

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



ITEM: 21.3  
(ID # 12381)

**MEETING DATE:**

Tuesday, May 19, 2020

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CZ1900032, associated with Ordinance No. 348.4927, SP312S03, and TTM37646 - No New Environmental Document Is Required (CEQ190021) - Applicant: Riverside Mitland 03 LLC, Dave Bartlett – Engineer/Representative: Hunsaker & Associates, Brad Hay – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Public Facilities (CD: PF) – Location: North of Hilton Road, South of Keller Road, East of Spencer Crossing Parkway, and West of Leon Road – 13.29 Gross Acres - Zoning: Specific Plan (SP 312A2) - REQUEST: Change of Zone No. 1900032 (CZ1900032), proposes to revise the Specific Plan Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, as well as clarifies the allowed and prohibited uses within PA 42 to match those to PA 39. Specific Plan No. 312 Substantial Conformance No. 3 (SP312S03), proposes minor modifications to the Specific Plan text to ensure that the Specific Plan is consistent with the Specific Plan's Zoning Ordinance development standards as they pertain to minimum lot size and minimum lot frontage for lots with shared driveways. The Specific Plan Zoning Ordinance also clarifies the allowed and prohibited uses in PA 42 to match those from PA 39 (the planning area directly south of PA 42). SP312S03 will not modify the density and allowable dwelling units as currently allowed. Tentative Tract Map No. 37646 proposes a subdivision of 13.29 gross acres into 53 residential lots with a minimum lot size of 5,000 square feet and three open space lots for landscaping. District 3. [Applicant Fees 100%]

**ACTION:** Policy

Charissa Leach, Assistant TLMA Director

5/6/2020

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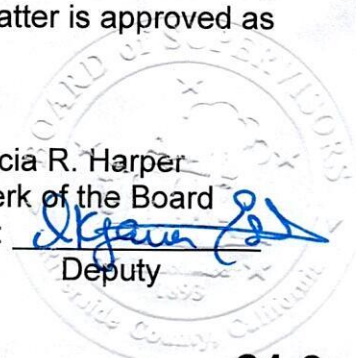
**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: May 19, 2020  
xc: Planning

Kecia R. Harper  
Clerk of the Board

By:   
Deputy



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

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

1. **FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 551** (EIR No. 551), pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier EIR, and none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein;
2. **APPROVE SPECIFIC PLAN NO. 312 SUBSTANTIAL CONFORMANCE NO. 3**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in the staff report;
3. **APPROVE CHANGE OF ZONE NO. 1900032** amending the zoning ordinance for Specific Plan No. 312 to modify the development standards for PA 42 in regards to minimum lot size and other development standards, and clarifies the allowed and prohibited uses under Planning Area 42;
4. **ADOPT ORDINANCE NO. 348.4927** formally amending the zoning ordinance for Specific Plan No. 312 to revise the permitted and conditionally permitted uses and development standards for Planning Area 42 within Specific Plan No. 312 consistent with the associated Substantial Conformance No. 3 and Change of Zone No.1900032; and
5. **APPROVE TENTATIVE TRACT MAP NO. 37646** subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions incorporated in the 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: Applicant Fees 100%</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: N/A</b>	

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

**BACKGROUND:**

**Summary:**

**Specific Plan No. 312 Substantial Conformance No. 3 (SP00312S03)** is a proposal for minor modifications to the Specific Plan text to ensure that the Specific Plan is consistent with the Specific Plan's Zoning Ordinance development standards as they pertain to minimum lot size and minimum lot frontage for lots with shared driveways. The Specific Plan Zoning Ordinance

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also clarifies the allowed and prohibited uses in PA 42 to match those from PA 39 (the planning area directly south of PA 42). SP312S03 will not modify the density and allowable dwelling units as currently allowed.

**Change of Zone No. 1900032 (CZ1900032)** is a proposal to revise the Specific Plan Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, as well as clarifies the allowed and prohibited uses within PA 42 to match those to PA 39.

**Tentative Tract Map No. 37646 (TTM37646)** is a proposal for a Schedule 'A' subdivision of 13.29 gross acres into 53 residential lots with a minimum lot size of 5,000 square feet and three open space lots for landscaping.

Planning Area 42 of SP No. 312 was included in the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 551. The original EIR, as well as the CEQA documents for Amendment No. 2, fully evaluated the entire site for the allowed residential units, as well as a site-specific evaluation of PA 42 as an elementary school. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. The detailed evaluation of the school on PA 42 provided an analysis of greater physical environmental impacts that would occur at the site as opposed to only developing the 13.29 gross acre site for 53 residential homes and three open space lots. Impacts related to traffic, air quality, and noise in particular would likely be less substantial than what was evaluated at the site for a school. All other impacts would be the same or less than what was evaluated in the prior EIR. None of the conditions described in the State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein; and therefore, no further environmental documentation is required, pursuant to the State CEQA Guidelines.

The Project site is located north of Hilton Road, south of Keller Road, east of Spencer's Crossing Parkway and west of Leon Road, in the French Valley Area.

**Planning Commission Action**

On May 6, 2020, the Planning Commission recommended the Board of Supervisors approve the project on a 5-0 vote.

**Impact on Residents and Businesses**

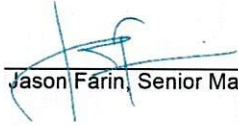
All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

**ATTACHMENTS:**

- A. Planning Commission Minutes**
- B. Planning Commission Staff Report**

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- C. Specific Plan No. 312 Substantial Conformance No. 3**
- D. Tentative Tract Map No. 37646 Exhibits**
- E. Specific Plan Ordinance No. 348.4927**
- F. Memo to Planning Commissioners**



Jason Farin, Senior Management Analyst

5/13/2020



Gregory F. Priamos, Director County Counsel

5/7/2020



1 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section  
2 8.101 of Ordinance No. 348.

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

5 c. Planning Areas 3A, 3B, 3C, 3D and 3E.

6 (1) The uses permitted in Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No.  
7 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
8 Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1),  
9 (2), (3), (4), (5), (6), (7), and (8); b.(1); and c.(1) shall not be permitted. In addition,  
10 the permitted uses identified under Section 8.100.a. shall also include open space  
11 detention facilities.

12 (2) The development standards for Planning Areas 3A, 3B, 3C, 3D and 3E of Specific  
13 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section  
14 8.101 of Ordinance No. 348.

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

17 d. Planning Area 5, 6, 9, 11, 13, 14, 17A, and 20/21.

18 (1) The uses permitted in Planning Areas 5, 6, 9, 11, 13, 14, 17A, and 20/21 of Specific  
19 Plan No. 312 shall be the same as those uses permitted in Article VI, Section 6.1 of  
20 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(3) and  
21 (4); b.(1) and (3); and e. shall not be permitted. In addition, the permitted uses  
22 identified under Section 6.1.b. shall also include community recreation centers,  
23 athletic fields and playgrounds.

24 (2) The development standards for Planning Areas 5, 6, 9, 11, 13, 14, 17A, and 20/21 of  
25 Specific Plan No. 312 shall be the same as those standards identified in Article VI,  
26 Section 6.2 of Ordinance No. 348, except that the development standards set forth in  
27 Article VI, Section 6.2.b., and e.(4) shall be deleted and replaced by the following:  
28

1 A. Lot area shall not be less than six thousand (6,000) square feet. The minimum  
2 lot area shall be determined by excluding that portion of a lot that is used  
3 solely for access to the portion of a lot used as a building site.

4 B. Chimneys and fireplaces shall be allowed to encroach into side yards a  
5 maximum of two feet (2'). No other structural encroachments shall be  
6 permitted in the front, side or rear yard except as provided for in Section  
7 18.19 of Ordinance No. 348.

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

9 AA. Interior side yards may be reduced to accommodate zero lot line situations,  
10 except that, in no case shall the reduction in the side yard areas reduce the  
11 separation between structures to less than ten feet (10').

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

14 e. Planning Areas 10, 12, 17B, 18B, and 25.

15 (1) The uses permitted in Planning Areas 10, 12, 17B, 18B, and 25 of Specific Plan No.  
16 312 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 6.1.a.(3) and (4); b.(1)  
18 and (3); and e. shall not be permitted.

19 (2) The development standards for Planning Areas 10, 12, 17B, 18B, and 25 of Specific  
20 Plan No. 312 shall be the same as those standards identified in Article VI, Section  
21 6.2 of Ordinance No. 348, except that the development standard set forth in Article  
22 VI, Section 6.2.e.(4) shall be deleted and replaced by the following:

23 A. Chimneys and fireplaces shall be allowed to encroach into side yards a  
24 maximum of two feet (2'). No other structural encroachments shall be  
25 permitted in the front, side or rear yard except as provided for in Section  
26 18.19 of Ordinance No. 348.

27 In addition, the following development standards shall also apply:  
28

1 AA. The interior side yards may be reduced to accommodate zero lot line or  
2 common wall situations, except that, in no case shall the reduction in the side  
3 yard areas reduce the separation between structures to less than ten feet (10').

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

6 f. Planning Area 7.

7 (1) The uses permitted in Planning Area 7 of Specific Plan No. 312 shall be the same as  
8 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the  
9 uses permitted pursuant to Section 6.1.a.(3) and (4); b.(1) and (3); and e. shall not be  
10 permitted.

11 (2) The development standards for Planning Area 7 of Specific Plan No. 312 shall be the  
12 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,  
13 except that the development standards set forth in Article VI, Section 6.2.b. and e.(4)  
14 shall be deleted and replaced by the following:

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

18 B. Chimneys and fireplaces shall be allowed, to encroach into side yards a  
19 maximum of two feet (2'). No other structural encroachments shall be  
20 permitted in the front, side, or rear yard except as provided for in Section  
21 18.19 of Ordinance No. 348.

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

24 g. Planning Area 15.

25 (1) The uses permitted in Planning Area 15 of Specific Plan No. 312. shall be the same  
26 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except  
27 that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8), and  
28



1 (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified  
2 under Section 8.100.a. shall also include trails and water quality/detention basins.

3 (2) The development standards for Planning Area 15 of Specific Plan No. 312 shall be  
4 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance  
5 No. 348.

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

8 h. Planning Areas 8, 16, 18A, 28, and 41.

9 (1) The uses permitted in Planning Areas 8, 16, 18A, 28, and 41 of Specific Plan No.  
10 312 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
11 Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1),  
12 (2), (6) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses  
13 identified under Section 8.100.a. shall also include public parks, private parks, dog  
14 parks, and trails.

15 (2) The development standards for Planning Areas 8, 16, 18A, 28, and 41 of Specific  
16 Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section  
17 8.101 of Ordinance No. 348.

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

20 i. Planning Area 19.

21 (1) The uses permitted in Planning Area 19 of Specific Plan No. 312 shall be the same  
22 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348 except that  
23 the uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1),  
24 (3), and (5); c.(1); and e.(1) shall not be permitted.

25 (2) The development standards for Planning Area 19 of Specific Plan No. 312 shall be  
26 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
27 348, except that the development standards set forth in Section 6.2.b., c., d., e.(1),  
28

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

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

5 B. The minimum average lot width of a standard lot shall be forty five feet (45').  
6 The minimum lot width fronting on a cul-de-sac or knuckle shall be thirty  
7 five feet (35'). The minimum average lot depth shall be one hundred feet  
8 (100').

9 C. The minimum front yard setback to a habitable portion of the main structure  
10 shall be ten feet (10'). The minimum front yard setback to covered porches,  
11 courtyards, and balconies shall be ten feet (10'). The minimum front yard  
12 setback to the garage shall be twenty feet (20'). No other structural  
13 encroachments shall be permitted in the front yard except as provided for in  
14 Section 18.19 of Ordinance No. 348.

15 D. The minimum side yard setback shall be five feet (5') for interior lots. The  
16 minimum side yard setback for corner lots facing a street shall be ten feet  
17 (10'). Chimneys, fireplaces, media centers, and air conditioning units may  
18 encroach into the required side yard setback a maximum of two feet (2'). No  
19 other structural encroachments shall be permitted in the side rear yard except  
20 as provided for in Section 18.19 of Ordinance No. 348.

21 E. The minimum rear yard setback shall be fifteen feet (15'), except that  
22 dwelling units with a minimum front yard setback to a habitable portion of  
23 the main structure of ten feet (10') shall provide a minimum rear yard setback  
24 of twenty feet (20'). Covered patios, balconies and decks may encroach into  
25 the required rear yard setback a maximum of five feet (5'). No other  
26 structural encroachments shall be permitted in the rear yard except as  
27 provided for in Section 18.19 of Ordinance No. 348.

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

3 j. Planning Areas 22, 26, 31, 33, and 39.

4 (1) The uses permitted in Planning Areas 22, 26, 31, 33, and 39 of Specific Plan No. 312  
5 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.  
6 348 except that the uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8),  
7 and (9); b.(1), (3), (4), and (5); c.(1); and e.(1) shall not be permitted.

8 (2) The development standards for Planning Areas 22, 26, 31, 33, and 39 of Specific  
9 Plan No. 312 shall be the same as those standards identified in Article VI, Section  
10 6.2 of Ordinance No. 348, except that the development standards set forth in Section  
11 6.2.b., c., d., e.(1), e.(4), and g. shall be deleted and replaced by the following:

12 A. Lot area shall not be less than five thousand and five hundred (5,500) square  
13 feet. The minimum lot area shall be determined by excluding that portion of  
14 a lot that is used solely for access to the portion of a lot used as a building  
15 site.

16 B. The minimum average lot width of a standard lot shall be fifty feet (50'). The  
17 minimum average lot depth shall be one hundred feet (100').

18 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots  
19 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
20 five feet (35') measured along the right-of-way line. Lot frontage along  
21 curvilinear streets may be measured at the building setback in accordance  
22 with zone development standards.

23 D. The minimum front yard setback to a habitable portion of the main structure  
24 shall be ten feet (10'). The minimum front yard setback to front-entry garages  
25 shall be twenty feet (20'). The minimum front yard setback to side-entry  
26 garages shall be ten feet (10').

27 E. The minimum front and rear yard setback to covered porches, courtyards, and  
28

1 balconies shall be ten feet (10').

2 F. Chimneys, fireplaces, media centers, and air conditioning units shall be  
3 allowed to encroach into side yards at a maximum of two feet (2'). No other  
4 structural encroachments shall be permitted in the front, side, or rear yard  
5 except as provided for in Section 18.19 of Ordinance No. 348.

6 G. No lot shall have more than seventy (70%) percent of its net area covered  
7 with buildings or structures.

8 H. A minimum of ten percent (10%) of the lots in each Planning Area shall  
9 include a single-story architectural element including, but not limited to,  
10 architectural projections, bay windows, porches, balconies, one-story living  
11 spaces, or a one-story garage element.

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

14 k. Planning Areas 23, 27, 30, and 38.

15 (1) The uses permitted in Planning Areas 23, 27, 30, and 38 of Specific Plan No. 312  
16 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.  
17 348 except that the uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8),  
18 and (9); b.(1), (3), (4), and (5); c.(1); and e.(1) shall not be permitted.

19 (2) The development standards for Planning Areas 23, 27, 30, and 38 of Specific Plan  
20 No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of  
21 Ordinance No. 348, except that the development standards set forth in Section 6.2.b.,  
22 c., d., e.(1), e.(4), and g. shall be deleted and replaced by the following:

23 A. Lot area shall not be less than six thousand (6,000) square feet. The minimum  
24 lot area shall be determined by excluding that portion of a lot that is used  
25 solely for access to the portion of a lot used as a building site.

26 B. The minimum average lot width of a standard lot shall be fifty feet (55'). The  
27 minimum average lot depth shall be one hundred feet (100').  
28

1 C. The minimum frontage of a lot shall be fifty-five feet (55'), except that lots  
2 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
3 five feet (35') measured along the right-of-way line. Lot frontage along  
4 curvilinear streets may be measured at the building setback in accordance  
5 with zone development standards.

6 D. The minimum front yard setback to a habitable portion of the main structure  
7 shall be ten feet (10'). The minimum front yard setback to front-entry garages  
8 shall be twenty feet (20'). The minimum front yard setback to side-entry  
9 garages shall be ten feet (10').

10 E. The minimum front and rear yard setback to covered porches, courtyards, and  
11 balconies shall be ten feet (10').

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

16 G. No lot shall have more than seventy (70%) percent of its net area covered  
17 with buildings or structures.

18 H. A minimum of ten percent (10%) of the lots in each Planning Areas shall  
19 include a single-story architectural element such as, but not limited to,  
20 architectural projections, bay windows, porches, balconies, one-story living  
21 spaces, and/or a one-story garage element, and other similar architectural  
22 elements.

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

25 1. Planning Areas 24 and 34.

26 (1) The uses permitted in Planning Areas 24 and 34 of Specific Plan No. 312 shall be  
27 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348  
28

1 except that the uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and  
2 (9); b.(1), (3), and (5); c.(1); and e.(1) shall not be permitted.

3 (2) The development standards for Planning Areas 24 and 34 of Specific Plan No. 312  
4 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance  
5 No. 348, except that the development standards set forth in Section 6.2.b., c., d., e.(1),  
6 e.(4), and g. shall be deleted and replaced by the following.

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

10 B. The minimum average lot width of a standard lot shall be forty-five feet (45').  
11 The minimum average lot depth shall be one hundred feet (100').

12 C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots  
13 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
14 five feet (35') measured along the right-of-way line. Lot frontage along  
15 curvilinear streets may be measured at the building setback in accordance  
16 with zone development standards.

17 D. The minimum front yard setback to a habitable portion of the main structure  
18 shall be ten feet (10'). The minimum front yard setback to front-entry garages  
19 shall be twenty feet (20'). The minimum front yard setback to side-entry  
20 garages shall be ten feet (10').

21 E. The minimum front and rear yard setback to covered porches, courtyards, and  
22 balconies shall be ten feet (10').

23 F. Chimneys, fireplaces, media centers, and air conditioning units shall be  
24 allowed to encroach into side yards at a maximum of two feet (2'). No other  
25 structural encroachments shall be permitted in the front, side, or rear yard  
26 except as provided for in Section 18.19 of Ordinance No. 348.

27 G. No lot shall have more than seventy (70%) percent of its net area covered  
28

1 with buildings or structures.

2 H. A minimum of ten percent (10%) of the lots in each Planning Area shall  
3 feature a single-story architectural element such as, but not limited to,  
4 architectural projections, bay windows, porches, balconies, one-story living  
5 spaces, or a one-story garage element.

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

8 m. Planning Area 29.

9 (1) The uses permitted in Planning Area 29 of Specific Plan No. 312. shall be the same  
10 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except  
11 that the uses permitted pursuant to Section 8.100.a.(1), (3), (6) and (8); b.(1); and  
12 c.(1) shall not be permitted. In addition, the permitted uses identified under Section  
13 8.100.a. shall also include private recreation facilities, athletic fields and  
14 playgrounds.

15 (2) The development standards for Planning Area 29 of Specific Plan No. 312 shall be  
16 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance  
17 No. 348, except that the development standards set forth in Article VIIIe, Section  
18 8.101.b shall be deleted and replaced by the following:

19 A. The minimum front, side, and rear yard setbacks for buildings in Planning  
20 Area 29 is twenty feet (20').

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

23 l. Planning Areas 32, 35, and 36.

24 (1) The uses permitted in Planning Areas 32, 35, and 36 of Specific Plan No. 312 shall  
25 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348  
26 except that the uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and  
27 (9); b.(1), (3), and (5); c.(1); and e.(1) shall not be permitted.

1 (2) The development standards for Planning Areas 32, 35, and 36 of Specific Plan No.  
2 312 shall be the same as those standards identified in Article VI, Section 6.2 of  
3 Ordinance No. 348, except that the development standards set forth in Section 6.2.b.,  
4 e.(1), and e.(4) shall be deleted and replaced by the following:

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

8 B. The minimum front yard setback to front-entry garages shall be twenty feet  
9 (20'). The minimum front yard setback to side-entry garages shall be ten feet  
10 (10').

11 C. Chimneys, fireplaces, media centers, and air conditioning units shall be  
12 allowed to encroach into side yards at a maximum of two feet (2'). No other  
13 structural encroachments shall be permitted in the front, side, or rear yard  
14 except as provided for in Section 18.19 of Ordinance No. 348.

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

17 n. Planning Area 37.

18 (1) The uses permitted in Planning Area 37 of Specific Plan No. 312 shall be the same  
19 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
20 the uses permitted pursuant to Section 6.1.a. (2), (3), (4), (5), (7), (8), and (9); b.(1),  
21 (3), (4), and (5); c.(1); and e.(1) shall not be permitted.

22 (2) The development standards for Planning Area 37 of Specific Plan No. 312 shall be  
23 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
24 348, except that the development standards set forth in Article VI, Section 6.2.b.,  
25 e.(1), and e.(4) shall be deleted and replaced by the following:

26 A. Lot area shall be not less than eight thousand (8,000) square feet. The  
27 minimum lot area shall be determined by excluding that portion of a lot that  
28



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

2 B. The minimum front yard setback to front-entry garages shall be twenty feet  
3 (20'). The minimum front yard setback to side-entry garages shall be ten feet  
4 (10').

5 C. Chimneys, fireplaces, media centers, and air conditioning units shall be  
6 allowed to encroach into side yards at a maximum of two feet (2'). No other  
7 structural encroachments shall be permitted in the front, side, or rear yard  
8 except as provided for in Section 18.19 of Ordinance No. 348.

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

11 o. Planning Area 42.

12 (1) The uses permitted in Planning Area 42 of Specific Plan No. 312 shall be the same  
13 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that  
14 the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7), (8), and (9); b.(1),  
15 (3), (4), and (5); c.(1); and e.(1) shall not be permitted.

16 (2) The development standards for Planning Area 42 of Specific Plan No. 312 shall be  
17 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
18 348, except that the development standards set forth in Section 6.2.b., c., d., e., and  
19 g., shall be deleted and replaced respectively by the following:

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

23 C. The minimum average lot width of a standard lot shall be fifty feet (50'). The  
24 minimum average lot depth shall be one hundred feet (100'). The portion of  
25 a lot used for access on flag lots or where access may be shared via easement  
26 between multiple lots shall have a minimum width of twenty (20') feet. Flag  
27 lots shall have a minimum driveway width of twenty (20') feet.

1                   D.     The minimum frontage of a lot shall be fifty feet (50'), except that lots  
2                   fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
3                   five feet (35') measured along the right-of-way line. The minimum lot  
4                   frontage for lots with shared driveways may individually be less than thirty-  
5                   five (35') feet, but combined will be a minimum lot frontage of thirty-five  
6                   (35') feet. Lot frontage along curvilinear streets may be measured at the  
7                   building setback in accordance with zone development standards.

8                   E.     Minimum yard requirements are as follows:

9                   1.     The minimum front yard setback to a habitable portion of the main  
10                  structure shall be ten feet (10'). The minimum front yard setback to  
11                  front-entry garages shall be twenty feet (20'). The minimum front  
12                  yard setback to side-entry garages shall be ten feet (10').

13                 2.     Side yards on interior and through lots shall be not less than ten  
14                  percent of the width of the lot, but not less than three feet in width in  
15                  any event, and need not exceed a width of five feet. Side yards on  
16                  corner and reversed corner lots shall be not less than ten feet from the  
17                  existing street line or from any future street line as shown on any  
18                  specific plan of highways, whichever is nearer the proposed structure,  
19                  upon which the main building sides, except that where the lot is less  
20                  than 50 feet wide the yard need not exceed 20 percent of the width of  
21                  the lot.

22                 3.     The rear yard shall not be less than ten feet.

23                 4.     Chimneys, fireplaces, media centers, and air conditioning units shall  
24                  be allowed to encroach into side yards at a maximum of two feet (2').  
25                  No other structural encroachments shall be permitted in the front,  
26                  side, or rear yard except as provided for in Section 18.19 of Ordinance  
27                  No. 348.

1 G. No lot shall have more than seventy percent (70%) of its net area covered  
2 with buildings or structures.

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

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

6  
7 BOARD OF SUPERVISORS OF THE COUNTY  
8 OF RIVERSIDE, STATE OF CALIFORNIA

9  
10 By:   
Chairman, Board of Supervisors

11 CHAIRMAN, BOARD OF SUPERVISORS

12  
13 ATTEST:  
14 CLERK OF THE BOARD  
15 KECIA R. HARPER

16 By:   
17 Deputy

18  
19 (SEAL)  
20

21  
22  
23 APPROVED AS TO FORM:  
24 May 7, 2020

25 By:   
26 AARON C. GETTIS  
27 Supervising Deputy County Counsel  
28


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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 May 19, 2020, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE:            May 19, 2020

KECIA R. HARPER  
Clerk of the Board  
BY:  \_\_\_\_\_  
  Deputy

SEAL



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

# THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
5/9/20	0011383239		PE Riverside	4 x 107 Li	556.40

Invoice text: CZ1900032, SP312S03, and TTM37646

*Planning  
5/19/2020 21.3*

Placed by: Hannah Lumanauw

## Legal Advertising Memo Invoice

BALANCE DUE
556.40

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
Nick Eller 951-368-9229	BILLING DATE 05/09/2020	BILLED ACCOUNT NUMBER 5209148	ADVERTISER/CLIENT NUMBER 5209148	ADVERTISER/CLIENT NAME BOARD OF SUPERVISORS



## THE PRESS-ENTERPRISE

### Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
05/09/2020	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
556.40	0011383239	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

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

CALIFORNIA NEWSPAPER PARTNERSHIP  
dba The Press-Enterprise  
PO Box 65210  
Colorado Springs, CO 80962-5210

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: CZ1900032, SP312S03, and TTM37646 /

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:

**05/09/2020**

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

Date: May 09, 2020  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011383239-01

P.O. Number:

Ad Copy:

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, CHANGE OF ZONE, AND TENTATIVE TRACT MAP IN THE FRENCH VALLEY ZONING AREA - SOUTHWEST AREA PLAN, 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, May 19, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 1900032**, which proposes to revise the Specific Plan Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, as well as clarifies the allowed and prohibited uses within PA 42 to match those to PA 39. **Specific Plan No. 312 Substantial Conformance No. 3 (SP312S03)**, which proposes minor modifications to the Specific Plan text to ensure that the Specific Plan is consistent with the Specific Plan's Zoning Ordinance development standards as they pertain to minimum lot size and minimum lot frontage for lots with share driveways. The Specific Plan's Zoning Ordinance also clarifies the allowed and prohibited uses in PA 42 to match those from PA 39 (the planning area directly south PA 42). SP312S03 will not modify the density and allowable dwelling units as currently allowed. **Tentative Tract Map No. 37646**, which proposes a subdivision of 13.29 gross acres into 53 residential lots with a minimum lot size of 5,000 square feet and three open space lots for landscaping. This project is located North of Hilton Road, South of Keller Road, East of Spencer Crossing Parkway, and West of Leon Road in the French Valley Zoning Area - Southwest Area Plan of Third Supervisorial District.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, No New Environmental Documentation is Required. The Riverside County Planning Department recommends that the Board of Supervisors approve the project.

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 DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL [dbradfor@rivco.org](mailto:dbradfor@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: May 06, 2020      Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

5/09



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

May 06, 2020

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: CZ1900032, SP312S03, and TTM37646

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, May 09, 2020.**

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,

*Hannah Lumanauw*

Board Assistant to:  
KECIA R. HARPER, CLERK OF THE BOARD

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, CHANGE OF ZONE, AND TENTATIVE TRACT MAP IN THE FRENCH VALLEY ZONING AREA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT**

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The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, No New Environmental Documentation is Required. The Riverside County Planning Department recommends that the Board of Supervisors approve the project.

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If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning 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: May 06, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant



# CERTIFICATE OF POSTING

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

I, Hannah Lumanauw, Board Assistant 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 May 06, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

Change of Zone No. 1900032, Specific Plan No. 312 Substantial Conformance No. 3  
(SP312S03), and Tentative Tract Map No. 37646

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:** May 19, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: May 06, 2020  
Hannah Lumanauw

# CERTIFICATE OF MAILING

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

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 06, 2020, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

Change of Zone No. 1900032, Specific Plan No. 312 Substantial Conformance No. 3  
(SP312S03), and Tentative Tract Map No. 37646

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:** May 19, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw      DATE: May 06, 2020  
Hannah Lumanauw



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

**DATE:**

**TO:** Clerk of the Board of Supervisors – **May 19, 2020 BOS meeting**

**FROM:** Planning Department – Riverside – Deborah Bradford, Project Planner – Ext 56646

**SUBJECT:** SP312S03, CZ1900032, and TTM37646

(Charge your time to these case numbers)

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

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Receive & File   |  |
| <input type="checkbox"/> EOT  |  |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement**   |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> **SELECT CEQA Determination**  |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> 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"

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



**ITEM:**

(ID # 12381)

**MEETING DATE:**

Tuesday, May 19, 2020

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CZ1900032, associated with Ordinance No. 348.XXXX, SP312S03, and TTM37646 - No New Environmental Document Is Required (CEQ190021) - Applicant: Riverside Mitland 03 LLC, Dave Bartlett – Engineer/Representative: Hunsaker & Associates, Brad Hay – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Public Facilities (CD: PF) – Location: North of Hilton Road, South of Keller Road, East of Spencer Crossing Parkway, and West of Leon Road – 13.29 Gross Acres - Zoning: Specific Plan (SP 312A2) - REQUEST: Change of Zone No. 1900032 (CZ1900032), proposes to revise the Specific Plan Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, as well as clarifies the allowed and prohibited uses within PA 42 to match those to PA 39. Specific Plan No. 312 Substantial Conformance No. 3 (SP312S03), proposes minor modifications to the Specific Plan text to ensure that the Specific Plan is consistent with the Specific Plan's Zoning Ordinance development standards as they pertain to minimum lot size and minimum lot frontage for lots with shared driveways. The Specific Plan Zoning Ordinance also clarifies the allowed and prohibited uses in PA 42 to match those from PA 39 (the planning area directly south of PA 42). SP312S03 will not modify the density and allowable dwelling units as currently allowed. Tentative Tract Map No. 37646 proposes a subdivision of 13.29 gross acres into 53 residential lots with a minimum lot size of 5,000 square feet and three open space lots for landscaping.

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

1. **FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 551** (EIR No. 551), pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier EIR, and none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,
2. **APPROVE SPECIFIC PLAN NO. 312 SUBSTANTIAL CONFORMANCE NO. 3**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in the staff report;
3. **APPROVE CHANGE OF ZONE NO. 1900032** to amend the Specific Plan's Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot

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

size and other development standards, and clarifies the allowed and prohibited uses under PA 42, pending final adoption of the Specific Plan Zoning Ordinance;

4. **ADOPT ORDINANCE NO. 348.XXXX** establishing the permitted and conditionally permitted uses and development standards for PA 42 within Specific Plan No. 312 and Change of Zone No.1900032;
5. **APPROVE TENTATIVE TRACT MAP NO. 37646** subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**ACTION:**

---

**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: No</b>	
			<b>For Fiscal Year: N/A</b>	

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

**BACKGROUND:**

**Summary:**

**Specific Plan No. 312 Substantial Conformance No. 3 (SP00312S03)** is a proposal for minor modifications to the Specific Plan text to ensure that the Specific Plan is consistent with the Specific Plan's Zoning Ordinance development standards as they pertain to minimum lot size and minimum lot frontage for lots with shared driveways. The Specific Plan Zoning Ordinance also clarifies the allowed and prohibited uses in PA 42 to match those from PA 39 (the planning area directly south of PA 42). SP312S03 will not modify the density and allowable dwelling units as currently allowed.

**Change of Zone No. 1900032 (CZ1900032)** is a proposal to revise the Specific Plan Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, as well as clarifies the allowed and prohibited uses within PA 42 to match those to PA 39.

**Tentative Tract Map No. 37646 (TTM37646)** is a proposal for a Schedule 'A' subdivision of 13.29 gross acres into 53 residential lots with a minimum lot size of 5,000 square feet and three open space lots for landscaping.

Planning Area 42 of SP No. 312 was included in the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 551. The original EIR, as well as the CEQA documents for Amendment No. 2, fully evaluated the entire site for the allowed residential units, as well as a site-specific evaluation of PA 42 as an elementary school. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. The detailed evaluation of the school on PA 42 provided an analysis of greater physical environmental impacts that would occur at the site as opposed to only developing the 13.29 gross acre site for 53 residential homes and three open space lots. Impacts related to traffic, air quality, and noise in particular would likely be less substantial than what was evaluated at the site for a school. All other impacts would be the same or less than what was evaluated in the prior EIR. None of the conditions described in the State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein; and therefore, no further environmental documentation is required, pursuant to the State CEQA Guidelines.

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

The Project site is located north of Hilton Road, south of Keller Road, east of Spencer's Crossing Parkway and west of Leon Road, in the French Valley Area.

**Planning Commission Action**

On May 6, 2020, the Planning Commission recommended the Board of Supervisors approve the project on a 5-0 vote.

**Impact on Residents and Businesses**

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

**ATTACHMENTS:**

- A. Planning Commission Minutes**
- B. Planning Commission Staff Report**
- C. Specific Plan No. 312 Substantial Conformance No. 3**
- D. Tentative Tract Map No. 37646 Exhibits**
- E. Ordinance No. 348.XXXX**

472050002  
MAR CAL  
33750 BRIGGS RD  
MENIFEE CA 92584

472050004  
WESTERN RIVERSIDE COUNTY REG CON  
P O BOX 1667  
RIVERSIDE CA 92502

472050015  
STEVEN M MORTON  
39252 WINCHESTER RD STE 107-317  
MURRIETA CA 92563

472050016  
CHRISTIAN LAWRENCE NAADEN  
30922 LA RAY LN  
WINCHESTER CA 92596

472050017  
JEFF BELTZ  
30777 LA RAY LN  
WINCHESTER CA 92596

472050018  
MARC TAYLOR  
30803 LA RAY LN  
WINCHESTER CA 92596

472050019  
NICK TIRABASSI  
24335 VICTORY BLVD NO A  
WEST HILLS CA 91307

472050020  
PETE NORIEGA  
30985 LA RAY LN  
WINCHESTER CA 92596

472050021  
JOHN MCDONALD  
33795 LEON RD  
WINCHESTER CA 92596

472050022  
ABEL MORALES  
34235 LEON RD  
WINCHESTER CA 92596

472050023  
GUOWEI JIN  
30817 LA RAY LN  
WINCHESTER CA 92596

472050025  
DAVID CUPP  
6225 CAMINITO JUANICO  
SAN DIEGO CA 92111

472050026  
MANUEL GALINDO  
30910 KELLER RD  
MENIFEE CA 92596

472050027  
WALTER R WILSON  
30928 KELLER RD  
WINCHESTER CA 92596





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472050029  
JAMES CEBULA  
30808 KELLER RD  
WINCHESTER CA 92596

472090001  
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3161 MICHELSON DR STE 425  
IRVINE CA 92612

480010003  
GREGORY S SCHERF  
26788 DESERT LOCUST ST  
MURRIETA CA 92562

480010004  
RICHARDSON JULIE A  
30330 SUNNYHILLS DR  
MENIFEE CA 92584

480010005  
ROBIN H BORDERS  
30420 SUNNY HILLS DR  
MENIFEE CA 92584

480010006  
MARK VAN GAALE  
26772 DESERT LOCUST ST  
MURRIETA CA 92562

480010007  
MICHAEL N MONTELEONE  
35245 BRIGGS RD  
MURRIETA CA 92563

480010010  
MARK ODDY  
30283 SUNNY HILLS DR  
MENIFEE CA 92584

480010011  
ABDUL M ALAAMA  
2455 OAK RANCH RD  
LA HABRA HEIGHTS, CA 90631

480010014  
RONALD E SCHAFER  
30724 BENTON NO C302 392  
WINCHESTER CA 92596

480010016  
ANDY DOMENIGONI  
31851 WINCHESTER RD  
WINCHESTER CA 92596

480010020  
827 LEON  
6751 PAINTER AVE  
WHITTIER CA 90601

480010038  
RIVERSIDE MITLAND 03  
12865 POINTE DEL MAR 200  
DEL MAR CA 92014



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1331 W BAY AVE  
NEWPORT BEACH CA 92661

480030008  
JENNIE L CHIEM  
PO BOX 2072  
SUN CITY CA 92586

480030009  
CHARLES W SHORES  
31085 FLOSSIE WAY  
WINCHESTER CA 92596

480880017  
KB HOME COASTAL INC  
36310 INLAND VALLEY DR  
WILDOMAR CA 92595

480950013  
BROOKFIELD HOMES SOUTHERN CALIFORNIA  
3200 PARK CENTER DR STE 1000  
COSTA MESA CA 92626

480951026  
RICHMOND AMERICAN HOMES OF MARYLAND  
391 N MAIN ST STE 205  
CORONA CA 92880

480961017  
TONY P DOAN  
30747 BLOOMFEST ST  
MENIFEE CA 92596

Riverside Mitland 03 LLC  
Atten: Dave Bartlett  
3200 Park Center Drive, Suite 1000  
Costa Mesa, CA 92626

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3200 Park Center Drive, Suite 1000  
Costa Mesa, CA 92626

Hunsaker & Associates Irvine, Inc.  
Atten: Brad Hay  
3 Hughes  
Irvine, CA 92618

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Atten: Brad Hay  
3 Hughes  
Irvine, CA 92618

Lewis Brisbois  
Atten: Samuel C. Alhadeff  
28765 Single Oak Drive, Suite 140  
Temecula, CA 92590

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Temecula, CA 92590

Lewis Brisbois  
Atten: Alexander Knaub  
28765 Single Oak Drive, Suite 140  
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Lewis Brisbois  
Atten: Cristina Halley  
28765 Single Oak Drive, Suite 140  
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Brookfield Residential  
Atten: Shaun Bowen  
3200 Park Center Drive, Suite 1000  
Costa Mesa, CA 92626

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Brookfield Residential  
Atten: Adrian Peters  
3200 Park Center Drive, Suite 1000  
Costa Mesa, CA 92626

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3200 Park Center Drive, Suite 1000  
Costa Mesa, CA 92626

Southern California Edison  
Attention: Jeff Clark  
P.O. Box 800  
Rosemead, CA 91770

Southern California Edison  
Attention: Jeff Clark  
P.O. Box 800  
Rosemead, CA 91770

Southern California Gas Co.  
4495 Howard Ave.  
Riverside, CA 92507

Southern California Gas Co.  
4495 Howard Ave.  
Riverside, CA 92507.

City of Murrieta  
Development Services Director  
1 Town Square  
Murrieta, CA 92562

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Development Services Director  
1 Town Square  
Murrieta, CA 92562

Murrieta Valley Unified School Dist.  
Atten: Facilities and Operations  
41870 McAlby Court  
Murrieta, CA 92562

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Atten: Facilities and Operations  
41870 McAlby Court  
Murrieta, CA 92562

Perris Union High School District  
Atten: Hector Gonzales, Director of  
Facilities  
155 E. 4<sup>th</sup> Street  
Perris, CA 92570

Perris Union High School District  
Atten: Hector Gonzales, Director of  
Facilities  
155 E. 4<sup>th</sup> Street  
Perris, CA 92570

EMWD  
Warren A. Beck, P.E.  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

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Warren A. Beck, P.E.  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

Riverside Mitland 03 LLC  
Atten: Dave Bartlett  
3200 Park Center Drive, Suite 1000  
Costa Mesa, CA 92626

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Atten: Brad Hay  
3 Hughes  
Irvine, CA 92618

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Lewis Brisbois  
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Costa Mesa, CA 92626

Southern California Edison  
Attention: Jeff Clark  
P.O. Box 800  
Rosemead, CA 91770

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Development Services Director  
1 Town Square  
Murrieta, CA 92562

Murrieta Valley Unified School Dist.  
Atten: Facilities and Operations  
41870 McAlby Court  
Murrieta, CA 92562

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Southern California Gas Co.  
4495 Howard Ave.  
Riverside, CA 92507

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1 Town Square  
Murrieta, CA 92562

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Facilities  
155 E. 4<sup>th</sup> Street  
Perris, CA 92570

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Atten: Hector Gonzales, F  
Facilities  
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Perris, CA 92570

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite  
Oakland, CA 94612

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, CHANGE OF ZONE, AND TENTATIVE TRACT MAP IN THE FRENCH VALLEY ZONING AREA – SOUTHWEST AREA PLAN, 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, May 19, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 1900032**, which proposes to revise the Specific Plan Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, as well as clarifies the allowed and prohibited uses within PA 42 to match those to PA 39. **Specific Plan No. 312 Substantial Conformance No. 3 (SP312S03)**, which proposes minor modifications to the Specific Plan text to ensure that the Specific Plan is consistent with the Specific Plan's Zoning Ordinance development standards as they pertain to minimum lot size and minimum lot frontage for lots with shared driveways. The Specific Plan's Zoning Ordinance also clarifies the allowed and prohibited uses in PA 42 to match those from PA 39 (the planning area directly south PA 42). SP312S03 will not modify the density and allowable dwelling units as currently allowed. **Tentative Tract Map No. 37646**, which proposes a subdivision of 13.29 gross acres into 53 residential lots with a minimum lot size of 5,000 square feet and three open space lots for landscaping. The project is located North of Hilton Road, South of Keller Road, East of Spencer Crossing Parkway, and West of Leon Road in the French Valley Zoning Area – Southwest Area Plan of Third Supervisorial District.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, No New Environmental Documentation is Required. The Riverside County Planning Department recommends that the Board of Supervisors approve the project.

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 DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL [dbradfor@rivco.org](mailto:dbradfor@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.

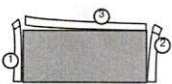
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as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

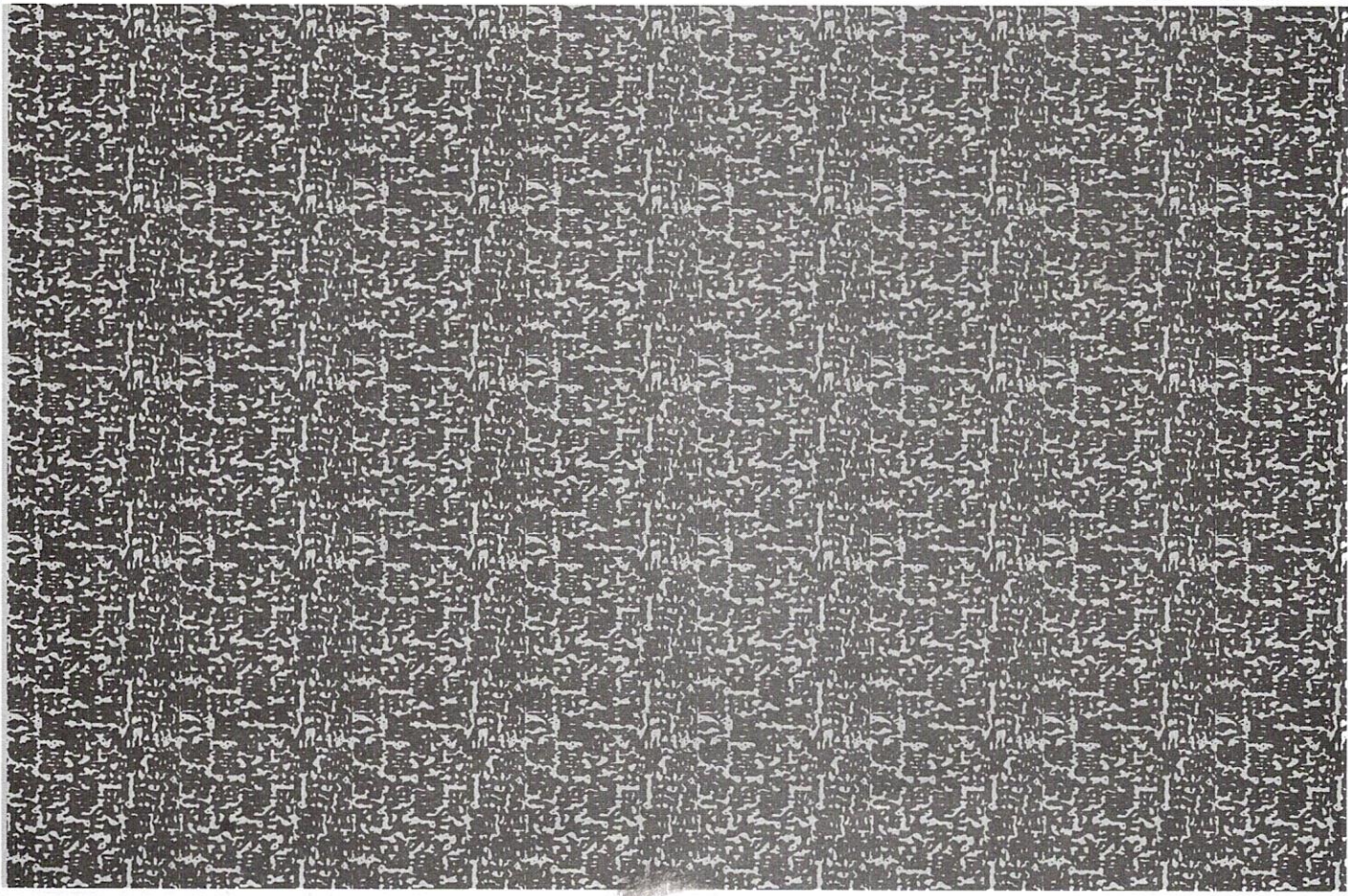
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: May 06, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant



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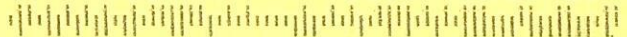
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, CHANGE OF ZONE, AND TENTATIVE TRACT MAP IN THE FRENCH VALLEY ZONING AREA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT**

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If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning 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: May 06, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

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County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
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*TRINA - Planning Department  
Item 21.3 of 5/19/20*

Placed by: Hannah Lumanauw

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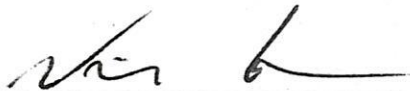
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I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published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

**06/02/2020**

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Legal Advertising Representative, The Press-Enterprise

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**ORDINANCE NO. 348.4927**  
**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 17.120 of Article XVIIa of Ordinance No. 348 is amended in its entirety to read as follows:  
"Section 17.120 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 312.

a. Planning Areas 1 and 40.

- (1) The uses permitted in Planning Areas 1 and 40 of Specific Plan No. 312 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), (2), (3), (4), (5), (6), (7) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space and trails.
- (2) The development standards for Planning Areas 1 and 40 of Specific Plan No. 312 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.

b. Planning Areas 2A, 2B, 2C, 2D, 2E and 2F.

- (1) The uses permitted in Planning Areas 2A, 2B, 2C, 2D, 2E and 2F of Specific Plan No. 312 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), (2), (3), (4), (5), (6), (7), and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space.
- (2) The development standards for Planning Areas 2A, 2B, 2C, 2D, 2E and 2F Specific Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

c. Planning Areas 3A, 3B, 3C, 3D and 3E.

- (1) The uses permitted in Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No. 312 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), (2), (3), (4), (5), (6), (7), and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space detention facilities.
- (2) The development standards for Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No. 312 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.

d. Planning Area 5, 6, 9, 11, 13, 14, 17A, and 20/21.

- (1) The uses permitted in Planning Areas 5, 6, 9, 11, 13, 14, 17A, and 20/21 of Specific Plan No. 312 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.(3) and (4); b.(1) and (3); and e. shall not be permitted. In addition, the permitted uses identified under Section 6.1.b. shall also include community recreation centers, athletic fields and playgrounds.
- (2) The development standards for Planning Areas 5, 6, 9, 11, 13, 14, 17A, and 20/21 of Specific Plan No. 312 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., and e.(4) shall be deleted and replaced by the following:
  - A. Lot area shall not be less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
  - B. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2). No other structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

- AA. Interior side yards may be reduced to accommodate zero lot line situations, except that, in no case shall the reduction in the side yard areas reduce the separation between structures to less than ten feet (10).
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

e. Planning Areas 10, 12, 17B, 18B, and 25.

- (1) The uses permitted in Planning Areas 10, 12, 17B, 18B, and 25 of Specific Plan No. 312 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.(3) and (4); b.(1) and (3); and e. shall not be permitted.
- (2) The development standards for Planning Areas 10, 12, 17B, 18B, and 25 of Specific Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standard set forth in Article VI, Section 6.2.e.(4) shall be deleted and replaced by the following:
  - A. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2). No other structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

- AA. The interior side yards may be reduced to accommodate zero lot line or common wall situations, except that, in no case shall the reduction in the side yard areas reduce the separation between structures to less than ten feet (10).
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

f. Planning Area 7.

- (1) The uses permitted in Planning Area 7 of Specific Plan No. 312 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.(3) and (4); b.(1) and (3); and e. shall not be permitted.
- (2) The development standards for Planning Area 7 of Specific Plan No. 312 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. and e.(4) shall be deleted and replaced by the following:
  - A. Lot area shall be not less than eight thousand (8,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
  - B. Chimneys and fireplaces shall be allowed, to encroach into side yards a maximum of two feet (2). No other structural encroachments shall be permitted in the front, side, or rear yard except as provided for in

- Section 18.19 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- g. Planning Area 15.
- (1) The uses permitted in Planning Area 15 of Specific Plan No. 312 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), (2), (3), (4), (5), (6), (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 trails and water quality/detention basins.
- (2) The development standards for Planning Area 15 of Specific Plan No. 312 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.
- h. Planning Areas 8, 16, 18A, 28, and 41.
- (1) The uses permitted in Planning Areas 8, 16, 18A, 28, and 41 of Specific Plan No. 312 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), (2), (6) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public parks, private parks, dog parks, and trails.
- (2) The development standards for Planning Areas 8, 16, 18A, 28, and 41 of Specific Plan No. 312 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.
- i. Planning Area 19.
- (1) The uses permitted in Planning Area 19 of Specific Plan No. 312 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), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1); and e.(1) shall not be permitted.
- (2) The development standards for Planning Area 19 of Specific Plan No. 312 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 Section 6.2.b., c., d., e.(1), (2), (3) and e.(4) shall be deleted and replaced by the following:
- A. Lot area shall not be less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- B. The minimum average lot width of a standard lot shall be forty five feet (45'). The minimum lot width fronting on a cul-de-sac or knuckle shall be thirty five feet (35'). The minimum average lot depth shall be one hundred feet (100').
- C. The minimum front yard setback to a habitable portion of the main structure shall be ten feet (10'). The minimum front yard setback to covered porches, courtyards, and balconies shall be ten feet (10'). The minimum front yard setback to the garage shall be twenty feet (20'). No other structural encroachments shall be permitted in the front yard except as provided for in Section 18.19 of Ordinance No. 348.
- D. The minimum side yard setback shall be five feet (5') for interior lots. The minimum side yard setback for corner lots facing a street shall be ten feet (10'). Chimneys, fireplaces, media centers, and air conditioning units may encroach into the required side yard setback a maximum of two feet (2'). No other structural encroachments shall be permitted in the side rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- E. The minimum rear yard setback shall be fifteen feet (15'), except that dwelling units with a minimum front yard setback to a habitable portion of the main structure of ten feet (10') shall provide a minimum rear yard setback of twenty feet (20'). Covered patios, balconies and decks may encroach into the required rear yard setback a maximum of five feet (5'). No other structural encroachments shall be permitted in the rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- i. Planning Areas 22, 26, 31, 33, and 39.
- (1) The uses permitted in Planning Areas 22, 26, 31, 33, and 39 of Specific Plan No. 312 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), (4), (5), (7), (8), and (9); b.(1), (3), (4), and (5); c.(1); and e.(1) shall not be permitted.
- (2) The development standards for Planning Areas 22, 26, 31, 33, and 39 of Specific Plan No. 312 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 Section 6.2.b., c., d., e.(1), e.(4), and g. shall be deleted and replaced by the following:
- A. Lot area shall not be less than five thousand and five hundred (5,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- B. The minimum average lot width of a standard lot shall be fifty feet (50'). The minimum average lot depth shall be one hundred feet (100').
- C. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') measured along the right-of-way line. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The minimum front yard setback to a habitable portion of the main structure shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').
- E. The minimum front and rear yard setback to covered porches, courtyards, and balconies shall be ten feet (10').
- F. Chimneys, fireplaces, media centers, and air conditioning units shall be allowed to encroach into side yards at a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- G. No lot shall have more than seventy (70%) percent of its net area covered with buildings or structures.
- H. A minimum of ten percent (10%) of the lots in each Planning Area shall include a single-story architectural element including, but not limited to, architectural projections, bay windows, porches, balconies, one-story living spaces, or a one-story garage element.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /


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:

**06/02/2020**

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

Date: June 02, 2020

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011388148-02

P.O. Number:

Ad Copy:

k. Planning Areas 23, 27, 30, and 38.

- (1) The uses permitted in Planning Areas 23, 27, 30, and 38 of Specific Plan No. 312 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), (4), (5), (7), (8), and (9); b. (1), (3), (4), and (5); c. (1); and e. (1) shall not be permitted.
- (2) The development standards for Planning Areas 23, 27, 30, and 38 of Specific Plan No. 312 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 Section 6.2.b., c., d., e. (1), e. (4), and g. shall be deleted and replaced by the following:
  - A. Lot area shall not be less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
  - B. The minimum average lot width of a standard lot shall be fifty feet (55'). The minimum average lot depth shall be one hundred feet (100').
  - C. The minimum frontage of a lot shall be fifty-five feet (55'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') measured along the right-of-way line. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
  - D. The minimum front yard setback to a habitable portion of the main structure shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').
  - E. The minimum front and rear yard setback to covered porches, courtyards, and balconies shall be ten feet (10').
  - F. Chimneys, fireplaces, media centers, and air condition units shall be allowed to encroach into side yards at a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
  - G. No lot shall have more than seventy (70%) percent of its net area covered with buildings or structures.
  - H. A minimum of ten percent (10%) of the lots in each Planning Areas shall include a single-story architectural element such as, but not limited to, architectural projections, bay windows, porches, balconies, one-story living spaces, and/or a one-story garage element, and other similar architectural elements.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

l. Planning Areas 24 and 34.

- (1) The uses permitted in Planning Areas 24 and 34 of Specific Plan No. 312 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), (4), (5), (7), (8), and (9); b. (1), (3), and (5); c. (1); and e. (1) shall not be permitted.
- (2) The development standards for Planning Areas 24 and 34 of Specific Plan No. 312 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 Section 6.2.b., c., d., e. (1), e. (4), and g. shall be deleted and replaced by the following:
  - A. Lot area shall not be less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
  - B. The minimum average lot width of a standard lot shall be forty-five feet (45'). The minimum average lot depth shall be one hundred feet (100').
  - C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') measured along the right-of-way line. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
  - D. The minimum front yard setback to a habitable portion of the main structure shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').
  - E. The minimum front and rear yard setback to covered porches, courtyards, and balconies shall be ten feet (10').
  - F. Chimneys, fireplaces, media centers, and air conditioning units shall be allowed to encroach into side yards at a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
  - G. No lot shall have more than seventy (70%) percent of its net area covered with buildings or structures.
  - H. A minimum of ten percent (10%) of the lots in each Planning Area shall feature a single-story architectural element such as, but not limited to, architectural projections, bay windows, porches, balconies, one-story living spaces, or a one-story garage element.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

m. Planning Area 29.

- (1) The uses permitted in Planning Area 29 of Specific Plan No. 312 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), (3), (6) and (8); b. (1); and c. (1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include private recreation facilities, athletic fields and playgrounds.
- (2) The development standards for Planning Area 29 of Specific Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348, except that the development standards set forth in Article VIIIe, Section 8.101.b shall be deleted and replaced by the following:
  - A. The minimum front, side, and rear yard setbacks for buildings in Planning Area 29 is twenty feet (20').
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

n. Planning Areas 32, 35, and 36.

- (1) The uses permitted in Planning Areas 32, 35, and 36 of Specific Plan No. 312 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), (4), (5), (7), (8), and (9); b. (1), (3), and (5); c. (1); and e. (1) shall not be permitted.
- (2) The development standards for Planning Areas 32, 35, and 36 of Specific Plan No. 312 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 Section 6.2.b., e. (1), and e. (4) shall be deleted and replaced by the following:
  - A. Lot area shall not be less than seven thousand (7,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
  - B. The minimum front yard setback to front-entry garages shall be twenty

- feet (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').
- C. Chimneys, fireplaces, media centers, and air conditioning units shall be allowed to encroach into side yards at a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- n. Planning Area 37.
- (1) The uses permitted in Planning Area 37 of Specific Plan No. 312 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), (4), (5), (7), (8), and (9); b.(1), (3), (4), and (5); c.(1); and e.(1) shall not be permitted.
- (2) The development standards for Planning Area 37 of Specific Plan No. 312 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., e.(1), and e.(4) shall be deleted and replaced by the following:
- A. Lot area shall be not less than eight thousand (8,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- B. The minimum front yard setback to front-entry garages shall be twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').
- C. Chimneys, fireplaces, media centers, and air conditioning units shall be allowed to encroach into side yards at a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- o. Planning Area 42.
- (1) The uses permitted in Planning Area 42 of Specific Plan No. 312 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), (4), (5), (7), (8), and (9); b.(1), (3), (4), and (5); c.(1); and e.(1) shall not be permitted.
- (2) The development standards for Planning Area 42 of Specific Plan No. 312 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 Section 6.2.b., c., d., e., and g., shall be deleted and replaced respectively by the following:
- B. Lot area shall not be less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- C. The minimum average lot width of a standard lot shall be fifty feet (50'). The minimum average lot depth shall be one hundred feet (100'). The portion of a lot used for access on flag lots or where access may be shared via easement between multiple lots shall have a minimum width of twenty (20') feet. Flag lots shall have a minimum driveway width of twenty (20') feet.
- D. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') measured along the right-of-way line. The minimum lot frontage for lots with shared driveways may individually be less than thirty-five (35') feet, but combined will be a minimum lot frontage of thirty-five (35') feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- E. Minimum yard requirements are as follows:
1. The minimum front yard setback to a habitable portion of the main structure shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').
2. Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.
3. The rear yard shall not be less than ten feet.
4. Chimneys, fireplaces, media centers, and air conditioning units shall be allowed to encroach into side yards at a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- G. No lot shall have more than seventy percent (70%) of its net area covered with buildings or structures.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348."
- Section 2. This ordinance shall take effect 30 days after its adoption.

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on May 19, 2020, the foregoing Ordinance consisting of two (2) 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: Hannah Lumanauw, Board Assistant



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

**KECIA R. HARPER**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

May 28, 2020

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

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

RE: NOTICE OF ADOPTION OF ORDINANCE NO. 348.4927

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday, June 02, 2020**.

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,

*Hannah Lumanauw*

Board Assistant to:  
KECIA R. HARPER, CLERK OF THE BOARD



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

ORDINANCE NO. 348.4927

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

“Section 17.120 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 312.

a. Planning Areas 1 and 40.

- (1) The uses permitted in Planning Areas 1 and 40 of Specific Plan No. 312 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), (2), (3), (4), (5), (6), (7) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section. 8.100.a. shall also include open space and trails.
- (2) The development standards for Planning Areas 1 and 40 of Specific Plan No. 312 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.

b. Planning Areas 2A, 2B, 2C, 2D, 2E and 2F.

- (1) The uses permitted in Planning Areas 2A, 2B, 2C, 2D, 2E and 2F of Specific Plan No. 312 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), (2), (3), (4), (5), (6), (7), and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space.
- (2) The development standards for Planning Areas 2A, 2B, 2C, 2D, 2E and 2F Specific Plan No. 312 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

c. Planning Areas 3A, 3B, 3C, 3D and 3E.

- (1) The uses permitted in Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No.

312 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), (2), (3), (4), (5), (6), (7), and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space detention facilities.

- (2) The development standards for Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No. 312 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.

d. Planning Area 5, 6, 9, 11, 13, 14, 17A, and 20/21.

- (1) The uses permitted in Planning Areas 5, 6, 9, 11, 13, 14, 17A, and 20/21 of Specific Plan No. 312 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.(3) and (4); b.(1) and (3); and e. shall not be permitted. In addition, the permitted uses identified under Section 6.1.b. shall also include community recreation centers, athletic fields and playgrounds.
- (2) The development standards for Planning Areas 5, 6, 9, 11, 13, 14, 17A, and 20/21 of Specific Plan No. 312 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., and e.(4) shall be deleted and replaced by the following:
  - A. Lot area shall not be less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
  - B. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

- AA. Interior side yards may be reduced to accommodate zero lot line situations, except that, in no case shall the reduction in the side yard areas reduce the separation between structures to less than ten feet (10').
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

e. Planning Areas 10, 12, 17B, 18B, and 25.

- (1) The uses permitted in Planning Areas 10, 12, 17B, 18B, and 25 of Specific Plan No. 312 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.(3) and (4); b.(1) and (3); and e. shall not be permitted.
- (2) The development standards for Planning Areas 10, 12, 17B, 18B, and 25 of Specific Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standard set forth in Article VI, Section 6.2.e.(4) shall be deleted and replaced by the following:
  - A. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

- AA. The interior side yards may be reduced to accommodate zero lot line or common wall situations, except that, in no case shall the reduction in the side yard areas reduce the separation between structures to less than ten feet (10').
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

f. Planning Area 7.

- (1) The uses permitted in Planning Area 7 of Specific Plan No. 312 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.(3) and (4); b.(1) and (3); and e. shall not be permitted.
- (2) The development standards for Planning Area 7 of Specific Plan No. 312 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. and e.(4) shall be deleted and replaced by the following:
  - A. Lot area shall be not less than eight thousand (8,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
  - B. Chimneys and fireplaces shall be allowed, to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section

18.19 of Ordinance No. 348.

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

g. Planning Area 15.

- (1) The uses permitted in Planning Area 15 of Specific Plan No. 312 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), (2), (3), (4), (5), (6), (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 trails and water quality/detention basins.
- (2) The development standards for Planning Area 15 of Specific Plan No. 312 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.

h. Planning Areas 8, 16, 18A, 28, and 41.

- (1) The uses permitted in Planning Areas 8, 16, 18A, 28, and 41 of Specific Plan No. 312 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), (2), (6) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public parks, private parks, dog parks, and trails.
- (2) The development standards for Planning Areas 8, 16, 18A, 28, and 41 of Specific Plan No. 312 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.

i. Planning Area 19.

- (1) The uses permitted in Planning Area 19 of Specific Plan No. 312 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), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1); and e.(1) shall not be permitted.
- (2) The development standards for Planning Area 19 of Specific Plan No. 312 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 Section 6.2.b., c., d., e.(1), (2), (3)

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

- A. Lot area shall not be less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
  - B. The minimum average lot width of a standard lot shall be forty five feet (45'). The minimum lot width fronting on a cul-de-sac or knuckle shall be thirty five feet (35'). The minimum average lot depth shall be one hundred feet (100').
  - C. The minimum front yard setback to a habitable portion of the main structure shall be ten feet (10'). The minimum front yard setback to covered porches, courtyards, and balconies shall be ten feet (10'). The minimum front yard setback to the garage shall be twenty feet (20'). No other structural encroachments shall be permitted in the front yard except as provided for in Section 18.19 of Ordinance No. 348.
  - D. The minimum side yard setback shall be five feet (5') for interior lots. The minimum side yard setback for corner lots facing a street shall be ten feet (10'). Chimneys, fireplaces, media centers, and air conditioning units may encroach into the required side yard setback a maximum of two feet (2'). No other structural encroachments shall be permitted in the side rear yard except as provided for in Section 18.19 of Ordinance No. 348.
  - E. The minimum rear yard setback shall be fifteen feet (15'), except that dwelling units with a minimum front yard setback to a habitable portion of the main structure of ten feet (10') shall provide a minimum rear yard setback of twenty feet (20'). Covered patios, balconies and decks may encroach into the required rear yard setback a maximum of five feet (5'). No other structural encroachments shall be permitted in the rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

j. Planning Areas 22, 26, 31, 33, and 39.

- (1) The uses permitted in Planning Areas 22, 26, 31, 33, and 39 of Specific Plan No. 312 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), (4), (5), (7), (8), and (9); b.(1), (3), (4), and (5); c.(1); and e.(1) shall not be permitted.
- (2) The development standards for Planning Areas 22, 26, 31, 33, and 39 of Specific Plan

No. 312 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 Section 6.2.b., c., d., e.(1), e.(4), and g. shall be deleted and replaced by the following:

- A. Lot area shall not be less than five thousand and five hundred (5,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- B. The minimum average lot width of a standard lot shall be fifty feet (50'). The minimum average lot depth shall be one hundred feet (100').
- C. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') measured along the right-of-way line. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The minimum front yard setback to a habitable portion of the main structure shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').
- E. The minimum front and rear yard setback to covered porches, courtyards, and balconies shall be ten feet (10').
- F. Chimneys, fireplaces, media centers, and air conditioning units shall be allowed to encroach into side yards at a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- G. No lot shall have more than seventy (70%) percent of its net area covered with buildings or structures.
- H. A minimum of ten percent (10%) of the lots in each Planning Area shall include a single-story architectural element including, but not limited to, architectural projections, bay windows, porches, balconies, one-story living spaces, or a one-story garage element.

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

k. Planning Areas 23, 27, 30, and 38.

(1) The uses permitted in Planning Areas 23, 27, 30, and 38 of Specific Plan No. 312 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348

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



ITEM: 21.3  
(ID # 12381)

**MEETING DATE:**

Tuesday, May 19, 2020

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CZ1900032, associated with Ordinance No. 348.4927, SP312S03, and TTM37646 - No New Environmental Document Is Required (CEQ190021) - Applicant: Riverside Mitland 03 LLC, Dave Bartlett – Engineer/Representative: Hunsaker & Associates, Brad Hay – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Public Facilities (CD: PF) – Location: North of Hilton Road, South of Keller Road, East of Spencer Crossing Parkway, and West of Leon Road – 13.29 Gross Acres - Zoning: Specific Plan (SP 312A2) - REQUEST: Change of Zone No. 1900032 (CZ1900032), proposes to revise the Specific Plan Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, as well as clarifies the allowed and prohibited uses within PA 42 to match those to PA 39. Specific Plan No. 312 Substantial Conformance No. 3 (SP312S03), proposes minor modifications to the Specific Plan text to ensure that the Specific Plan is consistent with the Specific Plan's Zoning Ordinance development standards as they pertain to minimum lot size and minimum lot frontage for lots with shared driveways. The Specific Plan Zoning Ordinance also clarifies the allowed and prohibited uses in PA 42 to match those from PA 39 (the planning area directly south of PA 42). SP312S03 will not modify the density and allowable dwelling units as currently allowed. Tentative Tract Map No. 37646 proposes a subdivision of 13.29 gross acres into 53 residential lots with a minimum lot size of 5,000 square feet and three open space lots for landscaping. District 3. [Applicant Fees 100%]

**ACTION: Policy**

Charissa Leeb, Assistant TLMA Director

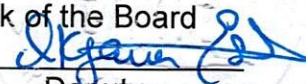
5/6/2020

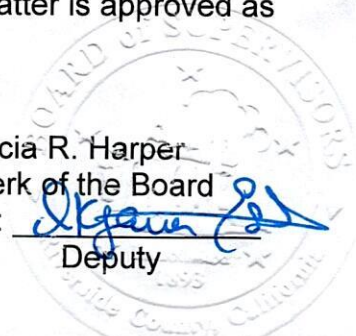
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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: May 19, 2020  
xc: Planning

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy



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

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

1. **FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 551** (EIR No. 551), pursuant to applicable legal standards, and have been avoided or mitigated, pursuant to that earlier EIR, and none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein;
2. **APPROVE SPECIFIC PLAN NO. 312 SUBSTANTIAL CONFORMANCE NO. 3**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in the staff report;
3. **APPROVE CHANGE OF ZONE NO. 1900032** amending the zoning ordinance for Specific Plan No. 312 to modify the development standards for PA 42 in regards to minimum lot size and other development standards, and clarifies the allowed and prohibited uses under Planning Area 42;
4. **ADOPT ORDINANCE NO. 348.4927** formally amending the zoning ordinance for Specific Plan No. 312 to revise the permitted and conditionally permitted uses and development standards for Planning Area 42 within Specific Plan No. 312 consistent with the associated Substantial Conformance No. 3 and Change of Zone No.1900032; and
5. **APPROVE TENTATIVE TRACT MAP NO. 37646** subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions incorporated in the 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. 312 Substantial Conformance No. 3 (SP00312S03)** is a proposal for minor modifications to the Specific Plan text to ensure that the Specific Plan is consistent with the Specific Plan's Zoning Ordinance development standards as they pertain to minimum lot size and minimum lot frontage for lots with shared driveways. The Specific Plan Zoning Ordinance



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

also clarifies the allowed and prohibited uses in PA 42 to match those from PA 39 (the planning area directly south of PA 42). SP312S03 will not modify the density and allowable dwelling units as currently allowed.

**Change of Zone No. 1900032 (CZ1900032)** is a proposal to revise the Specific Plan Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, as well as clarifies the allowed and prohibited uses within PA 42 to match those to PA 39.

**Tentative Tract Map No. 37646 (TTM37646)** is a proposal for a Schedule 'A' subdivision of 13.29 gross acres into 53 residential lots with a minimum lot size of 5,000 square feet and three open space lots for landscaping.

Planning Area 42 of SP No. 312 was included in the boundary analyzed in the previously certified Environmental Impact Report (EIR) No. 551. The original EIR, as well as the CEQA documents for Amendment No. 2, fully evaluated the entire site for the allowed residential units, as well as a site-specific evaluation of PA 42 as an elementary school. All potentially significant effects on the environment have been adequately analyzed, pursuant to applicable legal standards, and have been avoided or mitigated pursuant to that earlier EIR. The detailed evaluation of the school on PA 42 provided an analysis of greater physical environmental impacts that would occur at the site as opposed to only developing the 13.29 gross acre site for 53 residential homes and three open space lots. Impacts related to traffic, air quality, and noise in particular would likely be less substantial than what was evaluated at the site for a school. All other impacts would be the same or less than what was evaluated in the prior EIR. None of the conditions described in the State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein; and therefore, no further environmental documentation is required, pursuant to the State CEQA Guidelines.

The Project site is located north of Hilton Road, south of Keller Road, east of Spencer's Crossing Parkway and west of Leon Road, in the French Valley Area.

**Planning Commission Action**

On May 6, 2020, the Planning Commission recommended the Board of Supervisors approve the project on a 5-0 vote.

**Impact on Residents and Businesses**

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

**ATTACHMENTS:**

- A. Planning Commission Minutes**
- B. Planning Commission Staff Report**

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

- C. Specific Plan No. 312 Substantial Conformance No. 3**
- D. Tentative Tract Map No. 37646 Exhibits**
- E. Specific Plan Ordinance No. 348.4927**
- F. Memo to Planning Commissioners**



Jason Farin, Senior Management Analyst

5/13/2020



Gregory H. Priamos, Director County Counsel

5/7/2020

shall be deleted and replaced respectively by the following:

- B. Lot area shall not be less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- C. The minimum average lot width of a standard lot shall be fifty feet (50'). The minimum average lot depth shall be one hundred feet (100'). The portion of a lot used for access on flag lots or where access may be shared via easement between multiple lots shall have a minimum width of twenty (20') feet. Flag lots shall have a minimum driveway width of twenty (20') feet.
- D. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') measured along the right-of-way line. The minimum lot frontage for lots with shared driveways may individually be less than thirty-five (35') feet, but combined will be a minimum lot frontage of thirty-five (35') feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- E. Minimum yard requirements are as follows:
  - 1. The minimum front yard setback to a habitable portion of the main structure shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').
  - 2. Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.
  - 3. The rear yard shall not be less than ten feet.
  - 4. Chimneys, fireplaces, media centers, and air conditioning units shall be allowed to encroach into side yards at a maximum of two feet (2'). No other structural encroachments shall be permitted in the front,

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

G. No lot shall have more than seventy percent (70%) of its net area covered with buildings or structures.

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

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

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on May 19, 2020, the foregoing Ordinance consisting of two (2) 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: Hannah Lumanauw, Board Assistant

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
**ENVIRONMENTAL FILING FEE CASH RECEIPT**

Receipt #: 20-143039

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: RIVERSIDE COUNTY CLERK OF THE BOARD Date: 05/06/2020

County Agency of Filing: RIVERSIDE Document No: E-202000479

Project Title: NOTICE CZ N. 1900032, SPECIFIC PLAN NO. 312 (SP312S03) TTM NO. 37646

Project Applicant Name: RIVERSIDE COUNTY CLERK OF THE BOARD Phone Number: (951) 955-1060

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR ROOM 127, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report \_\_\_\_\_
- Negative Declaration \_\_\_\_\_
- Application Fee Water Diversion (State Water Resources Control Board Only) \_\_\_\_\_
- Project Subject to Certified Regulatory Programs \_\_\_\_\_
- County Administration Fee \_\_\_\_\_ \$0.00
  - Project that is exempt from fees (DFG No Effect Determination (Form Attached))
  - Project that is exempt from fees (Notice of Exemption)

Total Received \_\_\_\_\_ \$0.00

Signature and title of person receiving payment: *U. Sandral* Deputy \_\_\_\_\_

Notes:

5/19/20 21.3  
2020-8-147479

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, CHANGE OF ZONE, AND TENTATIVE TRACT MAP IN THE FRENCH VALLEY ZONING AREA – SOUTHWEST AREA PLAN, 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, May 19, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 1900032**, which proposes to revise the Specific Plan Zoning Ordinance to modify the development standards for PA 42 in regards to minimum lot size, as well as clarifies the allowed and prohibited uses within PA 42 to match those to PA 39. **Specific Plan No. 312 Substantial Conformance No. 3 (SP312S03)**, which proposes minor modifications to the Specific Plan text to ensure that the Specific Plan is consistent with the Specific Plan's Zoning Ordinance development standards as they pertain to minimum lot size and minimum lot frontage for lots with share driveways. The Specific Plan's Zoning Ordinance also clarifies the allowed and prohibited uses in PA 42 to match those from PA 39 (the planning area directly south PA 42). SP312S03 will not modify the density and allowable dwelling units as currently allowed. **Tentative Tract Map No. 37646**, which proposes a subdivision of 13.29 gross acres into 53 residential lots with a minimum lot size of 5,000 square feet and three open space lots for landscaping. This project is located North of Hilton Road, South of Keller Road, East of Spencer Crossing Parkway, and West of Leon Road in the French Valley Zoning Area – Southwest Area Plan of Third Supervisorial District.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, No New Environmental Documentation is Required. The Riverside County Planning Department recommends that the Board of Supervisors approve the project.

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 DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL [dbradfor@rivco.org](mailto:dbradfor@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.

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202000479  
05/06/2020 02:53 PM Fee: \$ 0.00  
Page 1 of 1

Removed JUN 17 2020 By: Deputy



ourt, you may be limited to raising only those issues you or someone else in this notice, or in written correspondence to the Planning Department or the public hearing. Be advised that as a result of the public hearing and the written and oral, the Board of Supervisors may amend, in whole or in part, nmental document. Accordingly, the designations, development standards, erties or lands within the boundaries of the project, may be changed in a way

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: May 06, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant