650322006
TIMOTHY LOREN LOCKHART
51160 OSKAR LN
MORONGO VALLEY CA 92256

650324007
SANTIAGO MASCORRO
CONCEPCION MASCORRO
P O BOX 910
THOUSAND PALMS CA 92276

651130041
DEPT OF FISH & GAME WILDLIFE
C/O C/O WILLIAM L GALLUP
1807 13TH ST STE 103
SACRAMENTO CA 95814

650324011
CVCWD
P O BOX 1058
COACHELLA CA 92236

651230003
SOUTHERN CALIFORNIA EDISON CO
C/O C/O TAX DEPT
P O BOX 800
ROSEMEAD CA 91770

651230004
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P O BOX 410
LONG BEACH CA 90801

651140039
THOUSAND PALMS 278
P O BOX 12950
PALM DESERT CA 92255

651130067
SOUTHERN CALIFORNIA EDISON CO
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ROSEMEAD CA 91770

651140038
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

651140040
THOUSAND PALMS 278
P O BOX 12950
PALM DESERT CA 92255

651140005
THOUSAND PALMS DEV
0
CA. 0

693230001
THOUSAND PALMS 278
C/O C/O THOMAS S NOBLE
P O BOX 12950
PALM DESERT CA 92255

693180001
THOUSAND PALMS 278
C/O C/O THOMAS S NOBLE
P O BOX 12950
PALM DESERT CA 92255

693131023
JUAN PABLO REYNOSO
PATRICIA SALAZAR
73744 BLACK EAGLE DR
THOUSAND PLMS CA. 92276

693151016
EARL D KORYNTA
KATHLEEN M KORYNTA
DONALD W FROST

693262058
JUNE A BOZANICH
KIM A MACDONALD
18438 40TH PL NE
LAKE FOREST PARK CA 98155

101 SHOWERS AVE
ANCHORAGE AK 99515

693151015
EDWARD FREZZA
MARIA FREZZA
73650 ALGONQUIN PL
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LINDA K BATSON
JOAN C POLMAN
73932 ELIZABETH DR
THOUSAND PLMS CA. 92276

693132022
BETTY BERLO
32297 PAINTED ROCK CIR
THOUSAND PALMS CA 92276

693275022
MARTHA JEAN CLOSSON
JUDITH M HANSEN
73905 ELIZABETH DR
THOUSAND PLMS CA. 92276

693275020
FRANK R EWING
SYLVIA EWING
5020 FESTIVAL BLV NO 1A
BELLINGHAM WA 98226

693261020
PAUL DUNBAR
JUNE COOKE
33550 ACAPULCO TR
THOUSAND PLMS CA. 92276

693272025
WILLIAM R BALDWIN
LINDA L BALDWIN
73954 ELIZABETH DR
THOUSAND PLMS CA. 92276

693135001
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320 N PARK VISTA ST
ANAHEIM CA 92806

693272003
GEORGE JAQUES
MOIRA JAQUES
33560 LES RD
THOUSAND PLMS CA. 92276

693272014
R&D LIVING TRUST
C/O C/O ROCCO DILUCCHIO
691 S PALM CANYON DR
PALM SPRINGS CA 92264

693272002
FREDERICK A MONTEMARANO
KEVIN C MIHALKO
33540 LES RD
THOUSAND PLMS CA. 92276

693152028
KENNETH ERBEY
CYNTHIA A ERBEY
P O BOX 2892
PALMER AK 99645

693152027
DENNIS HALLORAN
LESLIE HALLORAN
JOHN M COOMBE
C/O JOHN M COOMBE
P O BOX 11509
NEWPORT BEACH CA 92658

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THOUSAND PALMS CA 92276

693261019
DENISE LEASON
33530 ACAPULCO TR
THOUSAND PLMS CA. 92276

693151017
JOYCE COOPER GREEN
DAVID H COOPER
CLAIR DEBEAUVOIR

8540 DE SOTO AVE NO 48
CANOGA PARK CA 91304

693151014
ROSA Y A AREYAN
73640 ALGONQUIN PL
THOUSAND PLMS CA. 92276

693152031
CHARLES T WAGNER
DARLENE M WAGNER
3228 MEADOW RIDGE LN
TWIN FALLS ID 83301

693152029
CHARLES T WAGNER
DARLENE M WAGNER
3228 MEADOW RIDGE LN
TWIN FALLS ID 83301

693132023
ADAN MEDINA
BLANCA GAMEZ
32201 CHIRICAHUA DR
THOUSAND PLMS CA. 92276

693152023
GEORGE W GOETZ
LORAIN H GOETZ
73633 ALGONQUIN PL
THOUSAND PLMS CA. 92276

693132025
MARIO U NUNO
BARBARA M NUNO
73750 N PACHETA SQ
THOUSAND PLMS CA. 92276

693272018
RUDY CAMACHO
INGEBORG CAMACHO
1606 FAIRWAY OAKS AVE
BANNING CA 92220

693152033
JOHNNIE M SCOTT
GAIL D SCOTT
3716 AZURE DR
BAKERSFIELD CA 93312

693152024
JERRY M BARLER
MAGDALENA C BARLER
73641 ALGONQUIN PL
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CATHEDRAL CY CA 92234



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693151019
RICHARD D HENNING
829 WESTCOTT SQUARE
EAGAN MN 55123

693261011
COMET THEODORE BROWER
BETTY JEAN BROWER
33370 ACAPULCO TR
THOUSAND PLMS CA. 92276

693262061
GORDON J HUARTSON
LESLIE I HUARTSON
C/O P O BOX 23013 COLLEGE HEIGHTS
33360 LAURA DR
THOUSAND PLMS CA. 92276

693261012
GLENN C CHIDESTER
MARY JO CHIDESTER
33390 ACAPULCO TR
THOUSAND PLMS CA. 92276

693262021
GUYRUN AMIRGHAN
MARBEE AMIRGHAN
33401 ACAPULCO TRL
THOUSAND PLMS CA 92276

693132028
JAMES A WOODEN
KIM L WOODEN
1041 18TH ST NO 2
SANTA MONICA CA 90403

693272022
EDWARD W LEWIS
BARBARA JEAN LEWIS
73918 ELIZABETH DR
THOUSAND PLMS CA. 92276

693272020
DAVID L STRAWSER
PAULA I STRAWSER
1050 HAY ST
WASILLA AK 99654

693271011
LORNA DAMATO
62477 N STARCROSS DR
DSRT HOT SPG CA 92240

693261016
DOUGLAS R VONBANK
33470 ACAPULCO TR
THOUSAND PLMS CA. 92276

693272021
ELSIE P ACACIO
73900 ELIZABETH DR
THOUSAND PLMS CA. 92276

693262025
ROSELIE BRUNO
33461 ACAPULCO TR
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693262022
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DEER PARK WA 99006



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ANGELINA NAVARRO
73736 BLACK EAGLE DR
THOUSAND PLMS CA. 92276

693131020
GUYRUN AMIRGHAN
MARBEE AMIRGHAN
33401 ACAPULCO TR
THOUSAND PLMS CA 92276

693272010
RAYMOND G FISH
DIANE P FISH
33530 WALTON CIR
THOUSAND PLMS CA. 92276

693271010
SUSAN LEE HOSIER
JANICE RAE GRISWOLD
33541 LES RD
THOUSAND PLMS CA. 92276

693272008
STEPHEN K WILSON
KAREN KEMMERER
33511 WALTON CIR
THOUSAND PLMS CA. 92276

693261018
BRIAN J BOURKE
225 S CIVIC DR STE 213
PALM SPRINGS CA 92262

693272009
SCOTT L ARNETT
33510 WALTON CIR
THOUSAND PLMS CA. 92276

693272016
MARK ANTHONY CAPUTO
P O BOX 11509
NEWPORT BEACH CA 92658

693272026
SANDRA K BUSH
73966 ELIZABETH DR
THOUSAND PLMS CA. 92276

693131021
PEDRO SIORDIA
GUADALUPE DELGADO
P O BOX 3994
PALM DESERT CA 92261

693261017
JOHN J ZEMBO
KAREN E SCRANT ZEMBO
37080 FERBER DR
RANCHO MIRAGE CA 92270

693275026
CARL FRANKLYN KEELER
SHIRLEY G KEELER
C/O C/O KEELER FAMILY REVOCABLE LIVING
4115 MATIA DR
FERNDAL WA 98248

693262024
THOMAS L JOHNSTON
MAMIE GRAY JOHNSTON
34525 MOUNTAIN HWY E
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CAROLYN S MEITHOF
6536 HOGAN DR
KEIZER OR 97303

693262026
RALPH E GREENE
HUMPHREY GEORGIA ESTATE OF
33473 ACAPULCO TR
THOUSAND PLMS CA. 92276

693271009
STUART H FINKELSTEIN
SHARON L FINKELSTEIN
33561 LES RD
THOUSAND PLMS CA. 92276

693261014
IRENE I BRIZINSKI
ROBERT L BRIZINSKI
LINDA S BRIZINSKI
C/O ROBERT L BRIZINSKI
226 W 8TH ST
UPLAND CA 91786

693272017
JACK L DUGUID
KATHY DUGUID
33538 LISA CIR
THOUSAND PLMS CA. 92276

693272007
ELMO GODDARD
MARY H GODDARD
6495 HAPPY CANYON NO 175
DENVER CO 80237

693272019
RAYMOND L HILL
DARLENE L SCONCE
73876 ELIZABETH DR
THOUSAND PLMS CA. 92276

693275025
LUCIEN DUPONT
SUSAN DUPONT
73863 ELIZABETH DR
THOUSAND PLMS CA. 92276

693272001
ROBERT L MYERS
19120 GRANITE LN
OTIS ORCHARDS WA 99207

693261013
ROBERT A JOHNSTON
SHIRLEY A JOHNSTON
DIRK JOHNSTON

33410 ACAPULCO TR
THOUSAND PLMS CA. 92276

693262057
HAROLD L HOFFMAN
BARBARA M HOFFMAN
408 NW 46TH ST
VANCOUVER WA 98663

693262017
TAREK FADI HALAWI
1229 VIA ESPERANZA
SAN DIMAS CA 91773

693262020
GUYRUN AMIRGHAN
MARBEE AMIRGHAN
33401 ACAPULCO TR
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JOSEPH H DEMONT
33450 ACAPULCO TR
THOUSAND PLMS CA. 92276693272024
DENNIS GENE TOIGO
RICHARD LEWIS WINTCH
73944 ELIZABETH DR
THOUSAND PLMS CA. 92276693272006
KATIE L MORRIS
33551 WALTON CIR
THOUSAND PLMS CA. 92276693132021
ALICIA BARKER
73221 SAN CARLOS DR
THOUSAND PLMS CA 92276693275023
ROBERT L VANDEWALL
PATRICIA LEMCKE
7712 68TH STREET CT NW
GIG HARBOR WA 98335693132027
BOUTSABONG BRUMMOND
THEPLASY SIHALATH
PHETLASY SIHALATH
C/O THEPLASY SIHALATH
73981 WHITE SANDS DR
THOUSAND PALMS CA 92276693275019
RONALD W SHERWOOD
PO BOX 404
THOUSAND PALMS CA 92276693262015
JOHN R SWENSON
JOAN P SWENSON
33339 ACAPULCO TR
THOUSAND PLMS CA. 92276693132026
SAUL VELAZQUEZ
31640 LOS FLORES WY
THOUSAND PALMS CA 92276693131017
AMBROCIO RIVAS
ANGELINA BAUTISTA
73694 BLACK EAGLE DR
THOUSAND PLMS CA. 92276693262028
ANDREW MCNAB
LYNDA LEE MCNAB
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SANDRA J FREAR
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THOUSAND PLMS CA. 92276

693180002
SHENANDOAH VENTURES
320 N PARK VISTA ST
ANAHEIM CA 92806

693262027
ANITA CARNAHAN
33485 ACAPULCO TR
THOUSAND PLMS CA. 92276

693275021
H EDWARD BROWN
ADRIANNE M BROWN
P O BOX 1474
FERNDAL WA 98248

693151018
JOHN R NEWSTEAD
DONALD J NEWSTEAD
C/O 2524 GOLF VIEW CRESCENT
73680 ALGONQUIN PL
THOUSAND PLMS CA. 92276

693261010
GARY BURNS
MARGARET BURNS
C/O 10 REGAL WAY
33350 ACAPULCO TR
THOUSAND PLMS CA. 92276

693153001
SHENANDOAH VENTURES
320 N PARK VISTA ST
ANAHEIM CA 92806

693151020
MANUEL MERCADO
ALEJANDRA HERRERA
73710 ALGONQUIN PL
THOUSAND PLMS CA. 92276

693273001
JUDY T COLLINS
2794 SCOTTS VALLEY DR
HENDERSON NV 89052

693262014
WALTER ALEXANDER KOULAIIEFF
5352 LOMA LINDA AVE
LOS ANGELES CA 90027

693272012
JOHN BLOSCH
SUSAN M BLOSCH
4811 KELLY DR
CARLSBAD CA 92008

693272011
GERTRUDE M DESTIEGUER
33550 WALTON CIR
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JENNIE E HARVEY
C/O 1443 PINOT NOIR DR
73875 ELIZABETH DR
THOUSAND PLMS CA. 92276

693262060
LESTER MICHAEL MAXON
MICHAEL MAXON
39817 DESERT SUN DR
RANCHO MIRAGE CA 92270

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RICHARD M ROOD
MARILYN A ROOD
33315 ACAPULCO DR
THOUSAND PLMS CA. 92276

693152035
CHARLES K AMMAR
KERRY S AMMAR
1322 SHADOWGLEN WAY
CORONA CA 92882

693152036
RICHARD JOHN SEIDL
JUDITH GAIL SEIDL
1824 WEST 13TH ST
HASTINGS MN 55033

693152037
THOMAS BRODERSEN
PHYLLIS I BRODERSEN
32643 CHIRICAHUA
THOUSAND PLMS CA. 92276

693152034
DONALD R MCMAHON
CONNIE E HARDY
32617 CHIRICAHUA DR
THOUSAND PLMS CA. 92276

693152065
SHENANDOAH VENTURES
320 N PARK VISTA ST
ANAHEIM CA 92806

693152032
ROWLAND JACKSON
GRACE JACKSON
WILLIAM REMPEL

73691 ALGONQUIN PL
THOUSAND PLMS CA. 92276

693152030
DANIEL J GILLIS
DEBRA A GILLIS
73677 ALGONQUIN PL
THOUSAND PLMS CA. 92276

693152045
ARTHUR E MORTIMORE
SCOTT A MORTIMORE
PAUL G MORTIMORE

32691 CHIRICAHUA DR
THOUSAND PLMS CA. 92276

693152047
A JOHN LOWE
APRIL L K LOWE
32703 CHIRICAHUA DR
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693152039
ALLEN BARNES
JUDY BARNES
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CAROL MILLER
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693171006
RONALD J RITZ
C/O C/O JANET GERBER
411 5TH AVE
LEWISTON ID 83501

693172012
LINTON WALLIN
CATHERINE WALLIN
32833 GUADALAJARA DR
THOUSAND PLMS CA. 92276

693172059
DENNIS S BRAND
32820 BARCELONA DR
THOUSAND PLMS CA. 92276

693172058
KENNETH L WARD
SUSANNA S WARD
32840 BARCELONA DR
THOUSAND PLMS CA. 92276

693172061
GERARD SHEEHAN
C/O PMB 738
32805 BARCELONA DR
THOUSAND PALMS CA 92276

693172011
DAN K MELTON
TANA J MELTON
309 N 148TH ST
SEATTLE WA 98133

693171004
MICHELLE L CASSERD
32810 GUADALAJARA DR
THOUSAND PLMS CA. 92276

693172060
JAMES N NAYLOR
MARK PAUL DALY
C/O C/O MARK P DALY
32800 BARCELONA DR
THOUSAND PLMS CA. 92276

693172010
SANDRA H MARSH
10316 WHITECAP DR NW
OLYMPIA WA 98502

693262067
WILLIAM P GARVEY
MARGARET K GARVEY
4555 DORINDA RD
YORBA LINDA CA 92887

693152040
GARY A QUICKSTAD
LOLA J OBRIEN
3440 GOLFVIEW DR NO 110
EAGAN MN 55123

693172013
WAYNE A TECKLENBURG
WALTRAUD M TECKLENBURG
32855 GUADALAJARA DR
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SHIRLEY R FARRIS
P O BOX 1568
SOLDOTNA AK 99669693152043
FREDRICK H KNUTZEN
CYNTHIA J KNUTZEN
812 SUNDOWN LN
CAMANO ISLAND WA 98282693172057
KEITH S WATSON
LYNDA J WATSON
32720 BLOOMFIELD AVE
THOUSAND PALMS CA 92276693171001
FEDERAL NATL MORTGAGES ASSN
14221 DALLAS PKWY NO 1000
DALLAS TX 75254693262068
SHENANDOAH VENTURES
320 N PARK VISTA ST
ANAHEIM CA 92806693262009
RICHARD HACK
PHYLLIS HACK
P O BOX 398
PIPER CITY IL 60959693262004
MICHELINA R VINELLI
CAROL ANN LANE
P O BOX 954
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693171002
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SUSAN CRAWFORD
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693172007
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AGOURA CA 91301

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33215 CATHEDRAL CANYON RD
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13405 NE 84TH
REDMOND WA 98052

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Los Angeles, CA 90017-3435

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Eastern Sierra, Inland Desert
Region
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Ontario, CA 91764

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Riverside, CA 92501

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Western Riverside County Regional
Conservation Authority
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Soboba Band of Luiseño Mission
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I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

08/17/18

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 17th of August 2018 in Green Bay, WI, County of Brown.

[Signature]
DECLARANT

Ad#:0003100030
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of Affidavits : 1

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3-66 of 08/28/18

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A RESOLUTION, A SPECIFIC PLAN AND ADOPTION OF ORDINANCE IN THE THOUSAND PALMS - WESTERN COACHELLA VALLEY AREA FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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, August 28, 2018 at 10:30 A.M. or as soon as possible thereafter, to consider the application submitted by Thousand Palms 278, LLC, on Resolution No. 2018-169, adopting Specific Plan No. 386 and associated Mitigated Negative Declaration for Environmental Assessment No. 42661, which proposes a maximum of 590 residential units on 117.99 gross acres with various lot configuration options for one and two-story single family residences with four architectural styles; and, adoption of Ordinance No. 348.4886 formally changing the site's zone to Specific Plan (Fast Track No. 2014-01) ("the project"). The project is located southerly of Ramon Road and easterly of Monterey Avenue, Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve Resolution No. 2018-169 and adopt Ordinance No. 348.4886.

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 DAVE ALVAREZ, PROJECT PLANNER, AT (951) 955-5719 OR EMAIL DAlvarez@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.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A RESOLUTION, A SPECIFIC PLAN AND ADOPTION OF AN ORDINANCE IN THE THOUSAND PALMS - WESTERN COACHELLA VALLEY AREA, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Alternative for you require re 955-1063, at lea
Please send al Street, 1st Floor
Dated: August 1
Published: 8/17

The Planning Commission recommended that the Board of Supervisors approve Resolution No. 2018-169 and adopt Ordinance No. 348.4886.

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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, 4980 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: August 14, 2018
Published: 8/17/2018
Kecia Harper-Ihm, Clerk of the Board
By: Cecelia Q. Board Assistant



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

August 30, 2018

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

TEL: (760) 322-222
E-MAIL: legals@thedesertsun.com

RE: ADOPTION OF ORDINANCE NO. 348.4886

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, September 5, 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

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

ORDINANCE NO. 348.4886

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

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

Section 1. Section 4.1 of Ordinance No. 348 and Official Zoning Map No. 2, as amended, are further amended by placing in effect in the Thousand Palms Zoning Plan the zone or zones as shown on the map titled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 40.048, Change of Zone Case No. 7850", which map is made part of the ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.123 to read as follows:

"SECTION 17.123 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 386.

a. Planning Area 1

- (1) The uses permitted in Planning Area 1 of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in Article VI, Section 6.1 a. (2), (3), (5), (7), (8) and (9); b.(1), (2), (3), (4) and (5); c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed under Section 6.1.a. shall include passive and active neighborhood pocket parks. Additionally, the permitted uses allowed under Section 6.1.b. shall include 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) Except as provided in subsections (3) and (4) below, the development standards for one family dwellings in Planning Area 1 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
 - a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
 - b. The minimum lot area shall be four thousand five hundred square feet (4,500').
 - c. The minimum average width of each lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum width of thirty-five feet (35'), and the minimum average depth shall be sixty feet (60').

- d. The minimum frontage of a lot shall be thirty-five feet (35').
- e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any circulation plan, whichever is nearer to the proposed dwelling.
 - ii. The minimum setback for garages shall be eighteen feet (18').
 - iii. Interior side yards shall not be less than five feet (5') measured from the property line.
 - iv. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
 - v. Rear yards shall not be less than twenty feet (20').
 - vi. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

- aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.
- (3) The development standards for one family dwellings with garages in the rear of the lot in Planning Area 1 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
- a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
 - b. The minimum lot area shall be three thousand eight hundred square feet (3,800').
 - c. The minimum average width of each lot shall be forty feet (40') and the minimum average depth shall be sixty feet (60').
 - d. The minimum frontage of a lot shall be thirty-five feet (35').
 - e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than thirty feet (30'), measured from the existing street line or from any future street line as shown on any circulation plan, whichever is nearer to the proposed dwelling.

- ii. The minimum distance between buildings shall not be less than ten feet (10') with at least one side maintaining a five foot (5') setback.
- iii. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
- iv. Rear yards shall not be less than five feet (5') measured from the edge of the alley.
- v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

- aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.
- (4) The development standards for clustered one family dwellings in Planning Area 1 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
- a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
 - b. There is no minimum lot area.
 - c. There is no minimum average lot width or depth.
 - d. The minimum frontage of a lot shall be thirty-five feet (35').
 - e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than five feet (5') measured from the edge of the common driveway.
 - ii. The minimum distance between habitable structures shall be ten feet (10') or five feet (5') from any wall between dwellings.
 - iii. Street side yards shall not be less than ten feet (10') measured from any street.
 - iv. Rear yards shall not be less than ten feet (10') from another habitable structure or five feet (5') from any wall.
 - v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum

of two feet (2') into setbacks provided at least one side of the structure has a five foot setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

- (5) The development standards for non-residential development in Planning Area 1 of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348.
- (6) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

b. Planning Area 2

- (1) The uses permitted in Planning Area 2 of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348, except that those uses permitted in Article VI, Section 6.1.a.(2), (3), (5), (7), (8) and (9); b. (1), (2), (3), (4), and (5); c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed under Section 6.1.a. shall include passive and active neighborhood pocket parks. Additionally, the permitted uses allowed under Section 6.1.b. shall include 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) Except as provided in subsections (3) and (4) below, the development standards for one family dwellings in Planning Area 2 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
 - a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
 - b. The minimum lot area shall be four thousand five hundred square feet (4,500').
 - c. The minimum average width of each lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum width of thirty-five feet (35'), and the minimum average depth shall be sixty feet (60').
 - d. The minimum frontage of a lot shall be thirty-five feet (35').
 - e. The minimum yard requirements shall be the following:

- i. The front yard shall not be less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any circulation plan, whichever is nearer to the proposed dwelling.
- ii. The minimum setback for garages shall be eighteen feet (18').
- iii. Interior side yards shall not be less than five feet (5') measured from the property line.
- iv. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
- v. Rear yards shall not be less than twenty feet (20').
- vi. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

- aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

- (3) The development standards for one family dwellings with garages in the rear of the lot in Planning Area 2 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
 - a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
 - b. The minimum lot area shall be three thousand eight hundred square feet (3,800').
 - c. The minimum average width of each lot shall be forty feet (40') and the minimum average depth shall be sixty feet (60').
 - d. The minimum frontage of a lot shall be thirty-five feet (35').
 - e. The minimum yard requirements shall be the following:
 - i. The front yards shall not be less than thirty feet (30') between structures.
 - ii. The minimum distance between buildings shall not be less than ten feet (10') with at least one side maintaining a five foot (5') setback.
 - iii. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.

- iv. Rear yards shall not be less than five feet (5') measured from the edge of the alley.
- v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

- aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

- (4) The development standards for clustered one family dwellings in Planning Area 2 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
 - a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
 - b. There is no minimum lot area.
 - c. There is no minimum average lot width or depth.
 - d. The minimum frontage of a lot shall be thirty-five feet (35').
 - e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than five feet (5') measured from the edge of the common driveway.
 - ii. The minimum distance between habitable structures shall be ten feet (10') or five feet (5') from any wall between dwellings.
 - iii. Street side yards shall not be less than ten feet (10') measured from any street.
 - iv. Rear yards shall not be less ten feet (10') from another habitable structure or five feet (5') from any wall.
 - v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

- (5) The development standards for non-residential development in Planning Area 2 of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348.
- (6) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

c. Planning Area 3

- (1) The uses permitted in Planning Area 3 of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in Article VI, Section 6.1 a. (2), (3), (5), (7), (8) and (9); b.(1), (2), (3), (4) and (5); c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed under Section 6.1.a. shall include passive and active pocket parks, neighborhood park and community gardens. Also, the permitted uses allowed under Section 6.1.b. shall include 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) Except as provided in subsections (3) and (4) below, the development standards for one family dwellings in Planning Area 3 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
- a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
- b. The minimum lot area shall be four thousand five hundred square feet (4,500').
- c. The minimum average width of each lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum width of thirty-five feet (35'), and the minimum average depth shall be sixty feet (60').
- d. The minimum frontage of a lot shall be thirty-five feet (35').
- e. The minimum yard requirements shall be the following:
- i. The front yard shall not be less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any circulation plan, whichever is nearer to the proposed dwelling.
- ii. The minimum setback for garages shall be eighteen feet (18').

- iii. Interior side yards shall not be less than five feet (5') measured from the property line.
- iv. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
- v. Rear yards shall not be less than twenty feet (20').
- vi. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall apply:

- aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

(3) The development standards for one family dwellings with garages in the rear of the lot in Planning Area 3 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

- a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
- b. The minimum lot area shall be three thousand eight hundred square feet (3,800').
- c. The minimum average width of each lot shall be forty feet (40') and the minimum average depth shall be sixty feet (60').
- d. The minimum frontage of a lot shall be thirty-five feet (35').
- e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than thirty feet (30') measured between structures.
 - ii. The minimum distance between buildings shall not be less than ten feet (10') with at least one side maintaining a five foot (5') setback.
 - iii. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
 - iv. Rear yards shall not be less than five feet (5') measured from the edge of the alley.

- v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

- aa. The edge of any pool, spa, and associated equipment shall be at least five feet (5') from any property line.

- (4) The development standards for clustered one family dwellings in Planning Area 3 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

- a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
- b. There is no minimum lot area.
- c. There is no minimum average lot width or depth.
- d. The minimum frontage of a lot shall be thirty-five feet (35').
- e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than five feet (5') measured from the edge of the common driveway.
 - ii. The minimum distance between habitable structures shall be ten feet (10') or five feet (5') from any wall between dwellings.
 - iii. Street side yards shall not be less than ten feet (10') measured from any street.
 - iv. Rear yards shall not be less ten feet (10') from another habitable structure of five feet (5') from any wall.
 - v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

- aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

- (5) The development standards for non-residential development in Planning Area 3 of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348.
 - (6) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- d. Planning Area 4
- (1) The uses permitted in Planning Area 4 of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in Article VI, Section 6.1 a. (2), (3), (5), (7), (8) and (9); b.(1), (2), (3), (4) and (5); c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed under Section 6.1.a. shall include passive and active pocket parks, dog parks and community gardens. Also, the permitted uses allowed under Section 6.1.b. shall include 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) Except as provided in subsections (3) and (4) below, the development standards for one family dwellings in Planning Area 4 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
 - a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
 - b. The minimum lot area shall be four thousand five hundred square feet (4,500').
 - c. The minimum average width of each lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum width of thirty-five feet (35'), and the minimum average depth shall be sixty feet (60').
 - d. The minimum frontage of a lot shall be thirty-five feet (35').
 - e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any circulation plan, whichever is nearer to the proposed dwelling.
 - ii. The minimum setback for garages shall be eighteen feet (18').
 - iii. Interior side yards shall not be less than five feet (5') measured from the property line.

- iv. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
- v. Rear yards shall not be less than twenty feet (20').
- vi. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

- aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

(3) The development standards for one family dwellings with garages in the rear of the lot in Planning Area 4 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

- a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
- b. The minimum lot area shall be three thousand eight hundred square feet (3,800').
- c. The minimum average width of each lot shall be forty feet (40') and the minimum average depth shall be sixty feet (60').
- d. The minimum frontage of a lot shall be thirty-five feet (35').
- e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than thirty feet (30') measured between structures.
 - ii. The minimum distance between buildings shall not be less than ten feet (10') with at least one side maintaining a five foot (5') setback.
 - iii. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
 - iv. Rear yards shall not be less than five feet (5') measured from the edge of the alley.
 - v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure

has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall apply:

aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

- (4) The development standards for clustered one family dwellings in Planning Area 4 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
- a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
 - b. There is no minimum lot area.
 - c. There is no minimum average lot width or depth.
 - d. The minimum frontage of a lot shall be thirty-five feet (35').
 - e. The minimum yard requirements shall be the following:
 - i. The front yard shall not be less than five feet (5') measured from the edge of the common driveway.
 - ii. The minimum distance between habitable structures shall be ten feet (10') or five feet (5') from any wall between dwellings.
 - iii. Street side yards shall not be less than ten feet (10') measured from any street.
 - iv. Rear yards shall not be less ten feet (10') from another habitable structure or five feet (5') from any wall.
 - v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.
- In addition, the following development standards shall apply:
- aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.
- (5) The development standards for non-residential development in Planning Area 4 of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348.

- (6) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- e. Planning Area 5
- (1) The uses permitted in Planning Area 5 of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348 , except that those uses permitted in Article VI, Section 6.1a.(1), (2), (3), (4), (5), (6), (7), (8) and (9); b.(1), (2), (3),(4), (5) and (6); c.(1); and e.(1) shall not be permitted. In addition, the permitted uses identified in Section 6.1.c. shall include solar arrays and associated support structures.
- (2) The development standards for Planning Area 5 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted.
In addition, the following development standards shall apply:
- aa. Fencing shall comply with Figure IV-26, Detail E, of Specific Plan No. 386.
- bb. No light glare shall flow to neighboring properties.
- cc. The minimum setback from all perimeter fencing shall be ten feet (10').
- dd. Solar panels shall comply with all applicable State and local laws and regulations.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- f. Planning Area 6
- (1). The uses permitted in Planning Area 6 of Specific Plan No. 386 shall be the same as Article VIIIe, Section 8.100 of Ordinance No. 348 , except that those uses permitted in Section 8.100.a.(1), (3), (7), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified in Section 8.100.a. shall include a community center and associated recreational facilities.
- (2). The development standards for Planning Area 6 of Specific Plan No. 386 shall be the same as identified in Article VIIIe, Section 8.101, except the development standard set forth in Section 8.101.b. shall be deleted.
In addition, the following development standards shall apply:
- aa. Buildings shall have a landscape setback not less than twenty feet (20') from the perimeter of Planning Area 6.
- bb. The minimum setback from the property line of a residential dwelling shall be twenty feet (20').

cc. Fencing shall comply with Figure IV-26, Detail B, of Specific Plan No. 386. A sixteen foot high chain link fence is permitted for tennis courts.

dd. No light glare shall flow off site to neighboring properties.

ee. Building height shall not exceed twenty-six feet (26'), excluding chimneys and architectural appendages.

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

g. Planning Area 7a

(1) The uses permitted in Planning Area 7a of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in Article VI, Section 6.1.a.(1), (2), (3), (4), (5), (6), (7), (8) and (9); and b. (1), (2), (3), (5) and (6) shall not be permitted. In addition, the permitted uses identified in Article VI, Section 6.1.a. shall include storm water control facilities, bike paths and trails.

(2) The development standards for Planning Area 7a of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348, except the development standard set forth in Section 6.2.a., b., c., d., e., f., and g. shall be deleted.

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

h. Planning Area 7b

(1) The uses permitted in Planning Area 7b of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in Article VI, Section 6.1.a. (1), (2), (3), (4), (5), (6), (7), (8) and (9); and b. (1), (2), (3), (5) and (6) shall not be permitted. In addition, the permitted uses identified in Article VI, Section 6.1.a. shall include storm water control facilities and trails.

(2) The development standards for Planning Area 7a of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348, except the development standard set forth in Section 6.2.a., b., c., d., e., f., and g. shall be deleted.

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

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

Chuck Washington, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **August 28, 2018**, the foregoing Ordinance consisting of three (3) 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



Order Confirmation for Ad #: 0003132882

Customer: RIVERSIDE COUNTY-BOARD OF
Address: 4080 LEMON ST
 RIVERSIDE CA 92501 USA
Acct. #: TDS-RIV069
Phone: 9099551067

RIVERSIDE COUNTY-BOARD OF
Ordered By: Cecilia Gil

OrderStart Date: 09/05/2018

Order End Date: 09/05/2018

<u>Tear Sheets</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Promo Type</u>	<u>Materials</u>	<u>Special Pricing</u>	<u>Size</u>
0	1					2 X 590.00

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$2,602.60	\$0.00	\$2,602.60	Invoice	\$0.00	\$2,602.60

Ad Order Notes:

Sales Rep: kthor

Order Taker: kthor

Order Created 08/30/2018

Product	# Ins	Start Date	End Date
TDS-DesertSun.com	1	09/05/2018	09/05/2018
09-05-18, TDS-The Desert Sun	1	09/05/2018	09/05/2018
09-05-18,			

* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.4886
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348 and Official Zoning Map No. 2, as amended, are further amended by placing in effect in the Thousand Palms Zoning Plan the zone or zones as shown on the map titled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 40.048, Change of Zone Case No. 7850", which map is made part of the ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.123 to read as follows:

"SECTION 17.123 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 386:

a. Planning Area 1

(1) The uses permitted in Planning Area 1 of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in Article VI, Section 6.1 a. (2), (3), (5), (7), (8) and (9); b.(1), (2), (3), (4) and (5); c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed under Section 6.1.a. shall include passive and active neighborhood pocket parks. Additionally, the permitted uses allowed under Section 6.1.b. shall include 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) Except as provided in subsections (3) and (4) below, the development standards for one family dwellings in Planning Area 1 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.

b. The minimum lot area shall be four thousand five hundred square feet (4,500').

c. The minimum average width of each lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum width of thirty-five feet (35'), and the minimum average depth shall be sixty feet (60').

d. The minimum frontage of a lot shall be thirty-five feet (35').

e. The minimum yard requirements shall be the following:

i. The front yard shall not be less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any circulation plan, whichever is nearer to the proposed dwelling.

ii. The minimum setback for garages shall be eighteen feet (18').

iii. Interior side yards shall not be less than five feet (5') measured from the property line.

iv. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.

v. Rear yards shall not be less than twenty feet (20').

vi. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

(3) The development standards for one family dwellings with garages in the rear of the lot in Planning Area 1 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.

b. The minimum lot area shall be three thousand eight hundred square feet (3,800').

c. The minimum average width of each lot shall be forty feet (40') and the minimum average depth shall be sixty feet (60').

d. The minimum frontage of a lot shall be thirty-five feet (35').

e. The minimum yard requirements shall be the following:

i. The front yard shall not be less than thirty feet (30'), measured from the existing street line or from any future street line as shown on any circulation plan, whichever is nearer to the proposed dwelling.

ii. The minimum distance between buildings shall not be less than ten feet (10') with at least one side maintaining a five foot (5') setback.

iii. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.

iv. Rear yards shall not be less than five feet (5') measured from the edge of the alley.

v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

(4) The development standards for clustered one family dwellings in Planning Area 1 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.

b. There is no minimum lot area.

c. There is no minimum average lot width or depth.

d. The minimum frontage of a lot shall be thirty-five feet (35').

e. The minimum yard requirements shall be the following:

i. The front yard shall not be less than five feet (5') measured from the edge of the common driveway.

ii. The minimum distance between habitable structures shall be ten feet (10') or five feet (5') from any wall between dwellings.

iii. Street side yards shall not be less than ten feet (10') measured from any street.

iv. Rear yards shall not be less than ten feet (10') from another habitable structure or five feet (5') from any wall.

v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

aa. The edge of any pool, spa and and associated equipment shall be at least five feet (5') from any property line.

(5) The development standards for non-residential development in Planning Area 1 of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348.

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

b. Planning Area 2

(1) The uses permitted in Planning Area 2 of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348, except that those uses permitted in Article VI, Section 6.1.a.(2), (3), (5), (7), (8) and (9); b. (1), (2), (3), (4),

and (5); c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed under Section 6.1.a. shall include passive and active neighborhood pocket parks. Additionally, the permitted uses allowed under Section 6.1.b. shall include 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) Except as provided in subsections (3) and (4) below, the development standards for one family dwellings in Planning Area 2 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2, a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.

b. The minimum lot area shall be four thousand five hundred square feet (4,500').

c. The minimum average width of each lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum width of thirty-five feet (35'), and the minimum average depth shall be sixty feet (60').

d. The minimum frontage of a lot shall be thirty-five feet (35').

e. The minimum yard requirements shall be the following:

i. The front yard shall not be less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any circulation plan, whichever is nearer to the proposed dwelling.

ii. The minimum setback for garages shall be eighteen feet (18').

iii. Interior side yards shall not be less than five feet (5') measured from the property line.

iv. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.

v. Rear yards shall not be less than twenty feet (20').

vi. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

(3) The development standards for one family dwellings with garages in the rear of the lot in Planning Area 2 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2, a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.

b. The minimum lot area shall be three thousand eight hundred square feet (3,800').

c. The minimum average width of each lot shall be forty feet (40') and the minimum average depth shall be sixty feet (60').

d. The minimum frontage of a lot shall be thirty-five feet (35').

e. The minimum yard requirements shall be the following:

i. The front yards shall not be less than thirty feet (30') between structures.

ii. The minimum distance between buildings shall not be less than ten feet (10') with at least one side maintaining a five foot (5') setback.

iii. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.

iv. Rear yards shall not be less than five feet (5') measured from the edge of the alley.

v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

(4) The development standards for clustered one family dwellings in Planning Area 2 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2, a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.

b. There is no minimum lot area.

c. There is no minimum average lot width or depth.

d. The minimum frontage of a lot shall be thirty-five feet (35').

e. The minimum yard requirements shall be the following:

i. The front yard shall not be less than five feet (5') measured from the edge of the common driveway.

ii. The minimum distance between habitable structures shall be ten feet (10') or five feet (5') from any wall between dwellings.

iii. Street side yards shall not be less than ten feet (10') measured from any street.

iv. Rear yards shall not be less than ten feet (10') from another habitable structure or five feet (5') from any wall.

v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

(5) The development standards for non-residential development in Planning Area 2 of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348.

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

c. Planning Area 3

(1) The uses permitted in Planning Area 3 of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in Article VI, Section 6.1 a. (2), (3), (5), (7), (8) and (9); b.(1), (2), (3), (4) and (5); c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed under Section 6.1.a. shall include passive and active pocket parks, neighborhood park and community gardens. Also, the permitted uses allowed under Section 6.1.b. shall include 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) Except as provided in subsections (3) and (4) below, the development standards for one family dwellings in Planning Area 3 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2, a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.

b. The minimum lot area shall be four thousand five hundred square feet (4,500').

c. The minimum average width of each lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum width of thirty-five feet (35'), and the minimum average depth shall be sixty feet (60').

d. The minimum frontage of a lot shall be thirty-five feet (35').

e. The minimum yard requirements shall be the following:

i. The front yard shall not be less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any circulation plan, whichever is nearer to the proposed dwelling.

ii. The minimum setback for garages shall be eighteen feet (18').

iii. Interior side yards shall not be less than five feet (5') measured from the property line.

iv. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.

v. Rear yards shall not be less than twenty feet (20').

vi. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall apply:

aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

(3) The development standards for one family dwellings with garages in the rear of the lot in Planning Area 3 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2, a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.

b. The minimum lot area shall be three thousand eight hundred square feet (3,800').

c. The minimum average width of each lot shall be forty feet (40') and the minimum average depth shall be sixty feet (60').

d. The minimum frontage of a lot shall be thirty-five feet (35').

e. The minimum yard requirements shall be the following:

i. The front yard shall not be less than thirty feet (30') measured between structures.

ii. The minimum distance between buildings shall not be less than ten feet (10') with at least one side maintaining a five foot (5') setback.

iii. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.

iv. Rear yards shall not be less than five feet (5') measured from the edge of the alley.

v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

aa. The edge of any pool, spa, and associated equipment shall be at least five feet (5') from any property line.

(4) The development standards for clustered one family dwellings in Planning Area 3 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2, a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.

b. There is no minimum lot area.

c. There is no minimum average lot width or depth.

d. The minimum frontage of a lot shall be thirty-five feet (35').

e. The minimum yard requirements shall be the following:

i. The front yard shall not be less than five feet (5') measured from the edge of the common driveway.

ii. The minimum distance between habitable structures shall be ten feet (10') or five feet (5') from any wall between dwellings.

iii. Street side yards shall not be less than ten feet (10') measured from any street.

iv. Rear yards shall not be less than ten feet (10') from another habitable structure of five feet (5') from any wall.

v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

(5) The development standards for non-residential development in Planning Area 3 of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348.

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

d. Planning Area 4

(1) The uses permitted in Planning Area 4 of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in Article VI, Section 6.1 a. (2), (3), (5), (7), (8) and (9); b.(1), (2), (3), (4) and (5); c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed under Section 6.1.a. shall include passive and active pocket parks, dog parks and community gardens. Also, the permitted uses allowed under Section 6.1.b. shall include 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) Except as provided in subsections (3) and (4) below, the development standards for one family dwellings in Planning Area 4 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2, a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.

b. The minimum lot area shall be four thousand five hundred square feet (4,500').

c. The minimum average width of each lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum width of thirty-five feet (35'), and the minimum average depth shall be sixty feet (60').

d. The minimum frontage of a lot shall be thirty-five feet (35').

e. The minimum yard requirements shall be the following:

i. The front yard shall not be less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any circulation plan, whichever is nearer to the proposed dwelling.

ii. The minimum setback for garages shall be eighteen feet (18').

iii. Interior side yards shall not be less than five feet (5') measured from the property line.

iv. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.

v. Rear yards shall not be less than twenty feet (20').

vi. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall apply:

aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

(3) The development standards for one family dwellings with garages in the rear of the lot in Planning Area 4 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2, a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.

b. The minimum lot area shall be three thousand eight hundred square feet (3,800').

c. The minimum average width of each lot shall be forty feet (40') and the mini-

minimum average depth shall be sixty feet (60').

d. The minimum frontage of a lot shall be thirty-five feet (35').

e. The minimum yard requirements shall be the following:

i. The front yard shall not be less than thirty feet (30') measured between structures.

ii. The minimum distance between buildings shall not be less than ten feet (10') with at least one side maintaining a five foot (5') setback.

iii. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.

iv. Rear yards shall not be less than five feet (5') measured from the edge of the alley.

v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall apply:

aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

(4) The development standards for clustered one family dwellings in Planning Area 4 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:

a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.

b. There is no minimum lot area.

c. There is no minimum average lot width or depth.

d. The minimum frontage of a lot shall be thirty-five feet (35').

e. The minimum yard requirements shall be the following:

i. The front yard shall not be less than five feet (5') measured from the edge of the common driveway.

ii. The minimum distance between habitable structures shall be ten feet (10') or five feet (5') from any wall between dwellings.

iii. Street side yards shall not be less than ten feet (10') measured from any street.

iv. Rear yards shall not be less than ten feet (10') from another habitable structure or five feet (5') from any wall.

v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall apply:

aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

(5) The development standards for non-residential development in Planning Area 4 of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348.

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

e. Planning Area 5

(1) The uses permitted in Planning Area 5 of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348, except that those uses permitted in Article VI, Section 6.1.a.(1), (2), (3), (4), (5), (6), (7), (8) and (9); b.(1), (2), (3),(4), (5) and (6); c.(1); and e.(1) shall not be permitted. In addition, the permitted uses identified in Section 6.1.c. shall include solar arrays and associated support structures.

(2) The development standards for Planning Area 5 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2. a., b., c., d., and e. shall be deleted.

In addition, the following development standards shall apply:

aa. Fencing shall comply with Figure IV-26, Detail E, of Specific Plan No. 386.

bb. No light glare shall flow to neighboring properties.

cc. The minimum setback from all perimeter fencing shall be ten feet (10').

dd. Solar panels shall comply with all applicable State and local laws and regulations.

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

f. Planning Area 6

(1) The uses permitted in Planning Area 6 of Specific Plan No. 386 shall be the same as Article VIII, Section 8.100 of Ordinance No. 348, except that those uses permitted in Section 8.100.a.(1), (3), (7), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified in Section 8.100.a. shall include a community center and associated recreational facilities.

(2) The development standards for Planning Area 6 of Specific Plan No. 386 shall be the same as identified in Article VIII, Section 8.101, except the development standard set forth in Section 8.101.b. shall be deleted.

In addition, the following development standards shall apply:

aa. Buildings shall have a landscape setback not less than twenty feet (20') from the perimeter of Planning Area 6.

bb. The minimum setback from the property line of a residential dwelling shall be twenty feet (20').

cc. Fencing shall comply with Figure IV-26, Detail B, of Specific Plan No. 386. A sixteen foot high chain link fence is permitted for tennis courts.

dd. No light glare shall flow off site to neighboring properties.

ee. Building height shall not exceed twenty-six feet (26'), excluding chimneys and architectural appendages.

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

g. Planning Area 7a

(1) The uses permitted in Planning Area 7a of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in Article VI, Section 6.1.a.(1), (2), (3), (4), (5), (6), (7), (8) and (9); and b.(1), (2), (3), (5) and (6) shall not be permitted. In addition, the permitted uses identified in Article VI, Section 6.1.a. shall include storm water control facilities, bike paths and trails.

(2) The development standards for Planning Area 7a of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348, except the development standard set forth in Section 6.2.a., b., c., d., e., f., and g. shall be deleted.

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

h. Planning Area 7b

(1) The uses permitted in Planning Area 7b of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in Article VI, Section 6.1.a. (1), (2), (3), (4), (5), (6), (7), (8) and (9); and b.(1), (2), (3), (5) and (6) shall not be permitted. In addition, the permitted uses identified in Article VI, Section 6.1.a. shall include storm water control facilities and trails.

(2) The development standards for Planning Area 7a of Specific Plan No. 386 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348, except the development standard set forth in Section 6.2.a., b., c., d., e., f., and g. shall be deleted.

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

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

Chuck Washington, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on August 28, 2018, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Perez and Ashley

NAYS: None

ABSENT: None



PROOF OF PUBLICATION

STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

RIVERSIDE CA 92501

2018 SEP 17 AM 11:53

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

09/05/18

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 5th of September 2018 in Green Bay, WI, County of Brown.

[Handwritten signature]

DECLARANT

Ad#:0003132882
P O : 348.4886
of Affidavits :1

Planning
3.66 of 08/28/18

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348-4886
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING
The Board of Supervisors of the County of Riverside ordains as follows:
Section 1. Section 4.1 of Ordinance No. 348 and Official Zoning Map No. 2, as amended, are further amended by placing in effect in the Thousand Palms Zoning Plan the zone or zones as shown on the map titled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 40.048, Change of Zone Case No. 7850", which map is made part of the ordinance.
Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.123 to read as follows:
"SECTION 17.123 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 386
a. Planning Area 1
(1) The uses permitted in Planning Area 1 of Specific Plan No. 386 shall be the same as Article VI, Section 6.1 of Ordinance No. 348, except that those permitted uses in Article VI, Section 6.1 a. (2), (3), (5), (7), (8) and (9); b.(1), (2), (3), (4) and (5); c.(1); and e.(1) shall not be permitted. In addition, the permitted uses allowed under Section 6.1.a. shall include passive and active neighborhood pocket parks. Additionally, the permitted uses allowed under Section 6.1.b. shall include 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) Except as provided in subsections (3) and (4) below, the development standards for one family dwellings in Planning Area 1 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2, a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
b. The minimum lot area shall be four thousand five hundred square feet (4,500').
c. The minimum average width of each lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum width of thirty-five feet (35'), and the minimum average depth shall be sixty feet (60').
d. The minimum frontage of a lot shall be thirty-five feet (35').
e. The minimum yard requirements shall be the following:
i. The front yard shall not be less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any circulation plan, whichever is nearer to the proposed dwelling.
ii. The minimum setback for garages shall be eighteen feet (18').
iii. Interior side yards shall not be less than five feet (5') measured from the property line.
iv. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
v. Rear yards shall not be less than twenty feet (20').
vi. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.
In addition, the following development standard shall apply:
aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.
(3) The development standards for one family dwellings with garages in the rear of the lot in Planning Area 1 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2, a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
ja. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
jb. The minimum lot area shall be three thousand eight hundred square feet (3,800').
jc. The minimum average width of each lot shall be forty feet (40') and the minimum average depth shall be sixty feet (60').
jd. The minimum frontage of a lot shall be thirty-five feet (35').
je. The minimum yard requirements shall be the following:
i. The front yard shall not be less than thirty feet (30'), measured from the existing street line or from any future street line as shown on any circulation plan, whichever is nearer to the proposed dwelling.
ii. The minimum distance between buildings shall not be less than ten feet (10') with at least one side maintaining a five foot (5') setback.
iii. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
iv. Rear yards shall not be less than five feet (5') measured from the edge of the alley.
v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.
In addition, the following development standard shall apply:
faa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.

property line.
iv. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
v. Rear yards shall not be less than twenty feet (20').
vi. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.
In addition, the following development standard shall apply:
aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.
(4) The development standards for one family dwellings with garages in the rear of the lot in Planning Area 3 of Specific Plan No. 386 shall be the same as identified in Article VI, Section 6.2 except the development standards set forth in Article VI, Section 6.2, a., b., c., d., and e. shall be deleted and replaced, respectively, with each of the following:
a. Building height shall not exceed two stories, with a maximum height of twenty-six feet (26'), excluding chimneys and architectural appendages.
b. There is no minimum lot area.
c. There is no minimum average width of each lot.
d. The minimum frontage of a lot shall be thirty-five feet (35').
e. The minimum yard requirements shall be the following:
i. The front yard shall not be less than fifteen feet (15'), measured from the existing street line or from any future street line as shown on any circulation plan, whichever is nearer to the proposed dwelling.
ii. The minimum distance between buildings shall not be less than ten feet (10') with at least one side maintaining a five foot (5') setback.
iii. Street side yards shall not be less than five feet (5') measured from the property line and twenty feet (20') measured from the street.
iv. Rear yards shall not be less than five feet (5') measured from the edge of the alley.
v. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural elements shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a five foot (5') setback. No other structural encroachments shall be permitted except as provided for in Section 18.19 of Ordinance No. 348.
In addition, the following development standard shall apply:
aa. The edge of any pool, spa and associated equipment shall be at least five feet (5') from any property line.