

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



ITEM: 21.2
(ID # 12568)

MEETING DATE:

Tuesday, June 02, 2020

FROM: TLMA-PLANNING;

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 2000003, ORDINANCE NO. 348.4930 – No Further CEQA Review Required - Applicant; County of Riverside – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan : Community Development: Medium Density Residential (CD:MDR) as depicted on the Land Use Plan for SP 293 – Zoning: Specific Plan (SP 293) - Location: South of Olive Avenue, west of Rice Road, and north of Salt Creek for Planning Area 30 and north of Domenigoni Parkway, east of Frontier Loop Road, west of Beeler Road, and south of Salt Creek for Planning Area 35 – 45.9 Acres – REQUEST: Change of Zone No. 2000003 is a proposal to modify the Specific Plan No. 293 zoning ordinance text related to Planning Area 30. The modification would restore the correct uses and development standards for Planning Area 30 that were initially changed in 2005 and subsequently unintentionally undone in 2009. The modification would also include clarification for Planning Area 35 that all other provisions of Ordinance No. 348 apply within the planning area. APN's: 461-520-001 through 461-520-023, 461-521-001 through 461-521-028, 461-530-001 through 461-530-022, 461-531-001 through 461-531-007, 461-250-001 through 461-250-015, 461-251-001 through 461-251-054, 461-260-001 through 461-260-059, 461-280-028, 461-280-029. District 3. [\$6,000 Total - 100% General Fund]

ACTION: Policy


Charles Leach, Assistant TLMA Director 5/19/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Hewitt 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: June 2, 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. 380 and ADDENDUM TO EIR NO. 380** related to Change of Zone No. 6861, pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist, based on the findings and conclusions set forth herein;
2. **APPROVE CHANGE OF ZONE NO. 2000003** to modify Specific Plan No. 293 zoning ordinance text for: Planning Area 30 to restore the correct uses and development standards and for Planning Area 35 to include a clarification that all other provisions of Ordinance No. 348 apply within that planning area, based upon the findings and conclusions provided in this staff report; and
3. **ADOPT ORDINANCE NO. 348.4930**, amending the zoning ordinance for Specific Plan No. 293 to revise the permitted and conditionally permitted uses and development standards for Planning Areas 30 and 35 within Specific Plan No. 293.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 6,000	\$ 0	\$ 6,000	\$ 0
SOURCE OF FUNDS: Riverside County General Funds 100%			Budget Adjustment:	No
			For Fiscal Year:	19/20

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Winchester Hills Specific Plan No. 293 was approved by the County of Riverside in October 1997. At that time, it included approximately 1,995.3 acres in the unincorporated community of Winchester. Since the adoption of Specific Plan No. 293, it has been modified seven (7) times through Amendments and Substantial Conformances.

Planning Area 30 was previously included within an agricultural preserve and due to that the base zone referenced in the Specific Plan Zoning Ordinance for Planning Area 30 was Light Agriculture (A-1) with the original approval of Specific Plan No. 293. Once Planning Area 30 was removed from the agricultural preserve, Change of Zone No. 6861 initially modified the Specific Plan zoning ordinance text related to Planning Area 30 to a base zone of One Family Dwellings (R-1) that reflected the Planning Area's Medium Density Residential land use designation in the Specific Plan. This Change of Zone was adopted on November 22, 2005. Subsequently Change of Zone No. 7461 associated with Specific Plan No. 293 Amendment No.

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

5 unintentionally modified the Specific Plan zoning ordinance text related to Planning Area 30 by including the text for Planning Area 30 that existed prior to Change of Zone No. 6861 with a base zone of A-1. Change of Zone No. 7461 was adopted on December 22, 2009. Subsequent Change of Zones have been processed and adopted since then that have retained this same text for Planning Area 30. This error and related history was recently brought to staff's attention and this Change of Zone was initiated by the County to correct this unintentional error that was caused by Change of Zone No. 7461.

There are no issues of concern for this item. The proposed Change of Zone site is within the boundaries of the Winchester Hills Specific Plan, which was analyzed by certified Environmental Impact Report No. 380 (EIR No. 380). An Addendum to EIR No. 380 was prepared for Change of Zone No. 6861. That Change of Zone and Addendum reflect the changes the current proposal is reverting back to. There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 380. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act.

The Planning Commission heard the project on May 6, 2020. After taking public testimony, the Planning Commission closed the public hearing and recommended approval of the project with a 5-0 vote.

Impact on Residents and Businesses

The impacts of this Project have been evaluated through the environmental review and public hearing process. Approval of the Project will not result in impacts to residents or businesses.

Additional Fiscal Information


This Change of Zone is County initiated and is funded by the Planning Department's General Fund allocation. The funding for this Change of Zone is included in the department's approved budget for FY 19/20. No new General Fund is requested for this project.

Contract History and Price Reasonableness

Not applicable, this work is being done by Planning and County Counsel staff.

ATTACHMENTS:

- A. Planning Commission Minutes 05-06-2020
- B. Planning Commission Staff Report Package
- C. Ordinance No. 348.4930
- D. Ordinance No. 348.4851 to Ordinance No. 348.4930 Redline


Jason Farin, Principal Management Analyst

5/27/2020


Gregory V. Priamos, Director County Counsel

5/22/2020

1 B. A comprehensive plot plan for the entire planning area, a conceptual
2 grading plan and a tentative subdivision map, based upon a contour
3 interval no greater than four feet, which in addition to the
4 requirements of Ordinance No. 460 and Section 18.30 of Ordinance
5 No. 348 include:

- 6 i. the proposed lots including lot lines and proposed easements,
7 if any;
- 8 ii. building footprints;
- 9 iii. floor plan assignments;
- 10 iv. pad elevations, street grades and all cut and fill slopes in
11 excess of one (1) foot in vertical height;
- 12 v. the proposed uses, their location, and architectural designs;
- 13 vi. buffers, if any.

14 C. A design manual which includes:

- 15 i. a description of floor plans and their mix;
- 16 ii. the lot and building calculations for each lot and building as
17 follows:
 - 18 (a) lot area and lot pad area,
 - 19 (b) building footprint area,
 - 20 (c) percentage of lot coverage,
 - 21 (d) front setback,
 - 22 (e) usable rear yard area and depth,
 - 23 (f) building square-footage for commercial uses;
- 24 iii. a fencing plan including details of proposed materials to be
25 used;
- 26 iv. dimensioned conceptual floor plans and elevations, including
27 details of proposed materials for elevations, and square-
28 footages and heights of individual units; and

1 v. a proposed phasing plan showing the planned sequence of
2 subdivision map recordation and development.

3 (3) Except for congregate care residential facilities, the development
4 standards within Planning Areas 1 and 2 of Specific Plan No. 293
5 shall be the same as those standards identified in Article IXd, Section
6 9.73 of Ordinance No. 348.

7 (4) The development standards for congregate care residential facilities
8 shall be the same as those standards identified in Article XIXe of
9 Ordinance No. 348.

10 (5) Nonsubstantial adjustments to an approved project's design are
11 permitted subject to the approval of a minor change pursuant to
12 Ordinance No. 460. For purposes of this section, "nonsubstantial
13 adjustment" shall be defined as changes to setbacks, floor plans and
14 elevations. All other changes including changes in concept and
15 product type shall be submitted for review in accordance with the
16 provisions of Ordinance No. 460 governing minor changes and
17 revised tentative maps.

18 (6) Except as provided above, all other zoning requirements shall be the
19 same as those requirements identified in Article IXd of Ordinance No.
20 348.

21 b. Planning Area 3.

22 (1) The uses permitted in Planning Area 3 of Specific Plan No. 293 shall be the
23 same as those uses permitted in Article XIa, Section 11.26 and 11.27 of
24 Ordinance No. 348.

25 (2) The development standards for Planning Area 3 of Specific Plan No. 293
26 shall be the same as those standards identified in Article XIa, Section 11.28
27 of Ordinance No. 348.
28

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

3 c. Planning Area 5.

4 (1) The uses permitted in Planning Area 5 of Specific Plan No. 293 shall be the
5 same as those uses permitted in Article XI, Sections 11.2 and 11.3 of
6 Ordinance No. 348, except that uses pursuant to Section 11.2.b.(1)e.1., 3. and
7 4., Section 11.2.b.(1)g.5. and Section 11.2.d. shall not be permitted.

8 (2) The development standards for Planning Area 5 of Specific Plan No. 293
9 shall be the same as those standards identified in Article XI, Section 11.4 of
10 Ordinance No. 348.

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

13 d. Planning Areas 6, 22, 42, and 54A.

14 (1) The uses permitted in Planning Areas 6, 22, 42 and 54A of Specific Plan No.
15 293 shall be the same as those uses permitted in Article IX, Section 9.1 of
16 Ordinance No. 348, except that uses pursuant to Section 9.1.a.(7), and Section
17 9.1.d.(4) and (6) shall not be permitted.

18 (2) The development standards for Planning Areas 6, 22, 42 and 54A of Specific
19 Plan No. 293 shall be the same as those standards identified in Article IX,
20 Section 9.4 or Ordinance No. 348.

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

23 e. Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, and 47A.

24 (1) The uses permitted in Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, and
25 47A of Specific Plan No. 293 shall be the same as those uses permitted in
26 Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted
27 pursuant to Section 6.1.a.(2) and (3), Section 6.1.b.(1) and (3), and Section
28

1 6.1.d. shall not be permitted. In addition, the permitted uses identified under
2 Section 6.1.c. shall also include libraries, day care centers, and churches.

3 (2) The development standards for Planning Areas 7, 28a, 29, 33, 44, 45A, 45B,
4 46, and 47A of Specific Plan No. 293 shall be the same as those standards
5 identified in Article VI, Section 6.2 of Ordinance No. 348, except that the
6 development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;
7 Section 6.2.c.; Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) shall be deleted
8 and replaced by the following:

- 9 A. Building height shall not exceed two stories with a maximum height
10 of thirty-five feet (35').
- 11 B. Lot area shall be not less than six thousand (6,000) square feet. The
12 minimum lot area shall be determined by excluding that portion of a
13 lot that is used solely for access to the portion of a lot used as a
14 building site.
- 15 C. The minimum average width of that portion of a lot to be used as a
16 building site shall be fifty-feet (50'), with a minimum average depth
17 of ninety-feet (90'). That portion of a lot used for access on "flag" lots
18 shall have a minimum width of twenty feet (20').
- 19 D. The minimum frontage of a lot shall be forty-feet (40'), except that
20 lots fronting on knuckles or cul-de-sacs may have a minimum
21 frontage of thirty-feet (30'). Lot frontage along curvilinear streets
22 shall be measured in a straight line from the furthest point behind the
23 right of way between curves.
- 24 E. The front yard shall be not less than eighteen-feet (18'), measured
25 from the existing street line or from any future street line, whichever
26 is nearer the proposed structure.
- 27 F. Side yards on interior and through lots shall be not less than five-feet
28 (5'). Side yards on corner and reverse corner lots shall not be less than

1 ten-feet (10') from the existing street line or from any future street
2 line.

3 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
4 setbacks. No other structural encroachments shall be permitted in the
5 front, rear or side yard except as provided for in Section 18.19 of
6 Ordinance No. 348.

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

8 AA. Lot coverage shall not exceed fifty percent (50%) for one story and
9 forty percent (40%) for two story buildings.

10 BB. Where a zero lot line design is utilized, the alternate side yard shall
11 not be less than ten-feet (10') in width.

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

14 f. Planning Areas 8A and 8B.

15 (1) The uses permitted in Planning Areas 8A and 8B of Specific Plan No. 293
16 shall be the same as those uses permitted in Article VI, Section 6.1 of
17 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.
18 (2) and (3), and Section 6.1.b.(1) and (3) shall not be permitted.

19 (2) The development standards for Planning Areas 8A and 8B of Specific Plan
20 No. 293 shall be the same as those standards identified in Article VI, Section
21 6.2 of Ordinance No. 348, except that the development standards set forth in
22 Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; and Section 6.2.e.(1),
23 (2), and (4) shall be deleted and replaced by the following:

24 A. Building height shall not exceed two stories with a maximum height
25 of forty-feet (40').

26 B. Lot area shall be not less than three thousand nine hundred (3,900)
27 square feet. The minimum lot area shall be determined by excluding
28

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

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

6 D. The front yard shall be not less than fifteen-feet (15'), measured from
7 the existing street line or from any future street line, whichever is
8 nearer the proposed structure. Garages shall be setback a minimum of
9 twenty-feet (20') from any future street line whichever is nearer the
10 proposed structure.

11 E. Side yards on interior and through lots shall not be less than five-feet
12 (5'). Side yards on corner and reverse corner lots shall be not less than
13 eight-feet (8') from the existing street line or from any future street
14 line.

15 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard
16 setbacks. Porches may encroach five-feet (5') into front yard setbacks.
17 No other structural encroachments shall be permitted in the front, rear
18 or side yard except as provided for in Section 18.19 of Ordinance No.
19 348.

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

21 AA. Lot coverage shall not exceed seventy percent (70%).

22 BB. Where a zero lot line design is utilized, the alternate side yards shall
23 not be less than ten-feet (10') in width.

24 CC. The minimum private yard area shall be not less than two hundred
25 fifty (250) square feet per dwelling unit, including a minimum twelve-
26 feet (12') by fifteen-feet (15') open area void of any obstructions or
27 building encroachments.

28

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

3 g. Planning Areas 9A, 9B, and 15.

4 (1) The uses permitted in Planning Areas 9A, 9B, and 15 of Specific Plan No.
5 293 shall be the same as those uses permitted in Article VI, Section 6.1 of
6 Ordinance No. 348, except that the uses permitted pursuant to Section
7 6.1.a.(2) and (3), and 6.1.b.(1) and (3) shall not be permitted.

8 (2) The development standards for Planning Areas 9A, 9B, and 15 of Specific
9 Plan No. 293 shall be the same as those standards identified in Article VI,
10 Section 6.2 of Ordinance No. 348, except that the development standards set
11 forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; and Section
12 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

13 A. Building height shall not exceed two stories with a maximum height
14 of forty-feet (40').

15 B. Lot area shall be not less than three thousand (3,000) square feet. The
16 minimum lot area shall be determined by excluding that portion of a
17 lot that is used solely for access to the portion of a lot used as a
18 building site.

19 C. The minimum average width of that portion of a lot to be used as a
20 building site shall be forty-feet (40'), with a minimum average depth
21 of seventy-five feet (75').

22 D. The front yard shall be not less than twelve-feet (12'), measured from
23 the existing street line or from any future street line, whichever is
24 nearer the proposed structure.

25 E. Side yards on interior and through lots shall not be less than five-feet
26 (5'). Side yards on corner and reverse corner lots shall be not less than
27 eight-feet (8') from the existing street line or from any future street
28 line.

1 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard
2 setbacks. Porches may encroach four-feet (4') into front yard setbacks.
3 No other structural encroachments shall be permitted in the front, rear
4 or side yard except as provided for in Section 18.19 of Ordinance No.
5 348.

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

7 AA. Lot coverage shall not exceed eighty percent (80%).

8 BB. Where a zero lot line design is utilized, the alternate side yard shall
9 not be less than ten-feet (10') in width.

10 CC. The minimum private yard area shall be not less than two hundred
11 (200) square feet, including a minimum ten-feet (10') by twelve-feet
12 (12') open area void of any obstructions or building encroachments.

13 DD. The minimum garage setback from an alley drive is three-feet (3'). A
14 garage cannot be setback from an alley drive greater than five-feet
15 (5'), unless it exceeds eighteen-feet (18').

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

18 h. Planning Areas 10A and 10B.

19 (1) The uses permitted in Planning Areas 10A and 10B of Specific Plan No. 293
20 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
21 Ordinance No. 348 except that the uses permitted pursuant to Section
22 8.100.a.(1), (2), (3), (4), (5), (6), (7), (8) and (9); Section 8.100.b.(1); and
23 Section 8.100.c.(1) shall not be permitted. In addition, the permitted uses
24 identified under Section 8.100.a. shall also include green belts and open
25 space.

26 (2) The development standards for Planning Areas 10A and 10B of Specific Plan
27 No. 293 shall be the same as those standards identified in Article VIIIe,
28 Section 8,101 of Ordinance No. 348.

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

3 i. Planning Areas 18, 38A, 38B, 39, 40, 43, 53, and 57.

4 (1) The uses permitted in Planning Areas 18, 38A, 38B, 39, 43, 53, and 57 of
5 Specific Plan No. 293 shall be the same as those uses permitted in Article
6 VIII, Section 8.1 of Ordinance No. 348, except that the uses permitted
7 pursuant to Section 8.1.d.(1) shall not be permitted. In addition, the permitted
8 uses identified under Section 8.1.a. shall also include non-commercial
9 community association recreation and assembly buildings and facilities,
10 libraries, daycare centers, and churches.

11 (2) The development standards for Planning Areas , 18, 38A, 38B, 39, 40, 43,
12 53, and 57 of Specific Plan No. 293 shall be the same as those standards
13 identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the
14 development standards set forth in Article VIII, Section 8.2.d shall be deleted
15 and replaced by the following:

16 A. No lot shall have more than eighty percent (80%) of its net area
17 covered with buildings or structures.

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

20 j. Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B.

21 (1) The uses permitted in Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B
22 of Specific Plan No. 293 shall be the same as those uses permitted in Article
23 VIIIe, Section 8.100 of Ordinance No. 348, except that the uses pursuant to
24 Section 8.100.a.(1) and Section 8.100.b.(1) shall not be permitted. In
25 addition, the permitted uses identified under Section 8.100.a. shall also
26 include public parks and playgrounds.

- 1 (2) The development standards for Planning Areas 11, 21, 28B, 32, 37, 55, 62A,
2 and 62B of Specific Plan No. 293 shall be the same as those standards
3 identified in Article VIIIe, Section 8.101 of Ordinance No. 348.
4 (3) Except as provided above, all other zoning requirements shall be the same as
5 those requirements identified in Article VIIIe of Ordinance No. 348.

6 k. Planning Areas 12, 36 and 56.

7 (1) The uses permitted in Planning Areas 12, 36 and 56 of Specific Plan No. 293
8 shall be the same as those uses permitted in Article VI, Section 6.1 of
9 Ordinance No. 348, except that the uses permitted pursuant Section 6.1.a.(2)
10 and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall not be permitted.
11 In addition, the permitted uses identified under Section 6.1.a. shall also
12 include public schools.

13 (2) The development standards for Planning Areas 12, 36 and 56 of Specific Plan
14 No. 293 shall be the same as those standards identified in Article VI, Section
15 6.2 of Ordinance No. 348, except that the development standards set forth in
16 Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d. and
17 Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

- 18 A. Building height shall not exceed two stories with a maximum height
19 of thirty-five feet (35').
20 B. Lot area shall be not less than four thousand five hundred (4,500)
21 square feet. The minimum lot area shall be determined by excluding
22 that portion of a lot that is used solely for access to the portion of a lot
23 used as a building site.
24 C. The minimum average width of that portion of a lot to be used as a
25 building site shall be fifty-feet (50') with a minimum average depth of
26 eighty-feet (80'). That portion of a lot used for access on "flag" lots
27 shall have a minimum width of twenty-feet (20').
28

1 D. The minimum frontage of a lot shall be forty-feet (40'), except that
2 the lots fronting on knuckles or cul-de-sacs may have a minimum
3 frontage of thirty-five feet (35'). Lot frontage along curvilinear
4 streets shall be measured in a straight line from the furthest point
5 behind the right of way between curves.

6 E. The front yard shall be not less than fifteen-feet (15'), measured from
7 the existing street line or from any future street line, whichever is
8 nearer the proposed structure.

9 F. Side yards on interior and through lots shall be not less than five-feet
10 (5'). Side yards on corner and reverse corner lots shall be not less than
11 ten-feet (10') from the existing street line or from any future street
12 line.

13 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
14 setbacks. No other structural encroachments shall be permitted in the
15 front, rear or side yard except as provided for in Section 18.19 of
16 Ordinance No. 348.

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

18 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
19 fifty percent (50%) for two story buildings.

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

22 1. Planning Area 17.

23 (1) The uses permitted in Planning Area 17 of Specific Plan No. 293 shall be the
24 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
25 except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section
26 6.1.b. (1) and (3), and Section 6.1.d. shall not be permitted.

27 (2) The development standards for Planning Area 17 of Specific Plan No. 293
28 shall be the same as those standards identified in Article VI, Section 6.2 of

1 Ordinance No. 348, except the development standards set forth in Article VI,
2 Section 6.2.a.; Section 6.2.d.; and Section 6.2.e. (1), (2), and (4) shall be
3 deleted and replaced by the following:

4 A. Building height shall not exceed two stories with a maximum height
5 of thirty-five feet (35').

6 B. The minimum frontage of a lot shall be forty-feet (40'), except that
7 lots fronting on knuckles or cul-de-sacs may have a minimum
8 frontage of thirty-feet (30'). Lot frontage along curvilinear streets
9 shall be measured in a straight line from the furthest point behind the
10 right of way between curves.

11 C. The front yard shall not be less than eighteen-feet (18'), measured
12 from the existing street line or from any future street line.

13 D. Side yards on interior and through lots shall not be less than five-feet
14 (5'). Side yards on corner and reverse corner lots shall not be less than
15 ten-feet (10') from the existing street line or from any future street
16 line.

17 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard
18 setbacks. No other structural encroachments shall be permitted in the
19 front, rear or side yard except as provided for in Section 18.19 of
20 Ordinance No. 348.

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

22 AA. Lot coverage shall not exceed fifty percent (50%) for one story and
23 forty percent (40%) for two story buildings.

24 BB. Where a zero lot line design is utilized, the alternate side yard shall
25 not be less than ten-feet (10') in width.

26 (3) Except as provided above, all other zoning requirements shall be the same as
27 those requirements identified in Article VI of Ordinance No. 348.
28

1 m. Planning Area 19.

2 (1) The uses permitted in Planning Area 19 of Specific Plan No. 293 shall be the
3 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
4 except that the uses permitted pursuant to Section 6.1.a.(2), (3), (5); Section
5 6.1.b.(1) and (3) shall not be permitted. In addition, the permitted uses
6 identified under Section 6.1.a. shall also include public schools.

7 (2) The development standards for Planning Area 19 of Specific Plan No. 293
8 shall be the same as those standards identified in Article VI, Section 6.2 of
9 Ordinance No. 348, except that the development standards set forth in Article
10 VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d. and Section
11 6.2.e. (1), (2), and (4) shall be deleted and replaced by the following:

12 A. Building height shall not exceed two stories with a maximum height
13 of thirty-five feet (35').

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

18 C. The minimum average width of that portion of a lot to be used as a
19 building site shall be forty-feet (40') with a minimum average depth
20 of eighty-feet (80'). That portion of a lot used for access on "flag" lots
21 shall have a minimum width of twenty-feet (20').

22 D. The minimum frontage of a lot shall be forty-feet (40'), except that
23 the lots fronting on knuckles or cul-de-sacs may have a minimum
24 frontage of thirty-feet (30'). Lot frontage along curvilinear streets
25 shall be measured in a straight line from the furthest point behind the
26 right of way between curves.

1 E. The front yard shall be not less than ten-feet (10'), measured from the
2 existing street line or from any future street line, whichever is nearer
3 the proposed structure.

4 F. Side yards on interior and through lots shall be not less than five-feet
5 (5'). Where a zero lot line is used, the alternate side yard shall be not
6 less than five-feet (5') in width. Side yards on corner and reverse
7 corner lots shall be not less than ten-feet (10') from the existing street
8 line or from any future street line.

9 G. Where the rear of a lot is adjacent to another residential lot or a street
10 that is not used for access to the lot, the rear yard shall not be less than
11 ten-feet (10').

12 H. Where the rear of a lot is adjacent to an alley or other similar type of
13 access, the garage and any fence or wall shall be setback not less than
14 three-feet (3'). The setback shall be measured from the top of curb
15 within the alley or similar type of access.

16 I. Fireplaces and roof eaves may encroach two-feet (2') into side yard
17 setbacks. No other structural encroachments shall be permitted in the
18 front rear or side yard except as provided for in Section 18.19 of
19 Ordinance No. 348.

20 In addition, the following development standard shall also apply.

21 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
22 fifty percent (50%) for two story buildings.

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

25 n. Planning Area 25.

26 (1) The uses permitted in Planning Area 25 of Specific Plan No. 293 shall be the
27 same as those uses permitted in Article VIIIe, Section 8,100 of Ordinance
28

1 No. 348, except that uses pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6),
2 (7) and (8); Section 8.100.b.(1); and Section
3 8.100.c.(1) shall not be permitted.

4 (2) The development standards for Planning Area 25 of Specific Plan No. 293
5 shall be the same as those standards identified in Article VIIIe, Section 8.101
6 of Ordinance No. 348.

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

9 o. Planning Area 26A.

10 (1) The uses permitted in Planning Area 26A of Specific Plan No. 293 shall be
11 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.
12 348 except that the uses permitted pursuant to Section 6.1.b. (1) and (3) shall
13 not be permitted.

14 (2) The development standards for Planning Area 26A of Specific Plan No. 293
15 shall be the same as those standards identified in Article VI, Section 6.2 of
16 Ordinance No. 348, except that the development standards set forth in Article
17 VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d. and Section
18 6.2.e.(1), (2) and (3) shall be deleted and replaced by the following:

19 A. Building height shall not exceed two stories with a maximum height
20 of thirty-five feet (35'), unless cluster development subject to the
21 development standards set forth below in subsection BB. is utilized.

22 B. Lot area shall be not less than forty thousand (40,000) square feet,
23 unless cluster development subject to the development standards set
24 forth below in subsection BB. is utilized. The minimum lot area shall
25 be determined by excluding that portion of a lot that is used solely for
26 access to the portion of a lot used as building site.

27 C. The minimum average width of that portion of a lot to be used as a
28 building site shall be one hundred-feet (100'), with a minimum

1 average depth of two hundred-feet (200') unless cluster development
2 subject to the development standards set forth below in subsection
3 BB. is utilized. That portion of a lot used for access on "flag" lots shall
4 have a minimum width of twenty-feet (20').

5 D. The minimum frontage of a lot shall be seventy-feet (70') except that
6 lots fronting on knuckles or cul-de-sacs may have a minimum
7 frontage lot forty-five feet (45') unless cluster development subject to
8 the development standards set forth below in subsection BB. is
9 utilized. Lot frontage along curvilinear streets shall be measured in a
10 straight line from the furthest point behind the right of way between
11 curves.

12 E. The front yard shall be not less than thirty-feet (30'), measured from
13 the existing street line or from any future street line unless cluster
14 development subject to the development standards set forth below in
15 subsection BB. is utilized.

16 F. Side yards on interior and through lots shall be not less than twenty
17 feet (20'), as measured from any structure unless cluster development
18 subject to the development standards set forth below in subsection BB
19 is utilized. Side yards on corner and reverse corner lots shall be not
20 less than twenty-five feet (25') from the existing street line or from
21 any future street line unless cluster development subject to the
22 development standards set forth below in subsection BB. is utilized.

23 G. The rear yard shall not be less than twenty-feet (20') unless cluster
24 development subject to the development standards set forth below in
25 subsection BB.

26 In addition, the following standards shall also apply:

27 AA. No lot shall have more than twenty-five percent (25%) of its net
28 buildable area covered by buildings or structures unless cluster

1 development subject to the development standards set forth below in
2 subsection BB is utilized.

3 BB. CLUSTER DEVELOPMENT. It may be desirable to permit the
4 development of subdivisions containing open areas that will be used
5 for recreation purposes or will tend to preserve the rural atmosphere
6 of the area. Therefore, when a cluster development design is utilized,
7 the following development standards shall be applicable:

- 8 1. The height of single family dwellings shall not exceed thirty-
9 five feet (35'). All other buildings and structures shall not
10 exceed fifty-feet (50') in height, unless a height up to seventy-
11 five feet (75') is specifically permitted under the provisions of
12 Section 18.34 of Ordinance No. 348.
- 13 2. Lot area shall be not less than seven thousand two hundred
14 (7,200) square feet. The minimum lot area shall be determined
15 by excluding that portion of a lot that is used solely for access
16 to the portion of a lot used as a building site.
- 17 3. The minimum average width of that portion of a lot to be used
18 as a building site shall be sixty feet (60') with a minimum
19 average depth of one hundred-feet (100'). That portion of a lot
20 used for access on "flag" lots shall have a minimum width of
21 twenty-feet (20').
- 22 4. The minimum frontage of a lot shall be sixty-feet (60'), except
23 that lots fronting on knuckles or cul-de-sacs may have a
24 minimum frontage of thirty five feet (35'). Lot frontage along
25 curvilinear streets shall be measured in a straight line from the
26 furthest point behind the right of way between curves.

1 5. The front yard shall be not less than twenty-feet (20'),
2 measured from the existing street line or from any future street
3 line, whichever is nearer the proposed structure.

4 6. Side yards on interior and through lots shall be not less than
5 ten percent (10%) of the width of the lot, but not less than
6 three-feet (3') in width in any event, and need not exceed a
7 width of five-feet (5'). Side yards on corner and reverse corner
8 lots shall be not less than ten-feet (10') from the existing street
9 line or from any future street line, whichever is nearer the
10 proposed structure, upon which the main building sides,
11 except that where the lot is less than fifty feet (50') wide the
12 yard need not exceed twenty percent (20%) of the width of the
13 lot.

14 7. The rear yard shall be not less than ten-feet (10').

15 8. The minimum overall area for each dwelling unit, exclusive
16 of the area set aside for street right of way, but including
17 recreation and open space areas, shall be forty thousand
18 (40,000) square feet.

19 9. Where a zero lot line design is utilized the alternate side yard
20 shall not be less than ten-feet (10') in width.

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

23 p. Planning Area 27.

24 (1) The uses permitted in Planning Area 27 of Specific Plan No. 293 shall be the
25 same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348,
26 except that the uses permitted pursuant to Section 6.1.a.(2) and (3); Section
27 6.1.b.(1) and (3); and Section 6.1.d. shall not be permitted.
28

1 (2) The development standards for Planning Area 27 of Specific Plan No. 293
2 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 Article
4 VI, Section 6.2.a.; Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) and shall
5 be deleted and replaced by the following:

6 A. Building height shall not exceed two stories with a maximum height
7 of forty feet (40').

8 B. The minimum frontage of a lot shall be fifty-feet (50'), except that lots
9 fronting on knuckles or cul-de-sacs may have a minimum frontage of
10 thirty-feet (30'). Lot frontage along curvilinear streets shall be
11 measured in a straight line from the furthest point behind the right of
12 way between curves.

13 C. The front yard shall be not less than fifteen-feet (15'), measured from
14 the existing street line or from any future street, whichever is nearer
15 the proposed structure.

16 D. Side yards on interior and through lots shall be not less than five-feet
17 (5'). Side yards on corner and reverse corner lots shall be not less than
18 ten-feet (10') from the existing street line or from any future street,
19 whichever is nearer the proposed structure, upon which the main
20 building sides.

21 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard
22 setbacks. No other structural encroachments shall be permitted in the
23 front, rear, or side yard except as provided for in Section 18.19 of
24 Ordinance No. 348.

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

27 q. Planning Area 30.

28 (1) The uses permitted in Planning Area 30 of Specific Plan No. 293 shall be the

1 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
2 except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section
3 6.1.b.(1) and (3), and Section 6.1.d shall not be permitted. In addition, the
4 permitted uses identified under Section 6.1.c. shall also include libraries.

5 (2) The development standards for Planning Area 30 of Specific Plan No. 293
6 shall be the same as those standards identified in Article VI, Section 6.2 of
7 Ordinance No. 348, except that the development standards set forth in Article
8 VI, Section 6.2.a.; b.; c.; d.; and e., including e(1), (2), (3) and (4); and g.
9 shall be deleted and replaced by the following:

10 A. Building height shall not exceed two stories with a maximum height
11 of thirty-five feet (35').

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

16 C. The minimum average width of that portion of a lot to be used as a
17 building site shall be fifty feet (50'), with a minimum average depth
18 of ninety feet (90'). That portion of a lot used for access on "flag" lots
19 shall have a minimum width of twenty feet (20').

20 D. The minimum frontage of a lot shall be forty feet (40'), except that
21 lots fronting on knuckles or cul-de-sacs may have a minimum
22 frontage of thirty feet (30'). Lot frontage along curvilinear streets may
23 be measured at the building setback in accordance with zone
24 development standards.

25 E. Minimum yard requirements are as follows:

26 1. The front yard shall be not less than 15 feet, measured from
27 the existing street line or from any future street line as shown
28 on any specific plan of highways, whichever is nearer the

1 proposed structure.2. Side yards on interior and through lots
2 shall be not less than five feet (5'). Side yards on corner and
3 reverse corner lots shall not be less than ten feet (10') from the
4 existing street line or from any future street line as shown on
5 any Specific Plan of Highways, whichever is nearer the
6 proposed structure, upon which the main building sides.

7 3. The rear yard shall not be less than ten feet (10').

8 4. Fireplaces and roof eaves may encroach two feet (2') into side
9 yard setbacks. No other structural encroachments shall be
10 permitted in the front, rear or side yard except as provided for
11 in Section 18.19 of Ordinance No. 348.

12 G. Lot coverage shall not exceed fifty percent (50%) for one story and
13 forty percent (40%) for two story buildings.

14 In addition, the following standards shall also apply:

15 AA. Where a zero lot line design is utilized, the alternate size yard shall
16 not be less than ten feet (10') in width.

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

19 r. Planning Area 34.

20 (1) The uses permitted in Planning Area 34 of Specific Plan No. 293 shall be the
21 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
22 except that the uses permitted pursuant to Section 6.1.a.(2) and (3); Section
23 6.1.b.(1) and (3) and Section 6.1.d. shall not be permitted. In addition, the
24 permitted uses identified under Section 6.1.a. shall also include public
25 schools.

26 (2) The development standards for Planning Area 34 of Specific Plan No. 293
27 shall be the same as those standards identified in Article VI, Section 6.2 of
28 Ordinance No. 348, except that the development standards set forth in Article

1 VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d. and Section
2 6.2.e. (1), (2), and (4) shall be deleted and replaced by the following:

- 3 A. Building height shall not exceed two stories with a maximum height
4 of thirty-five feet (35').
- 5 B. Lot area shall be not less than five thousand (5,000) square feet. The
6 minimum lot area shall be determined by excluding that portion of a
7 lot that is used solely for access to the portion of a lot used as a
8 building site.
- 9 C. The minimum average width of that portion of a lot to be used as a
10 building site shall be fifty-feet (50') with a minimum average depth of
11 eighty-feet (80'). That portion of a lot used for access on "flag" lots
12 shall have a minimum width of twenty-feet (20').
- 13 D. The minimum frontage of a lot shall be forty-feet (40'), except that
14 the lots fronting on knuckles or cul-de-sacs may have a minimum
15 frontage of thirty-five feet (35'). Lot frontage along curvilinear streets
16 shall be measured in a straight line from the furthest point behind the
17 right of way between curves.
- 18 E. The front yard shall be not less than fifteen-feet (15'), measured from
19 the existing street line or from any future street line.
- 20 F. Side yards on interior and through lots shall be not less than five-feet
21 (5'). Side yards on corner and reverse corner lots shall be not less than
22 ten-feet (10') from the existing street line or from any future street line.
- 23 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
24 setbacks. No other structural encroachments shall be permitted in the
25 front, rear or side yard except as provided for in Section 18.19 of
26 Ordinance No. 348.

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

1 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
2 fifty percent (50%) for two story buildings.

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

5 s. Planning Area 35.

6 (1) The uses permitted in Planning Area 35 of Specific Plan No. 293 shall be the
7 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
8 except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section
9 6.b.(1) and (3), and Section 6.1.d. shall not be permitted. In addition, the
10 permitted uses identified under Section 6.1.c. shall also include libraries, day
11 care centers, and churches.

12 (2) The development standards for Planning Area 35 of Specific Plan No. 293
13 shall be the same as those standards identified in Article VI, Section 6.2 of
14 Ordinance No. 348, except that the development standards set forth in Article
15 VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d. and Section
16 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

17 A. Building height shall not exceed two stories with maximum height of
18 thirty-five feet (35').

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

23 C. The minimum average width of that portion of a lot to be used as a
24 building site shall be forty-feet (40'), with a minimum average depth
25 of eighty-feet (80'). That portion of a lot used for access on "flag" lots
26 shall have a minimum width of twenty-feet (20').

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

1 frontage of twenty-two feet (22'). Lot frontage along curvilinear
2 streets shall be measured in a straight line from the furthest point
3 behind the right of way between curves.

4 E. The front yard shall be not less than fifteen-feet (15'), measured from
5 the existing street line or from any future street line, whichever is
6 nearer the proposed structure.

7 F. Side yards on interior and through lots shall be not less than five-feet
8 (5'). Side yards on corner and reverse corner lots shall be not less than
9 ten-feet (10') from the existing street line or from any future street
10 line, whichever is nearer the proposed structure, upon which the main
11 building sides.

12 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
13 setbacks. No other structural encroachments shall be permitted in the
14 front, rear or side yard except as provided for in Section 18.19 of
15 Ordinance No. 348.

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

17 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
18 fifty percent (50%) for two story buildings.

19 BB. Where a zero lot line design is utilized, the alternate side yard shall
20 not be less than ten feet (10') in width.

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

23 t. Planning Areas 47B, 50D, 47C and 51.

24 (1) The uses permitted in Planning Areas 47B, 50D, 47C and 51 of Specific Plan
25 No. 293 shall be the same as those uses permitted in Article IV, Section 6.1
26 of Ordinance No. 348, except that the uses permitted pursuant to Section
27 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall not be
28

1 permitted. In addition, the permitted uses identified under Section 6.1.c. shall
2 also include libraries, day care centers and churches.

3 (2) The development standards for Planning Areas 47B, 50D, 47C and 51 of
4 Specific Plan No. 293 shall be the same as those standards identified in
5 Article VI, Section 6.2 of Ordinance No. 348, except that the development
6 standards set forth in Article VI, Section 6.2.a.; Section 6.2.d.; and Section
7 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

8 A. Building height shall not exceed two stories with maximum height of
9 thirty-five feet (35').

10 B. The minimum frontage of a lot shall be fifty-feet (50') except that lots
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of
12 thirty-feet (30'). Lot frontage along curvilinear streets shall be
13 measured in a straight line from the furthest point behind the right of
14 way between curves.

15 C. The front yard shall be not less than fifteen-feet (15'), measured from
16 the existing street line or from any future street line, whichever is
17 nearer the proposed structure.

18 D. Side yards on interior and through lots shall be not less than five-feet
19 (5'). Side yards on corner and reverse corner lots shall be not less than
20 ten-feet (10') from the existing street line or from any future street line
21 whichever is nearer the proposed structure, upon which the main
22 building sides,

23 E. Fireplaces and roof eaves may encroach two-feet (2 ') into side yard
24 setbacks. No other structural encroachments shall be permitted in the
25 front, rear, or side yard except as provided for in Section 18.19 of
26 Ordinance No. 348.

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

1 AA. Lot coverage shall not exceed forty percent (40%) for one story and
2 thirty-five percent (35%) for two story buildings.

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

5 u. Planning Areas 48A, 48B, 49A, 49B, 54B, and 59.

6 (1) The uses permitted in Planning Areas 48A, 48B, 49A, 49B, , 54B and 59 of
7 Specific Plan No. 293 shall be the same as those uses permitted in Article
8 VIIIe, of Section 8.100 of Ordinance No. 348, except that uses pursuant to
9 Section 8.100.a.(1), (2), (3), (4), (5),(6) and (7) and Section 8.100.b.(1) shall
10 not be permitted.

11 (2) The development standards for Planning Areas 48A, 48B, 49A, 49B, 54B,
12 and 59 of Specific Plan No. 293 shall be the same as those standards identified
13 in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

16 v. Planning Areas 50A and 50B.

17 (1) The uses permitted in Planning Areas 50A and 50B of Specific Plan No. 293
18 shall be the same as those uses permitted in Article VI, Section 6.1 of
19 Ordinance No. 348, except that the uses permitted pursuant to Section
20 6.1.a.(2) and (3); Section 6.1.b.(1), (3) and Section 6.1.d. shall not be
21 permitted. In addition, the permitted uses identified under Section 6.1.c. shall
22 also include libraries, day care centers, and churches.

23 (2) The development standards for Planning Areas 50A and 50B of Specific Plan
24 No. 293 shall be the same as those standards identified in Article VI, Section
25 6.2 of Ordinance No. 348, except that the development standards set forth in
26 Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d. and
27 Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:
28

- 1 A. Building height shall not exceed two stories with a maximum height
2 of thirty-five feet (35').
- 3 B. Lot area shall be not less than five thousand (5,000) square feet. The
4 minimum lot area shall be determined by excluding that portion of a
5 lot that is used solely for access to the portion of a lot used as a
6 building site.
- 7 C. The minimum average width of that portion of a lot to be used as a
8 building site shall be fifty-feet (50'), with a minimum average depth
9 of eighty-feet (80'). That portion of a lot used for access on "flag" lots
10 shall have a minimum width of twenty-feet (20').
- 11 D. The minimum frontage of a lot shall be forty-feet (40'), except that
12 lots fronting on knuckles or cul-de-sacs may have a minimum
13 frontage of thirty-five feet (35'). Lot frontage along curvilinear streets
14 shall be measured in a straight line from the furthest point behind the
15 right of way between curves.
- 16 E. The front yard shall not be less than fifteen-feet (15'), measured from
17 the existing street line or from any future street line, whichever is
18 nearer the proposed structure.
- 19 F. Side yards on interior and through lots shall not be less than five-feet
20 (5'). Side yards on corner and reverse corner lots shall be not less than
21 ten-feet (10') from the existing street line or from any future street
22 line.
- 23 G. Fireplaces and roof eaves may encroach two feet (2') into side yard
24 setbacks. No other structural encroachments shall be permitted in the
25 front, rear or side yard except as provided for in Section 18.19 of
26 Ordinance No. 348.

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

1 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
2 fifty percent (50%) for two story buildings.

3 BB. Where a zero lot line design is utilized, the alternate side yard shall
4 not be less than ten-feet (10') in width.

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

7 w. Planning Area 50C.

8 (1) The uses permitted in Planning Area 50C of Specific Plan No. 293 shall be
9 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.
10 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3);
11 Section 6.1.b.(1) and (3) and Section 6.1.d. shall not be permitted. In addition,
12 the permitted uses identified under Section 6.1.c. shall also include libraries,
13 day care centers, and churches.

14 (2) The development standards for Planning Area 50C of Specific Plan No. 293
15 shall be the same as those standards identified in Article VI, Section 6.2 of
16 Ordinance No. 348, except that the development standards set forth in Article
17 VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d. and Section
18 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

19 A. Building height shall not exceed two stories with a maximum height
20 of thirty-five feet (35').

21 B. Lot area shall be not less than four thousand five hundred (4,500)
22 square feet. The minimum lot area shall be determined by excluding
23 that portion of a lot that is used solely for access to the portion of a lot
24 as a building site.

25 C. The minimum average width of that portion of a lot to be used as a
26 building site shall be fifty-feet (50'), with a minimum average depth
27 of eighty-feet (80'). That portion of a lot used for access on "flag" lots
28 shall have a minimum width of twenty-feet (20').

1 D. The minimum frontage of a lot shall be forty feet (40'), except that
2 lots fronting on knuckles or cul-de-sacs may have a minimum
3 frontage of thirty-five feet (35'). Lot frontage along curvilinear streets
4 shall be measured in a straight line from the furthest point behind the
5 right of way between curves.

6 E. The front yard shall be not less than fifteen-feet (15'), measured from
7 the existing street line or from any future street line, whichever is
8 nearer the proposed structure.

9 F. Side yards on interior and through lots shall be not less than five-feet
10 (5'). Side yards on corner and reverse corner lots shall be not less than
11 ten-feet (10') from the existing street line or from any future street
12 line.

13 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
14 setbacks. No other structural encroachments shall be permitted in the
15 front, rear or side yard except as provided in Section 18.19 of
16 Ordinance No. 348.

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

18 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
19 fifty percent (50%) for two story buildings.

20 BB. Where a zero lot line design is utilized, the alternate side yard shall
21 not be less than ten-feet (10') in width.

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

24 x. Planning Area 52.

25 (1) The uses permitted in Planning Area 52 of Specific Plan No. 293 shall be the
26 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
27 except that the uses permitted pursuant to Section 6.1.a.(2) and (3); Section
28 6.1.b.(1) and (3), and Section 6.1.d. shall not be permitted. In addition, the

1 permitted uses identified under Section 6.1.c. shall also include libraries, day
2 care centers and churches.

3 (2) The development standards for Planning Area 52 of Specific Plan No. 293
4 shall be the same as those standards identified in Article VI, Section 6.2 of
5 Ordinance No. 348, except that the development standards set forth in Article
6 VI, Section 6.2.a.; Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) and shall
7 be deleted and replaced by the following:

8 A. Building height shall not exceed two stories with maximum height of
9 thirty-five feet (35').

10 B. The minimum frontage of a lot shall be fifty-feet (50') except that lots
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of
12 thirty-feet (30'). Lot frontage along curvilinear streets shall be
13 measured in a straight line from the furthest point behind the right of
14 way between curves.

15 C. The front yard shall be not less than fifteen-feet (15'), measured from
16 the existing street line or from any future street line, whichever is
17 nearer the proposed structure.

18 D. Side yards on interior and through lots shall be not less than five-feet
19 (5'). Side yards on corner and reverse corner lots shall be not less than
20 ten-feet (10') from the existing street line or from any future street
21 line, whichever is nearer the proposed structure, upon which the main
22 building sides.

23 E. Fireplaces and roof eaves may encroach two-feet (2 ') into side yard
24 setbacks. No other structural encroachments shall be permitted in the
25 front, rear, or side yard except as provided for in Section 18.19 of
26 Ordinance No. 348.

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

1 AA. Lot coverage shall not exceed forty percent (40%) for one story and
2 thirty-five percent (35%) for two story buildings.

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

5 y. Planning Area 52A.

6 (1) The uses permitted in Planning Area 52A of Specific Plan No. 293 shall be
7 the same as those uses permitted in Article IV, Section 6.1 of Ordinance No.
8 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3);
9 Section 6.1.b.(1) and (3); and Section 6.1.d. shall not be permitted. In addition,
10 the permitted uses identified under Section 6.1.c. shall also include libraries
11 and day care centers.

12 (2) The development standards for Planning Area 52A of Specific Plan No. 293
13 shall be the same as those standards identified in Article VI, Section 6.2 of
14 Ordinance No. 348, except that the development standards set forth in Article
15 VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d.; and Section
16 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

17 A. Building height shall not exceed two stories with a maximum height
18 of thirty-five feet (35').

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

23 C. The minimum frontage of a lot shall be fifty-feet (50') except that lots
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of
25 thirty-feet (30'). Lot frontage along curvilinear streets shall be
26 measured in a straight line from the furthest point behind the right of
27 way between curves.
28

- 1 D. The front yard shall be not less than fifteen-feet (15'), measured from
2 the existing street line. The front yard for homes configured with a
3 side-entry garage shall not be less than ten (10') feet.
- 4 E. Side yards on interior and through lots shall be not less than five feet
5 (5'). Side yards on corner and reverse corner lots shall be not less than
6 ten feet (10') from the existing street line or from any future street line
7 upon which the main building sides.
- 8 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard
9 setbacks. No other structural encroachments shall be permitted in the
10 front, rear, or side yard except as provided for in Section 18.19 of
11 Ordinance No. 348.

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

13 AA. Lot coverage shall not exceed sixty percent (60%) for one story and
14 fifty percent (50%) for two story buildings.

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

17 z. Planning Area 58.

- 18 (1) The uses permitted in Planning Area 58 of Specific' Plan No. 293 shall be the
19 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
20 except that the uses permitted pursuant to Section 6.1.a.(2) and (3); Section
21 6.1.b.(1) and (3); and Section 6.1.d. shall not be permitted. In addition, the
22 permitted uses identified under Section 6.1.a. shall also include public
23 schools.
- 24 (2) The development standards for Planning Area 58 of Specific Plan No. 293
25 shall be the same as those standards identified in Article VI, Section 6.2 of
26 Ordinance No. 348, except that the development standards set forth in Article
27 VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d. and Section
28 6.2.e.(1), (2), and (4) shall be deleted and replaced by the following:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

- A. Building height shall not exceed two stories with a maximum height of thirty-five (35') feet.
- B. Lot area shall be not less than four thousand (4,000) 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 width of that portion of a lot to be used as a building site shall be forty-feet (40') with a minimum average depth of eighty-feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty-feet (20').
- D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along curvilinear streets shall be measured in a straight line from the furthest point behind the right of way between curves.
- E. The front yard shall be not less than fifteen feet (15'), measured from the existing street line or from any future street line. The front yard for homes configured with a side-entry garage shall not be less than ten feet (10').
- F. Except for zero lot line designs, side yards on interior and through lots shall be not less than five feet (5'). Where a zero lot line design is utilized, the alternate side yard shall not be less than ten feet (10') in width. Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line upon which the main building sides.
- G. Fireplaces and roof eaves may encroach two-feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the

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

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

4 AA. Lot coverage shall not exceed seventy percent (70%) for one story
5 and sixty percent (60%) for two story buildings.

6 BB. The length of driveways shall be between two feet (2') and three feet
7 (3') or a minimum of eighteen feet (18'). Driveway lengths between
8 three feet (3') and eighteen feet (18') are not permitted.

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

11 aa. Planning Areas 60 and 61.

12 (1) The uses permitted in Planning Areas 60 and 61 of Specific Plan No. 293
13 shall be the same as those uses permitted in Article VI, Section 6.1 of
14 Ordinance No. 348, except that the uses permitted pursuant to Section
15 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall not be
16 permitted. In addition, the permitted uses identified under Section 6.1.c. shall
17 also include libraries, day care centers, and churches.

18 (2) The development standards for Planning Areas 60 and 61 of Specific Plan
19 No. 293 shall be the same as those standards identified in Article VI, Section
20 6.2 of Ordinance No. 348, except that the development standards set forth in
21 Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.; Section 6.2.d., and
22 Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

23 A. Building height shall not exceed two stories with a maximum height
24 of thirty five feet (35').

25 B. Lot area shall be not less than four thousand (4,000) square feet. The
26 minimum lot area shall be determined by excluding that portion of a
27 lot that is used solely for access to the portion of a lot used as a
28 building site.

- 1 C. The minimum average width of that portion of a lot to be used as a
2 building site shall be forty feet (40'), with a minimum average depth
3 of ninety-feet (90'). That portion of a lot used for access on "flag" lots
4 shall have a minimum width of twenty feet (20').
- 5 D. The minimum frontage of a lot shall be forty-feet (40'), except that
6 lots fronting on knuckles or cul-de-sacs may have a minimum
7 frontage of thirty-feet (30'). Lot frontage along curvilinear streets
8 shall be measured in a straight line from the furthest point behind the
9 right of way between the curves.
- 10 E. The front yard shall be not less than fifteen feet (15'), measured from
11 the existing street line. Front yard for homes configured with a side-
12 entry garage may be reduced to ten feet (10').
- 13 F. Except for zero lot line designs, side yards on interior and through lots
14 shall be not less than five-feet (5'). Where a zero lot line design is
15 utilized, the alternate side yard shall not be less than ten feet (10') in
16 width. Side yards on corner and reverse corner lots shall not be less
17 than ten feet (10') from the existing street line upon which the main
18 building sides.
- 19 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard
20 setbacks. No other structural encroachments shall be permitted in' the
21 front, rear or side yard except as provided for in Section 18.19 of
22 Ordinance No. 348.

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

- 24 AA. Lot coverage shall not exceed seventy percent (70%) for one story
25 and sixty percent (60%) for two story buildings.
- 26 BB. The length of driveways shall be between two feet (2') and three feet
27 (3') or a minimum of eighteen feet (18'). Driveway lengths between
28 three feet (3') and eighteen feet (18') are not permitted.

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

3 Section 2. This ordinance shall take effect 30 days after its adoption.
4

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

7 By 
8 Chairman, Board of Supervisors

9
10 ATTEST:
11 CLERK OF THE BOARD
12 KECIA R. HARPER

13 By: 
14 Deputy

15
16 (SEAL)
17
18
19

20 APPROVED AS TO FORM:
21 May 19, 2020

22 By: 
23 MELISSA R. CUSHMAN
24 Deputy County Counsel
25
26
27
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 2, 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: June 2, 2020

KECIA R. HARPER
Clerk of the Board

BY: 
Deputy



THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
5/23/20	0011385816		PE Riverside	4 x 94 Li	488.80

Invoice text: Notice of Public Hearing: CZ 2000003 & Ord. No. 384.4930

*Planning Department
 Item 21.2 of 6/2/20*

Placed by: Hannah Lumanauw

Legal Advertising Memo Invoice

BALANCE DUE
488.80

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION			
		BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229		05/23/2020	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE



THE PRESS-ENTERPRISE
 Legal Advertising Memo Invoice

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
05/23/2020	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
488.80	0011385816	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.: Notice of Public Hearing; CZ 2000003 & Ord. No. 384.4930 /

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:

05/23/2020

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

Date: May 23, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011385816-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE HARVEST VALLEY/WINCHESTER 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, June 02, 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. 2000003**, which proposes to modify the Specific Plan No. 293 zoning ordinance text related to Planning Area 30. The modification would restore the correct uses and development standards for Planning Area 30 that were initially changed in 2005 and subsequently unintentionally undone in 2009. The modification would also include clarification for Planning Area 35 that all other provisions of Ordinance No. 348 apply within the planning area. This project is located south of Olive Avenue, west of Rice Road, and north of Salt Creek for Planning Area 30 and north of Domenigoni Parkway, east of Frontier Loop Road, west of Beeler Road, and south of Salt Creek for Planning Area 35 in the Harvest Valley/Winchester Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that **No New Environmental Document is Required**, approve **Change of Zone No. 2000003**, and consider **Adopting Ordinance No. 348.4930**.

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

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

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

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

Dated: May 20, 2020

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

5/23



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 20, 2020

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

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

RE: NOTICE OF PUBLIC HEARING: CZ 2000003 and ORDINANCE NO. 348.4930

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, May 23, 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 CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE HARVEST VALLEY/WINCHESTER 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, June 02, 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. 2000003**, which proposes to modify the Specific Plan No. 293 zoning ordinance text related to Planning Area 30. The modification would restore the correct uses and development standards for Planning Area 30 that were initially changed in 2005 and subsequently unintentionally undone in 2009. The modification would also include clarification for Planning Area 35 that all other provisions of Ordinance No. 348 apply within the planning area. This project is located south of Olive Avenue, west of Rice Road, and north of Salt Creek for Planning Area 30 and north of Domenigoni Parkway, east of Frontier Loop Road, west of Beeler Road, and south of Salt Creek for Planning Area 35 in the Harvest Valley/Winchester Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that **No New Environmental Document is Required**, approve **Change of Zone No. 2000003**, and consider **Adopting Ordinance No. 348.4930**.

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

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

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

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

Dated: May 20, 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 20, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

Change of Zone No. 2000003 and Ordinance No. 348.4930

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

Board Agenda Date: June 02, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: May 20, 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 20, 2020, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

Change of Zone No. 2000003 and Ordinance No. 348.4930

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

Board Agenda Date: June 02, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: May 20, 2020
Hannah Lumanauw



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Hearing Date: June 2, 2020

To: Clerk of the Board of Supervisors

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

MinuteTraq #: 12568

Project Description:

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 2000003, ORDINANCE NO. 384.4930 – Applicant: County of Riverside – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan : Community Development: Medium Density Residential (CD:MDR) as depicted on the Land Use Plan for SP 293 – Zoning: Specific Plan (SP 293) - Location: South of Olive Avenue, west of Rice Road, and north of Salt Creek for Planning Area 30 and north of Domenigoni Parkway, east of Frontier Loop Road, west of Beeler Road, and south of Salt Creek for Planning Area 35 – 45.9 Acres – REQUEST: Change of Zone No. 2000003 is a proposal to modify the Specific Plan No. 293 zoning ordinance text related to Planning Area 30. The modification would restore the correct uses and development standards for Planning Area 30 that were initially changed in 2005 and subsequently unintentionally undone in 2009. The modification would also include clarification for Planning Area 35 that all other provisions of Ordinance No. 348 apply within the planning area. APN's: 461-520-001 through 461-520-023, 461-521-001 through 461-521-028, 461-530-001 through 461-530-022, 461-531-001 through 461-531-007, 461-250-001 through 461-250-015, 461-251-001 through 461-251-054, 461-260-001 through 461-260-059, 461-280-028, 461-280-029

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 | (3rd Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Addendum to earlier Environmental Document |
| <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 # 12568)

MEETING DATE:

Tuesday, June 02, 2020

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CHANGE OF ZONE NO. 2000003, ORDINANCE NO. 384.4930 – Applicant: County of Riverside – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan : Community Development: Medium Density Residential (CD:MDR) as depicted on the Land Use Plan for SP 293 – Zoning: Specific Plan (SP 293) - Location: South of Olive Avenue, west of Rice Road, and north of Salt Creek for Planning Area 30 and north of Domenigoni Parkway, east of Frontier Loop Road, west of Beeler Road, and south of Salt Creek for Planning Area 35 – 45.9 Acres – REQUEST: Change of Zone No. 2000003 is a proposal to modify the Specific Plan No. 293 zoning ordinance text related to Planning Area 30. The modification would restore the correct uses and development standards for Planning Area 30 that were initially changed in 2005 and subsequently unintentionally undone in 2009. The modification would also include clarification for Planning Area 35 that all other provisions of Ordinance No. 348 apply within the planning area. APN's: 461-520-001 through 461-520-023, 461-521-001 through 461-521-028, 461-530-001 through 461-530-022, 461-531-001 through 461-531-007, 461-250-001 through 461-250-015, 461-251-001 through 461-251-054, 461-260-001 through 461-260-059, 461-280-028, 461-280-029

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. 380 and ADDENDUM TO EIR NO. 380** related to Change of Zone No. 6861, pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist, based on the findings and conclusions set forth herein;
2. **APPROVE CHANGE OF ZONE NO. 2000003** to modify Specific Plan No. 293 zoning ordinance text for: Planning Area 30 to restore the correct uses and development standards and for Planning Area 35 to include a clarification that all other provisions of Ordinance No. 348 apply within that planning area, based upon the findings and conclusions provided in this staff report; and,

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

3. **ADOPT ORDINANCE NO. 348.4930**, amending the zoning ordinance for Specific Plan No. 293 to revise the permitted and conditionally permitted uses and development standards for Planning Areas 30 and 35 within Specific Plan No. 293.

ACTION:

MINUTES OF THE BOARD OF SUPERVISORS

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

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

C.E.O. RECOMMENDATION:

BACKGROUND:

Summary

Winchester Hills Specific Plan No. 293 was approved by the County of Riverside in October 1997. At that time, it included approximately 1,995.3 acres in the unincorporated community of Winchester. Since the adoption of Specific Plan No. 293, it has been modified seven (7) times through Amendments and Substantial Conformances.

Planning Area 30 was previously included within an agricultural preserve and due to that the base zone referenced in the Specific Plan Zoning Ordinance for Planning Area 30 was Light Agriculture (A-1) with the original approval of Specific Plan No. 293. Once Planning Area 30 was removed from the agricultural preserve, Change of Zone No. 6861 initially modified the Specific Plan zoning ordinance text related to Planning Area 30 to a base zone of One Family Dwellings (R-1) that reflected the Planning Area's Medium Density Residential land use designation in the Specific Plan. This Change of Zone was adopted on November 22, 2005. Subsequently Change of Zone No. 7461 associated with Specific Plan No. 293 Amendment No. 5 unintentionally modified the Specific Plan zoning ordinance text related to Planning Area 30 by including the text for Planning Area 30 that existed prior to Change of Zone No. 6861 with a base zone of A-1. Change of Zone No. 7461 was adopted on December 22, 2009. Subsequent Change of Zones have been processed and adopted since then that have retained this same text for Planning Area 30. This error and related history was recently brought to staff's attention and this Change of Zone was initiated by the County to correct this unintentional error that was caused by Change of Zone No. 7461.

There are no issues of concern for this item. The proposed Change of Zone site is within the boundaries of the Winchester Hills Specific Plan, which was analyzed by certified Environmental Impact Report No. 380 (EIR No. 380). An Addendum to EIR No. 380 was prepared for Change of Zone No. 6861. That Change of Zone and Addendum reflect the changes the current proposal is reverting back to. There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 380. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act.

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

The Planning Commission heard the project on May 6, 2020. After taking public testimony, the Planning Commission closed the public hearing and recommended approval of the project with a 5-0 vote.

Impact on Residents and Businesses

The impacts of this Project have been evaluated through the environmental review and public hearing process. Approval of the Project will not result in impacts to residents or businesses.

Additional Fiscal Information

This Change of Zone is County initiated and is funded by the Planning Department's General Fund allocation. The funding for this Change of Zone is included in the department's approved budget for FY 19/20. No new General Fund is requested for this project.

Contract History and Price Reasonableness

Not applicable, this work is being done by Planning and County Counsel staff.

ATTACHMENTS:

- A. Planning Commission Minutes 05-06-2020**
- B. Planning Commission Staff Report Package**
- C. Ordinance No. 348.4930**

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 04, 2020,

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

APN (s) or case numbers CZ2000003 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

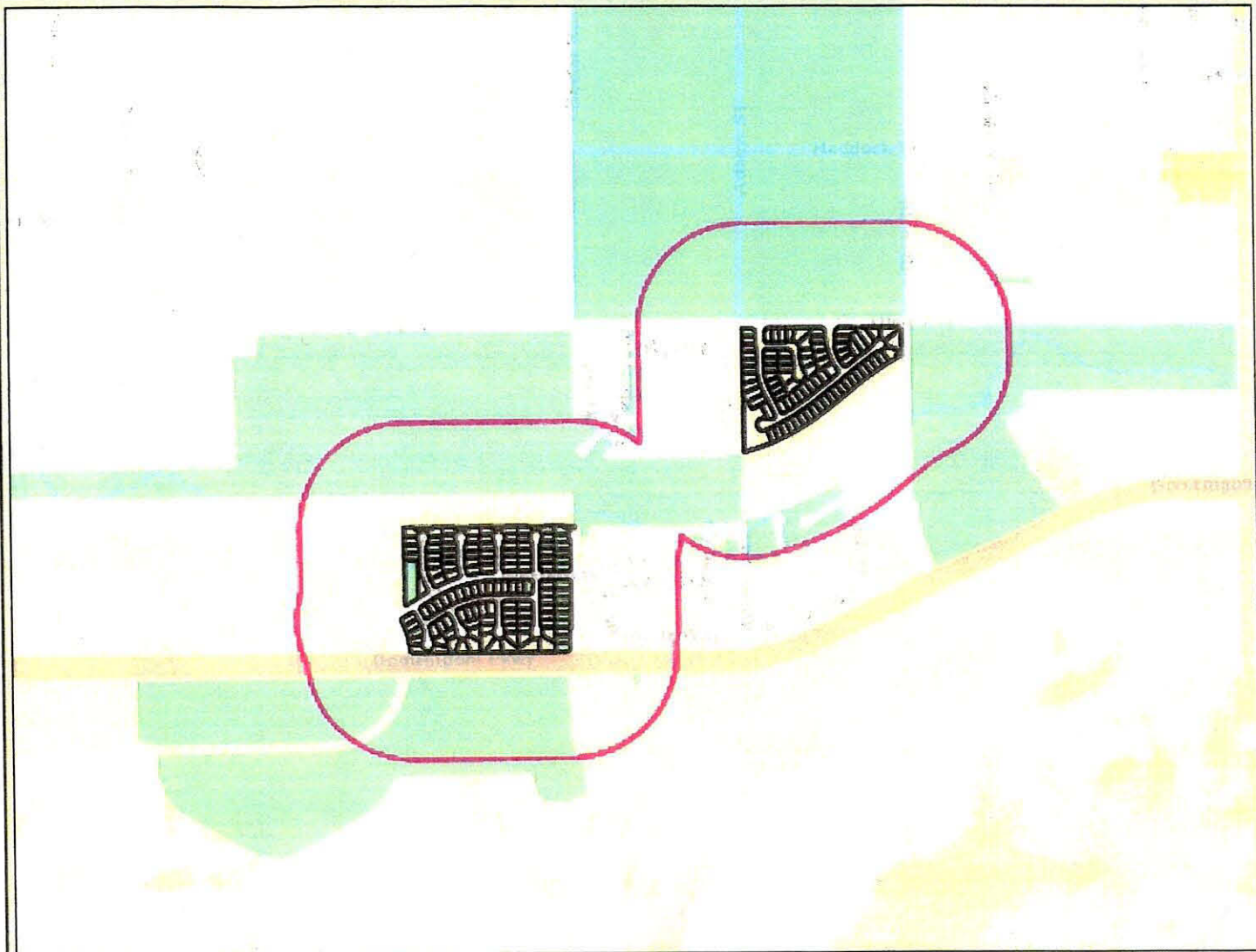
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

CZ200003 (1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 3/3/2020 4:12:32 PM

© Riverside County RCIT

5162[®]Easy Peel[™] Address Labels
Bend along line to expose Pop-up EdgeGo to avery.com/templates
Use Avery Template 5162

461190072
COPPER SKYE
427 S CEDROS AVE NO 201
SOLANA BEACH CA 92075

461190083
SR CONESTOGA
41391 KALMIA ST STE 200
MURRIETA CA 92562

461200034
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

461220009
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET STREET
RIVERSIDE CA 92501

461220031
REGENT WINCHESTER
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

461230001
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

461231007
MANNY FORTES
PO BOX 503774
SAN DIEGO CA 92150

461231008
EKKO R. DEPRIEST
29176 AUBREY CIR
WINCHESTER CA 92596

461231009
JONATHAN STEVEN WOOD
29188 AUBREY CIR
WINCHESTER CA 92596

461231010
BONNIE ELAINE PIERCE
29181 AUBREY CIR
WINCHESTER CA 92596

461231011
EDGAR COLON
29169 AUBREY CIR
WINCHESTER CA 92596

461231012
JEANINE LAUREN HENYEN
29157 AUBREY CIR
WINCHESTER CA 92596

461231013
NICHOLAS A. D'ANCONA
29123 DELORES LN
WINCHESTER CA 92596

461231028
VALLEY WIDE RECREATION & PARK DIST
537 E FLORIDA AVE
HEMET CA 92543



5162

Easy Peel™ Address Labels
Bend along line to expose Pop-up EdgeGo to avery.com/templates
Use Avery Template 5162

461232002
JOSHUA MICHAEL
29167 SILVERDALE LN
WINCHESTER CA 92596

461232003
ERIC LEE MCDANIEL
29155 SILVERDALE LN
WINCHESTER CA 92596

461232014
HUNG NHUT PHAM
29020 AUBREY CIR
WINCHESTER CA 92596

461232016
LASHEENA A. OWENS
29044 AUBREY CIR
WINCHESTER CA 92596

461232017
ALFRED BYRD
29056 AUBREY CIR
WINCHESTER CA 92596

461232018
BRIAN CRAIG BLOMBERG
29068 AUBREY CIR
WINCHESTER CA 92596

461232019
BALTAZAR A. APARICIO
29080 AUBREY CIR
WINCHESTER CA 92596

461232020
MALUISA KESLER
29092 AUBREY CIR
WINCHESTER CA 92596

461232021
WENDELL Z. BARIRING
29104 AUBREY CIR
WINCHESTER CA 92596

461250001
FORESTAR USA REAL ESTATE GROUP INC
14755 PRESTON RD STE 130
DALLAS TX 75254

461251003
DR HORTON LOS ANGELES HOLDING CO INC
2280 WARDLOW CIR STE 100
CORONA CA 92880

461251046
TIMOTHY M. ZANGARI
29371 BEELER RD
WINCHESTER CA 92596

461251047
JARROD DILWORTH
29387 BEELER RD
WINCHESTER CA 92596

461251048
PATRICK FARRELL
29403 BEELER RD
WINCHESTER CA 92596



5162

Easy Peel™ Address Labels
Bend along line to expose Pop-up EdgeGo to avery.com/templates
Use Avery Template 5162

461251049
BRIDGETTE BRYANT
29419 BEELER RD
WINCHESTER CA 92596

461251050
LETICIA N. RAMOS
29435 BEELER RD
WINCHESTER CA 92596

461251051
LASHONE CALDWELL-MEEKS
29451 BEELER RD
WINCHESTER CA 92596

461251053
BRANDON L. MOSS
29483 BEELER RD
WINCHESTER CA 92596

461251054
JOSHUA GARTH
29499 BEELER RD
WINCHESTER CA 92596

461260001
MARTA VINDIOLA
29259 BEELER RD
WINCHESTER CA 92596

461260002
MARTHA PLASENCIA
29275 BEELER RD
WINCHESTER CA 92596

461260003
CASEY N. JENNINGS
29291 BEELER RD
WINCHESTER CA 92596

461260004
CRISTINA ALFARO
29307 BEELER RD
WINCHESTER CA 92596

461260005
QING CAI
29323 BEELER RD
WINCHESTER CA 92596

461260006
JASON J. GRIFFIN
29339 BEELER RD
WINCHESTER CA 92596

461280016
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

461280026
JOHN J. OOSTDAM
1645 N RAMONA BLVD
SAN JACINTO CA 92582

461280027
NE CAL BANKCORP
41391 KALMIA ST STE 200
MURRIETA CA 92562

461280028
WOODS VENTURE
41391 KALMIA ST STE 200
MURRIETA CA 92562

461300001
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461300029
FABIAN VERA ROACH RAUL
29335 CANTEEN CIR
WINCHESTER CA 92596

461300032
JOSE ALBERTO ALONZO
29352 CANTEEN CIR
WINCHESTER CA 92596

461300035
RYAN JAMES BIRMINGHAM
29359 ADAMS ST
WINCHESTER CA 92596

461300036
MOHAMMAD DALQAMOUNI
29347 ADAMS ST
WINCHESTER CA 92596

461300037
EDUARDO ADRIAN SANDOVAL
PO BOX 668
WINCHESTER CA 92596

461330002
LAURA FAIR
29368 ADAMS ST
WINCHESTER CA 92596

461330003
EMELY VIVAS
29356 ADAMS ST
WINCHESTER CA 92596

461330004
JOHN ROBLEDO
29344 ADAMS ST
WINCHESTER CA 92596

461330005
GREGORY JOHNSON
29332 ADAMS ST
WINCHESTER CA 92596

461330006
JOSHUA STITT
29320 ADAMS ST
WINCHESTER CA 92596

461330007
VICTOR SAUCEDO GONZALEZ
29317 WYATT EARP WAY
WINCHESTER CA 92596

461330008
RICHARD E. ALMARIO
29329 WYATT EARP WAY
WINCHESTER CA 92596



5162™

Easy Peel™ Address Labels
Bend along line to expose Pop-up Edge™Go to avery.com/templates
Use Avery Template 5162

461330009
ANGELICA TAYLOR PRATHER
29341 WYATT EARP WAY
WINCHESTER CA 92596

461330010
CHARLES R. LIGHT
29353 WYATT EARP WAY
WINCHESTER CA 92596

461330011
JULIO M. ESPEJO PEREZ
29365 WYATT EARP WAY
WINCHESTER CA 92596

461330012
FUAROSA TOLIN
29377 WYATT EARP WAY
WINCHESTER CA 92596

461330015
DALYN CHIET
29358 WYATT EARP WAY
WINCHESTER CA 92596

461330016
NICHOLAS G. WIENKE
29346 WYATT EARP WAY
WINCHESTER CA 92596

461330017
CHRISTOPHER RYAN BABER
29334 WYATT ERP WAY
WINCHESTER CA 92596

461330018
NICHOLAS MICHAEL CARCIONE
29322 WYATT EARP WAY
WINCHESTER CA 92596

461330019
SHELDON WILLIAMS
29310 WYATT EARP WAY
WINCHESTER CA 92596

461330020
ROBERT M. MAHR
324605 TYRON SMITH CT
WINCHESTER CA 92596

461330021
KENNUTH HYLTON
32393 TYRON SMITH CT
WINCHESTER CA 92596

461330022
JEFFREY PAUL GAY
32381 TYRON SMITH CT
WINCHESTER CA 92596

461330023
ZACHARY ISAAC WINN
32369 TRYON SMITH CT
WINCHESTER CA 92596

461330024
LA TORRE MARTINEZ DANIEL DE
32357 TYRON SMITH CT
WINCHESTER CA 92596

461330025
ROBERT W. REED
32345 TRYON SMITH CT
WINCHESTER CA 92596

461330026
EUGENE PIERSON
32352 TYRON SMITH CT
WINCHESTER CA 92596

461330027
CARLO GALANG CARANTO
32364 TYRON SMITH CT
WINCHESTER CA 92596

461330028
DERWIN LOUIS HENRRIQUEZ
32376 TYRON SMITH CT
WINCHESTER CA 92596

461330029
PATRICK GILMORE BANDRIL
32388 TYRON SMITH CT
WINCHESTER CA 92596

461330030
EDSON SOUZA
32400 TYRON SMITH CT
WINCHESTER CA 92596

461330031
CARTER WAYNE SMITH
PO BOX 239
ESCONDIDO CA 92033

461330032
VALLEY WIDE REC & PARK DIST
P O BOX 907
SAN JACINTO CA 92581

461340001
ROBERT SALAS DELGADO
32424 TYRON SMITH CT
WINCHESTER CA 92596

461500001
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

461520001
WFP PARTNERS 2
P O BOX 1978
RANCHO SANTA FE CA 92067

462090001
LIN CAPITAL 2010
1515 LOWER PASEO LA CRESTA
PLS VRDS EST CA 90274

462090002
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

462120038
LIN CAPITAL 2010
1515 LOWER PASEO L CRESTA
PALOS VERDES EST CA 90274



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



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

PUBLIC HEARING NOTICE
This may affect your property

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2020 MAY 26 PM 4:30

PRESORTED
FIRST CLASS



U.S. POSTAGE PITNEY BOWES
ZIP 92504 \$ 000.4
02 4W
0000348270 MAY 20 20

461231007
MANNY FORTES
PO BOX 503774
SAN DIEGO CA 92150

FWD
DIV 19-5100 >22 45

910 NFE 1260A19C0005/23/20
RETURN TO SENDER
FORTES
BOX CLOSED
UNABLE TO FORWARD
RETURN TO SENDER
BC: 92502114747 *2852-02502-23-25

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE HARVEST VALLEY/WINCHESTER 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, June 02, 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. 2000003**, which proposes to modify the Specific Plan No. 293 zoning ordinance text related to Planning Area 30. The modification would restore the correct uses and development standards for Planning Area 30 that were initially changed in 2005 and subsequently unintentionally undone in 2009. The modification would also include clarification for Planning Area 35 that all other provisions of Ordinance No. 348 apply within the planning area. This project is located south of Olive Avenue, west of Rice Road, and north of Salt Creek for Planning Area 30 and north of Domenigoni Parkway, east of Frontier Loop Road, west of Beeler Road, and south of Salt Creek for Planning Area 35 in the Harvest Valley/Winchester Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that **No New Environmental Document is Required**, approve **Change of Zone No. 2000003**, and consider **Adopting Ordinance No. 348.4930**.

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

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

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

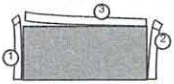
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as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

Dated: May 20, 2020

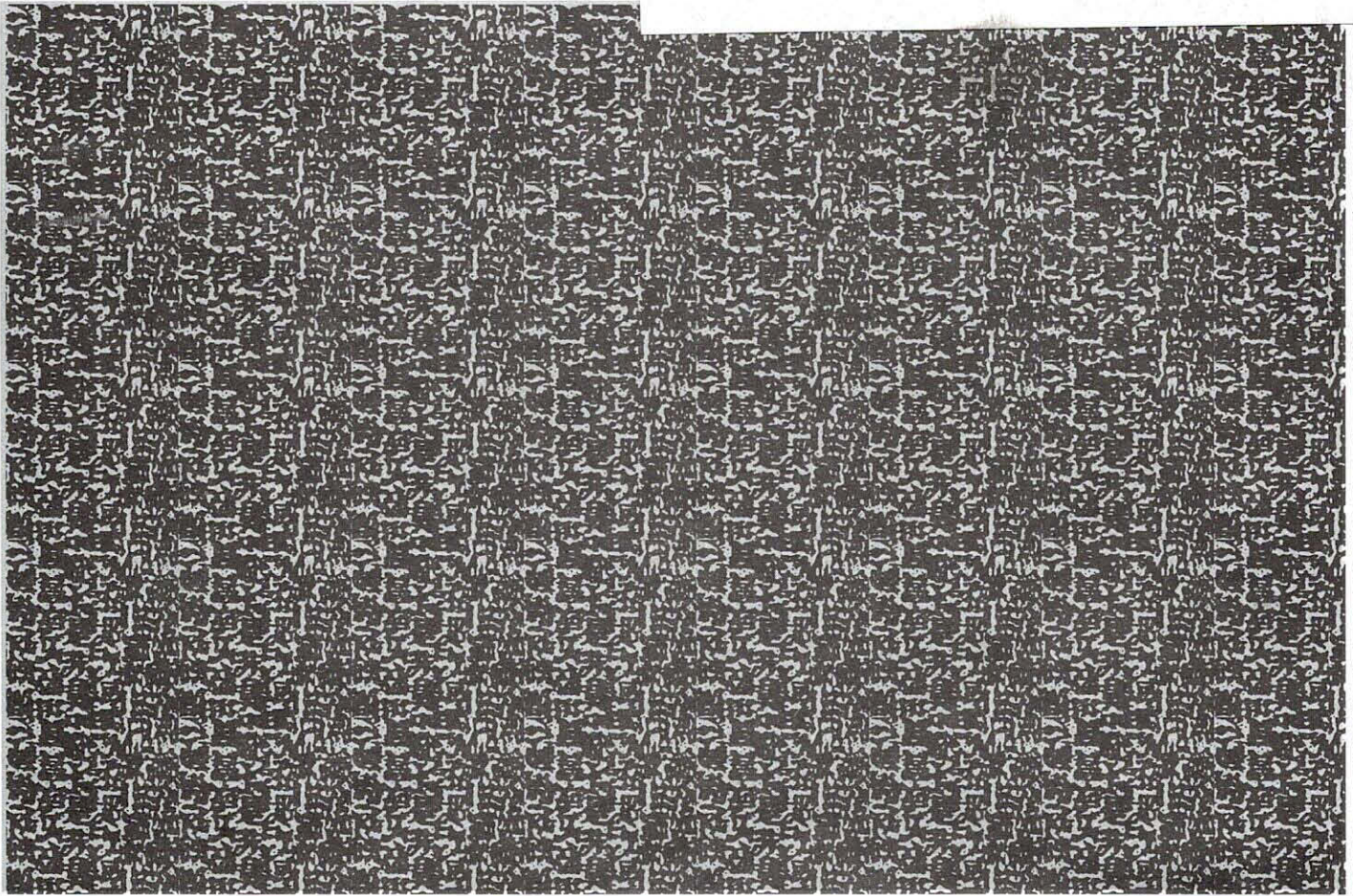
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THE

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

PUBLIC HEARING NOTICE

This may affect your property

PRESORTED
FIRST CLASS



U.S. POSTAGE PITNEY BOWES



ZIP 92504 \$ 000.43⁹
02 4W
0000348270 MAY 20 2020

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

CLERK OF RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2020 JUN -4 AM 10:34

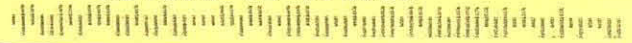
461250001
FORESTAR USA REAL ESTATE GROUP INC
14755 PRESTON RD STE 130
DALLAS TX 75254

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

750 NFE 1260419C0006/01/20
FORWARD TIME EXP RTN TO SEND
FORESTAR USA
2221 E LAMAR BLVD STE 790
ARLINGTON TX 76006-7458

FWD
DIVI-SMB 75254
92502>1147

RETURN TO SENDER



C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE HARVEST VALLEY/WINCHESTER 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, June 02, 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. 2000003**, which proposes to modify the Specific Plan No. 293 zoning ordinance text related to Planning Area 30. The modification would restore the correct uses and development standards for Planning Area 30 that were initially changed in 2005 and subsequently unintentionally undone in 2009. The modification would also include clarification for Planning Area 35 that all other provisions of Ordinance No. 348 apply within the planning area. This project is located south of Olive Avenue, west of Rice Road, and north of Salt Creek for Planning Area 30 and north of Domenigoni Parkway, east of Frontier Loop Road, west of Beeler Road, and south of Salt Creek for Planning Area 35 in the Harvest Valley/Winchester Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that **No New Environmental Document is Required**, approve **Change of Zone No. 2000003**, and consider **Adopting Ordinance No. 348.4930**.

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

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

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

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

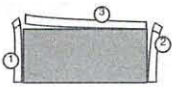
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: May 20, 2020

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

* 57179

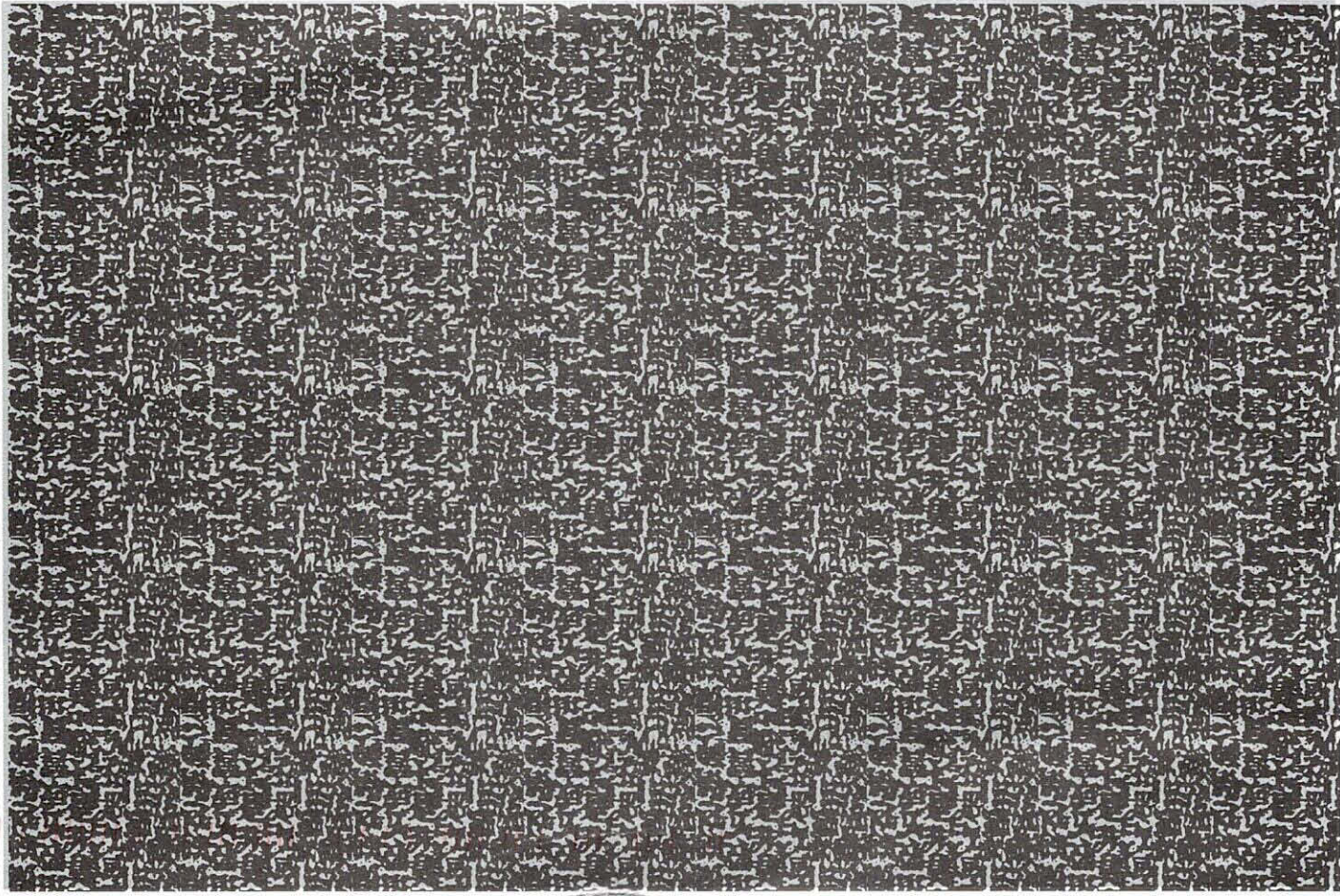
PSEMPV



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

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

5 6666486695
92543433
STT

PRESORTED
FIRST CLASS



U.S. POSTAGE PITNEY BOWES



ZIP 92504 \$ 000.43⁹
02 4W
0000348270 MAY 20 2020

PUBLIC HEARING NOTICE
This may affect your property

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

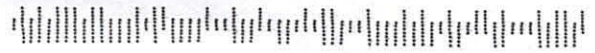
2020 JUN -2 PM 12:29

012 48 1330PM 70005/23/20
NIXIE 911 EE 1260 7205/27/20
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
MANUAL PROC REQ *1852-84667-23-25

537 E FLORIDA AVE
HEMET CA 92543

FWD

DVI-SMB 92543



C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE HARVEST VALLEY/WINCHESTER 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, June 02, 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. 2000003**, which proposes to modify the Specific Plan No. 293 zoning ordinance text related to Planning Area 30. The modification would restore the correct uses and development standards for Planning Area 30 that were initially changed in 2005 and subsequently unintentionally undone in 2009. The modification would also include clarification for Planning Area 35 that all other provisions of Ordinance No. 348 apply within the planning area. This project is located south of Olive Avenue, west of Rice Road, and north of Salt Creek for Planning Area 30 and north of Domenigoni Parkway, east of Frontier Loop Road, west of Beeler Road, and south of Salt Creek for Planning Area 35 in the Harvest Valley/Winchester Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that **No New Environmental Document is Required**, approve **Change of Zone No. 2000003**, and consider **Adopting Ordinance No. 348.4930**.

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

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

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

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

Dated: May 20, 2020

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

* 57179

PSEMPV

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

Receipt #: 20-156242

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY CLERK OF THE BOARD Date: 05/20/2020

County/Agency of Filing: RIVERSIDE Document No: E-202000539

Project Title: NOPH CHANGE OF ZONE NO. 2000003 & CONSIDER ADOPTING ORD. NO. 348.4930.

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:

6/2/20 21.2
2020-8-147452

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE IN THE HARVEST VALLEY/WINCHESTER 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, June 02, 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. 2000003**, which proposes to modify the Specific Plan No. 293 zoning ordinance text related to Planning Area 30. The modification would restore the correct uses and development standards for Planning Area 30 that were initially changed in 2005 and subsequently unintentionally undone in 2009. The modification would also include clarification for Planning Area 35 that all other provisions of Ordinance No. 348 apply within the planning area. This project is located south of Olive Avenue, west of Rice Road, and north of Salt Creek for Planning Area 30 and north of Domenigoni Parkway, east of Frontier Loop Road, west of Beeler Road, and south of Salt Creek for Planning Area 35 in the Harvest Valley/Winchester Area Plan of Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors find that **No New Environmental Document is Required**, approve **Change of Zone No. 2000003**, and consider **Adopting Ordinance No. 348.4930**.

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

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

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

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

Dated: May 20, 2020

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

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-20200539
05/20/2020 08:00 AM Fee: \$ 0.00
Page 1 of 1

Removed JUN 23 2020 By: **SZ** Deputy

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

Receipt #: 20-156274

State Clearinghouse # (if applicable): _____

Lead Agency: COUNTY OF RIVERSIDE CLERK OF THE BOARD Date: 05/20/2020

County Agency of Filing: RIVERSIDE Document No: E-202000540

Project Title: NOTICE OF PUBLIC HEARING, THIRD DISTRICT (GPA01194)

Project Applicant Name: COUNTY OF RIVERSIDE 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:

6/2/20 21.1
2020-8-147453

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT THE 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, June 02, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1194 (GPA01194)**, which proposes to change the Land Use designation of a portion of APN 918-140-012 from Rural: Rural Mountainous (R:RM) to Community Development: Light Industrial (CD: LI) as a Technical General Plan Amendment. APN: 918-140-012. This project is located east of Interstate-15 and Rainbow Canyon Road and just south of the City of Temecula in the Southwest Area Plan of Third Supervisorial District.

The Planning Department recommends that the Board of Supervisors tentatively approve the project and find that the Project is **Exempt** from the California Environmental Quality Act (CEQA).

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

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

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact 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, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: May 20, 2020

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

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202000540
05/20/2020 08:01 AM Fee: \$ 0.00
Page 1 of 1

Removed: JUN 23 2020 By: **SZ** Deputy





ASSESSOR-COUNTY CLERK-RECORDER
PO BOX 751
RIVERSIDE CA 92502-0751

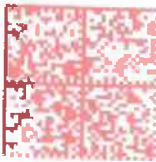
RIVERSIDE COUNTY
CLERK OF THE BOARD
4080 LEMON STREET 1ST FL RM 127
RIVERSIDE CA 92501



2020 JUN 29 AM 11:42

CLERK/BOARD OF SUPERVISORS

UNSORTED
FIRST CLASS



U.S. POSTAGE
PITNEY BOWES
ZIP 92504 \$ 000.43⁹
02 4M
0000348202 JUN 25 2020