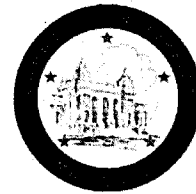


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 21.6  
(ID # 11324)

**MEETING DATE:**

Tuesday, December 10, 2019

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 1800020 associated with Specific Plan ORDINANCE NO.348.4918, TENTATIVE TRACT MAP NO. 37449 - ADDENDUM FOR ENVIRONMENTAL IMPACT REPORT NO. 531 - Applicant: Regent French Valley, LLC - Engineer/Representative: Albert Webb - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Medium High Density Residential (CD- MHDR), High Density Residential (CD-HDR), Open Space: Conservation (OS-C), Open Space: Conservation Habitat (OS-CH), and Open Space: Recreation (OS-R) as reflected in Specific Plan No. 382 (Belle Terre) - Location: Easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, northerly of Jean Nichols Road - Zoning: Specific Plan Zone (SP382) as reflected in the Specific Plan - 342.3 gross acres - REQUEST: SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO. 1 is a proposal to reduce the maximum total dwelling units from 1,282 to 856, adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, and to consolidate park acreage for larger park areas. CHANGE OF ZONE NO. 1800020 is a proposal to modify the Specific Plan zoning ordinance text to modify development standards for planning areas consistent with the changes of the Specific Plan Substantial Conformance and to formalize the planning area boundaries of the Specific Plan. The TENTATIVE TRACT MAP NO. 37449 is a proposal for a Schedule "A" subdivision of 110.64 acres into 372 single-family residential lots. Grading for the subdivision proposes to export soil offsite from the subdivision to Planning Area 9 of the Specific Plan located south of Fields Drive and mass grade there. APNs 472-170-021 to 472-170-026 and 472-180-033 to 472-180-036. District 3. [Applicant fees 100%]

**ACTION:** Policy, Set for Hearing

Charissa Leach, Assistant TLMA Director 11/26/2019

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance No. 348.4918 is adopted as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: December 10, 2019  
xc: Planning

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **CONSIDER** an **ADDENDUM** for **ENVIRONMENTAL IMPACT REPORT NO. 531** certified on December 9, 2014, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;
2. **APPROVE SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO. 1**, subject to the attached advisory notification document, and based upon the findings and conclusions provided in this staff report;
3. **APPROVE CHANGE OF ZONE NO. 1800020**, based upon the findings and conclusions provided in this staff report;
4. **ADOPT ORDINANCE NO. 348.4918**, associated with Change of Zone No. 1800020, amending the Specific Plan zoning ordinance to be consistent with Substantial Conformance No.1 and to formalize the boundaries of the Specific Plan No. 382 Planning Areas; and
5. **APPROVE TENTATIVE TRACT MAP NO. 37449**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

**SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO. 1** is a proposal to reduce the maximum total dwelling units from 1,282 to 856, adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, consolidate park acreage for larger park areas, increase the total amount of area designated for open space, and modify the circulation plan.

Below are tables with summaries of the existing and proposed total acreages for each land use designation as well as a Planning Area by Planning Area tracking of changes in acreage and land use. Below is a summary of each of the primary changes proposed by the Substantial Conformance:

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1. Merged previous Planning Areas 10 and 11 (both Medium High Density Residential) into a new Planning Area 28 with land use designation of Medium High Density Residential;
2. Modified land use designation for Planning Area 14 from Low Density Residential to primarily Open Space – Conservation and a portion to Medium Density Residential that is now part of Planning Area 13 that was already designated as Medium Density Residential with no increase in the total amount of units for these Planning Areas;
3. Removed the southern portion of previous Planning Area 8 as a linear park due to steep grades and incorporate into Planning Area 9 and new Planning Area 28 as Medium High Density Residential and the western portion of Previous Planning Area 8 into Planning Area 6 with a changed land use designation to Open Space – Conservation and change the remaining central/eastern portion of Planning Area 8 as new Planning Area 25 designated as Open Space – Recreation;
4. Modify Planning Area 12 land use designation from Medium High Density Residential to Open Space – Recreation;
5. Split Planning Area 15 which was previously designated as Open Space – Recreation/basin into Planning Area 15 and a new Planning Area 27 and designated as Open Space – Conservation and Open Space – Recreation, respectively;
6. Re-designate Planning Areas 1 and 3 from Medium High Density Residential to Medium Density Residential;
7. Remove Planning Areas 16A, 16C, 16D, 16E, and 16F into Planning Areas 8, 26, 19, 16, 24, respectively and maintain the land use designation of Open Space – Conservation;
8. Re-designate and expand acreage of previous Planning Area 16B as Open Space – Conservation to Open Space – Recreation;
9. Other minor Planning Area boundary, unit allocation, and acreage modifications that does not result in a change to Planning Area density;
10. Re-designates a segment of Fields Drive (east of the intersection of Fields Drive and Autumn Glen Circle) as a local street and adds a roundabout at Fields Drive and Belle Terre Parkway within the Specific Plan Circulation Plan;
11. Removes Rebecca Street located on the east side of the aqueduct as a connection for the southern 55 acres of the Specific Plan (proposed Planning Areas 13, 14, 15, 20, 21, and 27) and replaces it with a more direct crossing of the aqueduct to Autumn Glen Circle within the Specific Plan Circulation Plan;

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12. Modify the Specific Plan Circulation Plan by (1) changing the location of the crossing of the aqueduct to access Planning Area 13 from the end of Fields Drive to further south off of Autumn Glen Circle; (2) redesignating Fields Drive east of Autumn Glen Circle to a local street and retaining the crossing as currently improved; (3) removing Rebecca Street as a modified collector and leaving to current improvements; and (4) shortening Bell Terre Drive's designation as a Collector within Planning Area 13; and
13. Include approximately 16 acres of parks (proposed Planning Areas 5, 12, and 27) to be maintained by Valley-Wide Recreation & Parks District as well as approximately 8 acres of community parks (Planning Areas 10 and 25) that may include dog park/run, recreational center, community garden, farmhouse, and/or farmhouse associated uses.

Land Use Designation	Density Range (DU/AC) <sup>1</sup>	APPROVED					PROPOSED				
		Target Density (DU/AC)	Gross Area (Acres)	Net Park (Acres)	Maximum Dwelling Units	Percent of Total Acres	Target Density (DU/AC)	Gross Area (Acres)	Maximum Dwelling Units	Percent of Total Acres	
<b>Residential</b>											
Low Density Residential	LDR	0.5-2.0	2.0	19.2		34.2	5.6				
Medium Density Residential	MDR	2.0-5.0	5.0	16.6		83.0	4.8	4.4	61.4	272	18
Medium High Density Residential	MHDR	5.0-8.0	8.0	121.1		966.4	35.4	5.9	70.9	421	21
High Density Residential	HDR	8.0-14.0	14.0	14.0		196.0	4.1	13.9	11.7	163	3
<b>Subtotal</b>			<b>170.9</b>			<b>1,286.2*</b>	<b>49.9</b>		<b>144.0</b>	<b>856</b>	<b>42</b>
<b>Open Space</b>											
Open Space-Recreation	OS-R			12.2	11.6	0	3.6		24.0		7
Open Space - Recreation/Basin <sup>2</sup>	OS-R/B			10.5	5.0	0	3.1				
<i>Neighborhood Parks<sup>3</sup></i>				0	4.0		0.0				
Open Space-Conservation	OS-C			21.5		0	6.3		49.0		14
Open Space-Conservation Habitat	OS-CH			106.6		0	31.1		106.9		31
<b>Subtotal</b>				<b>150.8</b>	<b>20.6</b>	<b>0</b>	<b>44.1</b>		<b>179.6</b>		<b>52</b>
<b>Infrastructure</b>											
Streets				20.6		0	6.0		20.4		6
<b>Sub total</b>				<b>20.6</b>		<b>0</b>	<b>6.0</b>		<b>20.4</b>		<b>6</b>
<b>Total</b>				<b>342.3</b>			<b>1,282*</b>		<b>344</b>	<b>856</b>	<b>100</b>

Notes:

1. DU/AC = Dwelling Units per Acre
2. Open Space Recreation/Basin where 5 acres was planned as active park space in Original Specific Plan.
3. Neighborhood Parks are reflected in Figure A-3-1, Open Space and Recreation Plan of the Original Specific Plan.
4. Discrepancy appears within approved Belle Terre Specific Plan No. 303 document. Total dwelling units approved under plan is 1,282.

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APPROVED SPECIFIC PLAN						SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO. 1					
Planning Area	Land Use Designation	Density Range (DU/AC) <sup>1</sup>	Average Density (DU/AC)	Gross Area (Acres)	Maximum Dwelling Units	NEW Planning Area Number	NEW Land Use Designation	NEW Density Range (DU/AC)	NEW Average Density (DU/AC)	NEW Gross Area (Acres)	NEW Maximum Dwelling Units
PA-1	MHDR	5.0-8.0	7.95	32.8	261	PA-1	MDR	2.0-5.0	4.4	21.8	97
PA-2	HDR	8.0-14.0	14	14.0	196	PA-2	HDR	8.0-14.0	13.9	11.7	163
PA-3	MHDR	5.0-8.0	8	14.0	112	PA-3	MDR	2.0-5.0	4.6	20.8	95
PA-4	MHDR	5.0-8.0	8	14.5	116	PA-4	MHDR	5.0-8.0	5.5	17.4	95
PA-5	OS-R	-		2.7		PA-5	OS-R			4.0	
PA-6	MHDR	5.0-8.0	8	6.3	50	PA-6	OS-C			4.9	
PA-7	MHDR	5.0-8.0	8	13.7	110	PA-7	MHDR	5.0-8.0	5.2	16.5	85
PA-8	OS-R			9.5		PA-25	OS-R			1.9	
PA-9	MHDR	5.0-8.0	8	7.7	62	PA-9	MHDR	5.0-8.0	7.2	19.6	142
PA-10	MHDR	5.0-8.0	7.95	23.4	186						
PA-11	MHDR	5.0-8.0	8	3.5	28	PA-28	MHDR	5.0-8.0	5.7	17.4	99
PA-12	MHDR	5.0-8.0	8	5.2	42	PA-12	OS-R			5.7	
PA-13	MDR	2.0-5.0	5	16.6	83	PA-13	MDR	2.0-5.0	4.3	18.8	80
PA-14	LDR	0.5-2.0	1.95	19.2	37	PA-14	OS-C			15.4	
PA-15	OS-R/B	-		10.5		PA-15	OS-C			8.9	
PA-16A	OS-C	-		2.7		PA-8	OS-C			4.8	
PA-16B	OS-C	-		5.6		PA-10	OS-R			6.0	
PA-16C	OS-C	-		1.8							
PA-16D	OS-C	-		2.4		PA-11	OS-C			2.2	
PA-16E	OS-C	-		4.8		PA-16	OS-C			4.0	
PA-16F	OS-C	-		4.2		PA-24	OS-C			4.7	
PA-17	OS-CH	-		69.0		PA-17	OS-CH			67.7	
PA-18	OS-CH	-		31.6		PA-18	OS-CH			32.5	
PA-19	OS-CH	-		1.8		PA-19	OS-CH			2.2	
PA-20	OS-CH	-		1.3		PA-20	OS-CH			1.3	
PA-21	OS-CH	-		2.9		PA-21	OS-CH			3.2	
						PA-22	OS-C			0.4	
						PA-23	OS-C			2.5	
						PA-26	OS-C			1.2	
						PA-27	OS-R			6.2	
Streets	-	-		20.6		Streets	ROW			20.4	
<b>Total</b>				<b>342.3</b>	<b>1,282</b>					<b>344</b>	<b>856</b>

**CHANGE OF ZONE NO. 1800020** is a proposal to modify the Specific Plan zoning ordinance text to modify development standards for planning areas consistent with the changes of Specific Plan No. 382 Substantial Conformance No. 1. The Change of Zone also proposes to formalize the Planning Area boundaries for all Planning Areas in the Specific Plan.

**TENTATIVE TRACT MAP NO. 37449** is a proposal for a Schedule "A" subdivision of 110.64 acres into 372 single-family residential lots, 16 lots for open space, expanded landscaping, sewer lines, and storm drain lines, to be developed in 4 phases. The subdivision boundaries reflect a pending lot line adjustment application that is intended to be processed and approved prior to the Tentative Tract Map being considered for decision. Grading for the subdivision proposes to export soil offsite from the subdivision to Planning Area 9 of the Specific Plan located south of Fields Drive and mass grade there.

**Public Comments**

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At the Planning Commission hearing, neighbors east of the project provided public testimony with two primary concerns on the project. One primary concern was on the revised circulation plan that includes a road improvement and aqueduct crossing not controlled by the applicant to access the southernmost portion of the Specific Plan. It was noted at the Planning Commission hearing that the circulation plan of the specific plan is conceptual and when it came time for a subdivision that necessitated the proposed road that would cross the property not controlled by the applicant, then staff would require the applicant to show there is cooperation with the owner of the property before any subdivision would be approved based on the requirements of Riverside County Ordinance No. 460. The subdivision currently proposed (TTM37449) is in the northern portion of the Specific Plan, so this crossing is not required with this subdivision.

The neighbors generally expressed a desire for traffic from the project to not utilize Rebecca Street where their homes are accessed. The revision to the circulation plan proposed by the Specific Plan Substantial Conformance proposes exactly this by shifting the access to the southernmost portion of the Specific Plan from Rebecca Street to a more direct crossing of the aqueduct to the southernmost portion of the Specific Plan. The details of what this proposed crossing and whether it would connect to Rebecca Street is conceptual with the proposed Specific Plan and details would be determined with a subdivision that would require this crossing.

The second primary concern was the park planned for in Planning Area 12 that is closest to the neighboring property owners. Concerns on the park included whether there would be ball field lighting that might spill over onto the neighboring properties and what noise impacts would be on the neighboring properties. This park would be improved by the developer and subsequently provided to Valley-Wide for ownership and maintenance. In order for Valley-Wide to accept the park, the park would need to be designed per Valley-Wide's requirements that would be confirmed through final park plan review. The plans included within the Specific Plan of what improvements would be included in the park are conceptual and would be confirmed through final park review. Following the Planning Commission hearing, staff confirmed with Valley-Wide staff that the ballfield planned for Planning Area 12 park is not planned to include ball field lighting. Additionally, there are no basketball courts planned within the concept of the park at this time and even if basketball courts were to be included in the final plans, Valley-Wide staff noted that they likely wouldn't be of a type with enough number of courts to necessitate lighting of the courts. With the ball field and basketball court lighting not planned, the remaining lighting within the park would primarily be lower level security lighting and lighting within the parking lot area of the park.

Regarding noise of the park, in general the potential noise impacts of the Specific Plan were addressed initially within the Environmental Impact Report No. 531 that was prepared and certified in 2014. The applicant prepared a memo with focused noise analysis of the park planned for in Planning Area 12 on the adjacent existing residential areas. This memo is attached in full, but the analysis in the memo concludes that the noise generated from the park would not exceed any applicable noise threshold. Therefore, the projected noise from PA12 will not result in any new or substantially increased noise impacts beyond those previously analyzed in EIR531 or Addendum No. 1 to EIR531.

**Retaining Walls/Grading**

As is detailed in the Planning Commission Staff Report package, staff initially had concerns regarding the design of portions of the Tentative Tract Map grading and retaining walls that created certain circumstances where areas above retaining walls may be difficult to access to

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maintain or may be aesthetically not ideal. The Planning Commission considered staff's concerns and recommended the addition of two conditions to separately address the maintenance and aesthetic concerns of the retaining walls at final engineering as listed below.

*Above Retaining Wall Maintenance Access*

Prior to precise grading permits for residential lots, grading plans shall show stairs, slope, or some other means of access where a retaining wall is greater than six (6) feet in height and where the retaining wall does not provide another means of access.

*Retaining Wall Design*

Prior to grading permit issuance, retaining walls facing private residential yard areas shall not be precision block and shall instead, at minimum, be split face or potentially a stacked or interlocking block retaining wall design and this design shall be shown on grading plans where any such retaining walls are proposed.

**Planning Commission Action**

On November 6, 2019, the Planning Commission recommended the Board of Supervisors approve the project with the additional two conditions related to the maintenance and aesthetics of the retaining walls on a 4-0 vote.

**Impact on Citizens and Businesses**

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

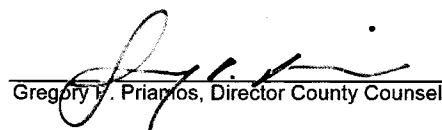
All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

- A. Park Noise Memo
- B. Planning Commission Minutes
- C. Planning Commission Memo
- D. Planning Commission Staff Report Package
- E. Specific Plan No. 382 Substantial Conformance No. 1
- F. Tentative Tract Map No. 37449 Exhibits
- G. Ordinance No. 348.4918

  
Jason Farin, Senior Management Analyst

12/5/2019

  
Gregory H. Priamos, Director County Counsel

11/26/2019





1 382 shall be the same as those standards identified in Article VI, Section 6.2 of  
2 Ordinance No. 348, except that the development standards set forth in Article  
3 VI, Section 6.2. B., C., and D.; E. (1), (2), (3) and (4); and G. shall be deleted  
4 and replaced, respectively, with each of the following:

5 B. Lot area shall not be less than four thousand five hundred square feet  
6 (4,500').

7 C. The minimum average width of that portion of a lot to be used as a  
8 building site shall be forty-five feet (45') with a minimum average  
9 depth of ninety feet (90').

10 D. The minimum frontage of a lot shall be forty feet (40'), except that lots  
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of  
12 thirty feet (30').

13 E. Minimum yard requirements are as follows:

14 1. The front yard shall be not less than fifteen feet (15'), measured  
15 from the public street. Porches in the front of the structure and  
16 "side-in" garages may encroach five feet (5') into the front yard  
17 setback.

18 2. Side yards on interior and through lots shall be not less than  
19 five feet (5'). Side yards on corner and reverse corner lots shall  
20 be not less than ten feet (10') from the public street.

21 3. The rear yard shall not be less than ten feet (10'), except that  
22 garages, balconies, decks, and attached patio covers may  
23 encroach five feet (5') into the rear yard setback.

24 4. Fireplaces, media niches, bay windows, porches, window  
25 boxes, and similar architectural features shall be allowed to  
26 encroach a maximum of two feet (2') into setbacks. No other  
27 structural encroachment shall be permitted in the front, side or  
28 rear yard except as provided for in Section 18.19 of Ordinance

No 348.

G. The maximum lot coverage shall be 65 percent for single story and 60 percent for two story.

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

b. Planning Area 2.

(1) The uses permitted in Planning Area 2 of Specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.A (2), (3), (5), (7) and (8); Section 6.1.B. (1), (2), (3), and (5); and Section 6.1.C. (1) shall not be permitted. In addition, the uses permitted under Section 6.1.A. 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 and the uses permitted under Section 6.1.B. shall include multiple family dwellings. Any use that is not specifically listed in Section 17.121b.(1) may be considered a permitted or conditionally permitted use provided that the Assistant TMLA Director – Community Development finds that the proposed use is substantially the same in character and intensity as those listed in Section 17.121b.(1). Such a use is subject to the permit process which governs the category in which it falls.

(2) The development standards for attached multiple family residential development in Planning Area 2 of Specific Plan No. 382 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2. A., B., C., D., E., and G. shall be deleted and replaced with the following:

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

B. Lot area shall not be less than three thousand (3,000) square feet.

C. The minimum average width of that portion of a lot to be used as a

1 building site shall be thirty-five feet (35') with a minimum average depth  
2 of sixty feet (60').

3 D. The minimum frontage of a lot shall be thirty five feet (35'), except that  
4 lots fronting on knuckles or cul-de-sacs may have a minimum frontage  
5 of thirty feet (30').

6 E. Minimum yard requirements are as follows:

- 7 1. The front yard setback shall be not less than fifteen feet (15'),  
8 measured from the public street. Porches in the front of the  
9 structure and "side-in" garages may encroach five feet (5') into  
10 the front yard setback. The minimum building setback from  
11 interior drives shall be three feet (3'). Garages opening to the  
12 front or rear of lots or buildings shall be setback a minimum  
13 of three feet (3') from the existing street right of way, from  
14 any future street right of way, as shown on any specific plan  
15 of highways, or from the curb of an alley. Garages opening  
16 to the front or rear of lots shall not be set back greater than  
17 five feet (5'), unless the setback exceeds eighteen-feet (18').
- 18 2. Side yards on interior and through lots shall be not less than  
19 five feet (5'). Side yards on corner and reversed corner lots shall  
20 be not less than ten feet (10') from the public street. The  
21 distance between buildings shall be no less than ten feet (10').
- 22 3. The rear yard shall not be less than ten feet (10'), except that  
23 garages, balconies, decks, and attached patio covers may  
24 encroach five feet (5') into the rear yard setback.
- 25 4. Fireplaces, media niches, bay windows, porches, window  
26 boxes, and similar architectural features shall be allowed to  
27 encroach a maximum of two feet (2') into setbacks provided at  
28 least one side of the structure has a clear five foot (5') setback.

1 No other structural encroachment shall be permitted in the  
2 front, side or rear yard except as provided for in Section 18.19  
3 of Ordinance No. 348.

4 G. The maximum lot coverage shall be 65 percent.

5 (3) The development standards for detached one family residential development in  
6 Planning Area 2 of Specific Plan No. 382 shall be the same as those standards  
7 identified in Article VI Section 6.2 of Ordinance No. 348, except that the  
8 development standards set forth in Article VI, Section 6.2. A., B., C., D., E., and  
9 G. shall be deleted and replaced, respectively, with each of the following:

10 A. Building height shall not exceed forty-five feet (45').

11 B. Lot Area shall not be less than 3,000 square feet.

12 C. The minimum average width of that portion of a lot to be used as a  
13 building site shall be thirty-five feet (35') with a minimum average depth  
14 of sixty feet (60').

15 D. The minimum frontage of a lot shall be thirty five feet (35'), except that  
16 lots fronting on knuckles or cul-de-sacs may have a minimum frontage  
17 of thirty feet (30').

18 E. Minimum yard requirements are as follows:

19 1. The front yard setback shall be not less than fifteen feet (15'),  
20 measured from the public street. Porches in the front of the  
21 structure and "side-in" garages may encroach five feet (5') into  
22 the front yard setback.

23 2. Side yards on interior and through lots shall be not less than  
24 five feet (5'). Side yards on corner and reversed corner lots shall  
25 be not less than ten feet (10') from the public street.

26 3. The rear yard shall not be less than ten feet (10'), except that  
27 garages, balconies, decks, and attached patio covers may  
28 encroach five feet (5') into the rear yard setback.

1 4. Fireplaces, media niches, bay windows, porches, window  
2 boxes, and similar architectural features shall be allowed to  
3 encroach a maximum of two feet (2') into setbacks provided at  
4 least one side of the structure has a clear five foot (5') setback.  
5 No other structural encroachment shall be permitted in the  
6 front, side or rear yard except as provided for in Section 18.19  
7 of Ordinance No. 348.

8 F. The maximum lot coverage shall be 65 percent.

9 (4) The development standards for non-residential development in Planning Area 2  
10 of Specific Plan No. 382 shall be the same as those standards identified in Article  
11 VI Section 6.2 of Ordinance No. 348

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

14 c. Planning Areas 4, 7, 9, and 28.

15 (1) The uses permitted in Planning Areas 4, 7, 9, and 28 of Specific Plan No. 382  
16 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance  
17 No. 348, except that the uses permitted pursuant to Section 6.1A(2), (3), (5), (7)  
18 and (8); Section 6.1.B. (1), (2), (3), and (5); and Section 6.1.C.(1) shall not be  
19 permitted. In addition, the uses permitted under Section 6.1.A. shall include  
20 temporary real estate tract offices located within a subdivision to be used only  
21 for and during the original sale of the subdivision, but not to exceed a period of  
22 five (5) years in any event. Any use that is not specifically listed in Section  
23 17.121c.(1) be considered a permitted or conditionally permitted use provided  
24 that the Assistant TMLA Director – Community Development finds that the  
25 proposed use is substantially the same in character and intensity as those listed  
26 in Section 17.121c.(1). Such a use is subject to the permit process which governs  
27 the category in which it falls.

28 (2) The development standards for Planning Areas 4, 7, 9, and 28 of Specific Plan

1 No. 382 shall be the same as those standards identified in Article VI, Section 6.2  
2 of Ordinance No. 348, except that the development standards set forth in Article  
3 VI, Section 6.2. B., C., and D; E. (1), (2), (3) and (4); and G. shall be deleted and  
4 replaced, respectively, with each of the following:

5 B. Lot area shall not be less than three thousand five hundred square feet  
6 (3,500').

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

10 D. The minimum frontage of a lot shall be thirty five feet (35'), except that  
11 lots fronting on knuckles or cul-de-sacs may have a minimum frontage  
12 of thirty feet (30').

13 E. Minimum yard requirements are as follows:

14 1. The front yard setback shall be not less than fifteen feet (15'),  
15 measured from the public street. Porches in the front of the  
16 structure and "side-in" garages may encroach five feet (5') into  
17 the front yard setback.

18 2. Side yards on interior and through lots shall be not less than  
19 five feet (5'). Side yards on corner and reversed corner lots shall  
20 be not less than ten feet (10') from the public street.

21 3. The rear yard shall not be less than ten feet (10'), except that  
22 garages, balconies, decks, and attached patio covers may  
23 encroach five feet (5') into the rear yard setback.

24 4. Fireplaces, media niches, bay windows, porches, window  
25 boxes, and similar architectural features shall be allowed to  
26 encroach a maximum of two feet (2') into setbacks provided at  
27 least one side of the structure has a clear five foot (5') setback.

28 No other structural encroachment shall be permitted in the

1 front, side or rear yard except as provided for in Section 18.19  
2 of Ordinance No. 348.

3 G. The maximum lot coverage shall be sixty-five (65%) for a single story  
4 dwelling and sixty percent (60%) for two story dwelling.

5 In addition, the following development standards for clustered residential development,  
6 which involves grouping dwelling units on smaller lots in one area of development  
7 while preserving the remaining land on site for other uses, shall also apply and, to the  
8 extent there is a conflict, supersede other development standards for Planning Areas 4,  
9 7, 9, and 28:

10 AA. Where a zero lot line design is utilized, the distance between structures  
11 shall be not less than ten feet (10') provided at least one side of the  
12 structure has a clear five foot (5') setback at all times.

13 BB. Front yards shall be a minimum of ten feet (10') measured from the  
14 public street.

15 CC. Side yards on corner and reversed corner lots shall be not less than ten  
16 feet (10') from the public street. There shall be no other side or rear yard  
17 setback requirements.

18 DD. The distance between structures in all directions shall be at least ten feet  
19 (10').

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

22 d. Planning Areas 5, 10, 12, 25, and 27.

23 (1) The uses permitted in Planning Areas 5, 10, 12, 25, and 27 of Specific Plan No.  
24 382 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
25 Ordinance No. 348, except that the uses permitted pursuant to Section  
26 8.100.A.(1), (8) and (9); B.(1) and C.(1) shall not be permitted. In addition, the  
27 permitted uses identified under Section 8.100.A. shall include public parks;  
28 public playgrounds; dog parks; greenhouses; community gardens; trails; and

1 hiking areas.

2 (2) The development standards for Planning Areas 5, 10, 12, 25, and 27 of Specific  
3 Plan No. 382 shall be the same as those standards identified in Article VIIIe,  
4 Section 8.101 of Ordinance No. 348.

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

7 e. Planning Areas 6, 8, 11, 14, 15, 16, 22, 23, and 26.

8 (1) The uses permitted in Planning Areas 6, 8, 11, 14, 16, 23, and 26 of Specific Plan  
9 No. 382 shall be the same as those uses permitted in Article VIIIe, Section 8.100  
10 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.A.  
11 (1), (2), (3), (4), (5) (8) and (9); B. (1); and C. (1) shall not be permitted. In  
12 addition, the permitted uses identified under Section 8.100.A. shall include trails  
13 and hiking areas.

14 (2) The development standards for Planning Areas 6, 8, 11, 14, 16, 22, 23, and 26  
15 of Specific Plan No. 382 shall be the same as those standards identified in Article  
16 VIIIe, Section 8.101 of Ordinance No. 348.

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

19 f. Planning Areas 17, 18, 19, 20 and 21

20 (1) The uses permitted in Planning Areas 17, 18, 19, 20, and 21 of Specific Plan No.  
21 382 shall be the same as those uses permitted in Article XVI, Section 16.2 of  
22 Ordinance No. 348, except that uses permitted pursuant to Section 16.2.A.(1),  
23 (2), (3), (4), (5), and (7); B.(1) (2), (3), (4), (5), (6), (7) (8) and (9); C.(1) and (2);  
24 D(1); and E. shall not be permitted.

25 (2) The development standards for Planning Areas 17, 18, 19, 20 and 21 of Specific  
26 Plan No. 382 shall be the same as those standards identified in Article XVI of  
27 Ordinance No. 348.

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



those requirements identified in Article XVI of Ordinance No. 348.

g. Planning Area 24

- (1) The uses permitted in Planning Area 24 of Specific Plan No. 382 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.A.(1), (2), (3), (4), (5) (8) and (9); B.(1); and C.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.A. shall also include nature trails, structures and installations necessary for the storage and distribution of water such as tanks, reservoirs, wells, and any use appurtenant to the storage and distribution of water, and the necessary pumping and water production facilities.
- (2) The development standards for Planning Area 24 of Specific Plan No. 382 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.”

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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 10, 2019, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES:                   Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS:                   None  
ABSENT:                 None

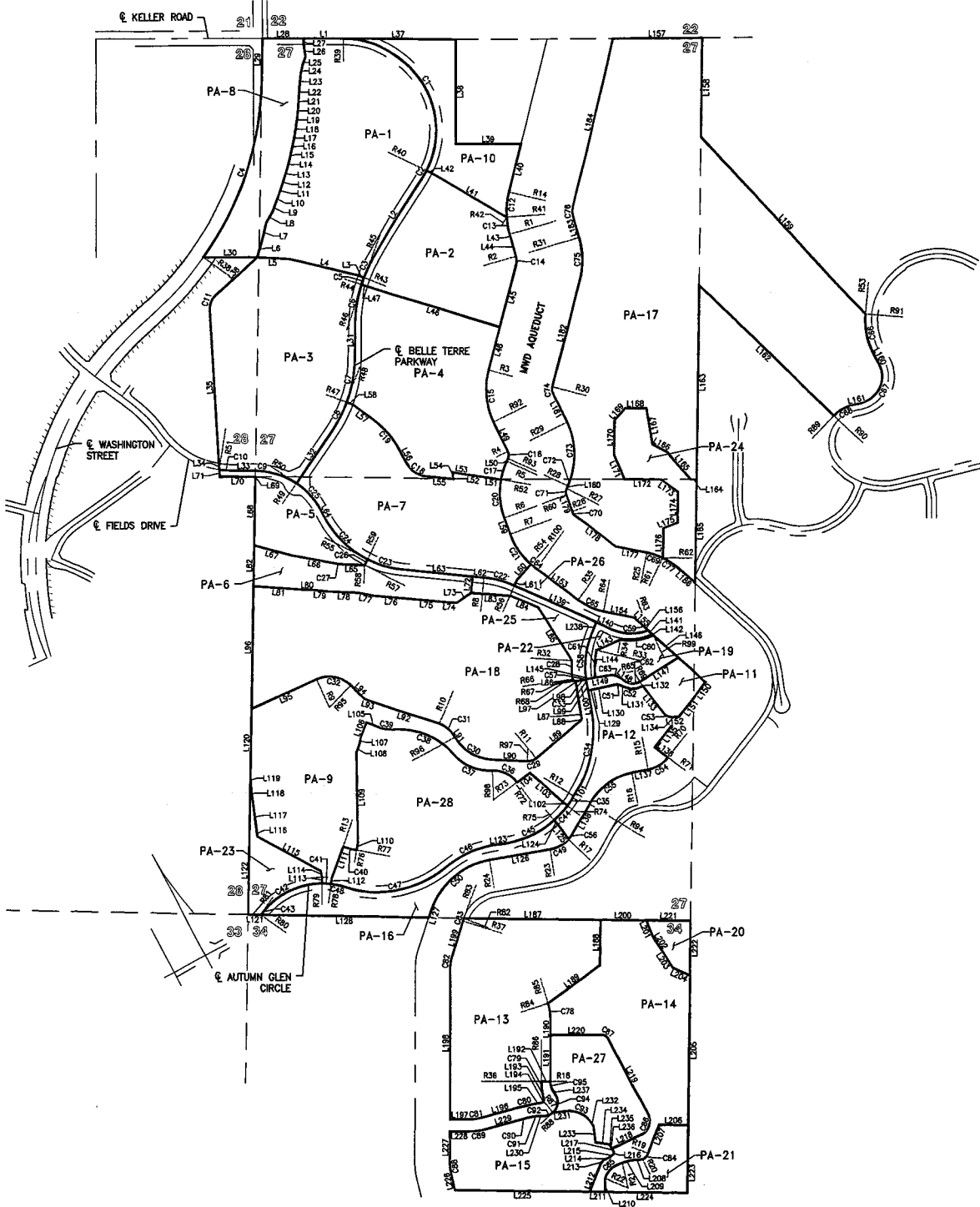
DATE:            December 10, 2019

KECIA R. HARPER  
Clerk of the Board

BY: *Kecia Harper*  
Deputy

SEAL

SEC. 27, 28, & 34, T. 6 S., R. 2 W., S. B. M.

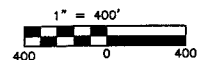
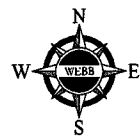


SP ZONE SPECIFIC PLAN (SP382)

MAP NO. 2.2443

CHANGE OF OFFICIAL ZONING PLAN  
RANCHO CALIFORNIA AREA

CHANGE OF ZONE CASE NO. 1800020  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4918  
DECEMBER 10, 2019  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



- ASSESSORS PARCEL NOS.:
- 472-170-021
  - 472-170-022
  - 472-170-023
  - 472-170-024
  - 472-170-025
  - 472-170-026
  - 472-180-033
  - 472-180-034
  - 472-180-035
  - 472-180-036
  - 472-200-002

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S89° 59' 41"E	239.91	L46	N73° 03' 27"W	830.40	L91	N33° 31' 03"W	8.80	L136	S52° 20' 07"E	99.98	L181	N25° 59' 54"W	199.41	L226	N12° 34' 43"W	123.14
L2	S30° 26' 36"W	581.28	L47	N72° 03' 22"W	37.00	L92	N71° 35' 36"W	405.65	L137	S79° 22' 42"W	98.17	L182	N14° 52' 32"E	655.89	L227	N00° 04' 48"E	192.27
L3	N68° 49' 36"W	37.00	L48	S14° 53' 31"W	268.15	L93	N71° 35' 36"W	56.41	L138	S30° 48' 09"W	207.36	L183	N16° 03' 58"W	138.78	L228	S89° 55' 28"E	106.36
L4	N76° 47' 25"W	427.43	L49	S26° 06' 41"E	198.37	L94	N45° 38' 12"W	120.13	L139	S66° 00' 57"E	551.16	L184	N14° 03' 15"E	1049.85	L229	N74° 27' 03"E	201.80
L5	N87° 00' 36"W	188.60	L50	S24° 56' 30"W	18.29	L95	S65° 18' 18"W	426.70	L140	N66° 00' 57"W	107.45	L185	S00° 45' 10"W	629.20	L230	S89° 55' 20"E	41.01
L6	N15° 53' 15"E	95.75	L51	S81° 30' 49"E	140.14	L96	N00° 58' 58"E	741.62	L141	S47° 33' 02"E	33.41	L186	N47° 26' 30"W	131.14	L231	S83° 55' 47"W	81.61
L7	N13° 14' 13"E	121.64	L52	N81° 18' 20"W	56.00	L97	S81° 14' 09"W	26.30	L142	S47° 33' 02"E	10.88	L187	S89° 09' 11"E	840.29	L232	N37° 22' 24"W	32.58
L8	N29° 46' 24"E	74.28	L53	N81° 30' 49"W	105.60	L98	S81° 14' 09"W	37.00	L143	N67° 36' 38"E	163.50	L188	S00° 50' 49"W	276.20	L233	N07° 03' 40"W	99.24
L9	N19° 41' 20"E	55.00	L54	S06° 30' 23"E	40.97	L99	N11° 06' 45"W	47.72	L144	N81° 24' 06"E	25.04	L189	S54° 47' 57"W	396.24	L234	N82° 15' 39"W	88.27
L10	N19° 36' 41"E	55.00	L55	N84° 31' 30"W	159.38	L100	N11° 06' 45"W	110.06	L145	N81° 24' 06"E	37.00	L190	S00° 00' 00"E	91.86	L235	N41° 46' 33"W	19.00
L11	N18° 32' 14"E	55.00	L56	N27° 25' 27"W	106.08	L101	N30° 54' 09"E	43.55	L146	S47° 33' 02"E	201.69	L191	S00° 00' 00"E	280.38	L236	N26° 10' 29"W	13.06
L12	N17° 12' 18"E	55.02	L57	N53° 42' 04"W	176.96	L102	N52° 24' 00"W	37.00	L147	S57° 53' 54"W	266.65	L192	N88° 17' 35"W	56.02	L237	N31° 33' 13"W	34.73
L13	N15° 48' 16"E	55.02	L58	N69° 51' 24"W	40.00	L103	N48° 19' 27"W	266.76	L148	N54° 49' 23"W	29.56	L193	S09° 57' 33"E	61.89	L238	S23° 59' 03"W	73.17
L14	N14° 15' 41"E	55.04	L59	S20° 04' 26"E	105.31	L104	S53° 35' 20"W	95.98	L149	S81° 24' 06"W	89.30	L194	S46° 20' 24"W	18.03			
L15	N12° 43' 16"E	55.04	L60	S41° 48' 00"W	126.19	L105	N69° 37' 14"W	89.17	L150	S37° 45' 34"W	99.15	L195	S80° 02' 27"W	49.48			
L16	N10° 59' 39"E	55.04	L61	S23° 59' 03"W	37.00	L106	S20° 22' 46"W	90.00	L151	S37° 45' 34"W	164.17	L196	S74° 27' 03"W	201.80			
L17	N10° 16' 16"E	55.02	L62	N84° 30' 18"W	68.63	L107	S13° 00' 28"W	56.47	L152	S88° 49' 38"W	48.49	L197	N89° 55' 28"W	106.36			
L18	N08° 11' 34"E	55.03	L63	N84° 30' 18"W	417.24	L108	S20° 22' 46"W	46.52	L153	S53° 35' 08"E	319.20	L198	N00° 04' 48"E	921.60			
L19	N07° 19' 00"E	55.05	L64	N27° 07' 55"W	33.41	L109	S01° 07' 59"E	544.00	L154	S78° 38' 10"E	197.16	L199	N17° 21' 01"E	231.01			
L20	N05° 00' 13"E	55.01	L65	N87° 31' 55"W	157.64	L110	S10° 14' 49"W	46.97	L155	S47° 33' 02"E	80.18	L200	S89° 09' 11"E	285.79			
L21	N03° 50' 52"E	55.04	L66	N79° 32' 56"W	278.70	L111	S20° 10' 53"W	202.93	L156	S47° 33' 02"E	34.34	L201	N23° 04' 08"W	111.14			
L22	N03° 37' 54"E	60.20	L67	N74° 45' 19"W	234.54	L112	S06° 39' 44"W	37.00	L157	S89° 59' 41"E	541.96	L202	N32° 14' 16"W	91.09			
L23	N04° 52' 16"E	79.07	L68	N00° 58' 58"E	413.40	L113	N00° 18' 52"W	37.00	L158	S00° 45' 10"W	597.04	L203	N32° 07' 12"W	129.84			
L24	N11° 58' 05"E	55.62	L69	N00° 58' 58"E	3.11	L114	N09° 34' 07"W	40.35	L159	S42° 33' 53"E	1470.68	L204	N64° 04' 08"W	111.15			
L25	N19° 18' 52"E	55.01	L70	N89° 56' 10"W	214.93	L115	N61° 12' 17"W	433.51	L160	S26° 33' 10"E	79.97	L205	S00° 33' 03"W	902.26			
L26	N08° 12' 38"W	73.72	L71	N03° 26' 50"W	43.07	L116	N07° 48' 49"W	36.76	L161	S78° 26' 50"W	29.87	L206	S89° 26' 57"E	171.02			
L27	N00° 00' 19"E	37.00	L72	S05° 29' 42"W	99.16	L117	N07° 08' 57"W	163.18	L162	N45° 55' 46"W	1143.07	L207	N21° 27' 32"E	186.41			
L28	S89° 59' 41"E	242.82	L73	S56° 55' 34"W	108.76	L118	N06° 46' 38"W	122.58	L163	S00° 45' 10"W	1174.04	L208	N86° 33' 25"E	67.00			
L29	N01° 03' 38"E	255.03	L74	N86° 58' 39"W	84.43	L119	N02° 58' 50"W	39.79	L164	N89° 34' 37"W	37.51	L209	N74° 29' 39"E	60.21			
L30	N89° 57' 50"W	326.10	L75	N84° 42' 54"W	182.98	L120	N00° 58' 58"E	413.49	L165	N39° 16' 46"W	216.92	L210	N01° 13' 39"W	82.95			
L31	S00° 29' 40"W	202.65	L76	N85° 37' 03"W	221.27	L121	N89° 09' 11"W	76.11	L166	N61° 22' 48"W	100.98	L211	N89° 07' 23"W	98.74			
L32	S33° 56' 04"W	385.79	L77	N78° 22' 39"W	94.26	L122	N00° 58' 58"E	632.98	L167	N09° 57' 26"W	219.55	L212	S21° 59' 11"W	184.14			
L33	N89° 56' 10"W	129.49	L78	N87° 56' 13"W	179.07	L123	S81° 52' 00"W	50.85	L168	N89° 46' 04"W	132.76	L213	S40° 09' 16"W	25.81			
L34	N03° 26' 50"W	37.89	L79	N84° 35' 35"W	110.61	L124	N40° 59' 31"W	37.00	L169	S41° 49' 23"W	93.88	L214	S85° 53' 24"W	47.54			
L35	N03° 26' 50"W	924.47	L80	S89° 56' 53"W	45.19	L125	N35° 50' 20"W	108.55	L170	S00° 39' 27"W	210.43	L215	S50° 44' 10"W	29.65			
L36	N47° 47' 20"E	335.88	L81	N85° 49' 22"W	298.36	L126	S80° 20' 15"W	373.69	L171	S23° 06' 09"E	162.81	L216	S14° 45' 19"W	12.73			
L37	S89° 59' 41"E	667.42	L82	N00° 58' 58"E	247.04	L127	S17° 20' 10"W	42.17	L172	S89° 37' 13"E	221.41	L217	S31° 22' 27"E	25.48			
L38	S00° 00' 33"W	630.10	L83	N85° 40' 40"W	244.40	L128	N89° 09' 11"W	1006.35	L173	S53° 34' 08"E	128.39	L218	S85° 09' 48"W	199.83			
L39	S89° 59' 30"E	399.95	L84	N86° 54' 33"W	175.85	L129	S78° 53' 15"W	37.00	L174	S00° 37' 58"W	187.44	L219	S28° 32' 19"E	517.15			
L40	S14° 01' 34"W	302.58	L85	N32° 37' 56"W	386.95	L130	S78° 53' 15"W	145.03	L175	S68° 50' 56"W	90.70	L220	N90° 00' 00"E	320.18			
L41	N59° 33' 24"W	526.76	L86	N62° 44' 39"W	22.93	L131	N67° 48' 38"W	39.31	L176	S00° 56' 26"W	180.84	L221	S89° 09' 11"E	264.36			
L42	N63° 43' 26"W	37.00	L87	S08° 45' 49"E	231.96	L132	S59° 58' 55"W	0.83	L177	N78° 37' 57"W	195.44	L222	S00° 33' 03"W	333.98			
L43	S16° 03' 19"E	25.64	L88	S23° 21' 16"W	11.48	L133	N37° 40' 31"W	216.74	L178	N53° 40' 32"W	321.06	L223	S00° 33' 03"W	412.92			
L44	S16° 03' 19"E	113.28	L89	S50° 39' 48"W	355.39	L134	S88° 49' 38"W	48.49	L179	N20° 04' 32"W	109.83	L224	N89° 07' 23"W	501.22			
L45	S14° 53' 31"W	387.71	L90	N87° 10' 14"W	212.09	L135	S37° 45' 34"W	233.18	L180	N23° 12' 52"E	17.35	L225	N89° 07' 23"W	828.30			

MAP NO. 2.2443

## CHANGE OF OFFICIAL ZONING PLAN RANCHO CALIFORNIA AREA

CHANGE OF ZONE CASE NO. 1800020  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4918  
DECEMBER 10, 2019  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH	CURVE #	DELTA	RADIUS	LENGTH	CURVE #	DELTA	RADIUS	LENGTH	CURVE #	DELTA	RADIUS	LENGTH
C1	116°16'14"	550.00	1116.12	C25	28°56'00"	450.00	227.24	C49	37°06'23"	200.00	129.53	C73	45°27'01"	450.00	356.96
C2	4°10'03"	550.00	40.00	C26	0°01'16"	108344.13	39.86	C50	62°58'07"	450.00	484.55	C74	40°51'04"	50.14	35.75
C3	9°16'12"	800.00	129.43	C27	7°58'59"	39.00	5.43	C51	33°18'07"	40.00	23.25	C75	30°57'05"	499.87	270.03
C4	34°30'52"	1900.00	1144.54	C28	11°09'37"	582.00	113.36	C52	52°22'18"	120.00	109.69	C76	29°57'13"	99.54	52.04
C5	3°13'46"	800.00	45.09	C29	42°34'15"	77.50	57.58	C53	53°29'51"	45.00	42.02	C77	16°35'24"	400.00	115.82
C6	17°26'58"	800.00	243.64	C30	53°39'11"	287.50	269.22	C54	41°28'11"	200.00	144.76	C78	17°43'16"	328.00	101.45
C7	19°38'56"	800.00	274.35	C31	37°10'39"	194.02	125.89	C55	48°30'19"	400.00	338.63	C79	9°57'33"	328.00	57.01
C8	13°47'28"	800.00	192.56	C32	69°10'27"	186.50	225.16	C56	12°23'47"	200.00	43.27	C80	5°35'23"	1037.00	101.17
C9	33°52'14"	450.00	266.02	C33	2°20'53"	500.00	20.49	C57	0°09'57"	500.00	1.45	C81	15°37'28"	413.00	112.62
C10	8°31'27"	550.00	81.83	C34	42°00'54"	700.00	513.31	C58	32°34'57"	500.00	284.34	C82	17°16'13"	200.00	60.28
C11	51°14'10"	120.00	107.31	C35	6°41'49"	600.00	70.13	C59	44°03'53"	300.00	230.72	C83	3°53'38"	250.00	16.99
C12	17°40'08"	500.00	154.19	C36	56°06'45"	178.00	174.32	C60	34°35'51"	345.86	208.84	C84	41°35'43"	69.03	50.11
C13	12°05'43"	500.00	105.52	C37	51°33'17"	305.00	274.44	C61	21°51'07"	437.09	166.70	C85	54°20'53"	158.31	150.17
C14	30°56'43"	100.00	54.01	C38	53°40'53"	418.00	391.63	C62	67°16'43"	90.00	105.68	C86	93°42'06"	90.00	147.19
C15	41°02'25"	450.00	322.33	C39	25°01'47"	182.00	79.51	C63	43°46'32"	100.00	76.40	C87	61°27'41"	50.00	53.64
C16	50°52'38"	50.00	44.40	C40	8°26'36"	572.00	84.29	C64	5°23'55"	450.00	42.40	C88	12°39'31"	200.00	44.19
C17	14°55'57"	450.00	117.28	C41	6°58'35"	450.00	54.79	C65	25°15'55"	400.00	176.38	C89	15°37'28"	487.00	132.80
C18	57°06'03"	136.00	135.54	C42	49°30'06"	450.00	388.79	C66	31°32'48"	436.00	240.06	C90	5°03'38"	983.00	85.06
C19	26°16'38"	484.00	212.80	C43	2°25'50"	910.00	38.60	C67	105°00'00"	164.00	300.55	C91	10°33'58"	100.00	18.44
C20	30°06'56"	450.00	236.53	C44	11°24'30"	600.00	119.47	C68	34°22'36"	236.00	141.60	C92	41°04'13"	84.00	60.21
C21	28°31'50"	450.00	224.08	C45	32°51'31"	600.00	344.09	C69	14°43'14"	400.00	102.77	C93	58°41'49"	170.00	174.16
C22	18°29'21"	600.00	193.62	C46	33°02'20"	600.00	345.99	C70	33°05'08"	49.46	28.56	C94	80°33'39"	84.00	118.11
C23	21°06'40"	600.00	221.08	C47	59°35'38"	600.00	624.07	C71	46°21'28"	48.38	39.14	C95	31°32'58"	100.00	55.06
C24	36°15'42"	600.00	379.73	C48	11°45'34"	450.00	92.36	C72	5°29'41"	450.00	43.15				

RADIAL TABLE		RADIAL TABLE		RADIAL TABLE		RADIAL TABLE		RADIAL TABLE	
LINE #	DIRECTION	LINE #	DIRECTION	LINE #	DIRECTION	LINE #	DIRECTION	LINE #	DIRECTION
R1	S74° 08' 57"W	R25	N11° 14' 52"E	R49	N33° 56' 04"E	R73	N53° 35' 20"E	R97	S02° 49' 46"W
R2	N73° 55' 11"E	R26	S69° 24' 36"W	R50	N56° 03' 56"W	R74	S52° 24' 00"E	R98	N02° 31' 25"W
R3	N75° 08' 10"W	R27	N63° 43' 04"W	R51	S08° 35' 17"W	R75	S40° 59' 31"E	R99	S24° 42' 08"E
R4	N63° 51' 10"E	R28	S65° 04' 59"E	R52	N80° 01' 41"W	R76	N10° 14' 49"E	R100	S36° 14' 12"W
R5	N65° 05' 44"W	R29	N63° 58' 20"E	R53	N04° 59' 38"E	R77	S79° 45' 11"E		
R6	S69° 51' 22"W	R30	N75° 08' 49"W	R54	S41° 38' 08"W	R78	N06° 39' 44"E		
R7	S70° 09' 57"W	R31	N73° 55' 27"E	R55	S63° 24' 15"E	R79	N00° 18' 52"W		
R8	N05° 29' 42"E	R32	N86° 16' 35"W	R56	N23° 59' 03"E	R80	N54° 42' 32"W		
R9	N24° 55' 10"W	R33	N76° 47' 25"W	R57	N63° 22' 59"W	R81	N35° 17' 28"E		
R10	N22° 35' 50"E	R34	S09° 53' 43"W	R58	S02° 28' 05"W	R82	N68° 45' 21"W		
R11	S39° 44' 29"E	R35	S36° 34' 25"W	R59	S26° 36' 23"W	R83	N21° 18' 27"E		
R12	S59° 05' 49"E	R36	N90° 00' 00"W	R60	N89° 55' 28"E	R84	N72° 16' 44"E		
R13	S18° 41' 25"W	R37	N72° 36' 59"W	R61	N25° 58' 06"E	R85	N17° 43' 16"W		
R14	N76° 07' 23"W	R38	S54° 25' 30"E	R62	S89° 03' 34"E	R86	N00° 00' 00"E		
R15	S10° 41' 03"E	R39	N00° 00' 19"E	R63	S20° 04' 50"E	R87	S40° 59' 33"E		
R16	N10° 41' 57"W	R40	S63° 43' 26"E	R64	N11° 18' 30"E	R88	S49° 00' 27"W		
R17	S46° 48' 04"E	R41	S86° 12' 29"W	R65	S81° 21' 28"W	R89	S44° 04' 14"W		
R18	S89° 59' 46"W	R42	S30° 26' 36"W	R66	N82° 33' 47"E	R90	N45° 55' 46"W		
R19	S68° 25' 31"E	R43	N68° 49' 36"W	R67	N81° 24' 06"E	R91	N85° 00' 22"W		
R20	S26° 49' 47"E	R44	S72° 03' 22"E	R68	N81° 14' 09"E	R92	S63° 49' 26"W		
R21	N13° 26' 19"W	R45	N21° 10' 24"E	R69	S30° 10' 55"E	R93	N65° 16' 11"W		
R22	N67° 47' 12"W	R46	S17° 56' 38"W	R70	N37° 50' 46"E	R94	N59° 12' 17"W		
R23	S09° 41' 42"E	R47	S69° 51' 24"E	R71	N52° 09' 14"W	R95	N44° 15' 17"E		
R24	N09° 41' 43"W	R48	N20° 08' 36"E	R72	S36° 24' 40"E	R96	N59° 46' 28"E		

MAP NO. 2.2443  
**CHANGE OF OFFICIAL ZONING PLAN**  
**RANCHO CALIFORNIA AREA**  
CHANGE OF ZONE CASE NO. 1800020  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4918  
DECEMBER 10, 2019  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



## Technical Memorandum

To: Russell Brady, Project Planner  
Riverside County Planning Department

From: Eliza Laws, Senior Environmental Analyst  
Monica Tobias, Assistant Environmental Analyst

Date: November 22, 2019

Re: Focused Noise Analysis for the Potential Park Operations from Planning Area 12 (PA12) of the Belle Terre Specific Plan No. 382, Substantial Conformance No. 1 (SP382S1)

---

This technical memorandum was prepared to evaluate whether the potential operational activities in Planning Area 12 (PA12) identified in the Belle Terre Specific Plan SP No. 382, Substantial Conformance No. 1 (SP382S1) would exceed applicable noise standards established by the County of Riverside at existing residential properties and result in any new or substantially more severe impacts beyond those previously analyzed in Environmental Impact Report No. 531 (EIR531) certified December 4, 2014 and Addendum No. 1 to EIR531, prepared in October 2019.

### Project Description

PA12 is an approximately 5.6-acre site designated as Open Space - Recreation that is planned to provide active recreational amenities such as athletic fields, play areas, walkways, tot lots, picnic areas, restrooms, shade tree plantings and rolling turf areas. SP382S1 Figure 4.3-3 (see Attachment A) depicts a conceptual layout of the park; however, specific layout and amenities will be determined during final design of the park. Parks within SP382S1 will be maintained by either by a County Service Area or similar public/private entity such as Valley-Wide Recreation and Parks District, or by a landscaping and lighting district, or by an association which includes as its participating owners all property within the Specific Plan. The Specific Plan developer shall set in place the public/private entity/district prior to the recordation of the Final Map or the issuance of a grading permit, whichever occurs first. **Figure 1 – PA12 Vicinity Map**, attached hereto, shows the location of the park site in relation to the surrounding off-site residential land uses to the east.

### Characteristics of Sound

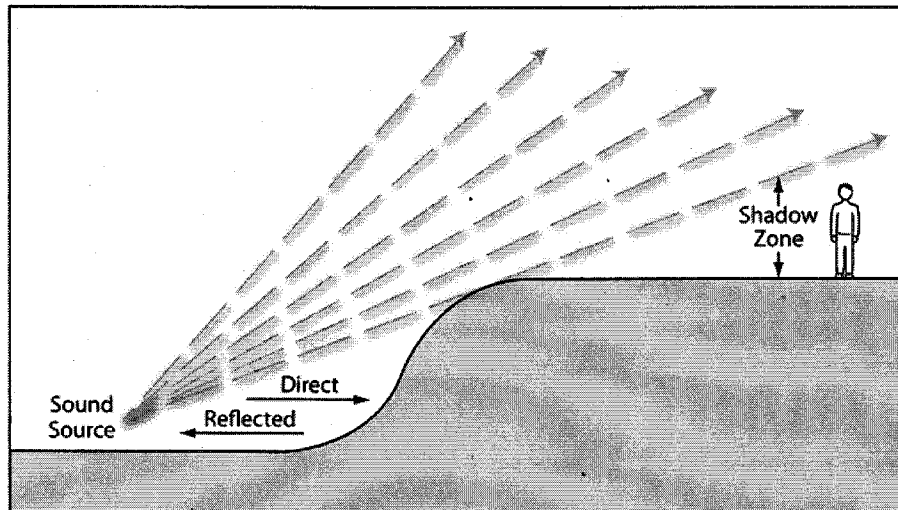
Sound is technically described in terms of the loudness (amplitude) and frequency (pitch) of the sound. The standard unit of measurement for sound is the decibel (dB). The human ear is not equally sensitive to sound at all frequencies. The "A-weighted scale," abbreviated dBA, reflects the normal hearing sensitivity range of the human ear. (EIR531, p. IV.L-1)

Small perceptible changes in sound level for a person with normal hearing sensitivity is approximately 3 dBA. A change of at least 5 dBA would be noticeable and would likely cause a community reaction. A 10-dBA increase is heard as a doubling in loudness and would cause a community response. (EIR531, p. IV.L-2)

Noise levels decrease as the distance from the noise source to the receiver increases. Noise generated by a stationary noise source, or "point source," will decrease by approximately 6 dBA over hard surfaces (e.g., reflective surfaces such as parking lots or smooth bodies of water) and 7.5 dBA over soft surfaces (e.g., absorptive surfaces such as soft dirt, grass, or scattered bushes and trees) for each doubling of the distance. For example, if a noise source produces a noise level of 89 dBA at a reference distance of 50 feet, then the noise level would be 83 dBA at a distance of 100 feet from the noise source, 77 dBA at a distance of 200 feet, and so on. (EIR531, p. IV.L-2)

Noise is most audible when traveling by direct line-of-sight, which is the visible path between the noise source and the noise receptor. Barriers, such as walls or buildings that break the line-of-sight between the source and the receiver can greatly reduce noise levels from the source since sound can only reach the receiver by diffraction. Sound barriers can reduce sound levels by up to 20 dBA. However, if a barrier is not high or long enough to break the line-of-sight from the source to the receiver, its effectiveness is greatly reduced. (EIR531, p. IV.L-3)

Changes in elevation between the noise source and the receiver also break the line-of-sight. This concept is illustrated in the diagram below.



## Noise Regulations

The County of Riverside General Plan includes the following policy that applies to noise sources from PA12 to off-site residential properties (EIR 531, p. IV.L-10):

Policy N 4.1: Prohibit facility-related noise, received by any sensitive use, from exceeding the following worst-case noise levels:

- 45 dBA-10-minute Leq between 10:00 p.m. and 7:00 a.m. [nighttime standard]
- 65 dBA-10-minute Leq between 7:00 a.m. and 10:00 p.m. [daytime standard]

## Projected Noise Levels

The types of noises associated with on-site activities in parks (i.e., park operations) will vary depending upon the size of the park, time of day, time of year, and types and number of activities taking place on site. There is no single reference noise level that can accurately predict or quantify future noise levels emanating from a park; however, there are certain common activities associated with parks that have



the potential to exceed applicable noise standards of surrounding land uses. The following analysis addresses potential noise impacts that may be caused by future activities at the PA12 park site. Park operational hours for facilities similar to PA12 are typically sunrise to sunset. Special event hours for seasonal sporting events would typically not occur beyond 10 p.m. and would be permitted by the maintenance entity.

Several activities that may take place in PA12 will generate noise. Noise will be primarily generated in the parking lot from car engines and radios, slamming doors and trunks, and from conversations. Shouting and cheering will be the primary noise emanating from athletic fields such as baseball fields and soccer fields. Children in the play areas will cause some noise due to laughter and squealing. These types of noises are sporadic and are not expected to cause a significant increase in ambient noise levels averaged over twenty-four hours. They will, however, be audible. Considerations when evaluating whether the estimated noise source will be a nuisance to nearby off-site residences include the

- Distance from the noise source to the nearest sensitive receiver (residence)
- The elevation difference between the noise source and the sensitive receiver
- Location and height of sound attenuating barriers breaking the line of sight between the noise source and the receiver.

As stated above, a doubling of the distance between a point noise source (the potential park amenities) and a receiver (nearby properties) decreases the noise level at the receiver by 6 dBA for hard surfaces and 7.5 dBA for soft surfaces. Noise can also be attenuated if a barrier is created (the line of site is broken) by elevational differences between the noise source and the receiver. To be conservative, hard surface conditions were assumed.

PA12 operational noise levels were calculated based on noise measurements taken at Rancho California Sports Park, since this park has many of the facilities that PA12 may include. **Table 1 – Reference Park Noise Levels** shows the maximum noise level for each facility at 25 feet from the source.

**Table 1 – Referenced Park Noise Levels**

Facility (Source) <sup>1</sup>	Noise Level (dBA <sub>Leq</sub> )	Distance from Source (feet)
Baseball Field	73	25
Basketball Court	73	25
Soccer Field	73	25
Picnic/Playground Area	75	25
Parking Lot	70	25

<sup>1</sup> Rancho California Sports Park, December 1, 2000, 7:00 p.m.

Noise levels at the surrounding off-site sensitive uses, residential properties in this case, were calculated using the inverse square law to identify the change in noise level between two distances.<sup>1</sup> To present a conservative analysis, no difference in elevation was assumed. Additionally, no sound attenuating barriers (i.e., walls or fences) are present at the surrounding properties and it is assumed no perimeter walls or solid barrier will encompass PA12.

Noise levels at two residential properties were evaluated based on distance to the property line (**Figure 1**). As seen in **Figure 1**, the residential structures are set back from the property lines which affords more

<sup>1</sup> California Department of Transportation Division of Environmental Analysis, *Technical Noise Supplement*, September 2013.

attenuation. The first location is the closest off-site residential property line and is 215 feet southeast of PA12. This location is referred to as R1, and the difference in elevation between the PA12 boundary and the R1 property line is approximately 25 feet. The second location is the off-site residential property line northeast of the PA12 site and is 768 feet away. The difference in elevation between the PA12 boundary and this location, referred to as R2, is approximately 25 feet. Given the change in elevation between the PA12 site and off-site residential property lines, additional sound attenuation is achieved when the line-of-sight is broken. Attachment B includes a Line of Sight Exhibit for R2 to illustrate this concept.

To be conservative, all the sources of noise from all potential activities were assumed to be the same distance, at the property line of the park to the property line of each of the two residences. The projected noise levels at the two off-site residential locations are shown in **Table 2 – Projected Noise Levels at R1 and R2**, below.

**Table 2 – Projected Noise Levels at R1 and R2**

Facility (Source)	Noise Level (dBA $L_{eq}$ ) at 25 feet <sup>1</sup>	Projected Noise Level at R1 (215 feet) <sup>2</sup>	Projected Noise Level at R2 (768 feet) <sup>2</sup>
Baseball Field	73	54	43
Basketball Court	73	54	43
Soccer Field	73	54	43
Picnic/Playground Area	75	56	45
Parking Lot	70	51	40

<sup>1</sup> Rancho California Sports Park, December 1, 2000, 7:00 p.m. This park has many of the facilities proposed for PA12. Measurement is at distance of 25 feet from source.

<sup>2</sup> Estimated noise levels calculated using the inverse square law as described on page 2-28 of the California Department of Transportation Division of Environmental Analysis, Technical Noise Supplement, September 2013. Noise levels are rounded.

**Table 2** shows that the noise level emanating from PA12 to off-site residences (R1 and R2) are projected to range between 40 dBA and 56 dBA  $L_{eq}$ .

The projected individual noise levels above for each noise source (activity) were added to provide a more conservative analysis. Because decibels are logarithmic units, noise levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a noise level of 70 dB when it passes an observer, two cars passing simultaneously would not produce 140 dB; they would combine to produce 73 dB.<sup>2</sup>

The following equation was used to add the unequal noise sources in **Table 2**:<sup>3</sup>

$$dB_{Total} = 10\log_{10}[10^{dB1/10} + 10^{dB2/10} + \dots 10^{dBn/10}]$$

Where:

$dB_n$  = sound pressure level (dB) of one source

Using the equation above, the maximum noise levels from the noise sources in **Table 2** at R1 and R2 are 61 dBA and 50 dBA  $L_{eq}$ , respectively.

<sup>2</sup> Ibid.

<sup>3</sup> Ibid.

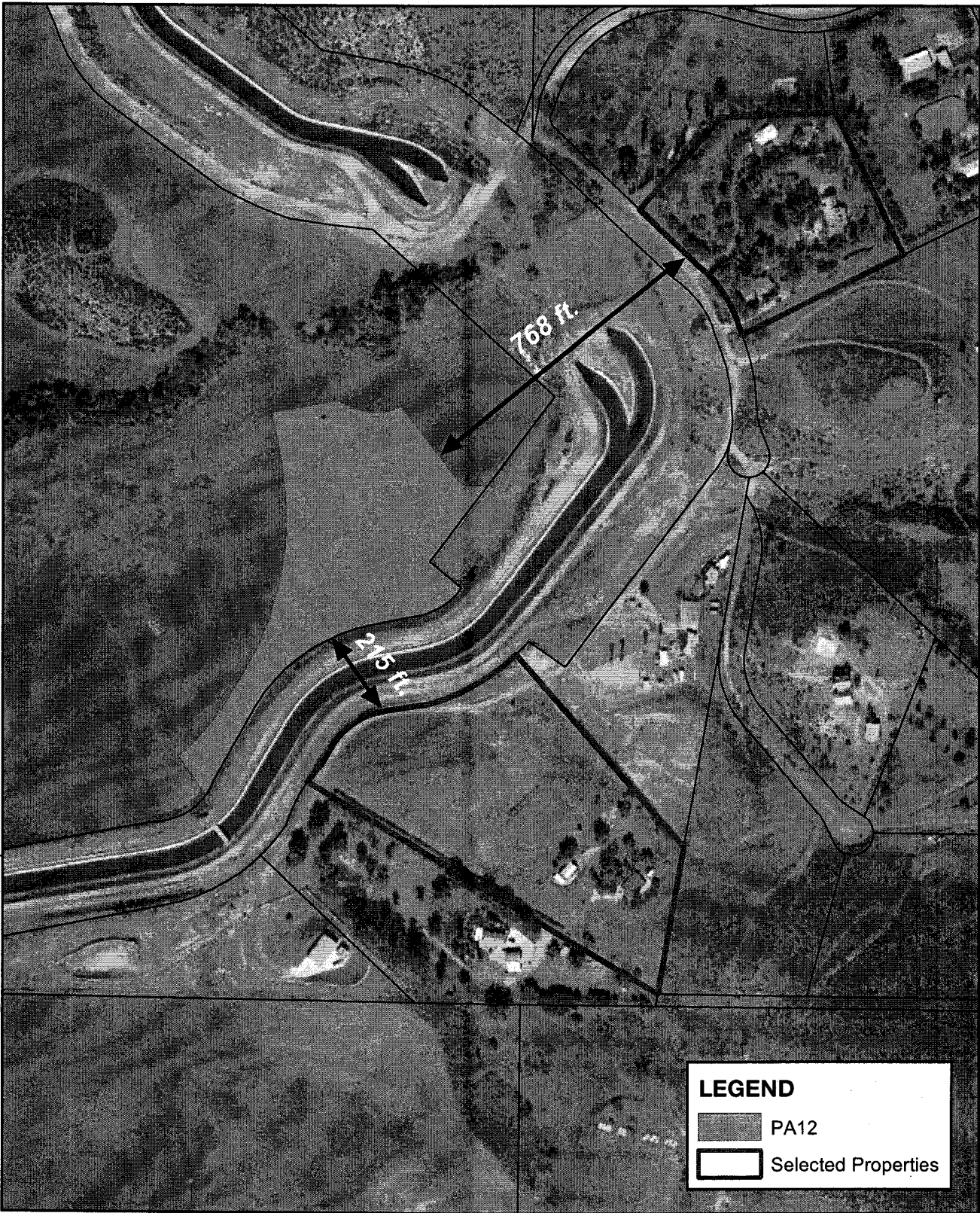
Therefore, the analysis above shows the conservatively projected noise levels to off-site sensitive uses will be below the County's standard of 65 dBA  $L_{eq}$ .

### **Conclusion**

The results of this analysis indicate that the noise levels associated with future park activities in PA12 do not exceed the County's 65 dBA  $L_{eq}$ . EIR531 and Addendum No. 1 to EIR531 determined that the stationary source noise from SP382 and SP382S1 would be less than significant after implementation of Mitigation Measures L-3. (EIR531, pp. IV.L-23-24, EIR531 Addendum No. 1, pp. 71-73) Mitigation Measures L-3 relates to residential HVAC units and therefore does not apply to PA12. Therefore, the projected noise from PA12 will not result in any new or substantially increased noise impacts beyond those previously analyzed in EIR531 or Addendum No. 1 to EIR531.

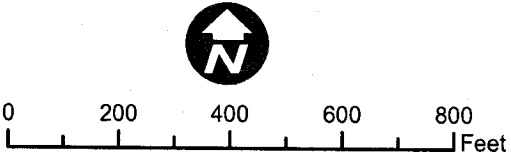
## FIGURES

G:\2017\17-0229\GIS\PA12\_Residences.mxd; Map revised 20 Nov 2019



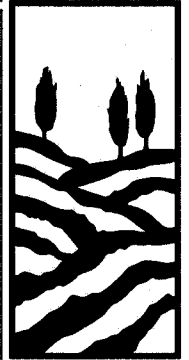
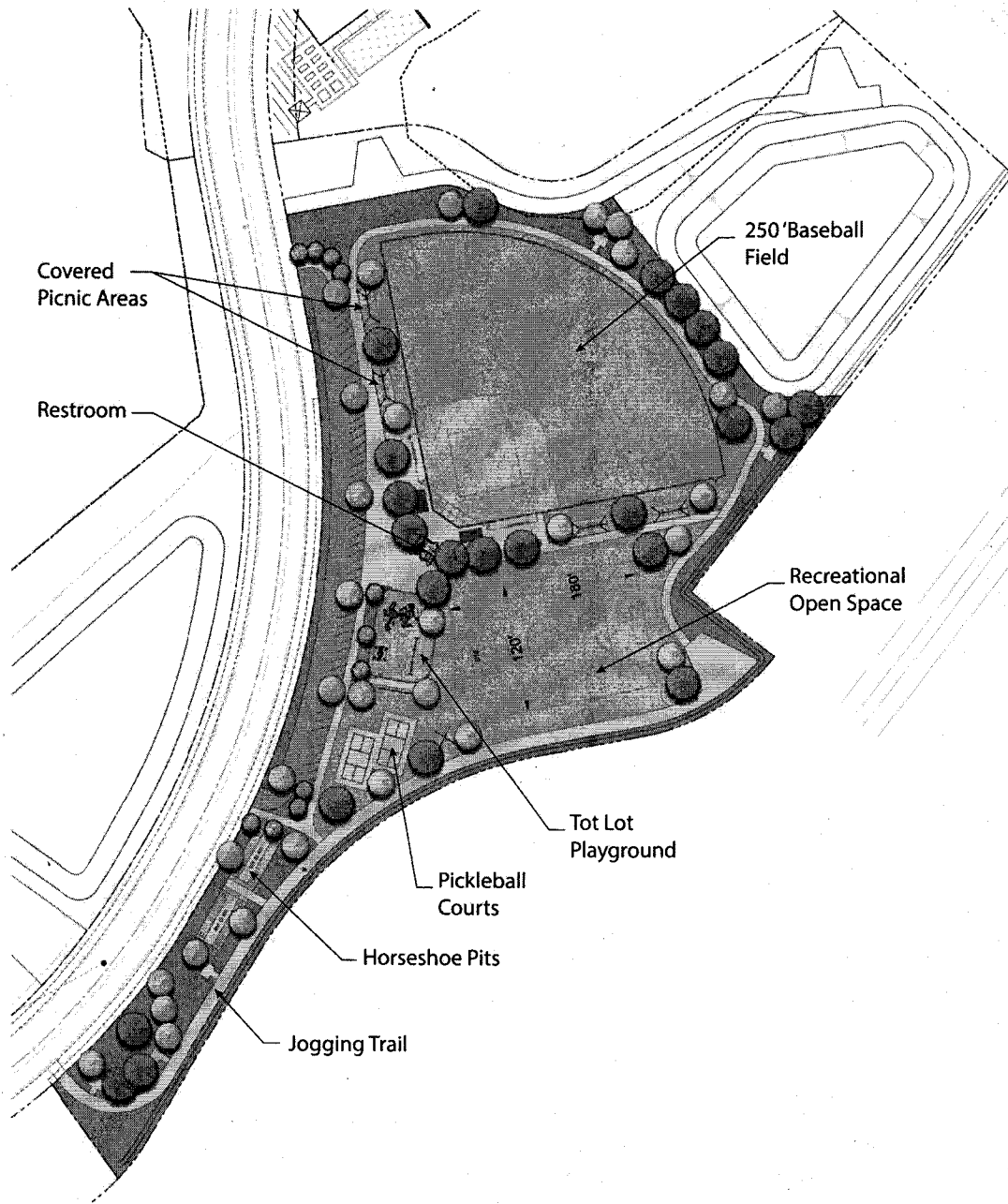
Source: Riverside Co. GIS, 2019  
(parcels) and 2016 (imagery)

**Figure 1 - PA12 Vicinity Map**  
Belle Terre



ALBERT A.  
**WEBB**  
ASSOCIATES

**ATTACHMENT A**

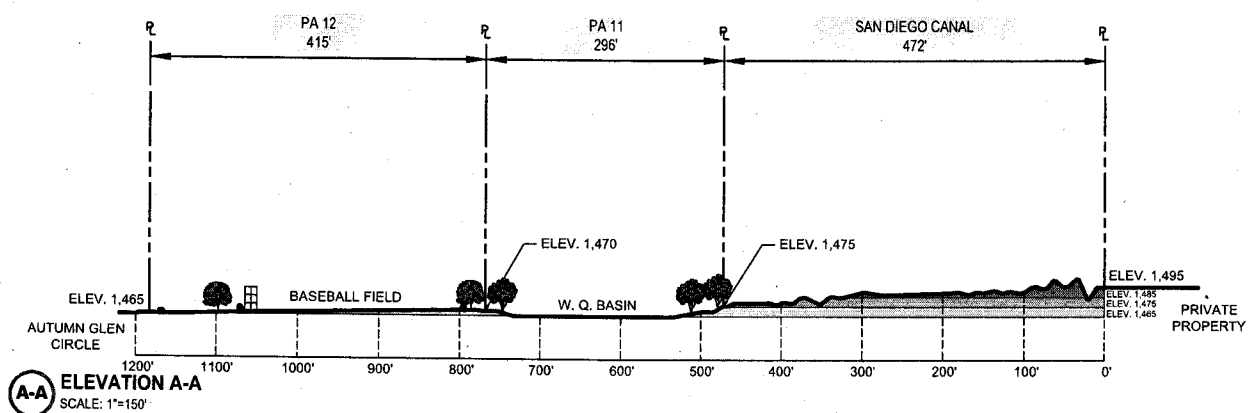
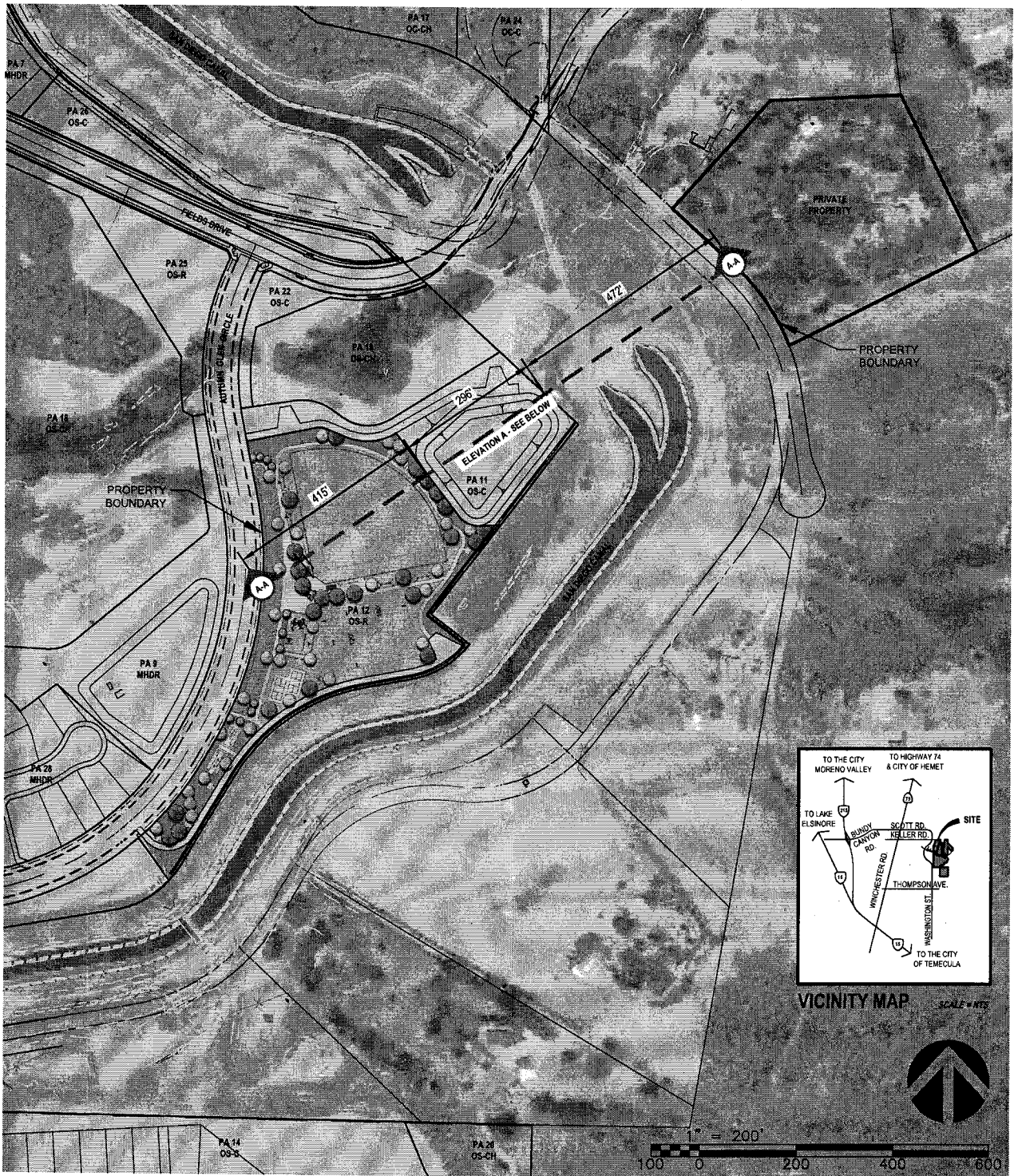


**BELLE  
TERRE**

**Figure 4.3-3 Conceptual Park PA 12**

**ATTACHMENT B**







**PLANNING COMMISSION  
MINUTE ORDER  
NOVEMBER 6, 2019**

**I. AGENDA ITEM 4.2**

**SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO.1 (SP00382S01), CHANGE OF ZONE NO. 1800020 (CZ1800020), and TENTATIVE TRACT MAP NO. 37449 (TTM37449) – Intent to Consider an Addendum to Environmental Impact Report No. 531 (EIR531) – CEQ180016 – Applicant: Regent French Valley, LLC – Engineer/Representative: Albert Webb – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Community Development: High Density Residential (CD-HDR) (8-14 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Conservation Habitat (OS-CH) – Open Space: Recreation (OS-R), as reflected in Specific Plan No. 382 (Belle Terre) – Location: Easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, and northerly of Jean Nichols Road – Zoning: Specific Plan (SP382) as reflected in the Specific Plan – 342.3 gross acres.**

**II. PROJECT DESCRIPTION:**

The **Specific Plan Substantial Conformance** is a proposal to reduce the maximum total dwelling units from 1,282 to 856, adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, and to consolidate park acreage for larger park areas. The **Change of Zone** is a proposal to modify the Specific Plan zoning ordinance text to modify development standards for planning areas consistent with the changes of the Specific Plan Substantial Conformance and to formalize the planning area boundaries of the Specific Plan. The **Tentative Tract Map** is a proposal for a Schedule "A" subdivision of 110.64 acres into 372 single-family residential lots, 16 lots for open space, expanded landscaping, sewer lines, and storm drain lines, to be developed in four (4) phases. The subdivision boundaries reflect a recent lot line adjustment application that is intended to be processed and approved prior to the Tentative Tract Map being considered for decision. Grading for the subdivision proposes to export soil offsite from the subdivision to Planning Area 9 of the Specific Plan located south of Fields Drive and mass grade there.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

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

Spoke in favor:

Scott Hildebrandt, Applicant's Representative, 3788 McCray Street, Riverside, 92506

Spoke in opposition:

Justin Unger, Neighbor, 34990 Rebecca Street, Winchester, 92596

Galen Tipps, Neighbor, 34610 Rebecca Street, Winchester, 92596- did not speak

Spoke in a neutral position:

Keith Miller, Neighbor, 34880 Rebecca Street, Winchester, 92596

Sandra McKay, Neighbor, 33855 Sidney Circle, Winchester, 92596

Angela Tipps, Neighbor, 34610 Rebecca Street, Winchester, 92596

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2<sup>nd</sup> by Commissioner Shaffer

A vote of 4-0 (Commissioner Kroencke Absent)

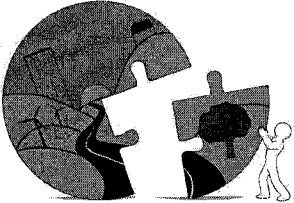
The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**CONSIDER** an Addendum for Environmental Impact Report No. 531; and,

**APPROVE** Specific Plan No. 282 Substantial Conformance No. 1; and,

**TENTATIVELY** Approve Change of Zone No. 1800020; and,

**APPROVE** Tentative Tract Map No. 37449, subject to the conditions of approval as modified at hearing.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## Memorandum

**DATE:** November 6, 2019  
**TO:** Planning Commission  
**FROM:** Russell Brady, Project Planner  
**RE:** Item 4.2 – Conditions Update

Based on a request from the representative to clarify certain improvement requirements, the below changed conditions of approval are proposed for consideration by the Commission.

**50.Transportation16 RCTD - Rd Imprvmnts & Dedicatns**  
...  
Fields Drive from the east project boundary easterly across the Metropolitan Water District (MWD) Canal to connect existing Field Drive is designated as a LOCAL ROAD and shall be improved with a 6-inch concrete curb & gutter, concrete sidewalks, and a 24 foot full-width AC pavement, within a 60 foot full-width dedicated, right-of-way, per County Standard No. 105, Section "C", Ordinance 461. (modified for reduced width)  
...

**50.Transportation.14 RCTD - Map - Wildlife Crossing - Construction**  
Prior to recordation of the third final map of TTM37449, the applicant shall construct a portion of road improvements on Autumn Glen Road up to and including the wildlife crossing. No improvements will be required south of the wildlife crossing.  
In the event that a builder records three or more phases of the final map TTM37449 that are in concurrent plan check, the applicant shall construct a portion of road improvements on Autumn Glen Road up to and including the wildlife crossing by the 287th building permit.

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Placed by: Karen Lynn Barton

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PROOF OF PUBLICATION OF

Ad Desc.: Specific Plan 382 /

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

**11/29/2019**

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

Date: November 29, 2019  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011339183-01

P.O. Number:

## Ad Copy:

### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, CHANGE OF ZONE, AND TENTATIVE TRACT MAP, IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT

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, December 10, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **Specific Plan No. 382 Substantial Conformance No. 1**, which proposes a substantial conformance to reduce the maximum total dwelling units from 1,282 to 856, adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, and to consolidate park acreage for larger park areas. **Change of Zone No. 1800020**, which proposes to modify the Specific Plan zoning ordinance text to modify development standards for planning areas consistent with the changes of the Specific Plan Substantial Conformance and to formalize the planning area boundaries of the Specific Plan, **Tentative Tract Map No. 37449**, which proposes for a Schedule "A" subdivision of 110.64 acres into 372 single-family residential lots. This project is located easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, and northerly of Jean Nichols Road in the Rancho California Zoning Area of Third Supervisorial District.

The Riverside County Planning Commission recommends that the Board of Supervisors approve the project and consider an **Addendum for Environmental Impact Report No. 531**.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

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

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department 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 Clerk of the Board 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, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: November 21, 2019      Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Deputy Clerk of the Board

11/29



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 R. HARPER  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

November 21, 2019

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

PH : (951) 368-9229  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: NOTICE OF PUBLIC HEARING: Specific Plan 382

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, November 29, 2019.**

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,

*Karen Barton*

Deputy Clerk of the Board to:  
KECIA R. HARPER, CLERK OF THE BOARD

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, CHANGE OF ZONE, AND TENTATIVE TRACT MAP, IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 10, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **Specific Plan No. 382 Substantial Conformance No. 1**, which proposes a substantial conformance to reduce the maximum total dwelling units from 1, 282 to 856, adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, and to consolidate park acreage for larger park areas. **Change of Zone No. 1800020**, which proposes to modify the Specific Plan zoning ordinance text to modify development standards for planning areas consistent with the changes of the Specific Plan Substantial Conformance and to formalize the planning area boundaries of the Specific Plan. **Tentative Tract Map No. 37449**, which proposes for a Schedule "A" subdivision of 110.64 acres into 372 single-family residential lots. This project is located easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, and northerly of Jean Nichols Road in the Rancho California Zoning Area of Third Supervisorial District.

The Riverside County Planning Commission recommends that the Board of Supervisors approve the project and consider an **Addendum for Environmental Impact Report No. 531**.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

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

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department 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.

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: November 21, 2019

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Deputy Clerk of the Board

# CERTIFICATE OF POSTING

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

I, Karen Barton, Deputy Clerk of the Board to Kecia R. Harper, 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 November 21, 2019, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

SP 382

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:** December 10, 2019 @ 10:00 a.m.

SIGNATURE: Karen Barton DATE: November 21, 2019  
Karen Barton



# CERTIFICATE OF MAILING

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

I, Karen Barton, Deputy Clerk of the Board, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 21, 2019, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

SP 382

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:** December 10, 2019 @ 10:00 a.m.

SIGNATURE: *Karen Barton*  
Karen Barton

DATE: November 21, 2019

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



**ITEM:**

(ID # 11324)

**MEETING DATE:**

Tuesday, December 10, 2019

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 1800020, TENTATIVE TRACT MAP NO. 37449 - Applicant: Regent French Valley LLC – Engineer/Representative: Albert Webb – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Medium High Density Residential (CD- MHDR) , High Density Residential (CD-HDR) , Open Space: Conservation (OS-C), Open Space: Conservation Habitat (OS-CH), and Open Space: Recreation (OS-R) as reflected in Specific Plan No. 382 (Belle Terre) – Location: Easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, northerly of Jean Nichols Road - Zoning: Specific Plan Zone (SP382) as reflected in the Specific Plan – 342.3 gross acres - REQUEST: The SPECIFIC PLAN SUBSTANTIAL CONFORMANCE is a proposal to reduce the maximum total dwelling units from 1,282 to 856, adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, and to consolidate park acreage for larger park areas. The CHANGE OF ZONE is a proposal to modify the Specific Plan zoning ordinance text to modify development standards for planning areas consistent with the changes of the Specific Plan Substantial Conformance and to formalize the planning area boundaries of the Specific Plan. The TENTATIVE TRACT MAP is a proposal for a Schedule “A” subdivision of 110.64 acres into three hundred and seventy-two (372) single-family residential lots. Grading for the subdivision proposes to export soil offsite from the subdivision to Planning Area 9 of the Specific Plan located south of Fields Drive and mass grade there. APNs 472-170-021 to 472-170-026 and 472-180-033 to 472-180-036.

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **CONSIDER** an **ADDENDUM** for **ENVIRONMENTAL IMPACT REPORT NO. 531** certified on December 9, 2014, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,
2. **APPROVE SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO. 1**, subject to the attached advisory notification document, and based upon the findings and conclusions provided in this staff report;

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

3. **APPROVE CHANGE OF ZONE NO. 1800020**, based upon the findings and conclusions provided in this staff report, subject to adoption of the Zoning Ordinance;
4. **ADOPT ORDINANCE NO. 348.XXXX**, amending the zoning in the Southwest Area Plan shown on Map No. X, Change of Zone No. 1800020 attached hereto and incorporated by reference; and
5. **APPROVE TENTATIVE TRACT MAP NO. 37449**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

**ACTION:**

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

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

**C.E.O. RECOMMENDATION:** [CEO use]

**BACKGROUND:**

**Summary**

**SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO. 1** is a proposal to reduce the maximum total dwelling units from 1,282 to 856, adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, consolidate park acreage for larger park areas, increase the total amount of area designated for open space, and modify the circulation plan.

Below are tables with summaries of the existing and proposed total acreages for each land use designation as well as a Planning Area by Planning Area tracking of changes in acreage and land use. Below is a summary of each of the primary changes proposed by the Substantial Conformance:

1. Merged previous Planning Areas 10 and 11 (both Medium High Density Residential) into a new Planning Area 28 with land use designation of Medium High Density Residential;
2. Modified land use designation for Planning Area 14 from Low Density Residential to primarily Open Space – Conservation and a portion to Medium Density Residential that is now part of Planning Area 13 that was already designated as Medium Density Residential with no increase in the total amount of units for these Planning Areas;
3. Removed the southern portion of previous Planning Area 8 as a linear park due to steep grades and incorporate into Planning Area 9 and new Planning Area 28 as Medium High Density Residential and the western portion of Previous Planning Area 8 into Planning Area 6 with a changed land use designation to Open Space – Conservation and change the remaining central/eastern portion of Planning Area 8 as new Planning Area 25 designated as Open Space – Recreation;
4. Modify Planning Area 12 land use designation from Medium High Density Residential to Open Space – Recreation;

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STATE OF CALIFORNIA**

5. Split Planning Area 15 which was previously designated as Open Space – Recreation/basin into Planning Area 15 and a new Planning Area 27 and designated as Open Space – Conservation and Open Space – Recreation, respectively;
6. Redesignate Planning Areas 1 and 3 from Medium High Density Residential to Medium Density Residential:
7. Remove Planning Areas 16A, 16C, 16D, 16E, and 16F into Planning Areas 8, 26, 19, 16, 24, respectively and maintain the land use designation of Open Space – Conservation;
8. Redesignate and expand acreage of previous Planning Area 16B as Open Space – Conservation to Open Space – Recreation;
9. Other minor Planning Area boundary, unit allocation, and acreage modifications that does not result in a change to Planning Area density;
10. Redesignates a segment of Fields Drive (east of the intersection of Fields Drive and Autumn Glen Circle) as a local street and adds a roundabout at Fields Drive and Belle Terre Parkway within the Specific Plan Circulation Plan;
11. Removes Rebecca Street located on the east side of the aqueduct as a connection for the southern 55 acres of the Specific Plan (proposed Planning Areas 13, 14, 15, 20, 21, and 27) and replaces it with a more direct crossing of the aqueduct to Autumn Glen Circle within the Specific Plan Circulation Plan;
12. Modify the Specific Plan Circulation Plan by (1) changing the location of the crossing of the aqueduct to access Planning Area 13 from the end of Fields Drive to further south off of Autumn Glen Circle; (2) redesignating Fields Drive east of Autumn Glen Circle to a local street and retaining the crossing as currently improved; (3) removing Rebecca Street as a modified collector and leaving to current improvements; and (4) shortening Bell Terre Drive's designation as a Collector within Planning Area 13; and
13. Include approximately 16 acres of parks (proposed Planning Areas 5, 12, and 27) to be maintained by Valley-Wide Recreation & Parks District as well as approximately 8 acres of community parks (Planning Areas 10 and 25) that may include dog park/run, recreational center, community garden, farmhouse, and/or farmhouse associated uses.

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Land Use Designation	Density Range (DU/AC)	APPROVED						PROPOSED			
		Target Density (DU/AC)	Gross Area (Acres)	Net Park (Acres)	Maximum Dwelling Units	Percent of Total Acres	Target Density (DU/AC)	Gross Area (Acres)	Maximum Dwelling Units	Percent of Total Acres	
<b>Low Density Residential</b>	LDR	0.5-2.0	2.0	19.2		34.2	5.6				
<b>Medium Density Residential</b>	MDR	2.0-5.0	5.0	16.6		83.0	4.8	4.4	61.4	272	18
<b>Medium High Density Residential</b>	MHDR	5.0-8.0	8.0	121.1		966.4	35.4	5.9	70.9	421	21
<b>High Density Residential</b>	HDR	8.0-14.0	14.0	14.0		196.0	4.1	13.9	11.7	163	3
<b>Subtotal</b>				<b>170.9</b>		<b>1,286.2<sup>4</sup></b>	<b>49.9</b>		<b>144.0</b>	<b>856</b>	<b>42</b>
<b>Open Space</b>											
<b>Open Space-Recreation</b>	OS-R			12.2	11.6	0	3.6		24.0		7
<b>Open Space - Recreation/Basin<sup>2</sup></b>	OS-R/B			10.5	5.0	0	3.1				
<i>Neighborhood Parks<sup>3</sup></i>				0	4.0		0.0				
<b>Open Space-Conservation</b>	OS-C			21.5		0	6.3		49.0		14
<b>Open Space-Conservation Habitat</b>	OS-CH			106.6		0	31.1		106.9		31
<b>Subtotal</b>				<b>150.8</b>	<b>20.6</b>	<b>0</b>	<b>44.1</b>		<b>179.6</b>		<b>52</b>
<b>Streets</b>											
<b>Streets</b>				20.6		0	6.0		20.4		6
<b>Sub total</b>				<b>20.6</b>		<b>0</b>	<b>6.0</b>		<b>20.4</b>		<b>6</b>
<b>Total</b>				<b>342.3</b>		<b>1,282<sup>4</sup></b>	<b>100.0</b>		<b>344</b>	<b>856</b>	<b>100</b>

**Notes:**

1. DU/AC = Dwelling Units per Acre
2. Open Space Recreation/Basin where 5 acres was planned as active park space in Original Specific Plan.
3. Neighborhood Parks are reflected in Figure A-3-1, Open Space and Recreation Plan of the Original Specific Plan.
4. Discrepancy appears within approved Belle Terre Specific Plan No. 303 document. Total dwelling units approved under plan is 1,282.

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STATE OF CALIFORNIA**

APPROVED SPECIFIC PLAN						SPECIFIC PLAN SUBSTANTIAL CONFORMANCE NO. 1					
Planning Area	Land Use Designation	Density Range (DU/AC) <sup>1</sup>	Average Density (DU/AC)	Gross Area (Acres)	Maximum Dwelling Units	NEW Planning Area Number	NEW Land Use Designation	NEW Density Range (DU/AC)	NEW Average Density (DU/AC)	NEW Gross Area (Acres)	NEW Maximum Dwelling Units
PA-1	MHDR	5.0-8.0	7.95	32.8	261	PA-1	MDR	2.0-5.0	4.4	21.8	97
PA-2	HDR	8.0-14.0	14	14.0	196	PA-2	HDR	8.0-14.0	13.9	11.7	163
PA-3	MHDR	5.0-8.0	8	14.0	112	PA-3	MDR	2.0-5.0	4.6	20.8	95
PA-4	MHDR	5.0-8.0	8	14.5	116	PA-4	MHDR	5.0-8.0	5.5	17.4	95
PA-5	OS-R	-		2.7		PA-5	OS-R			4.0	
PA-6	MHDR	5.0-8.0	8	6.3	50	PA-6	OS-C			4.9	
PA-7	MHDR	5.0-8.0	8	13.7	110	PA-7	MHDR	5.0-8.0	5.2	16.5	85
PA-8	OS-R			9.5		PA-25	OS-R			1.9	
PA-9	MHDR	5.0-8.0	8	7.7	62	PA-9	MHDR	5.0-8.0	7.2	19.6	142
PA-10	MHDR	5.0-8.0	7.95	23.4	186						
PA-11	MHDR	5.0-8.0	8	3.5	28	PA-28	MHDR	5.0-8.0	5.7	17.4	99
PA-12	MHDR	5.0-8.0	8	5.2	42	PA-12	OS-R			5.7	
PA-13	MDR	2.0-5.0	5	16.6	83	PA-13	MDR	2.0-5.0	4.3	18.8	80
PA-14	LDR	0.5-2.0	1.95	19.2	37	PA-14	OS-C			15.4	
PA-15	OS-R/B	-		10.5		PA-15	OS-C			8.9	
PA-16A	OS-C	-		2.7		PA-8	OS-C			4.8	
PA-16B	OS-C	-		5.6		PA-10	OS-R			6.0	
PA-16C	OS-C	-		1.8							
PA-16D	OS-C	-		2.4		PA-11	OS-C			2.2	
PA-16E	OS-C	-		4.8		PA-16	OS-C			4.0	
PA-16F	OS-C	-		4.2		PA-24	OS-C			4.7	
PA-17	OS-CH	-		69.0		PA-17	OS-CH			67.7	
PA-18	OS-CH	-		31.6		PA-18	OS-CH			32.5	
PA-19	OS-CH	-		1.8		PA-19	OS-CH			2.2	
PA-20	OS-CH	-		1.3		PA-20	OS-CH			1.3	
PA-21	OS-CH	-		2.9		PA-21	OS-CH			3.2	
						PA-22	OS-C			0.4	
						PA-23	OS-C			2.5	
						PA-26	OS-C			1.2	
						PA-27	OS-R			6.2	
Streets				20.6		Streets	ROW			20.4	
<b>Total</b>				<b>342.3</b>	<b>1,282</b>					<b>344</b>	<b>856</b>

**CHANGE OF ZONE NO. 1800020** is a proposal to modify the Specific Plan zoning ordinance text to modify development standards for planning areas consistent with the changes of the Specific Plan Substantial Conformance. The Change of Zone also proposes to formalize the Planning Area boundaries for all Planning Areas in the Specific Plan.

**TENTATIVE TRACT MAP NO. 37449** is a proposal for a Schedule "A" subdivision of 110.64 acres into three hundred and seventy-two (372) single-family residential lots, sixteen (16) lots for open space, expanded landscaping, sewer lines, and storm drain lines, to be developed in 4 phases. The subdivision boundaries reflect a pending lot line adjustment application that is intended to be processed and approved prior to the Tentative Tract Map being considered for decision. Grading for the subdivision proposes to export soil offsite from the subdivision to Planning Area 9 of the Specific Plan located south of Fields Drive and mass grade there.

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

**Public Comments**

At the Planning Commission hearing, neighbors east of the project provided public testimony with two primary concerns on the project. One primary concern was on the revised circulation plan that includes a road improvement and aqueduct crossing not controlled by the applicant to access the southernmost portion of the Specific Plan. It was noted at the Planning Commission hearing that the circulation plan of the specific plan is conceptual and when it came time for a subdivision that necessitated the proposed road that would cross the property not controlled by the applicant, then staff would require the applicant to show there is cooperation with the owner of the property before any subdivision would be approved based on the requirements of Riverside County Ordinance No. 460. The subdivision currently proposed (TTM37449) is in the northern portion of the Specific Plan, so this crossing is not required with this subdivision.

The neighbors generally expressed a desire for traffic from the project to not utilize Rebecca Street where their homes are accessed. The revision to the circulation plan proposed by the Specific Plan Substantial Conformance proposes exactly this by shifting the access to the southernmost portion of the Specific Plan from Rebecca Street to a more direct crossing of the aqueduct to the southernmost portion of the Specific Plan. The details of what this proposed crossing and whether it would connect to Rebecca Street is conceptual with the proposed Specific Plan and details would be determined with a subdivision that would require this crossing.

The second primary concern was the park planned for in Planning Area 12 that is closest to the neighboring property owners. Concerns on the park included whether there would be ballfield lighting that might spill over onto the neighboring properties and what noise impacts would be on the neighboring properties. This park would be improved by the developer and subsequently provided to Valley-Wide for ownership and maintenance. In order for Valley-Wide to accept the park, the park would need to be designed per Valley-Wide's requirements that would be confirmed through final park plan review. The plans included within the Specific Plan of what improvements would be included in the park are conceptual and would be confirmed through final park review. Following the Planning Commission hearing, staff confirmed with Valley-Wide staff that the ballfield planned for Planning Area 12 park is not planned to include ball field lighting. Additionally, there are no basketball courts planned within the concept of the park at this time and even if basketball courts were to be included in the final plans, Valley-Wide staff noted that they likely wouldn't be of a type with enough number of courts to necessitate lighting of the courts. With the ballfield and basketball court lighting not planned, the remaining lighting within the park would primarily be lower level security lighting and lighting within the parking lot area of the park.

Regarding noise of the park, in general the potential noise impacts of the Specific Plan were addressed initially within the Environmental Impact Report that was prepared and certified in 2014. UPDATE FROM WEBB ON PARK SPECIFIC NOISE ANALYSIS

**Retaining Walls/Grading**

As is detailed in the Planning Commission Staff Report package, staff initially had concerns regarding the design of portions of the Tentative Tract Map grading and retaining walls that created certain circumstances where areas above retaining walls may be difficult to access to maintain or may be aesthetically not ideal. The Planning Commission considered staff's



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

concerns and recommended the addition of two conditions to separately address the maintenance and aesthetic concerns of the retaining walls at final engineering as listed below.

*Above Retaining Wall Maintenance Access*

Prior to precise grading permits for residential lots, grading plans shall show stairs, slope, or some other means of access where a retaining wall is greater than six (6) feet in height and where the retaining wall does not provide another means of access.

*Retaining Wall Design*

Prior to grading permit issuance, retaining walls facing private residential yard areas shall not be precision block and shall instead, at minimum, be split face or potentially a stacked or interlocking block retaining wall design and this design shall be shown on grading plans where any such retaining walls are proposed.

**Planning Commission Action**

On November 6, 2019, the Planning Commission recommended the Board of Supervisors approve the project with a 4-0 vote.

**Impact on Citizens and Businesses**

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

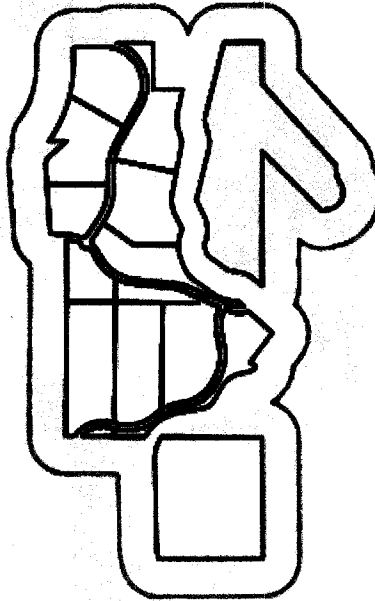
**ATTACHMENTS:**

- A. Additional Noise Analysis
- B. Planning Commission Report of Actions
- C. Planning Commission Memo
- D. Planning Commission Staff Report Package
- E. Specific Plan No. 382 Substantial Conformance No. 1
- F. Tentative Tract Map No. 37449 Exhibits




# Riverside County GIS Mailing Labels

CZ1800020 / SP00382S01 / TTM37449

( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  World Street Map

## Notes

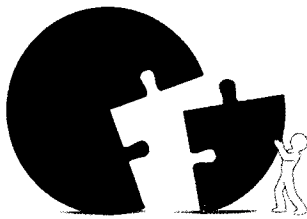


0 3,009 6,019 Feet

**\*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.

REPORT PRINTED ON... 10/11/2019 10:49:33 AM

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

**Hearing Date: December 10, 2019**

**To:** Clerk of the Board of Supervisors

**From:** Planning Department – Riverside (Planner: Russell Brady)

**MinuteTraq #: 11324**

**Project Description:**

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 1800020, TENTATIVE TRACT MAP NO. 37449 - Applicant: Regent French Valley LLC – Engineer/Representative: Albert Webb – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Medium High Density Residential (CD- MHDR) , High Density Residential (CD-HDR) , Open Space: Conservation (OS-C), Open Space: Conservation Habitat (OS-CH), and Open Space: Recreation (OS-R) as reflected in Specific Plan No. 382 (Belle Terre) – Location: Easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, northerly of Jean Nichols Road - Zoning: Specific Plan Zone (SP382) as reflected in the Specific Plan – 342.3 gross acres - REQUEST: The SPECIFIC PLAN SUBSTANTIAL CONFORMANCE is a proposal to reduce the maximum total dwelling units from 1,282 to 856, adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, and to consolidate park acreage for larger park areas. The CHANGE OF ZONE is a proposal to modify the Specific Plan zoning ordinance text to modify development standards for planning areas consistent with the changes of the Specific Plan Substantial Conformance and to formalize the planning area boundaries of the Specific Plan. The TENTATIVE TRACT MAP is a proposal for a Schedule “A” subdivision of 110.64 acres into three hundred and seventy-two (372) single-family residential lots. Grading for the subdivision proposes to export soil offsite from the subdivision to Planning Area 9 of the Specific Plan located south of Fields Drive and mass grade there. APNs 472-170-021 to 472-170-026 and 472-180-033 to 472-180-036.

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- Place on Administrative Action
- Receive & File
- EOT
- Labels provided If Set For Hearing
  - 10 Day
  - 20 Day
  - 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- Addendum to earlier Environmental Document
  - 10 Day
  - 20 Day
  - 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(3rd Dist) Press Enterprise

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 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

*“Planning Our Future... Preserving Our Past”*

472170011  
LAUREL JEAN SOLON  
10773 LITTLE LAKE RD  
DOWNEY CA 90241

472180015  
CASEY SCHENKEL  
MARIBEL SCHENKEL  
11207 BUELL ST  
DOWNEY CA 90241

472170021  
REGENT FRENCH VALLEY  
11990 SAN VICENTE STE 200  
LOS ANGELES CA 90049

472180007  
LEE WONG  
12561 LULL ST  
N HOLLYWOOD CA 91605

476340034  
CE LI  
DAIHUI TAN  
1404 OLD CEDAR RD  
ESCONDIDO CA 92125

472170009  
GREGORY JOHN SCHLINDWEIN  
16582 GOTHARD ST STE D  
HUNTINGTON BEACH CA 92647

472170015  
DAWN HOLLINE DELLE  
2855 HOLMES AVE  
ONTARIO CA 91761

476340026  
SIENNA II AVANTE II  
2900 ADAMS ST NO C25  
RIVERSIDE CA 92503

476340025  
EFREN REYES  
ROSEMARIE REYES  
29116 SMOKEWOOD DR  
MURRIETA CA 92563

476010051  
EPC HOLDINGS 781  
3161 MICHELSON DR STE 425  
IRVINE CA 92612

472180004  
PEARL T HUDSON  
322 CABRILLO ST  
COSTA MESA CA 92627

476333010  
CHRISTOPHER LOREDO  
32821 WESTPORT WAY  
WINCHESTER CA. 92596

476340002  
REGIS KEEFE  
32840 SHEPHARD CT  
WINCHESTER CA. 92596

476333008  
ALLAN RHODES  
MERCEDITA ENRIQUEZ  
32845 WESTPORT WAY  
WINCHESTER CA. 92596

476340003  
 DONALD W RISELING  
 32852 SHEPHARD CT  
 WINCHESTER CA. 92596

476333004  
 MATTHEW CADY  
 32852 WESTPORT WAY  
 WINCHESTER CA. 92596

476333007  
 RONALD A FREDERICK  
 MARIE E FREDERICK  
 32857 WESTPORT WAY  
 WINCHESTER CA. 92596

476340004  
 DAVID MILLER  
 32864 SHEPHARD CT  
 WINCHESTER CA. 92596

476333006  
 OTAVIS S HALL  
 32869 WESTPORT WAY  
 WINCHESTER CA. 92596

476340005  
 FRANCO STELLA  
 32876 SHEPHARD CT  
 WINCHESTER CA. 92596

476333005  
 AMY GOLD  
 JUAN RODRIGUEZ  
 32881 WESTPORT WAY  
 WINCHESTER CA. 92596

476340006  
 GHULAM SAHAR MAHJOOR  
 HAMIDA SAHAR  
 32888 SHEPHARD CT  
 WINCHESTER CA. 92596

476340015  
 DONNA D SANMIGUEL  
 JOHN MICHAEL SANMIGUEL  
 32891 SHEPHARD CT  
 WINCHESTER CA. 92596

476340007  
 JAMES W HARPER  
 MARTHA P HARPER  
 32900 SHEPHARD CT  
 WINCHESTER CA. 92596

476340014  
 STEFAN W HINCK  
 ANAIS GRACIA  
 32903 SHEPHARD CT  
 WINCHESTER CA. 92596

476340008  
 BENJAMIN M MAPLE  
 MARIA ELIZABETH MAPLE  
 32912 SHEPHARD CT  
 WINCHESTER CA. 92596

476340013  
 OCIEL A MAGADAN  
 DAYRIN E MAGADAN  
 32915 SHEPHARD CT  
 WINCHESTER CA. 92596

476340019  
 MICHAEL B LEAHY  
 AMANDA L LEAHY  
 32922 CLOVERDALE CT  
 WINCHESTER CA. 92596

476340009  
 MICHAEL ANTHONY AQUINO  
 32924 SHEPHARD CT  
 WINCHESTER CA. 92596

476340012  
 ZACHARY WILSON  
 32927 SHEPHARD CT  
 WINCHESTER CA. 92596

476340010  
 MARK EDGREN  
 DANIELLE E EDGREN  
 32936 SHEPHARD CT  
 WINCHESTER CA. 92596

476340021  
 ADAM CRAIGHEAD  
 JORDAN CRAIGHEAD  
 32937 CLOVERDALE CT  
 WINCHESTER CA. 92596

476340011  
 ESTEVAN D ESTRELLA  
 32939 SHEPHARD CT  
 WINCHESTER CA. 92596

472110029  
 JAY L GREENSTEIN  
 SHERYL D GREENSTEIN  
 32960 KELLER RD  
 WINCHESTER CA. 92596

472130002  
 WW 550  
 33011 HOLLAND RD  
 WINCHESTER CA 92596

472170010  
 THOMAS P HENNENFENT  
 LAURA P HENNENFENT  
 33570 FIELDS  
 WINCHESTER CA. 92596

472170016  
 JOEL W ADAMS  
 FLORENCE C ADAMS  
 33745 SIDNEY CIR  
 WINCHESTER CA. 92596

472170017  
 THOMAS SANDOVAL  
 33787 SIDNEY CIR  
 WINCHESTER CA. 92596

472110040  
 ALBERT F CONARD  
 CAROLYN L CONARD  
 33975 WASHINGTON RD  
 WINCHESTER CA 92596

476340017  
 WILLIAM LYLE DUTOIT  
 KELLEY RENEE DUTOIT  
 34388 HILLINGDON CT  
 WINCHESTER CA. 92596

476340033  
 FEREBE SULTANZAI  
 34391 HILLINGDON CT  
 WINCHESTER CA. 92596

476340018  
 RONALD HORN  
 PATRICIA HORN  
 34400 HILLINGDON CT  
 WINCHESTER CA. 92596

476340032  
ARMANDO LUIS GARCIA  
AMANDA GARCIA  
34403 HILLINGDON CT  
WINCHESTER CA. 92596

476340031  
RALPH GAMMAL  
YESEL GAMMAL  
34415 HILLINGDON CT  
WINCHESTER CA. 92596

476340023  
PEDRO L MATOM BRITO  
SOCORRO MARTINEZ  
34424 HILLINGDON CT  
WINCHESTER CA. 92596

476340030  
THOMAS E DUSTMAN  
JENNIFER L DUSTMAN  
34427 HILLINGDON CT  
WINCHESTER CA. 92596

476340024  
DOUGLAS JON ROBINSON  
ANGELINA VERONA ROBINSON  
34436 HILLINGDON CT  
WINCHESTER CA. 92596

476340029  
BLAIR G WOODY  
TRUDY G WOODY  
34439 HILLINGDON CT  
WINCHESTER CA. 92596

476340028  
JENNY H CHAMBERLIN  
34451 HILLINGDON CT  
WINCHESTER CA. 92596

476340027  
GARY STORTS  
KIMBERLY STORTS  
34463 HILLINGDON CT  
WINCHESTER CA. 92596

472180005  
GALEN TIPPS  
ANGELA TIPPS  
34610 REBECCA ST  
WINCHESTER CA. 92596

472180008  
LARRY HENDON  
34710 REBECCA ST  
WINCHESTER CA. 92596

472180013  
BILL E RENNIE  
MARCELINE P RENNIE  
34770 REBECCA ST  
WINCHESTER CA. 92596

476090012  
DEBRA A YECKLEY  
KEVIN A YECKLEY  
34795 SALLY ST  
WINCHESTER CA. 92596

472180012  
BRENT P LEATHERMAN  
CHRISTINE J LEATHERMAN  
34800 REBECCA ST  
WINCHESTER CA. 92596

476090013  
RICHARD D STOCKTON  
JANET L STOCKTON  
34835 SALLY ST  
WINCHESTER CA. 92596

476090014  
 HEATH BOTTOMLY  
 PENNY BOTTOMLY  
 34878 WASHINGTON ST  
 WINCHESTER CA. 92596

472180011  
 KEITH A MILLER  
 34880 REBECCA ST  
 WINCHESTER CA. 92596

472180010  
 RANDALL J LUNG  
 34910 REBECCA ST  
 WINCHESTER CA. 92596

476090015  
 MARCO ANTONIO AVILA  
 CRISTINA ESPARZA DE AVILA  
 34925 WASHINGTON ST  
 WINCHESTER CA. 92596

472180009  
 JUSTIN A UNGER  
 KRISTIN UNGER  
 34990 REBECCA ST  
 WINCHESTER CA. 92596

476360004  
 ERIK R BRAND  
 ERALYN M BRAND  
 35304 MAHOGANY GLEN DR  
 WINCHESTER CA. 92596

476360005  
 JAMES NAVARRO  
 CHANEL NAVARRO  
 35316 MAHOGANY GLEN DR  
 WINCHESTER CA. 92596

476360006  
 LAWRENCE F DELAROSA  
 MARTHA C DELAROSA  
 35328 MAHOGANY GLEN DR  
 WINCHESTER CA. 92596

476360007  
 MICHAEL NEWMAN  
 AMBER NEWMAN  
 35340 MAHOGANY GLEN DR  
 WINCHESTER CA. 92596

476360008  
 KEVIN D PERDUE  
 35352 MAHOGANY GLEN DR  
 WINCHESTER CA. 92596

476361001  
 SYED KASHIF RAZA ZAIDI  
 NABILA ZAIDI  
 35364 MAHOGANY GLEN DR  
 WINCHESTER CA. 92596

476361002  
 STEPHEN M CLEVINGER  
 LORELEI CLEVINGER  
 35376 MAHOGANY GLEN DR  
 WINCHESTER CA. 92596

476090032  
 KB HOME CALIF  
 36310 INLAND VALLEY DR  
 WILDOMAR CA 92595

476340020  
 DREW A LOCKSTEDT  
 36448 SICILY LN  
 WINCHESTER CA 92596







5162

Easy Peel Address Labels  
Peel along line to remove Pop-up Edge

Go to [avery.com/templates](http://avery.com/templates)  
for Avery templates #102

**Regent French Valley LLC**  
11900 San Vicente Boulevard, Suite 200  
Los Angeles, CA 90049

**Albert Webb**  
3788 McCray Street  
Riverside, CA 92506

**Regent French Valley LLC**  
11900 San Vicente Boulevard, Suite 200  
Los Angeles, CA 90049

**Albert Webb**  
3788 McCray Street  
Riverside, CA 92506

**Regent French Valley LLC**  
11900 San Vicente Boulevard, Suite 200  
Los Angeles, CA 90049

**Albert Webb**  
3788 McCray Street  
Riverside, CA 92506



5162

Easy Peel Address Labels  
Bend along line to separate Pop-up EdgeGo to [avery.com/templates](http://avery.com/templates)  
Use Avery Template # 5162

Valley-Wide Recreation & Park District  
901 W. Esplanade  
San Jacinto, CA. 92582

Valley-Wide Recreation & Park District  
901 W. Esplanade  
San Jacinto, CA. 92582

Riverside County Transit Agency  
Joe Forgiarini  
1825 Third St.  
Riverside, CA. 92517

Riverside County Transit Agency  
Joe Forgiarini  
1825 Third St.  
Riverside, CA. 92517

Temecula Valley Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA. 92592

Temecula Valley Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA. 92592

Eastern Municipal Water District  
P.O. Box 8300  
Perris CA. 92572-8300

Eastern Municipal Water District  
P.O. Box 8300  
Perris CA. 92572-8300

Southern California Gas Company  
Engineering Department  
ATTN: Teresa Roblero ML:8031  
PO. Box 3003  
Redlands. CA. 92373-0316

Southern California Gas Company  
Engineering Department  
ATTN: Teresa Roblero ML:8031  
PO. Box 3003  
Redlands. CA. 92373-0316

Southern California Edison  
2244 Walnut Grove Ave. Room 312  
PO. Box 600  
Rosemead, CA. 91770

Southern California Edison  
2244 Walnut Grove Ave. Room 312  
PO. Box 600  
Rosemead, CA. 91770

Regional Water Quality Board #8 - Santa Ana  
Michael Adackapara  
3737 Main St. Suite 500  
Riverside, CA. 92501-3348

Regional Water Quality Board #8 - Santa Ana  
Michael Adackapara  
3737 Main St. Suite 500  
Riverside, CA. 92501-3348

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Offices of Miller, Catlin, Miller

Dec. 10, 2019

No. 6 on Public Hearing

11324 : TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 1800020 associated with Specific Plan ORDINANCE NO.348.4918, TENTATIVE TRACT MAP NO. 37449 - ADDENDUM FOR ENVIRONMENTAL IMPACT REPORT NO. 531 - Applicant: Regent French Valley, LLC - Engineer/Representative: Albert Webb - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Medium High Density Residential (CD- MHDR), High Density Residential (CD-HDR), Open Space: Conservation (OS-C), Open Space: Conservation Habitat (OS-CH), and Open Space: Recreation (OS-R) as reflected in Specific Plan No. 382 (Belle Terre) - Location: Easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, northerly of Jean Nichols Road - Zoning: Specific Plan Zone (SP382) as reflected in the Specific Plan - 342.3 gross acres - REQUEST: SPECIFIC PLAN NO. 382 SUBSTANTIAL CONFORMANCE NO. 1 is a proposal to reduce the maximum total dwelling units from 1,282 to 856, adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, and to consolidate park acreage for larger park areas. CHANGE OF ZONE NO. 1800020 is a proposal to modify the Specific Plan zoning ordinance text to modify development standards for planning areas consistent with the changes of the Specific Plan Substantial Conformance and to formalize the planning area boundaries of the Specific Plan. The TENTATIVE TRACT MAP NO. 37449 is a proposal for a Schedule "A" subdivision of 110.64 acres into 372 single-family residential lots. Grading for the subdivision proposes to export soil offsite from the subdivision to Planning Area 9 of the Specific Plan located south of Fields Drive and mass grade there. APNs 472-170-021 to 472-170-026 and 472-180-033 to 472-180-036. District 3. [Applicant fees 100%]

Belle Terre which means beautiful scenic hillsides and mountains is another terrorists attack on French Valley and Planet Earth. French Valley is not your playground Regent and Albert Webb, it is our night mare of over 5 thousand people and 10,000 car and truck traffic trying to get out because this is another bedroom community all of which should be outlawed. If there is no where to work, no housing should be built. And no buildings for jobs should be constructed either. These unconcerned with anything except their financial greed are going to mass grade and take the dirt and fill up another lot.

- A. So, people are supposed to return to their rooms and not question the Los Angeles developer Regent because this company and Jeff Dinkin is downsizing his project from 1228 housing units to 856 single family housing accept, wait a minute, now, he is putting in High density apartments and returning it to the exact same number of 1228 car driving, water draining people plus their 5 or so roomates and family members. So that is back to the possibility of 5000 people representing 10 car and truck trips per family daily and, therefore, we are back at 50,000 more car and truck trips on where???? I-215 and I-15. What a possibility that you will be involved in a traffic accident. This will not work near Keller and Spring Roads or any other space in Riverside County. Remove these out of town developers by stopping them from buying Riverside County.
- B. This if more habitat loss and traffic build up on Domenigoini Parkway and Hyway 79
- C. This is decreased time for First Responders attempting to save a Life in the French Valley area and it is a huge increase in population.
- D. This property has Burrowing Owls and Vernal Pools.
- E. 4.1.4 of the drainage plan will only have 6 storm drains for 1,282 units which all have major parking facilities and drive ways and rooftops that pour copious amounts of water into the drainage system and fill up the storm drain all the way to Santa Margarita Water

Submitted by Ms. Miller

12/10/19 Item 21.6  
(date)

Shed and continued accumulation after a storm will flood towns on the North Side of Temecula impacting the Hydrological Conditions of Concern from Flooding. This Project is far from LID a Low Impact Concern Project. This is impacting from Night Light Violation to Increased Noise, to Heat Island to traffic, etc. Violates California Regional Water Quality Board, San Diego Region, Waste Discharge Requirements for Discharges from the MS4s Order No. R9-2010-0016

- F. You cant bring this forward for hearing because EMWD has not finished the Title 22 of how much reclaimed water these people and their pets will be exposed to and I can't believe EMWD stands by and will serve water when they don't have it to serve as the Colorado River is greatly jeopardized to a trickle in many areas. Wake up before nothing comes from the tap. This little rain we have had hasn't even brought rain to the small ponds that had two feet last year. The more heat from buildings and pavement the less water we will have to distribute.
- G. How are you going to flush the toilet if there is a drop in pressure or decreased reclaimed water for your household and landscaping. Why is it human to live in a place that is basically covered over in concrete so you won't have to water and because there isn't enough for more people.
- H. The Palomar Observatory will not be able to see the heavens in case of an alien attack or warn the people of an enemy invasion as if another country would even want such high density living as is being produced by these irresponsible LA developers who promise you a house in French Valley and a job in a 64 story Office Building in Los Angeles as is advertised on their website.
- I. This project already passed. And this admendum is not decreasing the quantity of units. It is stack and packing them in a rural area which San Diego fights intensely because of the fires that continue to burn down the East side of San Diego County. So there is another reason to stop this project in its entirety because of the inability to dispense enough water for Cal Fire to stop a Fire roaring thru the Projects that are all along the Winchester French Valley Leon Road shameful attacks and permission by Riverside County Board of Supervisors.

The people have spoken for Quality of Life not Quantity of Life. They are done with you Supervisors, Planners, deniers and developers paving over the Scenic beauty of California



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

KECIA R. HARPER  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

December 16, 2019

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

TEL: (951) 368-9225  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 348.4918

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Monday, December 23, 2019.**

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,

*Karen Barton*

Deputy Clerk of the Board to:  
KECIA R. HARPER, CLERK OF THE BOARD

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

ORDINANCE NO. 348.4918  
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 Rancho California Area the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2443, Change of Zone Case No. 1800020," which map is made part of the ordinance.

Section 2. Section 17.121 of Article XVIIa of Ordinance No. 348 is amended in its entirety to read as follows:

"SECTION 17.121 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN No. 382.

a. Planning Area 1, 3, and 13.

(1) The uses permitted in Planning Areas 1, 3, and 13 of Specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted in Section 6.1.A. (2), (3), (5), (7) and (8); Section 6.1.B. (1), (2), (3), and (5); and Section 6.1.C. (1) shall not be permitted. In addition, the uses permitted under Section 6.1.A. 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. Any use that is not specifically listed in Section 17.121a.(1) may be considered a permitted or conditionally permitted use provided that the Assistant TMLA Director – Planning Development finds that the proposed use is substantially the same in character and intensity as those listed in Section 17.121a.(1). Such a use is subject to the permit process which governs the category in which it falls.

(2) The development standards for Planning Areas 1, 3, and 13 of Specific Plan No. 382 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2. B., C., and D.; E. (1), (2), (3) and (4); and G. shall be deleted and replaced, respectively, with each of the following:

B. Lot area shall not be less than four thousand five hundred square feet (4,500').

C. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of ninety feet (90').

D. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').

E. Minimum yard requirements are as follows:

1. The front yard shall be not less than fifteen feet (15'), measured from the public street. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback.

2. Side yards on interior and through lots shall be not less

than five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the public street.

3. The rear yard shall not be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback.
4. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setbacks. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No 348.

G. The maximum lot coverage shall be 65 percent for single story and 60 percent for two story.

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

b. Planning Area 2.

- (1) The uses permitted in Planning Area 2 of Specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.A (2), (3), (5), (7) and (8); Section 6.1.B. (1), (2), (3), and (5); and Section 6.1.C. (1) shall not be permitted. In addition, the uses permitted under Section 6.1.A. 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 and the uses permitted under Section 6.1.B. shall include multiple family dwellings. Any use that is not specifically listed in Section 17.121b.(1) may be considered a permitted or conditionally permitted use provided that the Assistant TMLA Director – Community Development finds that the proposed use is substantially the same in character and intensity as those listed in Section 17.121b.(1). Such a use is subject to the permit process which governs the category in which it falls.

- (2) The development standards for attached multiple family residential development in Planning Area 2 of Specific Plan No. 382 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2. A., B., C., D., E., and G. shall be deleted and replaced with the following:

- A. The height of the buildings shall not exceed forty-five feet (45').
- B. Lot area shall not be less than three thousand (3,000) square feet.
- C. The minimum average width of that portion of a lot to be used as a building site shall be thirty-five feet (35') with a minimum average depth of sixty feet (60').
- D. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').
- E. Minimum yard requirements are as follows:
  1. The front yard setback shall be not less than fifteen feet (15'), measured from the public street. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback. The minimum building setback from interior drives shall be three feet (3').



Garages opening to the front or rear of lots or buildings shall be setback a minimum of three feet (3') from the existing street right of way, from any future street right of way, as shown on any specific plan of highways, or from the curb of an alley. Garages opening to the front or rear of lots shall not be set back greater than five feet (5'), unless the setback exceeds eighteen-feet (18').

2. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the public street. The distance between buildings shall be not less than ten feet (10').
  3. The rear yard shall not be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback.
  4. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a clear five foot (5') setback. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- G. The maximum lot coverage shall be 65 percent.

(3) The development standards for detached one family residential development in Planning Area 2 of Specific Plan No. 382 shall be the same as those standards identified in Article VI Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2. A., B., C., D., E., and G. shall be deleted and replaced, respectively, with each of the following:

- A. Building height shall not exceed forty-five feet (45').
- B. Lot Area shall not be less than 3,000 square feet.
- C. The minimum average width of that portion of a lot to be used as a building site shall be thirty-five feet (35') with a minimum average depth of sixty feet (60').
- D. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').
- E. Minimum yard requirements are as follows:
  1. The front yard setback shall be not less than fifteen feet (15'), measured from the public street. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback.
  2. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the public street.
  3. The rear yard shall not be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback.
  4. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setbacks

provided at least one side of the structure has a clear five foot (5') setback. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

F. The maximum lot coverage shall be 65 percent.

- (4) The development standards for non-residential development in Planning Area 2 of Specific Plan No. 382 shall be the same as those standards identified in Article VI Section 6.2 of Ordinance No. 348
- (5) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

c. Planning Areas 4, 7, 9, and 28.

- (1) The uses permitted in Planning Areas 4, 7, 9, and 28 of Specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1A(2), (3), (5), (7) and (8); Section 6.1.B. (1), (2), (3), and (5); and Section 6.1.C.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.A. 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. Any use that is not specifically listed in Section 17.121c.(1) be considered a permitted or conditionally permitted use provided that the Assistant TMLA Director – Community Development finds that the proposed use is substantially the same in character and intensity as those listed in Section 17.121c.(1). Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for Planning Areas 4, 7, 9, and 28 of Specific Plan No. 382 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2. B., C., and D; E. (1), (2), (3) and (4); and G. shall be deleted and replaced, respectively, with each of the following:
  - B. Lot area shall not be less than three thousand five hundred square feet (3,500').
  - C. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of eighty feet (80').
  - D. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').
  - E. Minimum yard requirements are as follows:
    1. The front yard setback shall be not less than fifteen feet (15'), measured from the public street. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback.
    2. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the public street.
    3. The rear yard shall not be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback.
    4. Fireplaces, media niches, bay windows, porches, window

boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a clear five foot (5') setback. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

- G. The maximum lot coverage shall be sixty-five (65%) for a single story dwelling and sixty percent (60%) for two story dwelling.

In addition, the following development standards for clustered residential development, which involves grouping dwelling units on smaller lots in one area of development while preserving the remaining land on site for other uses, shall also apply and, to the extent there is a conflict, supersede other development standards for Planning Areas 4, 7, 9, and 28:

- AA. Where a zero lot line design is utilized, the distance between structures shall be not less than ten feet (10') provided at least one side of the structure has a clear five foot (5') setback at all times.
- BB. Front yards shall be a minimum of ten feet (10') measured from the public street.
- CC. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the public street. There shall be no other side or rear yard setback requirements.
- DD. The distance between structures in all directions shall be at least ten feet (10').

- (4) 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 Areas 5, 10, 12, 25, and 27.

- (1) The uses permitted in Planning Areas 5, 10, 12, 25, and 27 of Specific Plan No. 382 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.A.(1), (8) and (9); B.(1) and C.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.A. shall include public parks; public playgrounds; dog parks; greenhouses; community gardens; trails; and hiking areas.
- (2) The development standards for Planning Areas 5, 10, 12, 25, and 27 of Specific Plan No. 382 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

e. Planning Areas 6, 8, 11, 14, 15, 16, 22, 23, and 26.

- (1) The uses permitted in Planning Areas 6, 8, 11, 14, 16, 23, and 26 of Specific Plan No. 382 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.A. (1), (2), (3), (4), (5) (8) and (9); B. (1); and C. (1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.A. shall include trails and hiking areas.
- (2) The development standards for Planning Areas 6, 8, 11, 14, 16, 22, 23, and 26 of Specific Plan No. 382 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Articles VIIIe of Ordinance No.

348.

f. Planning Areas 17, 18, 19, 20 and 21

- (1) The uses permitted in Planning Areas 17, 18, 19, 20, and 21 of Specific Plan No. 382 shall be the same as those uses permitted in Article XVI, Section 16.2 of Ordinance No. 348, except that uses permitted pursuant to Section 16.2.A.(1), (2), (3), (4), (5), and (7); B.(1) (2), (3), (4), (5), (6), (7) (8) and (9); C.(1) and (2); D(1); and E. shall not be permitted.
- (2) The development standards for Planning Areas 17, 18, 19, 20 and 21 of Specific Plan No. 382 shall be the same as those standards identified in Article XVI of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XVI of Ordinance No. 348.

g. Planning Area 24

- (1) The uses permitted in Planning Area 24 of Specific Plan No. 382 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.A.(1), (2), (3), (4), (5) (8) and (9); B.(1); and C.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.A. shall also include nature trails, structures and installations necessary for the storage and distribution of water such as tanks, reservoirs, wells, and any use appurtenant to the storage and distribution of water, and the necessary pumping and water production facilities.
- (2) The development standards for Planning Area 24 of Specific Plan No. 382 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348."

Section 3. This Ordinance shall take effect 30 days after its date of adoption.

Kevin Jeffries, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **December 10, 2019**, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt  
NAYS: None  
ABSENT: None

Kecia R. Harper, Clerk of the Board

By: Karen Barton, Deputy Clerk of the Board



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

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12/23/19	0011346552		PE Riverside	4 x 358 Li	1,861.60

Invoice text: Ordinance 348.4918

*Planning  
12/10/19 12.6*

Placed by: Karen Lynn Barton

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1,861.60	0011346552	DUE UPON RECEIPT

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Ordinance 348.4918 /

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

**12/23/2019**

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

Date: December 23, 2019  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
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Ad Number: 0011346552-01

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

ORDINANCE NO. 348.4918  
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 Rancho California Area the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2443, Change of Zone Case No.1800020," which map is made part of the ordinance.

Section 2. Section 17.121 of Article XVIIa of Ordinance No. 348 is amended in its entirety to read as follows:

"SECTION 17.121 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN No. 382.

a. Planning Area 1, 3, and 13.

- (1) The uses permitted in Planning Areas 1, 3, and 13 of Specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted in Section 6.1.A. (2), (3), (5), (7) and (8); Section 6.1.B. (1), (2), (3), and (5); and Section 6.1.C. (1) shall not be permitted. In addition, the uses permitted under Section 6.1.A. 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. Any use that is not specifically listed in Section 17.121a.(1) may be considered a permitted or conditionally permitted use provided that the Assistant TMLA Director - Planning Development finds that the proposed use is substantially the same in character and intensity as those listed in Section 17.121a.(1). Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for Planning Areas 1, 3, and 13 of Specific Plan No. 382 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2. B., C., and D.; E. (1), (2), (3) and (4); and G. shall be deleted and replaced, respectively, with each of the following:
  - B. Lot area shall not be less than four thousand five hundred square feet (4,500').
  - C. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of ninety feet (90').
  - D. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').
  - E. Minimum yard requirements are as follows:
    1. The front yard shall be not less than fifteen feet (15'), measured from the public street. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback.
    2. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the public street.
    3. The rear yard shall not be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback.
    4. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setbacks. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
  - G. The maximum lot coverage shall be 65 percent for single story and 60 percent for two story.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

b. Planning Area 2.

- (1) The uses permitted in Planning Area 2 of Specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.A (2), (3), (5), (7) and (8); Section 6.1.B. (1), (2), (3), and (5); and Section 6.1.C. (1) shall not be permitted. In addition, the uses permitted under Section 6.1.A. 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 and the uses permitted under Section 6.1.B. shall include multiple family dwellings. Any use that is not specifically listed in Section 17.121b.(1) may be considered a permitted or conditionally permitted use provided that the Assistant TMLA Director - Community Development finds that the proposed use is substantially the same in character and intensity as those listed in Section 17.121b.(1). Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for attached multiple family residential development in Planning Area 2 of Specific Plan No. 382 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2. A., B., C., D., E., and G. shall be deleted and replaced with the following:
  - A. The height of the buildings shall not exceed forty-five feet (45').
  - B. Lot area shall not be less than three thousand (3,000) square feet.
  - C. The minimum average width of that portion of a lot to be used as a building site shall be thirty-five feet (35') with a minimum average depth of sixty feet (60').
  - D. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').
  - E. Minimum yard requirements are as follows:
    1. The front yard setback shall be not less than fifteen feet (15'), measured from the public street. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback. The minimum building setback from interior drives shall be three feet (3'). Garages opening to the front or rear of lots or buildings shall be setback a minimum of three feet (3) from the existing street right of way, from any future street right of way, as shown on any specific plan of highways, or from the curb of an alley. Garages opening to the front or rear of lots shall not be set back greater than five feet (5'), unless the setback exceeds eighteen-feet (18').
    2. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the public street. The distance between buildings shall be no less than ten feet (10').
    3. The rear yard shall not be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback.
    4. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to

encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a clear five foot (5') setback. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

- G. The maximum lot coverage shall be 65 percent.
- (3) The development standards for detached one family residential development in Planning Area 2 of Specific Plan No. 382 shall be the same as those standards identified in Article VI Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2. A., B., C., D., E., and G. shall be deleted and replaced, respectively, with each of the following:
- A. Building height shall not exceed forty-five feet (45').
  - B. Lot Area shall not be less than 3,000 square feet.
  - C. The minimum average width of that portion of a lot to be used as a building site shall be thirty-five feet (35') with a minimum average depth of sixty feet (60').
  - D. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').
  - E. Minimum yard requirements are as follows:
    - 1. The front yard setback shall be not less than fifteen feet (15'), measured from the public street. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback.
    - 2. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the public street.
    - 3. The rear yard shall not be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback.
    - 4. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a clear five foot (5') setback. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
  - F. The maximum lot coverage shall be 65 percent.
- (4) The development standards for non-residential development in Planning Area 2 of Specific Plan No. 382 shall be the same as those standards identified in Article VI Section 6.2 of Ordinance No. 348
- (5) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

- c. Planning Areas 4, 7, 9, and 28.
- (1) The uses permitted in Planning Areas 4, 7, 9, and 28 of Specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1A(2), (3), (5), (7) and (8); Section 6.1.B. (1), (2), (3), and (5); and Section 6.1.C.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.A. 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. Any use that is not specifically listed in Section 17.121c.(1) be considered a permitted or conditionally permitted use provided that the Assistant TMLA Director - Community Development finds that the proposed use is substantially the same in character and intensity as those listed in Section 17.121c.(1). Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for Planning Areas 4, 7, 9, and 28 of Specific Plan No. 382 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2. B., C., and D; E. (1), (2), (3) and (4); and G. shall be deleted and replaced, respectively, with each of the following:
- B. Lot area shall not be less than three thousand five hundred square feet (3,500').
  - C. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of eighty feet (80').
  - D. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').
  - E. Minimum yard requirements are as follows:
    - 1. The front yard setback shall be not less than fifteen feet (15'), measured from the public street. Porches in the front of the structure and "side-in" garages may encroach five feet (5') into the front yard setback.
    - 2. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the public street.
    - 3. The rear yard shall not be less than ten feet (10'), except that garages, balconies, decks, and attached patio covers may encroach five feet (5') into the rear yard setback.
    - 4. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setbacks provided at least one side of the structure has a clear five foot (5') setback. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
  - G. The maximum lot coverage shall be sixty-five (65%) for a single story dwelling and sixty percent (60%) for two story dwelling.
- In addition, the following development standards for clustered residential development, which involves grouping dwelling units on smaller lots in one area of development while preserving the remaining land on site for other uses, shall also apply and, to the extent there is a conflict, supersede other development standards for Planning Areas 4, 7, 9, and 28:
- AA. Where a zero lot line design is utilized, the distance between structures shall be not less than ten feet (10') provided at least one side of the structure has a clear five foot (5') setback at all times.
  - BB. Front yards shall be a minimum of ten feet (10') measured from the public street.
  - CC. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the public street. There shall be no other side or rear yard setback requirements.
  - DD. The distance between structures in all directions shall be at least ten feet (10').
- (4) 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 Areas 5, 10, 12, 25, and 27.
- (1) The uses permitted in Planning Areas 5, 10, 12, 25, and 27 of Specific Plan No. 382 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.A.(1), (8) and (9); B.(1) and C.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.A. shall include public parks; public playgrounds; dog parks; greenhouses; community gardens; trails; and hiking areas.

- (2) The development standards for Planning Areas 5, 10, 12, 25, and 27 of Specific Plan No. 382 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.
- e. Planning Areas 6, 8, 11, 14, 15, 16, 22, 23, and 26.
- (1) The uses permitted in Planning Areas 6, 8, 11, 14, 16, 23, and 26 of Specific Plan No. 382 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.A. (1), (2), (3), (4), (5) (8) and (9); B. (1); and C. (1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.A. shall include trails and hiking areas.
  - (2) The development standards for Planning Areas 6, 8, 11, 14, 16, 22, 23, and 26 of Specific Plan No. 382 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.
- f. Planning Areas 17, 18, 19, 20 and 21
- (1) The uses permitted in Planning Areas 17, 18, 19, 20, and 21 of Specific Plan No. 382 shall be the same as those uses permitted in Article XVI, Section 16.2 of Ordinance No. 348, except that uses permitted pursuant to Section 16.2.A.(1), (2), (3), (4), (5), and (7); B.(1) (2), (3), (4), (5), (6), (7) (8) and (9); C.(1) and (2); D(1); and E. shall not be permitted.
  - (2) The development standards for Planning Areas 17, 18, 19, 20 and 21 of Specific Plan No. 382 shall be the same as those standards identified in Article XVI of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XVI of Ordinance No. 348.
- g. Planning Area 24
- (1) The uses permitted in Planning Area 24 of Specific Plan No. 382 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.A.(1), (2), (3), (4), (5) (8) and (9); B.(1); and C.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.A. shall also include nature trails, structures and installations necessary for the storage and distribution of water such as tanks, reservoirs, wells, and any use appurtenant to the storage and distribution of water, and the necessary pumping and water production facilities.
  - (2) The development standards for Planning Area 24 of Specific Plan No. 382 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

Section 3. This Ordinance shall take effect 30 days after its date of adoption.

Kevin Jeffries, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on December 10, 2019, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt  
 NAYS: None  
 ABSENT: None

Kecia R. Harper, Clerk of the Board  
 By: Karen Barton, Deputy Clerk of the Board



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, CHANGE OF ZONE, AND TENTATIVE TRACT MAP, IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 10, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **Specific Plan No. 382 Substantial Conformance No. 1**, which proposes a substantial conformance to reduce the maximum total dwelling units from 1, 282 to 856, adjust the dwelling unit allocation for planning areas including decreasing density categories/designations for certain planning areas, rearrange the planning area boundaries, and to consolidate park acreage for larger park areas. **Change of Zone No. 1800020**, which proposes to modify the Specific Plan zoning ordinance text to modify development standards for planning areas consistent with the changes of the Specific Plan Substantial Conformance and to formalize the planning area boundaries of the Specific Plan. **Tentative Tract Map No. 37449**, which proposes for a Schedule "A" subdivision of 110.64 acres into 372 single-family residential lots. This project is located easterly of Washington Street, southerly of Keller Road, westerly of Rebecca Street and Glen Gibson Court, and northerly of Jean Nichols Road in the Rancho California Zoning Area of Third Supervisorial District.

The Riverside County Planning Commission recommends that the Board of Supervisors approve the project and consider an **Addendum for Environmental Impact Report No. 531**.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

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

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department 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.

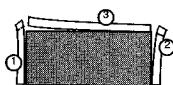
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

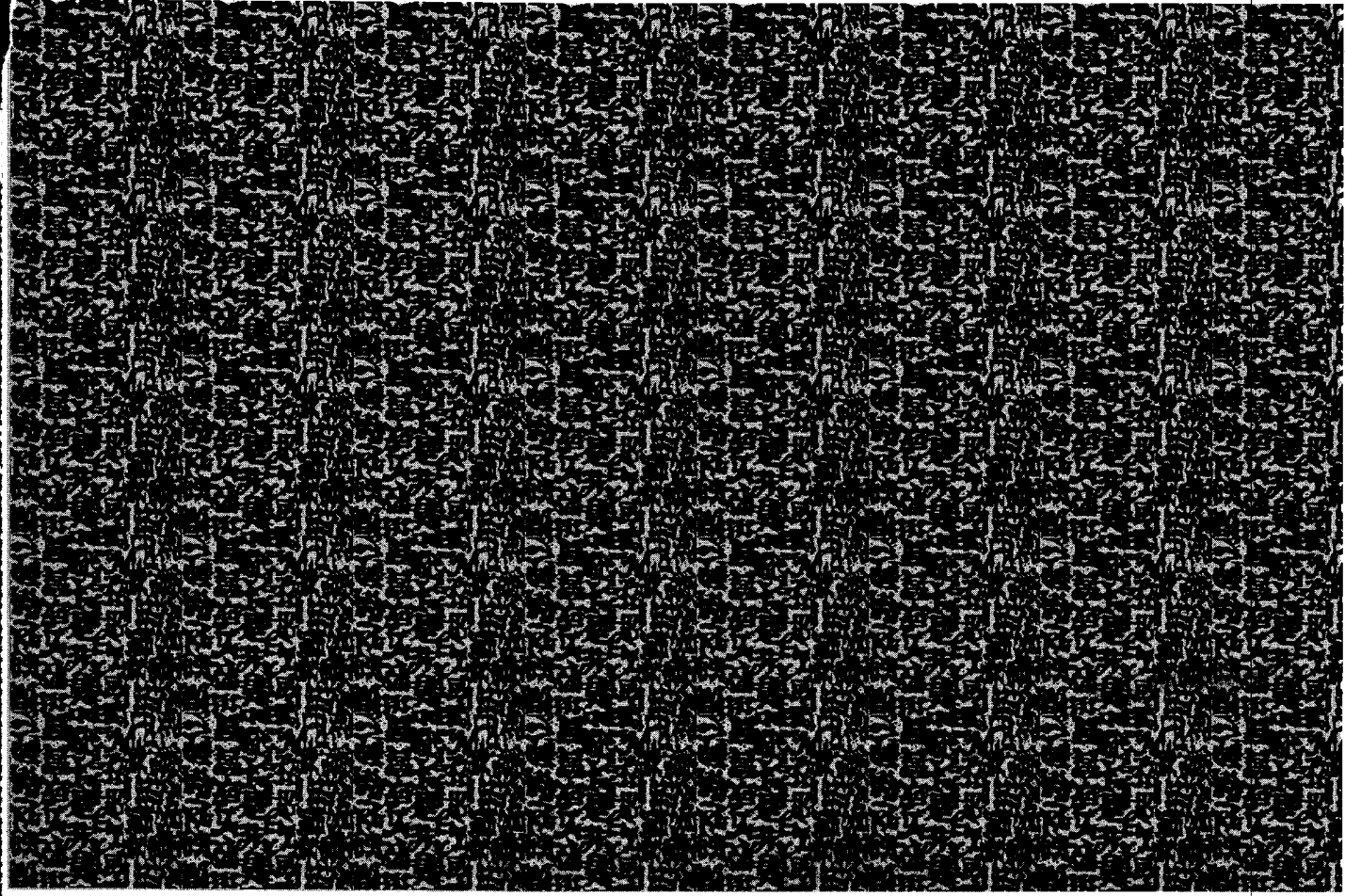
Dated: November 21, 2019

Kecia R. Harper, Clerk of the Board

By: Karen Barton, Deputy Clerk of the Board



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



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

**PUBLIC HEARING NOTICE**  
*This may affect your property*

476340008  
BENJAMIN M MAPLE  
MARIA ELIZABETH MAPLE  
32912 SHEPHARD CT  
WINCHESTER CA. 92596

2019 DEC -2 PM 1:43

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS

NTXTE 910 FF 1250 0011/27/19

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF BC: 92502114747 \*2852-04993-27-19  
141-SMB 9259

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN, CHANGE OF ZONE, AND TENTATIVE TRACT MAP, IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT

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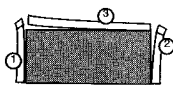
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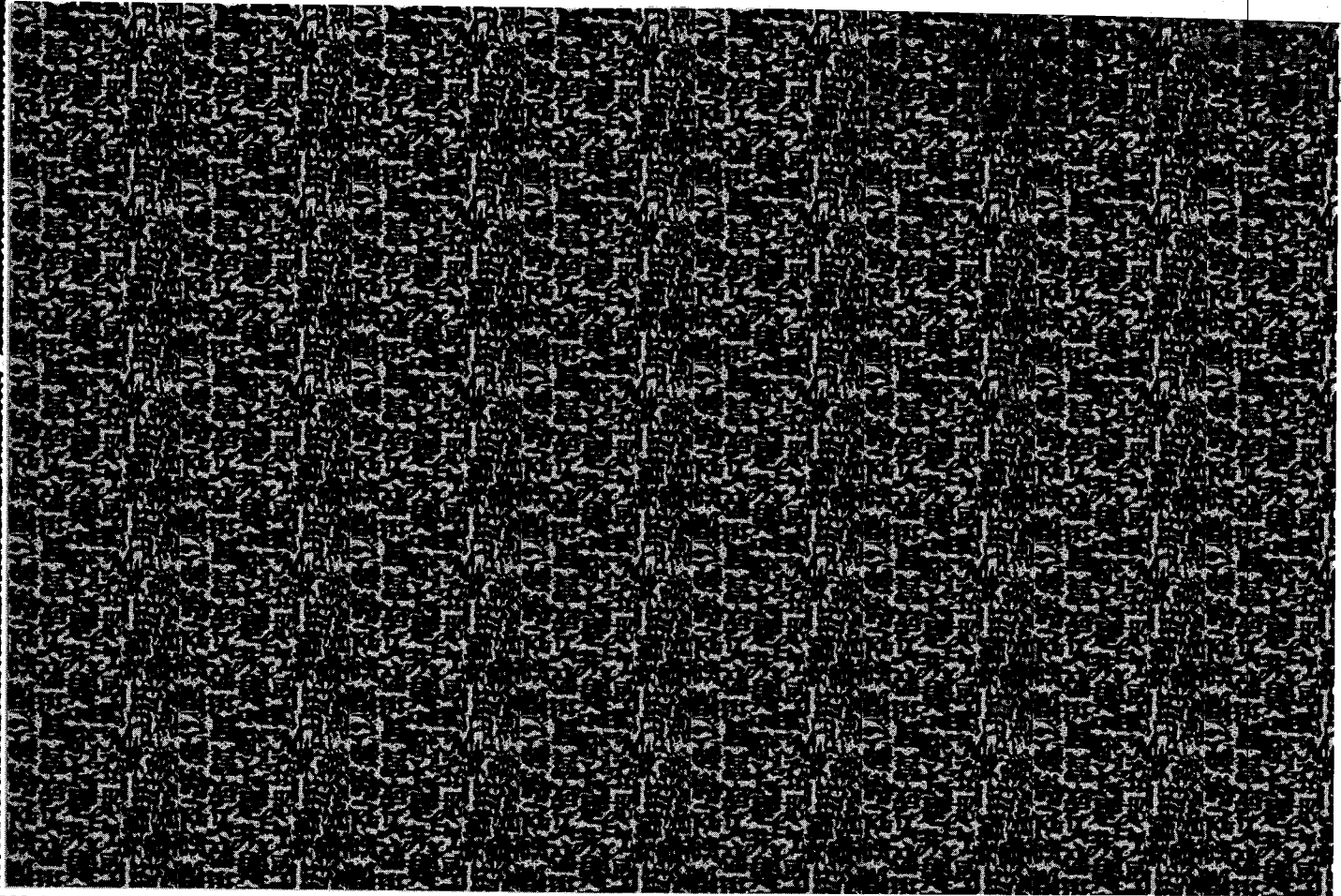
Dated: November 21, 2019

Kecia R. Harper, Clerk of the Board

By: Karen Barton, Deputy Clerk of the Board



REMOVE  
THEN FOLD AND TEAR



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

9004975004  
T M L

**PUBLIC HEARING NOTICE**  
*This may affect your property*

Regent French Valley LLC  
11900 San Vicente Boulevard, Suite 200  
Los Angeles, CA 90049

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2019 DEC 16 AM 11:04

NIXIE 911 CC 1 7212/13/19

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

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BC: 92502114747 \*2252-00497-05-32

9004975004 CO

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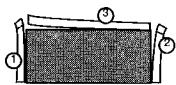
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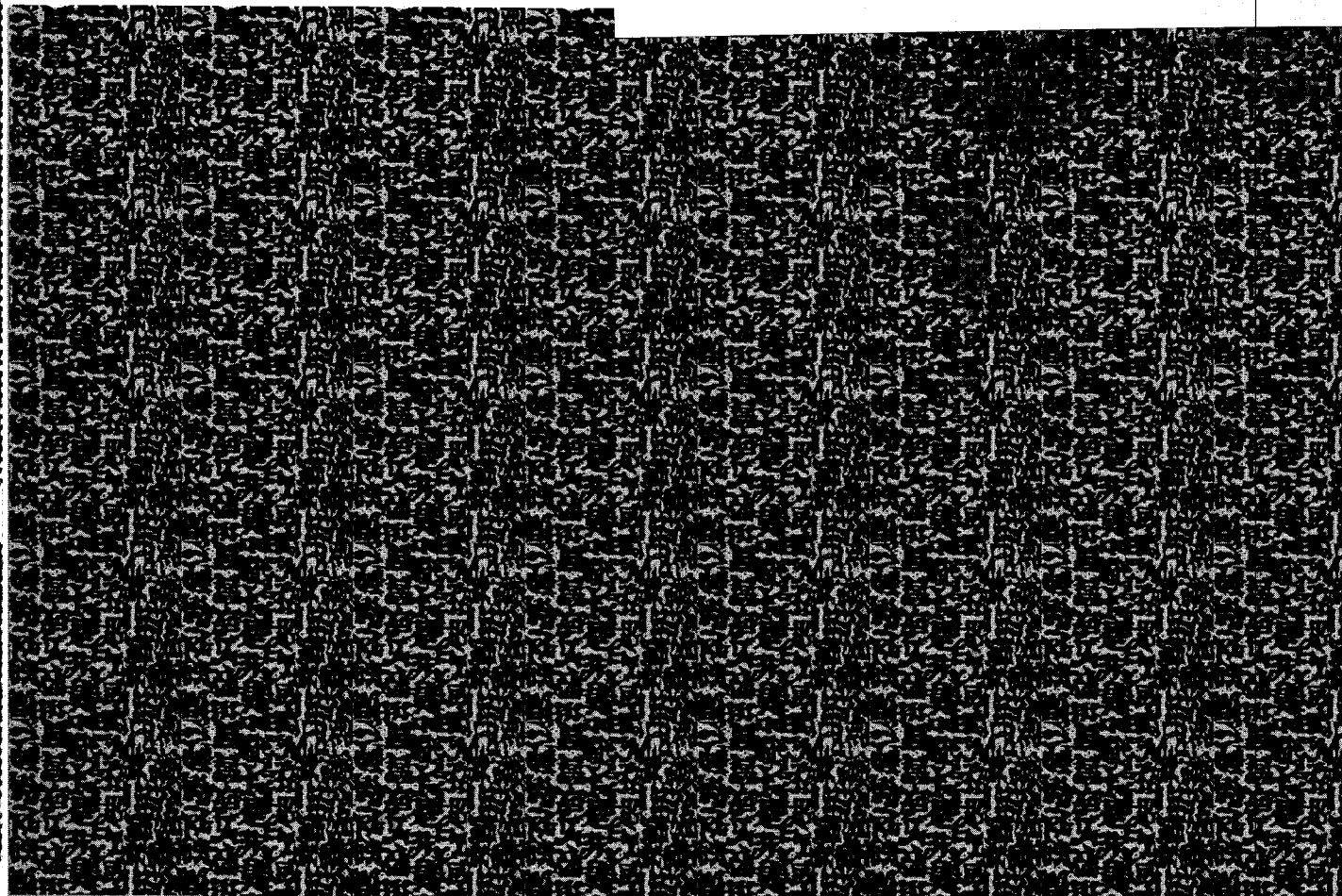
Dated: November 21, 2019

Kecia R. Harper, Clerk of the Board

By: Karen Barton, Deputy Clerk of the Board



REMOVE  
THEN FOLD AND TEAR



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

90049>5004

FWD

**PUBLIC HEARING NOTICE**  
*This may affect your property*

Regent French Valley LLC  
11900 San Vicente Boulevard, Suite 200  
Los Angeles, CA 90049

2019 DEC 16 AM 11:04

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS

NIXIE 911 CC 1 7212/13/19

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

925021147

925021147

BC: 92502114747 \*2252-00496-05-3



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

**APPLICANT REPRESENTATIVE**

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

SPEAKER'S NAME: SCOTT HILDEBRANDT

Address: 3788 McCray St.

City: Riv. Zip: 92506

Phone #: 951-686-1070

Date: 12-10-19 Agenda # 216

**PLEASE STATE YOUR POSITION BELOW:**

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

Support       Oppose       Neutral

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

Support       Oppose       Neutral

I give my 3 minutes to: \_\_\_\_\_

# BOARD RULES

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## **Group/Organized Presentations:**

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# Riverside County Board of Supervisors Request to Speak

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

SPEAKER'S NAME: Keith Miller

Address: 34880 Rebecca St

City: Winchester CA Zip: 92596

Phone #: 951-704-2020 21.6

Date: 12/10/2019 Agenda # ~~1~~

### PLEASE STATE YOUR POSITION BELOW:

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

Support       Oppose       Neutral

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

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I give my 3 minutes to: \_\_\_\_\_

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SPEAKER'S NAME: RANDY LUMB

Address: 34910 REBECCA ST.

City: WINCHESTER Zip: 92596

Phone #: (951) 453-5411

Date: 12/10/19 Agenda # 21.47  
6

## PLEASE STATE YOUR POSITION BELOW:

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

Support       Oppose       Neutral

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# Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Ms Miller

Address: PO Box 1341

City: Escondido Zip: 92531

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

Date: Dec 10 2019 Agenda # 21.6  
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### PLEASE STATE YOUR POSITION BELOW:

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

Support  Oppose  Neutral

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

Support  Oppose  Neutral

I give my 3 minutes to: \_\_\_\_\_

# BOARD RULES

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

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

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

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

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

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

## **Individual Speaker Limits:**

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

## **Group/Organized Presentations:**

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

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

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