

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



ITEM: 3.25
(ID # 13670)

MEETING DATE:

Tuesday, November 10, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
RESOLUTION NO. 2020-189 AMENDING THE RIVERSIDE COUNTY
GENERAL PLAN - THIRD CYCLE OF LAND USE ELEMENT GENERAL PLAN
AMENDMENTS FOR 2020 (General Plan Amendment (GPA) Nos. 1155, 1200,
1214, and 190013), ADOPTING RESOLUTION No. 2020-212 AND ORDINANCE
NO. 348.4942 RELATED TO GPA NO. 1155, ADOPTING ORDINANCE NO.
348.4939 RELATED TO GPA NO. 1200, ADOPTING ORDINANCE NO.
348.4937 RELATED TO GPA NO. 1214, ADOPTING RESOLUTION NO. 2020-
201 AND ORDINANCE NO. 348.4941 RELATED TO GPA NO. 190013.
DISTRICTS 1, 3, and 4. [Applicant Fees 100% for GPA Nos. 1155, 1200, 1214,
and 190013]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT RESOLUTION NO. 2020-189** amending the Riverside County General Plan in accordance with the Board's tentative action taken on General Plan Amendment Nos. 1155, 1200, 1214, and 190013;
2. **ADOPT RESOLUTION NO. 2020-212** adopting Amendment No. 5 to Specific Plan No. 152 consistent with the Board's action on September 22, 2020;
3. **ADOPT ORDINANCE NO. 348.4942** amending the zoning in the Alberhill Zoning Area as shown on Map No. 2.2452, Change of Zone No. 7881;

ACTION: Policy

Charissa Leach, Interim TLMA Director 10/29/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: November 10, 2020

Kecia R. Harper
Clerk of the Board

By:

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4. **ADOPT ORDINANCE NO. 348.4939** amending the zoning in the Woodcrest Zoning District as shown on Map No. 59.074, Change of Zone No. 1700003;
5. **ADOPT ORDINANCE NO. 348.4937** amending the zoning in the Lower Coachella Valley Zoning District shown on Map No. 41.096, Change of Zone No. 7927;
6. **ADOPT RESOLUTION NO. 2020-201** adopting Amendment No. 7 to Specific Plan No. 286 consistent with the Board’s action on August 25, 2020;
7. **ADOPT ORDINANCE NO. 348.4941** amending the zoning in the Rancho California Zoning Area shown on Map No. 2.2451, Change of Zone No. 1900017; and
8. **DIRECT** the Planning Department to incorporate the changes made by GPA Nos. 1155, 1200, 1214, and 190013 into the Riverside County General Plan Land Use Element and associated Area Plans, tables and figures.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

Summary

The County may process, on a yearly basis, up to four updates to its General Plan Land Use Element. In Riverside County, these updates are known as “cycles.” The Third Cycle of Land Use Element General Plan Amendments for 2020 were considered during public hearings by the Planning Commission and the Board of Supervisors on the dates specified for each item listed below. GPA Nos. 1155, 1214, 190013 are Entitlement/Policy Amendments, and GPA No. 1200 is a Foundation Component and Entitlement/Policy Amendment.

INDIVIDUAL AMENDMENTS:

Horsethief Canyon

General Plan Amendment No. 1155 (Entitlement/Policy Amendment): A proposal to amend the General Plan land use designation of Planning Area 22 and 23 from Very High Density Residential (CD: MHDR) [14 – 20 DU/AC] and Medium Density Residential (CD: MDR) [2 – 5 DU/AC], respectively, to Community Development: Medium High Density Residential (CD: MHDR) [5 – 8 DU/AC]; additionally, 1.6 acres of vacated right-of-way, located at the intersection of De Palma Road and Horsethief Canyon Road, will be incorporated into SP No. 152 and the land use designation of the right-of-way will be changed from Community Development: Commercial Retail (CD: CR) [0.20 – 0.35 FAR] to Community Development: Medium High Density Residential (CD: MHDR) [5 – 8 DU/AC], as shown in Exhibit 6 titled

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“CZ07881 GPA01155 SP00152A5 TR37002.” The project site is located within the Elsinore Area Plan in the First Supervisorial District, specifically located north of Broken Bit circle, south of De Palma Road, west of Horsethief Canyon Road and east of Glen Eden Road. GPA No. 1155 is associated with Change of Zone No. 7881, Tentative Tract Map No. 37002, Specific Plan Amendment No. 152A5 and Environmental Assessment No. 42821, which were considered concurrently with this amendment at the public hearings before the Planning Commission and Board of Supervisors. The Planning Commission recommended that the Board of Supervisors tentatively approve the project on July 15, 2020. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 1155 on September 22, 2020 (Agenda Item 21.2).

The adoption of Resolution No. 2020-212 and Ordinance No. 348.4942 will finalize the Board’s tentative approval of the project on September 22, 2020. Resolution No 2020-212 will formally adopt Amendment No. 5 to Specific Plan No. 152; and Ordinance No. 348.4942 will formally change the property’s zoning classification and amend the County’s zoning map to reflect the new zoning classification and updated metes and bounds.

Frakes Storage Yard

General Plan Amendment No.1200 (Foundation Component and Entitlement/Policy Amendment): A proposal to amend the General Plan Foundation Component and Land Use designation of approximately 1.91 acres from Rural Community: Very Low Density Residential (RC: VLDR) [1 Acre Minimum] to Community Development: Commercial Retail (CD: CR) [0.25 – 0.35 FAR], as shown in Exhibit 6 titled “CZ1700003 GPA01200 CUP170002.” The project site is located in the Lake Mathews/Woodcrest Area Plan in the First Supervisorial District, specifically located north of Krameria Avenue, south of Van Buren Boulevard, west of Porter Avenue and east of Gardner Avenue. GPA No. 1200 is associated with Change of Zone No. 1700003, Conditional Use Permit No. 170002, and Environmental Assessment No. 170008 (CEQ170008), which were considered concurrently with this amendment at the public hearings before the Planning Commission and the Board of Supervisors. The Planning Commission recommended that the Board of Supervisors tentatively approve GPA No. 1200 on August 5, 2020. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment on October 6, 2020 (Agenda Item 21.1).

The adoption of Ordinance No. 348.4939 will finalize the Board’s tentative approval of the project on October 6, 2020. Ordinance No. 348.4939 will formally change the property’s zoning classification and amend the County’s zoning map to reflect the new zoning classification.

Ferro/Indian Lands

General Plan Amendment No.1214 (Entitlement/Policy Amendment): A proposal to establish the General Plan Foundation Component and Land Use designation of approximately 8.5 acres as Rural Community: Estate Density Residential (RC: EDR) [2 acre minimum], which is currently identified as Indian Lands (IND), as shown in Exhibit 6 titled “CZ07927 GPA01214 PM36990.” The project site is located within the Eastern Coachella Valley Area Plan in the Fourth

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Supervisory District, specifically located south of 70th Avenue, west of Pierce Street, and east of Dennington Court, on private fee land located within the Torres Martinez Indian Reservation in the community of Oasis. GPA No. 1214 is associated with Change of Zone No. 7927, Parcel Map No. 36990, and Environmental Assessment No. 42976, which were considered concurrently with this amendment at the public hearings before the Planning Commission and Board of Supervisors. The Planning Commission recommended that the Board of Supervisors tentatively approve GPA No. 1154 on June 17, 2020. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 1214 on August 4, 2020 (Agenda Item 21.3).

The adoption of Ordinance No. 348.4937 will finalize the Board's tentative approval of the project on August 4, 2020. Ordinance No. 348.4937 will formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

Winchester 1800

General Plan Amendment No. 190013 (Entitlement/Policy Amendment): is a proposal to amend the General Plan Land Use Designation of the project site from Community Development: Commercial Retail (CD: CR) [0.25 – 0.35 FAR] and Community Development: Very High Density Residential (CD: VHDR) [14 – 20 DU/AC] to Community Development: High Density Residential (CD:HDR) [8 – 14 DU/AC], as shown in Exhibit 6 titled "CZ1900017 GPA190013 SP286A7 TTM37715." The subject property is located within the Southwest Area Plan in the Third Supervisorial District, specifically located north of Benton Road, south of San Remo Drive, west of Pourrory Road, and east of Winchester Road. GPA No. 190013 is associated with Amendment No. 7 to Specific Plan No. 286, Change of Zone No. 1900017, Tentative Parcel Map No. 37715, and CEQ190044 (Addendum to EIR No. 374), which were considered concurrently with this General Plan Amendment at the public hearings before the Planning Commission and Board of Supervisors. The Planning Commission recommended that the Board of Supervisors tentatively approve the project on July 15, 2020. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 190013 on August 25, 2020 (Agenda Item 21.2).

The adoption of Resolution No. 2020-201 and Ordinance No. 348.4941 will finalize the Board's tentative approval of the project on August 25, 2020. Resolution No 2020-201 will formally adopt Amendment No. 7 to Specific Plan No. 286; and Ordinance No. 348.4941 will formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification and updated metes and bounds.

Impact on Residents and Businesses

These projects have been carefully considered, analyzed, and reviewed during the public hearings before the Planning Commission and Board of Supervisors on the dates specified for each item listed above.

SUPPLEMENTAL:

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Additional Fiscal Information

All fees paid by the respective applicants for GPA Nos. 1155, 1200, 1214, and 190013.

ATTACHMENTS:

- A. Resolution No. 2020-189
- B. Resolution No. 2020-212 (SP00152A5)
- C. Ordinance No. 348.4942 (CZ NO. 7881)
- D. Ordinance No. 348.4939 (CZ NO. 1700003)
- E. Ordinance No. 348.4937 (CZ NO. 7927)
- F. Resolution No. 2020-201 (SP00286A7)
- G. Ordinance No. 348.4941 (CZ NO. 1900017)



Jason Farin, Principal Management Analyst 11/4/2020



Gregory H. Priamos, Director County Counsel 10/30/2020

- B. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
- C. The front yard shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.
- D. Side yards on interior and through lots shall be not less than five feet (5'). However, if a zero-lot line design is utilized, the alternative side yard may not be less than ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- E. The rear yard shall not be less than fifteen feet (15').
- F. Chimneys and fireplaces may encroach two feet (2') into the required setbacks. No other structural encroachments shall be permitted in the front, rear, or side yard except as provided for in section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

- AA. No lot shall have more than sixty percent (60%) of its net area covered by buildings or structures.
 - BB. No garage shall be situated closer than thirty feet (30') from the face of the curb, except that garages that are entered via the side and those with roll-up type garage doors may be located twenty-eight feet (28') from the curb.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

b. Planning Areas 2, 4, 8, and 9.

1 (1) The uses permitted in Planning Areas 2, 4, 8, and 9 of Specific Plan No. 152 shall be
2 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
3 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be
4 permitted. In addition, the permitted uses identified under Section 6.1.a. shall
5 include undeveloped open space.

6 (2) The development standards for Planning Areas 2, 4, 8, and 9 of Specific Plan No.
7 152 shall be the same as those standards identified in Article VI, Section 6.2 of
8 Ordinance No. 348, except that the development standard set forth in Article VI,
9 Section 6.2.b., c., d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the
10 following:

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

14 B. The minimum average width of that portion of a lot to be used as a building
15 site shall be thirty-five feet (35') with a minimum average depth of eighty
16 feet (80'). That portion of a lot used for access on "flag" lots shall have a
17 minimum width of twenty feet (20').

18 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
19 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty
20 feet (30').

21 D. The front yard shall be not less than ten feet (10'), measured from the existing
22 street line or from any future street line as shown on any Specific Plan of
23 Highways, whichever is nearer the proposed structure.

24 E. Side yards on interior and through lots shall be not less than five feet (5').
25 However, if a zero-lot line design is utilized, the alternative side yard may
26 not be less than ten feet (10'). Side yards on corner and reversed corner lots
27 shall be not less than ten feet (10') from the existing street line or from any
28 future street line as shown on any Specific Plan of Highways, whichever is

1 nearer the proposed structure, upon which the main building sides, except that
2 where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
3 percent (20%) of the width of the lot.

4 F. The rear yard shall not be less than fifteen feet (15').

5 G. Chimneys and fireplaces may encroach two feet (2') into the required
6 setbacks. No other structural encroachments shall be permitted in the front,
7 rear, or side yard except as provided for in section 18.19 of Ordinance No.
8 348.

9 In addition, the following standards shall also apply:

10 AA. No lot shall have more than sixty percent (60%) of its net area covered by
11 buildings or structures.

12 BB. No garage shall be situated closer than thirty feet (30') from the face of the
13 curb, except that garages that are entered via the side and those with roll-up
14 type garage doors may be located twenty-eight feet (28') from the curb.

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

17 c. Planning Area 3.

18 (1) The uses permitted in Planning Area 3 of Specific Plan No. 152 shall be the same as
19 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
20 uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In
21 addition, the permitted uses identified under Section 6.1.a. shall also include
22 undeveloped open space.

23 (2) The development standards for Planning Area 3 of Specific Plan No. 152 shall be the
24 same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
25 348 except that the development standards set forth in Article VI, Section 6.2.b., c.,
26 d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the following:
27
28

- 1 A. Lot area shall be not less than four thousand five hundred (4,500) square feet.
2 The minimum lot area shall be determined by excluding that portion of a lot
3 that is used solely for access to the portion of a lot used as a building site.
- 4 B. The minimum average width of that portion of a lot to be used as a building
5 site shall be thirty-five feet (35') with a minimum average depth of eighty
6 feet (80'). That portion of a lot used for access on "flag" lots shall have a
7 minimum width of twenty feet (20').
- 8 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
9 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty
10 feet (30').
- 11 D. The front yard shall be not less than ten feet (10'), measured from the existing
12 street line or from any future street line as shown on any Specific Plan of
13 Highways, whichever is nearer the proposed structure.
- 14 E. Side yards on interior and through lots shall be not less than five feet (5').
15 However, if a zero-lot line design is utilized, the alternative side yard may
16 not be less than ten feet (10'). Side yards on corner and reversed corner lots
17 shall be not less than ten feet (10') from the existing street line or from any
18 future street line as shown on any Specific Plan of Highways, whichever is
19 nearer the proposed structure, upon which the main building sides, except that
20 where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
21 percent (20%) of the width of the lot.
- 22 F. The rear yard shall not be less than fifteen feet (15').
- 23 G. Chimneys and fireplaces may encroach two feet (2') into the required
24 setbacks. No other structural encroachments shall be permitted in the front,
25 rear, or side yard except as provided for in section 18.19 of Ordinance No.
26 348.

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

1 AA. No lot shall have more than sixty percent (60%) of its net area covered by
2 buildings or structures.

3 BB. No garage shall be situated closer than thirty feet (30') from the face of the
4 curb, except that garages that are entered via the side and those with roll-up
5 type garage doors may be located twenty-eight feet (28') from the curb.

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

8 d. Planning Areas 5 and 7.

9 (1) The uses permitted in Planning Areas 5 and 7 of Specific Plan No. 152 shall be the
10 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
11 that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

12 (2) The development standards for Planning Areas 5 and 7 of Specific Plan No. 152 shall
13 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
14 348, except that the development standards set forth in Article VI, Section 6.2.b., c.,
15 d., and e. shall be deleted and replaced by the following:

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

19 B. The minimum average width of that portion of the lot to be used as a building
20 site shall be thirty-five feet (35') with a minimum average depth of eighty feet
21 (80'). That portion of a lot used for access on "flag" lots shall have a minimum
22 width of twenty feet (20').

23 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty
25 feet (30').

26 D. The front yard shall be not less than ten feet (10'), measured from the existing
27 street line or from any future street line as shown on any Specific Plan of
28 Highways, whichever is nearer the proposed structure.

1 E. Side yards on interior and through lots shall be not less than five feet (5').
2 However, if a zero-lot line design is utilized, the alternative side yard may
3 not be less than ten feet (10'). Side yards on corner and reversed corner lots
4 shall be not less than ten feet (10') from the existing street line or from any
5 future street line as shown on any Specific Plan of Highways, whichever is
6 nearer the proposed structure, upon which the main building sides, except that
7 where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
8 percent (20%) of the width of the lot.

9 F. The rear yard shall not be less than fifteen feet (15').

10 G. Chimneys and fireplaces may encroach two feet (2') into the required
11 setbacks. No other structural encroachments shall be permitted in the front,
12 rear, or side yard except as provided for in section 18.19 of Ordinance No.
13 348.

14 In addition, the following standards shall also apply:

15 AA. No lot shall have more than sixty percent (60%) of its net area covered by
16 buildings or structures.

17 BB. No garage shall be situated closer than thirty feet (30') from the face of the
18 curb, except that garages that are entered via the side and those with roll-up
19 type garage doors may be located twenty-eight feet (28') from the curb.

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

22 e. Planning Area 6.

23 (1) The uses permitted in Planning Area 6 of Specific Plan No. 152 shall be the same as
24 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
25 uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

26 (2) The development standards for Planning Area 6 of Specific Plan No. 152 shall be the
27 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
28

1 except that the development standards set forth in Article VI, Section 6.2.b., c., d.,
2 and e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

- 3 A. 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 lot that
5 is used solely for access to the portion of a lot used as a building site.
- 6 B. The minimum average width of that portion of the lot to be used as a building
7 site shall be fifty feet (50') with a minimum average depth of ninety feet (90').
8 That portion of a lot used for access on "flag" lots shall have a minimum
9 width of twenty feet (20').
- 10 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty
12 feet (30').
- 13 D. The front yard shall be not less than ten feet (10'), measured from the existing
14 street line or from any future street line as shown on any Specific Plan of
15 Highways, whichever is nearer the proposed structure.
- 16 E. Side yards on interior and through lots shall be not less than five feet (5').
17 However, if a zero-lot line design is utilized, the alternative side yard may
18 not be less than ten feet (10'). Side yards on corner and reversed corner lots
19 shall be not less than ten feet (10') from the existing street line or from any
20 future street line as shown on any Specific Plan of Highways, whichever is
21 nearer the proposed structure, upon which the main building sides, except that
22 where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
23 percent (20%) of the width of the lot.
- 24 F. The rear yard shall not be less than fifteen feet (15').
- 25 G. Chimneys and fireplaces may encroach two feet (2') into the required
26 setbacks. No other structural encroachments shall be permitted in the front,
27 rear, or side yard except as provided for in section 18.19 of Ordinance No.
28 348.

1 In addition, the following standards shall also apply:

2 AA. No lot shall have more than sixty percent (60%) of its net area covered by
3 buildings or structures.

4 BB. No garage shall be situated closer than thirty feet (30') from the face of the
5 curb, except that garages that are entered via the side and those with roll-up
6 type garage doors may be located twenty-eight feet (28') from the curb.

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

9 f. Planning Areas 10 and 13.

10 (1) The uses permitted in Planning Areas 10 and 13 of Specific Plan No. 152 shall be
11 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
12 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be
13 permitted. In addition, the permitted uses identified under Section 6.1.a. shall
14 include undeveloped open space.

15 (2) The development standards for Planning Areas 10 and 13 of Specific Plan No. 152
16 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
17 No. 348, except that the development standard set forth in Article VI, Section 6.2.b.,
18 c., d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

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

22 B. The minimum average width of that portion of the lot to be used as a building
23 site shall be fifty feet (50') with a minimum average depth of ninety feet (90').
24 That portion of a lot used for access on "flag" lots shall have a minimum
25 width of twenty feet (20').

26 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
27 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
28 five feet (35').

1 D. The front yard shall be not less than ten feet (10'), measured from the existing
2 street line or from any future street line as shown on any Specific Plan of
3 Highways, whichever is nearer the proposed structure.

4 E. Side yards on interior and through lots shall be not less than five feet (5').
5 However, if a zero-lot line design is utilized, the alternative side yard may
6 not be less than ten feet (10'). Side yards on corner and reversed corner lots
7 shall be not less than ten feet (10') from the existing street line or from any
8 future street line as shown on any Specific Plan of Highways, whichever is
9 nearer the proposed structure, upon which the main building sides, except that
10 where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
11 percent (20%) of the width of the lot.

12 F. The rear yard shall not be less than fifteen feet (15').

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

17 In addition, the following standards shall also apply:

18 AA. No lot shall have more than sixty percent (60%) of its net area covered by
19 buildings or structures.

20 BB. No garage shall be situated closer than thirty feet (30') from the face of the
21 curb, except that garages that are entered via the side and those with roll-up
22 type garage doors may be located twenty-eight feet (28') from the curb.

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

25 g. Planning Areas 11 and 12.

26 (1) The uses permitted in Planning Areas 11 and 12 of Specific Plan No. 152 shall be
27 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
28 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be

1 permitted. In addition, the permitted uses identified under Section 6.1.a. shall also
2 include undeveloped open space.

3 (2) The development standards for Planning Areas 11 and 12 of Specific Plan No. 152
4 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
5 No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,
6 c., d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

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

10 B. The minimum average width of that portion of the lot to be used as a building
11 site shall be fifty feet (50') with a minimum average depth of ninety feet (90').
12 That portion of a lot used for access on "flag" lots shall have a minimum
13 width of twenty feet (20').

14 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
15 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
16 five feet (35').

17 D. The front yard shall be not less than ten feet (10'), measured from the existing
18 street line or from any future street line as shown on any Specific Plan of
19 Highways, whichever is nearer the proposed structure.

20 E. Side yards on interior and through lots shall be not less than five feet (5').
21 However, if a zero-lot line design is utilized, the alternative side yard may
22 not be less than ten feet (10'). Side yards on corner and reversed corner lots
23 shall be not less than ten feet (10') from the existing street line or from any
24 future street line as shown on any Specific Plan of Highways, whichever is
25 nearer the proposed structure, upon which the main building sides, except that
26 where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
27 percent (20%) of the width of the lot.

28 F. The rear yard shall not be less than fifteen feet (15').

1 G. Chimneys and fireplaces may encroach two feet (2') into the required
2 setbacks. No other structural encroachments shall be permitted in the front,
3 rear, or side yard except as provided for in section 18.19 of Ordinance No.
4 348.

5 In addition, the following standards shall also apply:

6 AA. No lot shall have more than sixty percent (60%) of its net area covered by
7 buildings or structures.

8 BB. No garage shall be situated closer than thirty feet (30') from the face of the
9 curb, except that garages that are entered via the side and those with roll-up
10 type garage doors may be located twenty-eight feet (28') from the curb.

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

13 h. Planning Areas 14, 15 and 18.

14 (1) The uses permitted in Planning Areas 14, 15 and 18 of Specific Plan No. 152 shall
15 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
16 348. In addition, the permitted uses identified under Section 8.100.a. shall also
17 include public parks and undeveloped open space.

18 (2) The development standards for Planning Areas 14, 15 and 18 of Specific Plan No.
19 152 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
20 Ordinance No. 348.

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

23 i. Planning Area 16.

24 (1) The uses permitted in Planning Area 16 of Specific Plan No. 152 shall be the same
25 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
26 the uses permitted pursuant to Section 6.1.b.(1) shall not be permitted.

27 (2) The development standards for Planning Areas 11 and 12 of Specific Plan No. 152
28 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance

1 No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,
2 c., and d. shall be deleted and replaced by the following:

3 A. Lot area shall be not less than one-half (1/2) acre. The minimum lot area
4 shall be determined by excluding that portion of a lot that is used solely for
5 access to the portion of a lot used as a building site.

6 B. The minimum average width of that portion of the lot to be used as a building
7 site shall be seventy feet (70') with a minimum average depth of one hundred
8 feet (100'). That portion of a lot used for access on "flag" lots shall have a
9 minimum width of twenty feet (20').

10 C. The minimum frontage of a lot shall be seventy feet (70'), except that lots
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
12 five feet (35').

13 In addition, the following standards shall also apply:

14 AA. No lot shall have more than twenty-five percent (25%) of its net area covered
15 by buildings or structures.

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

18 j. Planning Area 17.

19 (1) The uses permitted in Planning Areas 11 and 12 of Specific Plan No. 152 shall be
20 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
21 except that the uses permitted pursuant to Section 6.1.b. shall not be permitted.

22 (2) The development standards for Planning Areas 11 and 12 of Specific Plan No. 152
23 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
24 No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,
25 c., and d. shall be deleted and replaced by the following:

26 A. Lot area shall be not less than five (5) acres. The minimum lot area shall be
27 determined by excluding that portion of a lot that is used solely for access to
28 the portion of a lot used as a building site.

1 B. The minimum average width of that portion of the lot to be used as a building
2 site shall be seventy feet (70') with a minimum average depth of one hundred
3 feet (100'). That portion of a lot used for access on "flag" lots shall have a
4 minimum width of twenty feet (20').

5 C. The minimum frontage of a lot shall be seventy feet (70'), except that lots
6 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty
7 feet (30').

8 In addition, the following standards shall also apply:

9 AA. No lot shall have more than twenty-five percent (25%) of its net area covered
10 by buildings or structures.

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

13 k. Planning Area 19.

14 (1) The uses permitted in Planning Area 19 of Specific Plan No. 152 shall be the same
15 as those uses permitted in Article XV, Section 15.1 of Ordinance No. 348, except
16 that the uses permitted pursuant to Section 15.1.a; b.(4); c.(3), (5), and (6); d.(1)
17 through (21), (26), and (27); and e.(1) shall not be permitted. In addition, the
18 permitted uses identified under Section 15.1.c. shall also include wastewater
19 treatment facilities.

20 (2) The development standards for Planning Area 19 of Specific Plan No. 152 shall be
21 the same as those standards identified in Article XV, Section 15.2 of Ordinance No.
22 348. In addition, the following standards shall also apply:

23 A. No lot shall have more than sixty percent (60%) of its net area covered by
24 buildings or structures.

25 B. There are no yard requirements for buildings which do not exceed thirty-five
26 feet (35') in height. Any portion of a building which exceeds thirty-five feet
27 (35') in height shall be setback from the front, rear, and side lot lines not less
28 than two feet (2') for each foot by which the height exceeds thirty-five feet

1 (35'). The front setback shall be measured from the specific plan street line.
2 The rear setback shall be measured from the existing rear lot line or from any
3 recorded alley or easement; if the rear lot line adjoins a street, the rear setback
4 requirement shall be the same as required for a front setback. Each side
5 setback shall be measured from the side lot line, or from the specific plan
6 street line.

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

9 l. Planning Area 20.

10 (1) The uses permitted in Planning Area 20 of Specific Plan No. 152 shall be the same
11 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In
12 addition, the permitted uses identified under Section 8.100.a. shall also include park
13 and recreation centers and parks.

14 (2) The development standards for Planning Area 20 of Specific Plan No. 152 shall be
15 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
16 No. 348.

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

19 m. Planning Area 21.

20 (1) The uses permitted in Planning Area 21 of Specific Plan No. 152 shall be the same
21 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In
22 addition, the permitted uses identified under Section 8.100.a. shall also include
23 schools.

24 (2) The development standards for Planning Area 21 of Specific Plan No. 152 shall be
25 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
26 No. 348.

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

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2
3 n. Planning Area 22.

4 (1) The uses permitted in Planning Area 22 of Specific Plan No. 152 shall be the same
5 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that
6 those uses permitted pursuant to Section 8.1.A.(2), (3), (4), (6), (7), (8), (9), (10),
7 (11), (12), (13), (14), (16), (17), (18), (19), (20), (21), (22), (23) (24), (25), (26), (27)
8 and (28), B.(1), (2) and (3) and C. shall not be permitted.

9 (2) The development standards for Planning Area 22 of Specific Plan No. 152 shall be
10 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No.
11 348, except that the development standards set forth in Article VIII, Section 8.2.a.,
12 b., c., and d. shall be deleted and replaced by the following:

13 A. Lot area shall be not less than three thousand six hundred and nineteen
14 (3,619) square feet.

15 B. The minimum lot width of that portion of the lot to be used as a building site
16 shall be forty-seven feet (47') with a minimum depth of seventy-seven feet
17 (77').

18 C. The minimum frontage of a lot shall be forty-seven feet (47'), except that
19 corner lots may have a minimum frontage of thirty feet (30').

20 D. The front yard shall be not less than ten feet (10'), measured from the edge
21 of right-of-way.

22 E. Side yards on interior and through lots shall be not less than five feet (5').
23 However, if a zero-lot line design is utilized, the alternative side yard may
24 not be less than ten feet (10').

25 F. Side yards on corner and reversed corner lots shall be not less than ten feet
26 (10') from the existing street line upon which the main building sides.

27 G. The rear yard setback shall not be less than ten feet (10').
28

1 H. Chimneys and fireplaces may encroach two feet (2') into the required
2 setbacks. No other structural encroachments shall be permitted in the front,
3 rear, or side yard except as provided for in section 18.19 of Ordinance No.
4 348.

5 In addition, the following standards shall also apply:

6 AA. No lot shall have more than sixty-five percent (65%) of its net area covered
7 by buildings or structures.

8 BB. No garage shall be situated closer than twenty feet (20') from the face of the
9 curb, except that garages with roll-up type garage doors may be located
10 eighteen feet (18') from the curb, and except that side-on garages shall be no
11 closer than ten feet (10') from the curb.

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

14 o. Planning Area 23.

15 (1) The uses permitted in Planning Area 23 of Specific Plan No. 152 shall be the same
16 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that
17 those uses permitted pursuant to Section 8.1.A.(2), (3), (4), (6), (7), (8), (9), (10),
18 (11), (12), (13), (14), (16), (17), (18), (19), (20), (21), (22), (23) (24), (25), (26), (27)
19 and (28); B.(1), (2), and (3); and C. shall not be permitted.

20 (2) The development standards for Planning Area 23 of Specific Plan No. 152 shall be
21 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No.
22 348, except that the development standards set forth in Article VIII, Section 8.2.a.,
23 b., c., and d. shall be deleted and replaced by the following:

24 A. Lot area shall be not less than four thousand (4,000) square feet.

25 B. The minimum width of that portion of the lot to be used as a building site
26 shall be fifty feet (50') with a minimum depth of eighty feet (80').

27 C. The minimum frontage of a lot shall be fifty feet (50'), except that corner lots
28 may have a minimum frontage of thirty feet (30').

- 1 D. The front yard shall be not less than ten feet (10'), measured from the edge
2 of right-of-way.
- 3 E. Side yards on interior and through lots shall be not less than five feet (5').
4 However, if a zero-lot line design is utilized, the alternative side yard may
5 not be less than ten feet (10').
- 6 F. Side yards on corner and reversed corner lots shall be not less than ten feet
7 (10') from the existing street line upon which the main building sides.
- 8 G. The rear yard setback shall not be less than ten feet (10').
- 9 H. Chimneys and fireplaces may encroach two feet (2') into the required
10 setbacks. No other structural encroachments shall be permitted in the front,
11 rear, or side yard except as provided for in section 18.19 of Ordinance No.
12 348.

13 In addition, the following standards shall also apply:

- 14 AA. No lot shall have more than sixty-five percent (65%) of its net area covered
15 by buildings or structures.
- 16 BB. No garage shall be situated closer than twenty feet (20') from the face of the
17 curb, except that garages with roll-up type garage doors may be located
18 eighteen feet (18') from the curb, and except that side-on garages shall be no
19 closer than ten feet (10') from the curb.

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

22 p. Planning Area 24.

- 23 (1) The uses permitted in Planning Area 24 of Specific Plan No. 152 shall be the same
24 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
25 that those uses permitted pursuant to Section 8.100.A.(1), (2), (3), (6), (8) and (9);
26 B.(1); and C.(1) shall not be permitted. In addition, the permitted uses identified
27 under Section 8.100.A. shall also include public parks, parking lots, pools, walkways,
28 trails and undeveloped open space.

1 (2) The development standards for Planning Area 24 of Specific Plan No. 152 shall be
2 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
3 No. 348.

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

6 q. Planning Area 25.

7 (1) The uses permitted in Planning Area 25 of Specific Plan No. 152 shall be the same
8 as those uses permitted pursuant to Article VIIIe, Section 8.100 of Ordinance No.
9 348, except that those uses permitted pursuant to Section 8.100.A.(1), (2), (3), (4),
10 (5), (6), (8), and (9); B.(1); and C.(1) shall not be permitted. In addition, the
11 permitted uses identified under Section 8.100.A. shall also include open space and
12 trails.

13 (2) The development standards for Planning Area 25 of Specific Plan No. 152 shall be
14 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
15 No. 348.

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

18 r. Planning Area 26.

19 (1) The uses permitted in Planning Area 26 of Specific Plan No. 152 shall be the same
20 as those uses permitted pursuant to Article VIIIe, Section 8.100 of Ordinance No.
21 348, except that those uses permitted pursuant to Section 8.100.A.(1), (2), (3), (4),
22 (5), (6), (7), (8) and (9); B.(1); and C.(1) shall not be permitted.

23 (2) The development standards for Planning Area 26 of Specific Plan No. 152 shall be
24 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
25 No. 348.

26 (3) Except as provided above, all other zoning requirements shall be the same as those
27 requirements identified in Article VIIIe of Ordinance No. 348.”
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Section 3. This ordinance shall take effect 30 days after its adoption.

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

By: 
V. MANUEL PEREZ
Chairman, Board of Supervisors

ATTEST:
KECIA R. HARPER
Clerk of the Board

By: 
Deputy

(SEAL)

APPROVED AS TO FORM:
²⁷
October 20, 2020

By: 
LEILA MOSHREF-DANESH
Deputy County Counsel

G:\Property\LDanesh\Planning and TLMA\SP152A5_GPA_CZ_TR32984R1

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on November 10, 2020, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

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

DATE: November 10, 2020

KECIA R. HARPER
Clerk of the Board

BY  Deputy

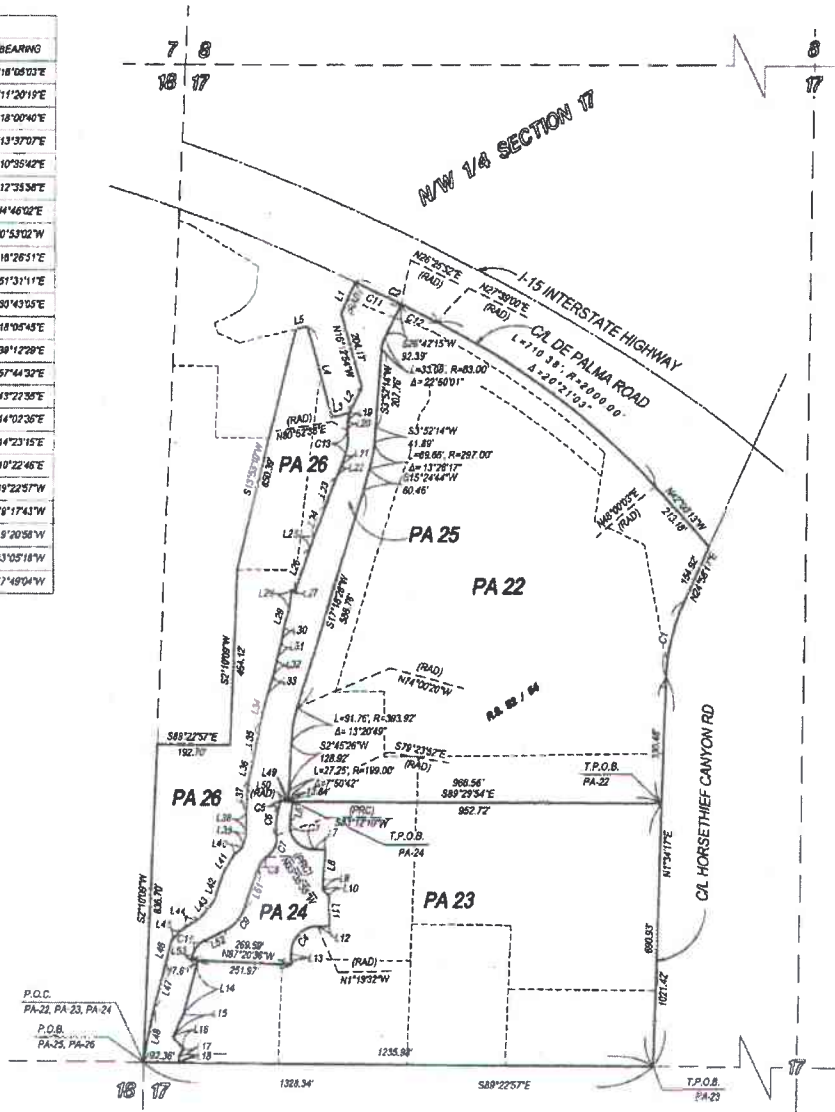
SEAL

ALBERHILL AREA
SEC. 17, 18 T. 5S., R. 5W. S.B.M.

LINE #	LENGTH	BEARING
L1	89.00	N24°50'25"E
L2	72.78	N26°30'54"E
L3	48.00	S74°05'11"W
L4	230.20	N15°54'48"W
L5	30.71	S76°13'36"W
L6	52.04	S7°56'14"W
L7	31.48	N86°51'14"E
L8	79.47	S8°02'10"W
L9	27.53	S1°01'25"E
L10	22.21	S40°29'54"E
L11	80.24	S1°28'38"E
L12	32.48	S89°12'13"W
L13	26.81	S11°12'16"E
L14	144.27	S14°30'08"W
L15	87.03	S25°06'42"W
L16	41.57	S42°27'00"E
L17	23.35	S29°32'45"W
L18	18.48	S9°38'34"W
L19	24.08	N10°07'34"E
L20	24.28	N3°03'20"E
L21	31.13	N19°10'36"E
L22	33.74	N23°31'57"E
L23	78.51	N20°20'00"E
L24	83.73	N21°44'13"E
L25	37.53	N18°59'54"E
L26	112.89	N19°23'45"E
L27	10.16	S80°41'54"E
L28	52.46	N8°23'35"E
L29	43.71	N18°41'08"E
L30	41.07	N10°52'47"E

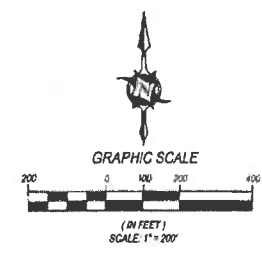
LINE #	LENGTH	BEARING
L31	47.88	N18°08'03"E
L32	43.58	N11°20'19"E
L33	54.02	N18°00'40"E
L34	72.00	N13°37'07"E
L35	90.96	N10°35'42"E
L36	65.83	N12°33'58"E
L37	77.82	N4°46'02"E
L38	64.85	N0°53'02"W
L39	37.73	N18°26'51"E
L40	27.86	N81°31'11"E
L41	55.51	N30°43'05"E
L42	78.88	N18°05'45"E
L43	58.09	N38°12'28"E
L44	57.14	N57°44'32"E
L45	38.58	N43°22'35"E
L46	81.50	N14°02'36"E
L47	120.78	N14°23'15"E
L48	143.53	N10°22'46"E
L49	2.03	N89°22'57"W
L50	17.00	N78°17'43"W
L51	111.86	S19°20'58"W
L52	82.76	S63°05'18"W
L53	15.10	S17°49'04"W

CURVE #	LENGTH	RADIUS	DELTA
C1	204.20'	500.00'	23°24'10"
C2	238.75'	4828.00'	2°48'33"
C3	112.10'	65.00'	87°18'11"
C4	112.64'	71.01'	80°53'00"
C5	19.44'	180.00'	5°11'14"
C6	74.42'	180.00'	23°41'21"
C7	86.18'	80.00'	63°11'58"
C8	38.80'	80.00'	37°03'07"
C9	77.10'	101.00'	43°44'20"
C10	48.20'	51.00'	45°16'14"
C11	134.04'	4828.00'	1°35'26"
C12	182.71'	4828.00'	1°13'03"
C13	63.91'	126.39'	28°17'58"



SP ZONE SPECIFIC PLAN (SP00152 A5)

MAP NO. 2, 2452
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 07881
ADOPTED BY ORDINANCE NO. 348.4942
(DATE): _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS



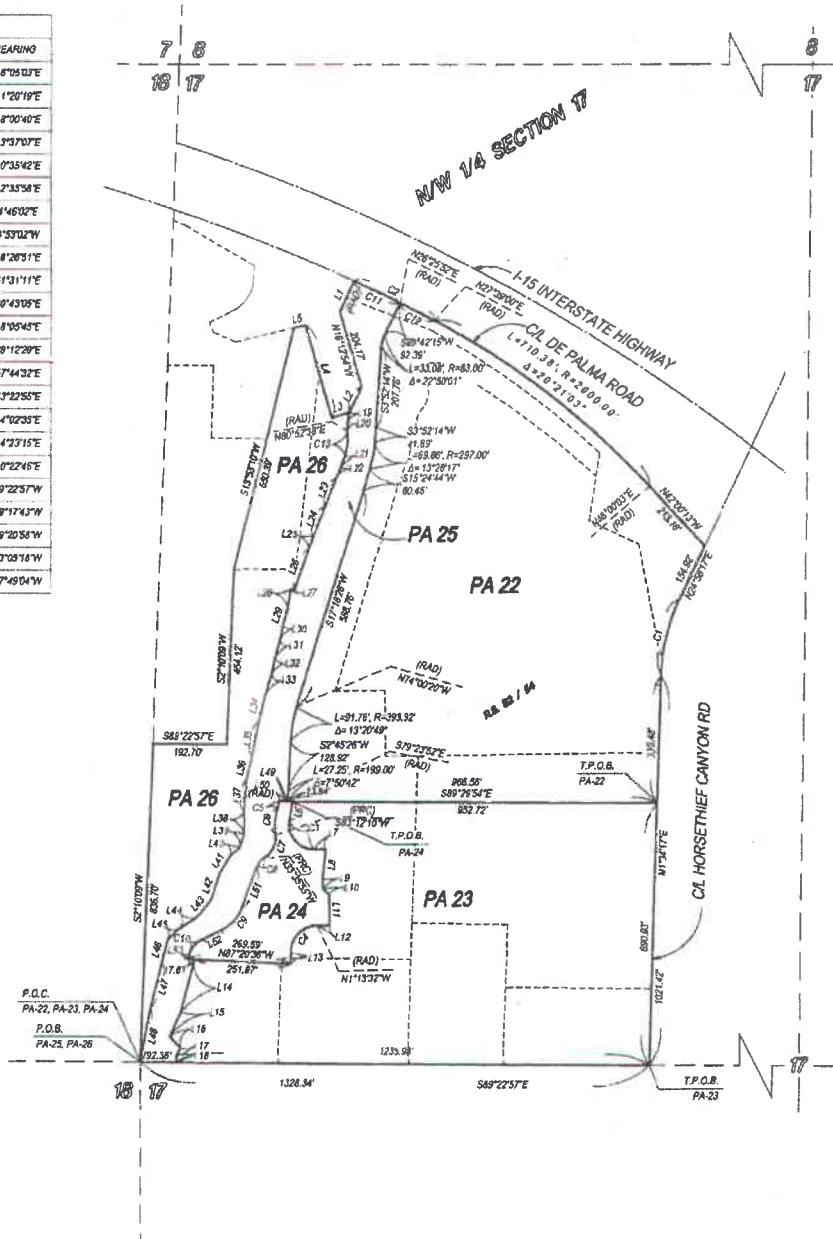
APN(S): 393-110-010 THROUGH 016

ALBERHILL AREA
SEC. 17, 18 T. 5S., R. 5W. S.B.M.

LINE #	LENGTH	BEARING
L1	68.00	N24°30'23"E
L2	72.76	N26°30'06"E
L3	48.00	S74°05'11"W
L4	290.20	N15°51'48"W
L5	33.71	S78°13'36"W
L6	52.04	S7°36'14"W
L7	31.48	N89°51'14"E
L8	78.47	S8°02'10"W
L9	27.53	S1°12'25"E
L10	22.21	S46°29'54"E
L11	80.24	S1°20'38"E
L12	32.48	S89°12'13"W
L13	26.81	S1°13'15"E
L14	144.27	S14°30'18"W
L15	67.03	S25°06'41"W
L16	41.87	S42°27'00"E
L17	23.35	S29°32'45"W
L18	16.48	S0°38'34"W
L19	24.06	N10°07'34"E
L20	24.28	N3°03'20"E
L21	31.13	N19°10'38"E
L22	33.74	N23°11'57"E
L23	78.51	N30°20'05"E
L24	63.73	N21°44'13"E
L25	37.33	N18°59'54"E
L26	112.80	N18°23'45"E
L27	10.16	S80°41'54"E
L28	52.45	N8°23'35"E
L29	43.71	N16°41'08"E
L30	41.07	N10°52'47"E

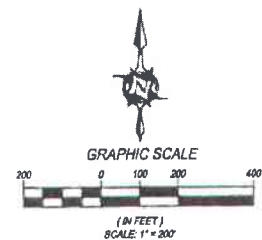
LINE #	LENGTH	BEARING
L31	47.68	N18°05'07"E
L32	43.58	N11°20'19"E
L33	64.02	N18°00'40"E
L34	72.00	N13°37'07"E
L35	80.36	N10°35'42"E
L36	65.83	N12°33'58"E
L37	77.82	N4°46'02"E
L38	84.65	N0°32'02"W
L39	37.73	N18°28'51"E
L40	27.96	N61°31'11"E
L41	55.51	N30°43'05"E
L42	76.88	N18°05'45"E
L43	59.02	N39°12'28"E
L44	57.14	N57°44'32"E
L45	36.56	N43°22'55"E
L46	61.50	N14°02'35"E
L47	120.78	N14°23'15"E
L48	143.53	N10°22'45"E
L49	2.00	N89°22'57"W
L50	17.00	N78°17'43"W
L51	111.66	S19°20'55"W
L52	82.76	S63°09'18"W
L53	15.10	S17°49'04"W

CURVE #	LENGTH	RADIUS	DELTA
C1	204.20'	500.00'	23°24'00"
C2	256.75'	4838.00'	2°48'35"
C3	112.10'	66.00'	67°18'11"
C4	112.64'	71.01'	90°53'00"
C5	19.44'	180.00'	6°11'14"
C6	74.42'	180.00'	23°41'21"
C7	66.18'	60.00'	63°11'56"
C8	38.80'	60.00'	37°03'07"
C9	77.10'	101.00'	43°44'20"
C10	48.20'	61.00'	46°16'14"
C11	134.04'	4838.00'	1°35'26"
C12	102.71'	4838.00'	1°13'08"
C13	83.91'	129.39'	28°17'53"



SP ZONE SPECIFIC PLAN (SP00152 A5)

MAP NO. 2, 2452
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 07881
ADOPTED BY ORDINANCE NO. 348.4942
(DATE): _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS



1 minimum lot area shall be determined by excluding that portion of a lot that
2 is used solely for access to the portion of a lot used as a building site.

3 D. The minimum average width of that portion of a lot to be used as a building
4 site shall be fifty feet (50') with a minimum average depth of eighty feet
5 (80'). That portion of a lot used for access on "flag" lots shall have
6 minimum width of twenty feet (20').

7 E. The minimum frontage of a lot shall be forty feet (40') except that lots
8 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
9 five (35') and flag lots may have a minimum frontage of twenty (20') feet.

10 F. Side yards on interior and through lots shall be not less than five feet (5') in
11 width.

12 G. Side yards on corner and reversed corner lots shall be not less than ten feet
13 (10') from the existing street line or from any future street line as shown on
14 any Specific Plan of Highways, whichever is nearer the proposed structure,
15 upon which the main building sides, except where the lot is less than fifty
16 feet (50') wide, the yard need not exceed twenty percent (20%) of the width
17 of the lot.

18 H. The rear yard shall be not less than fifteen feet (15') if adjacent to a
19 greenbelt or other open space identified in Specific Plan No. 286.
20 Otherwise, the rear yard shall not be less than twenty feet (20').

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

25 In addition, the following standard shall also apply:

26 AA. Lot coverage shall not exceed fifty percent (50%) for one-story buildings.

27 (3) Except as provided above, all other zoning requirements shall be the same as those
28 requirements identified in Article VI of Ordinance 348.

1
2 b. Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A and 52B.

- 3 (1) The uses permitted in Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A and 52B
4 of Specific Plan No. 286 shall be the same as those uses permitted in Article VIIIe,
5 Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section
6 8.100.a.(1), (2), (3), (4), (5), and (8); and b.(1); and c.(1) shall not be permitted. In
7 addition, the permitted uses identified under Section 8.100.a. shall include
8 undeveloped open space and drainage areas.
- 9 (2) The development standards for Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A
10 and 52B of Specific Plan No. 286 shall be the same as those standards identified in
11 Article VIIIe, Section 8.101 of Ordinance No. 348.
- 12 (3) Except as provided above, all other zoning requirements shall be the same as those
13 requirements identified in Article VIIIe of Ordinance No. 348.

14 c. Planning Areas 4, 27, and 34.

- 15 (1) The uses permitted in Planning Areas 4, 27, and 34 of Specific Plan No. 286 shall
16 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No.
17 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not
18 be permitted.
- 19 (2) The development standards for Planning Areas 4, 27, and 34 of Specific Plan No.
20 286 shall be the same as those standards identified in Article VI, Section 6.2 of
21 Ordinance No. 348, except that the development standards set forth in Article VI,
22 Section 6.2.c. and e.(3) and (4) shall be deleted and replaced by the following:
- 23 A. The minimum average width of that portion of a lot to be used as a building
24 site shall be one hundred (100') feet with a minimum average depth of one
25 hundred fifty (150') feet.
- 26 B. The rear yard shall be not less than fifty (50') feet.
- 27 C. Chimneys and fireplaces shall be allowed to encroach into side yards a
28 maximum of two (2') feet. No other structural encroachments shall be

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

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

5 d. Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B, 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38,
6 and 44.

7 (1) The uses permitted in Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B, 14A, 14B,
8 21A, 21B, 23, 24, 32, 37, 38, and 44 of Specific Plan No. 286 shall be the same as
9 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
10 uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.
11 In addition, the permitted uses identified under Section 6.1.a shall also include
12 public parks and public playgrounds.

13 (2) The development standards for Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B,
14 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38, and 44 of Specific Plan No. 286 shall be
15 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
16 348, except that the development standards set forth in Article VI, Section 6.2.e.(3)
17 and (4) shall be deleted and replaced by the following:

18 A. The rear yard shall be not less than twenty (20) feet.

19 B. Chimneys and fireplaces shall be allowed to encroach into side yards a
20 maximum of two (2) feet. No other structural encroachments shall be
21 permitted in the front, rear or side yard except as provided for in Section
22 18.19 of Ordinance No. 348.

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

25 e. Planning Area 8.

26 (1) The uses permitted in Planning Area 8 of Specific Plan No. 286 shall be the same
27 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except
28 that the uses permitted pursuant to Section 9.50.a.(30), (52), and (64) shall not be

1 permitted. In addition, the permitted uses identified under Section 9.50.b. shall
2 include mini-warehouses, trailer and boat storage, recreational vehicle storage, and
3 vehicle storage.

4 (2) The development standards for Planning Area 8 of Specific Plan No. 286 shall be
5 the same as those standards identified in Article IXb, Section 9.53 of Ordinance
6 No. 348.

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

9 f. Planning Area 9.

10 (1) The uses permitted in Planning Area 9 of Specific Plan No. 286 shall be the same
11 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

12 (2) The development standards for Planning Areas 9 of Specific Plan No. 286 shall be
13 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No.
14 348.

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

17 g. Planning Areas 10A, 11, 19, 31, 39 and 42.

18 (1) The uses permitted in Planning Areas 10A, 11, 19, 31, 39 and 42 of Specific Plan
19 No. 286 shall be the same as those standards identified in Article VI, Section 6.1 of
20 Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3)
21 and d. shall not be permitted.

22 (2) The development standards for Planning Areas 10A, 11, 19, 31, 39 and 42 of
23 Specific Plan 286 shall be the same as those permitted in Article VI, Section 6.2 of
24 Ordinance No. 348, except that the development standards set forth in Article VI,
25 Section 6.2.b., c., d. and e.(2), (3) and (4) shall be deleted and replaced by the
26 following:

27 A. Lot area shall be not less than five thousand (5,000) square feet. The
28 minimum lot area shall be determined by excluding that portion of a lot that

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

2 B. The minimum average width of that portion of a lot to be used as a building
3 site shall be fifty feet (50') with a minimum average depth of eighty feet
4 (80'). That portion of a lot used for access on "flag" lots shall have
5 minimum width of twenty feet (20').

6 C. The minimum frontage of a lot shall be forty feet (40') except that lots
7 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
8 five (35') and except that "flag" lots may have a minimum frontage of
9 twenty (20') feet. Lot frontage along curvilinear streets may be measured at
10 the building setback in accordance with zone development standards.

11 D. Side yards on interior and through lots shall be not less than five feet (5') in
12 width. Side yards on corner and reversed corner lots shall be not less than
13 ten feet (10') from the existing street line or from any future street line as
14 shown on any Specific Plan of Highways, whichever is nearer the proposed
15 structure, upon which the main building sides, except where the lot is less
16 than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of
17 the width of the lot.

18 E. The rear yard shall be not less than fifteen feet (15') if adjacent to a
19 greenbelt or other open space identified in Specific Plan No. 286.
20 Otherwise, the rear yard shall not be less than twenty feet (20').

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

25 In addition, the following standard shall also apply:

26 AA. Lot coverage shall not exceed fifty percent (50%) for one-story buildings.

27 (3) Except as provided above, all other zoning requirements shall be the same as those
28 requirements identified in Article VI of Ordinance 348.

1
2 h. Planning Areas 12B, 16A, 16B, 26A, 33 and 45.

- 3 (1) The uses permitted in Planning Areas 12B, 16A, 16B, 26A, 33, and 45 of Specific
4 Plan No. 286 shall be the same as those uses permitted in Article VIIIe, Section
5 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section
6 8.100.a.(1), (2), and (6) and b.(1) shall not be permitted. In addition, the permitted
7 uses identified under Section 8.100.a. shall include public parks and trails.
8 (2) The development standards for Planning Areas 12B, 16A, 16B, 26A, 33, and 45 of
9 Specific Plan No. 286 shall be the same as those standards identified in Article
10 VIIIe, Section 8.101 of Ordinance No. 348.
11 (3) Except as provided above, all other zoning requirements shall be the same as those
12 requirements identified in Article VIIIe of Ordinance No. 348.

13 i. Planning Areas 15, 26B and 46.

- 14 (1) The uses permitted in Planning Areas 15, 26B and 46 of Specific Plan No. 286
15 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance
16 No. 348. In addition, the permitted uses identified under Section 6.1.a. shall also
17 include public schools.
18 (2) The development standards for Planning Areas 15, 26B and 46 of Specific Plan No.
19 286 shall be the same as those standards identified in Article VI, Section 6.2 of
20 Ordinance No. 348, except that the development standards set forth in Article VI,
21 Section 6.2.e.(3) and (4) shall be deleted and replaced by the following:
22 A. The rear yard shall be not less than twenty (20') feet.
23 B. Chimneys and fireplaces shall be allowed to encroach into side yards a
24 maximum of two (2') feet. No other structural encroachments shall be
25 permitted in the front, rear or side yard except as provided for in Section
26 18.19 of Ordinance No. 348.
27 (3) Except as provided above, all other zoning requirements shall be the same as those
28 requirements identified in Article VI of Ordinance No. 348.

1
2 j. Planning Area 18.

3 (1) The uses permitted in Planning Area 18 of Specific Plan No. 286 shall be the same
4 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except
5 that the uses permitted pursuant to Section 9.50.a.(11), (23), (30), (32), (52) and
6 (64); b.(5) and (7) shall not be permitted. In addition, the permitted uses identified
7 under Section 9.50.a. shall also include single-family dwellings, multiple family
8 dwellings, congregate care residential facilities, public and private recreation areas,
9 and paseos/trails.

10 (2) The developments standards for commercial uses within Planning Area 18 of
11 Specific Plan No. 286 shall be the same as those standards identified in Article IXb,
12 Section 9.53 of Ordinance No. 348. For purposes of this ordinance amendment, a
13 commercial use shall be defined as development that included any permitted use
14 other than single-family dwellings, multiple family dwelling or apartments.

15 (3) The development standards for residential uses and combined residential and
16 commercial uses within Planning Area 18 of Specific Plan No. 286 shall be as
17 follows:

18 A. Lot area shall be not less than seven thousand two hundred (7,200) square
19 feet for detached single-family dwellings with a minimum average width of
20 sixty feet (60') and a minimum average depth of one hundred feet (100').

21 B. The minimum front and rear yards shall be twenty feet (20') and ten feet
22 (10') respectively for single-family dwellings. The minimum front and rear
23 yards shall be ten feet (10') for all other permitted uses that do not exceed
24 thirty-five feet (35') in height. Any portion of a building that exceeds thirty-
25 five feet (35') in height shall be set back from the front and rear lot lines no
26 less than ten feet (10') plus two (2') feet for each foot by which the height
27 exceeds thirty-five feet (35'). The front setback shall be measured from any
28 existing or future street line as shown on any specific street plan of the

1 County. The rear setback shall be measured from the existing rear lot line
2 or from any recorded alley or easement; if the rear line adjoins a street, the
3 rear setback requirement shall be the same as required for a front setback.

4 C. The minimum side yard shall be five feet (5') for buildings that do not
5 exceed thirty-five feet (35') in height. Any portion of a building that
6 exceeds thirty-five feet (35') in height shall be set back from each side lot
7 line five feet (5') plus two feet (2') for each foot by which the height exceeds
8 thirty-five feet (35'). If the side yard adjoins a street, the side setback
9 requirement shall be the same as required for a front setback. No structural
10 encroachments shall be permitted in the front, side or rear yards except as
11 provided in Section 18.19 of Ordinance No. 348.

12 D. No structural encroachments shall be permitted in the front, side, or rear
13 yard except as provided in Section 18.19 of Ordinance No. 348.

14 E. No lot shall have more than fifty percent (50%) of its net area covered with
15 building or structures.

16 F. The maximum ratio of floor area to lot area shall not be greater than two to
17 one (2:1), not including basement floor area.

18 G. All buildings and structures shall not exceed fifty feet (50') in height, unless
19 a height up to seventy-five feet (75') is specifically permitted under the
20 provisions of Section 18.34 of Ordinance No. 348.

21 H. Automobile storage space shall be provided as required by Section 18.12 of
22 Ordinance No. 348.

23 I. Interior side yards may be reduced to accommodate zero lot line or common
24 wall situations, except that, in no case shall the reduction in side yard areas
25 reduce the required separation between detached structures.

26 J. Setback areas may be used for driveways, parking and landscaping.

27 K. A minimum of fifteen percent (15%) of the site proposed for development
28 shall be landscaped and irrigated.

- L. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
- M. Outside storage areas are prohibited.
- N. Utilities shall be installed underground except that electrical lines rated at 33kV or greater may be installed above ground.
- O. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare to direct illumination on residential uses.

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

k. Planning Areas 28 and 30.

- (1) The uses permitted in Planning Areas 28 and 30 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.
- (2) The development standards for Planning Areas 28 and 30 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2) and (3) shall be deleted and replaced by the following:
 - A. Lot area shall be not less than twenty thousand (20,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be one hundred feet (100') with a minimum average depth of one hundred fifty feet (150'). That portion of a lot used for access on "flag" lots

1 shall have a minimum width of twenty feet (20').

2 C. The side yard shall not be less than ten feet (10').

3 D. The rear yard shall not be less than fifty feet (50').

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

6 1. Planning Area 29.

7 (1) The uses permitted in Planning Area 29 of Specific Plan No. 286 shall be the same
8 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
9 uses permitted pursuant to Section 6.1.b.(I) and (3) and d. shall not be permitted.

10 (2) The development standards for Planning Area 29 of Specific Plan No. 286 shall be
11 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
12 348, except that the development standards set forth in Article VI, Section 6.2.b.,
13 c., d. and e.(2), (3) and (4) shall be deleted and replaced by the following:

14 A. Lot area shall be not less than two and one-half (2 1/2) gross acres. The
15 minimum lot area shall be determined by excluding that portion of a lot that
16 is used solely for access to the portion of a lot used as a building site.

17 B. The minimum average width of that portion of a lot to be used as a building
18 site shall be fifty feet (50') with a minimum average depth of eighty feet
19 (80').

20 C. The minimum frontage of a lot shall be forty feet (40').

21 D. Side yards on interior and through lots shall be not less than five feet (5') in
22 width. Side yards on corner and reversed corner lots shall be not less than
23 ten feet (10') from the existing street line or from any future street line as
24 shown on any Specific Plan of Highways, whichever is nearer the proposed
25 structure, upon which the main building sides, except where the lot is less
26 than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of
27 the width of the lot.

28 E. The rear yard shall be not less than fifteen feet (15') if adjacent to a

1 greenbelt or other open space identified in Specific Plan No. 286.

2 Otherwise, the rear yard shall not be less than twenty feet (20').

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

7 In addition, the following standard shall also apply:

8 AA. Lot coverage shall not exceed fifty percent (50%).

9 (3) Except as provided above, all other zoning requirements shall be the same as those
10 requirements identified in Article VI of Ordinance 348.

11 m. Planning Area 36.

12 (1) The uses permitted in Planning Area 36 of Specific Plan No. 286 shall be the same
13 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except
14 that the uses permitted pursuant to Section 9.50.a.(30), (52), and (64) shall not be
15 permitted.

16 (2) The development standards for Planning Area 36 of Specific Plan No. 286 shall be
17 the same as those standards identified in Article IXb, Section 9.53 of Ordinance
18 No. 348.

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

21 n. Planning Area 40.

22 (1) The uses permitted in Planning Area 40 of Specific Plan No. 286 shall be the same
23 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
24 uses permitted pursuant to Section 6.1.A.(3), (5), (7), (8), and (9); B.(5) and (6);
25 C.(1); and E.(1). shall not be permitted.

26 (2) The development standards for Planning Area 40 of Specific Plan No. 286 shall be
27 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
28 348, except that the development standards set forth in Article VI, Section 6.2. A.,

1 B., C., D., E., F., and G. shall be deleted and replaced by the following:

2 A. Building height shall not exceed three stories, with a maximum height of
3 forty (40') feet.

4 B. Lot area shall be not less than two thousand seven hundred (2,700) square
5 feet.

6 C. The minimum average width of that portion of a lot to be used as a building
7 site shall be forty feet (40') with a minimum average depth of sixty-eight
8 feet (68'). That portion of a lot used for access on flag lots shall have
9 minimum width of twenty feet (20').

10 D. The minimum frontage of a lot shall be forty feet (40') except that lots
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of
12 twenty feet (20') and flag lots may have a minimum frontage of twenty feet
13 (20'). The minimum frontage of each abutting lot utilizing shared private
14 driveways shall be fifteen (15') feet, provided that the combined frontage of
15 these abutting lots have a minimum combined frontage of thirty-five feet
16 (35').

17 E. Minimum yard requirements are as follows:

18 1. The minimum front yard setback to a habitable portion of the main
19 building shall be eight feet (8') measured from edge of the right-of-
20 way or the back of sidewalk for a private residential street. The
21 minimum front yard setback to side-in garages shall be eight feet
22 (8'). The minimum front yard setback to front facing garages shall
23 be eighteen feet (18').

24 2. Side yards on interior and through lots shall be not less than three
25 feet (3') in width. Side yards on corner and reversed corner lots shall
26 be not less than ten feet (10').

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

28 4. Chimneys, fireplaces, and other unhabitable architectural features

1 that extend beyond the building face shall be allowed to encroach
2 into setbacks a maximum of two feet (2') provided there is a
3 minimum setback of three feet (3') provided from the edge of
4 foundation to the property line. No other structural encroachments
5 shall be permitted in the front, rear or side yard except as provided
6 for in Section 18.19 of Ordinance No. 348.

7 F. Each dwelling unit shall provide a minimum of two (2) garage spaces.

8 G. In no case shall more than eighty percent (80%) of any lot be covered by
9 dwelling.

10 In addition, the following standard shall also apply:

11 AA. No Parking curb striping shall be provided at the outside curve of knuckle
12 and corner conditions.

13 BB. Zero-inch, mountable, or rolled curbs shall be provided at knuckle and
14 corner conditions to allow for fire apparatus turning movements.

15 CC. Shared private driveways are allowed from a private street to serve a
16 maximum of two (2) dwelling units, provided that the shared driveway is no
17 less than twenty (20') feet wide for its entire length.

18 (3) Except as provided above, all other zoning requirements shall be the same as those
19 requirements identified in Article VI of Ordinance 348.

20 o. Planning Area 41.

21 (1) The uses permitted in Planning Area 41 of Specific Plan No. 286 shall be the same
22 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

23 (2) The development standards for Planning Areas 41 of Specific Plan No. 286 shall be
24 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No.
25 348.

26 (3) The residential uses within Planning Area 41 of Specific Plan No. 286 shall also be
27 subject to the standards for Planned Residential Developments set forth in Article
28 XVIII, Section 18.5 of Ordinance 348 except that the standards set forth in Section

1 18.5 b. and c. shall be deleted and replaced with the following:

2 A. Not less than 20 percent (20%) of a project area shall be used for open area
3 or recreational facilities, or a combination thereof. The height of buildings
4 shall not exceed thirty-five feet (35') and the distance between buildings
5 shall be ten feet (10').

6 B. Building setbacks from a project's interior streets and boundary lines shall
7 be eight feet (8'). The minimum building setback from interior drives shall
8 be five feet (5').

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

11 p. Planning Area 43.

12 (1) The uses permitted in Planning Area 43 of Specific Plan No. 286 shall be the same
13 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
14 uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

15 (2) The development standards for Planning Area 43 of Specific Plan No. 286 shall be
16 the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
17 348, except that the development standards set forth in Article VI, Section 6.2.b.,
18 c., d. and e.(2), (3) and (4) shall be deleted and replaced by the following:

19 A. Lot area shall be not less than four (4) acres gross. The minimum lot area
20 shall be determined by excluding that portion of a lot that is used solely for
21 access to the portion of a lot used as a building site.

22 B. The minimum average width of that portion of a lot to be used as a building
23 site shall be fifty feet (50') with a minimum average depth of eighty feet
24 (80').

25 C. The minimum frontage of a lot shall be forty feet (40').

26 D. Side yards on interior and through lots shall be not less than five feet (5') in
27 width. Side yards on corner and reversed corner lots shall be not less than
28 ten feet (10') from the existing street line or from any future street line as

1 shown on any Specific Plan of Highways, whichever is nearer the proposed
2 structure, upon which the main building sides, except where the lot is less
3 than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of
4 the width of the lot.

5 E. The rear yard shall be not less than fifteen feet (15') if adjacent to a
6 greenbelt or other open space identified in Specific Plan No. 286.
7 Otherwise, the rear yard shall not be less than twenty feet (20').

8 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
9 maximum of two feet (2'). No other structural encroachments shall be
10 permitted in the front, rear or side yard except as provided for in Section
11 18.19 of Ordinance No. 348.

12 In addition, the following standard shall also apply:

13 AA. Lot coverage shall not exceed fifty percent (50%).

14 (3) Except as provided above, all other zoning requirements shall be the same as those
15 requirements identified in Article VI of Ordinance 348.

16 q. Planning Areas 47, 49, 50, and 51.

17 (1) The uses permitted in Planning Areas 47, 49, 50, and 51 of Specific Plan No. 286
18 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance
19 No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) and d.
20 shall not be permitted.

21 (2) The development standards for Planning Areas 47, 49, 50, and 51 of Specific Plan
22 No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of
23 Ordinance No. 348, except that the development standards set forth in Article VI,
24 Section 6.2.c., and e.(3) and (4) shall be deleted and replaced by the following:

25 A. The minimum average width of that portion of a lot to be used as a building
26 site shall be sixty feet (60') with a minimum average depth of one hundred
27 feet (100'). However, for areas immediately adjacent to low density
28 residential as shown on Figure 4-10 of Specific Plan No. 286, the minimum

1 average width of that portion of the lot to be used as a building site shall be
2 one hundred feet (100') with a minimum average depth of one hundred fifty
3 feet (150'). That portion of a lot used for access on "flag" lots shall have
4 minimum width of twenty feet (20').

5 B. The rear yard shall be not less than twenty feet (20'). However, for areas
6 immediately adjacent to low-density residential as shown on Figure 4-10 of
7 Specific Plan No. 286, the rear yard shall not be less than fifty feet (50').

8 C. Chimneys and fireplaces shall be allowed to encroach into side yards a
9 maximum of two feet (2'). No other structural encroachments shall be
10 permitted in the front, rear or side yard except as provided for in Section
11 18.19 of Ordinance No. 348.

12 (3) Except as provided above, all other zoning requirements shall be the same as those
13 requirements identified in Article VI of Ordinance 348.

14 r. Planning Area 48.

15 (1) The uses permitted in Planning Area 48 of Specific Plan No. 286 shall be the same
16 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except
17 that the uses permitted pursuant to Section 9.50.a.(14), (19), (22), (25), (29),(30),
18 (37), (41), (43), (44), (49), (50), (52), (54), (62), (64), (69), (71), (72), (80), (85),
19 and (91); b.(1), (2), (6), (7), (9), (13), (17), and (18) shall not be permitted.

20 (2) The development standards for Planning Area 48 of Specific Plan No. 286 shall be
21 the same as those standards identified in Article IXb, Section 9.53 of Ordinance
22 No. 348.

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

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

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

By: Y. M. Lopez
Chairman, Board of Supervisors

By: Priscilla Ross
Deputy

(SEAL)

APPROVED AS TO FORM

October 27, 2020

By: Aaron C. Gettis
AARON C. GETTIS
Supervising Deputy County Counsel

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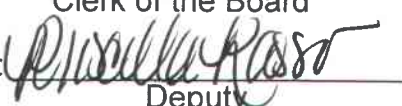
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on November 10, 2020, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

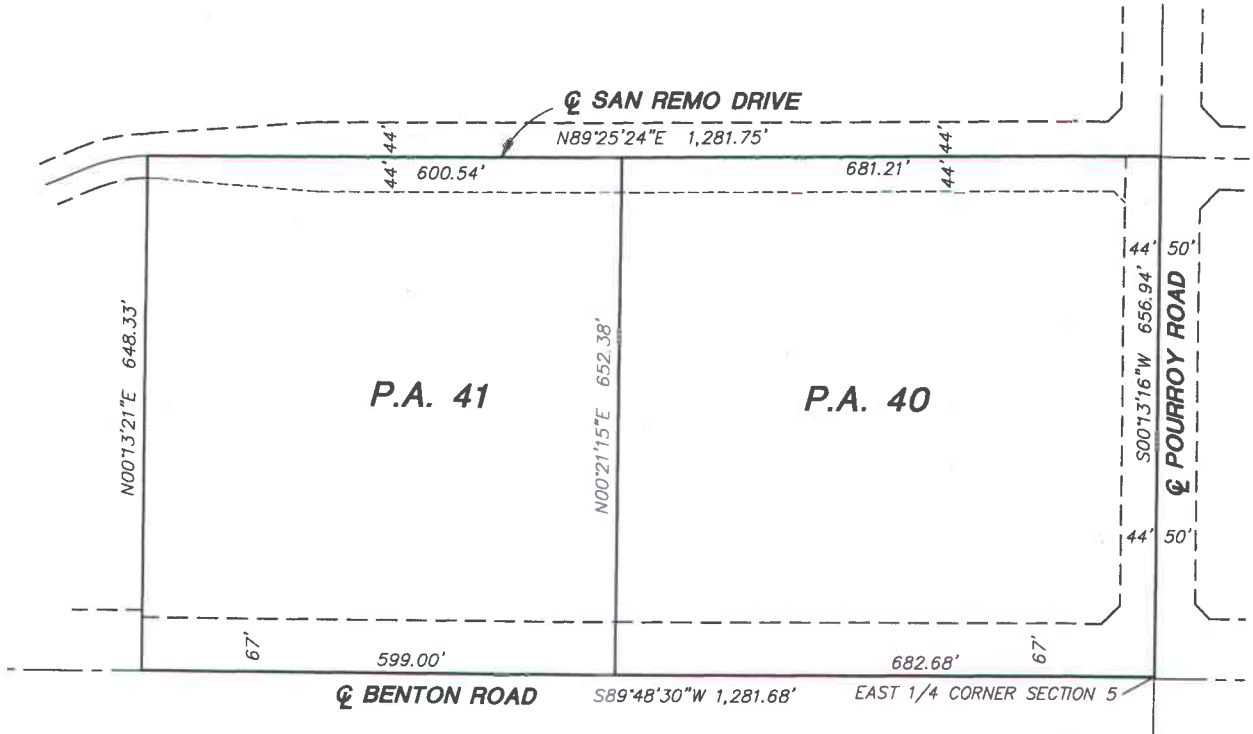
AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: November 10, 2020

KECIA R. HARPER
Clerk of the Board
BY: 
Deputy

SEAL

RANCHO CALIFORNIA AREA
SECTION 5, T. 7 S., R. 2 W., S.B.M.



SP ZONE

SPECIFIC PLAN (SP00286 A7)

MAP NO. 2.2451

CHANGE OF OFFICIAL ZONING PLAN

AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 1900017

ADOPTED BY ORDINANCE NO. 348.4941

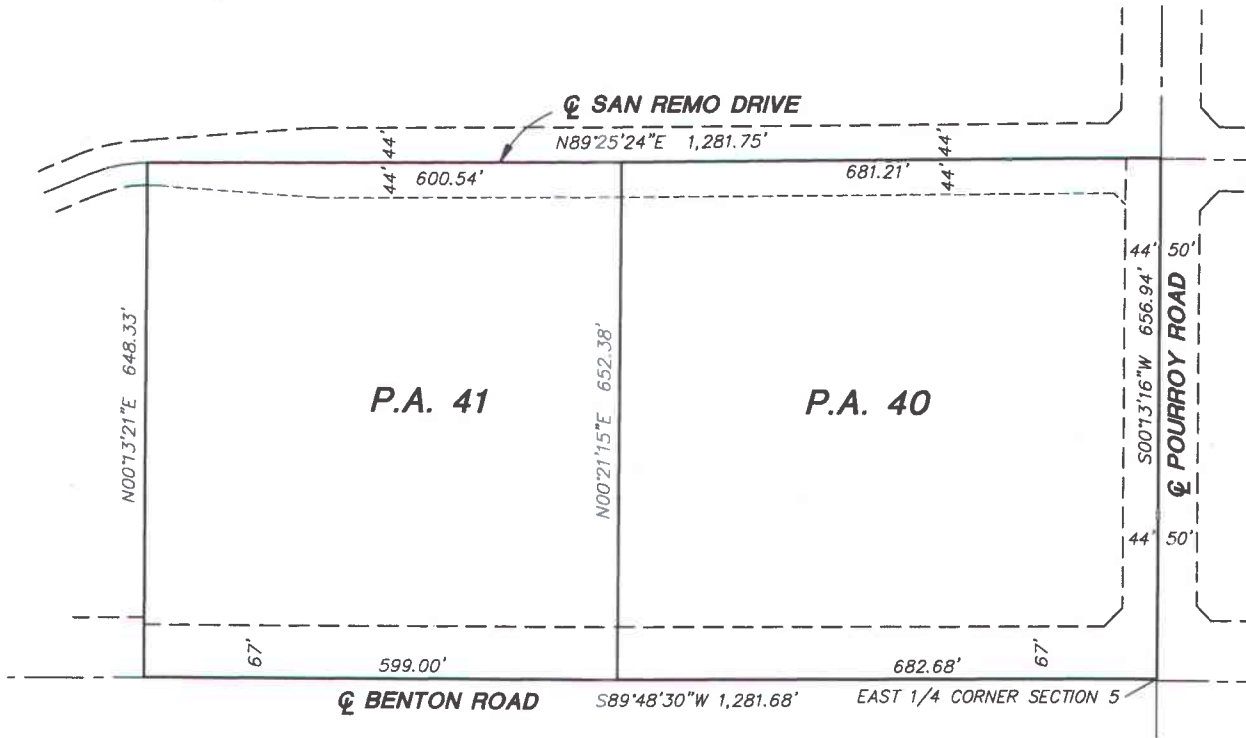
(DATE:)



RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN: 963-100-008

RANCHO CALIFORNIA AREA
SECTION 5, T. 7 S., R. 2 W., S.B.M.



SP ZONE SPECIFIC PLAN (SP00286 A7)

MAP NO. 2.2451
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 1900017

ADOPTED BY ORDINANCE NO. 348.4941
(DATE: _____)

RIVERSIDE COUNTY BOARD OF SUPERVISORS



APN: 963-100-008

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ORDINANCE NO. 348.4937

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

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


Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Lower Coachella Valley District, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Map No. 2 Ordinance No. 348, Map No. 41.096, Change of Zone Case No. 07927" which map is made a part of this ordinance.

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

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


By: 
Chairman, Board of Supervisors

ATTEST:
KECIA R. HARPER
Clerk of the Board

By: 

(SEAL)

APPROVED AS TO FORM
October 22, 2020

By: 
MELISSA R. CUSHMAN
Deputy County Counsel

AVENUE 70

NORTHEAST CORNER
SECTION 26

23 24
26 25

N 89°50'22" E 662.39' [PER PM 82/83-84]

DENNINGTON COURT

N 0°03'06" E 693.87' [PER PM 82/83-84]

R-A

N 0°04'00" E 693.86' [PER PM 82/83-84]

PIERCE STREET

N 89°50'22" E 662.21' [PER PM 82/83-84]

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



R-A RESIDENTIAL AGRICULTURE

MAP NO. 41.096

CHANGE OF OFFICIAL ZONING PLAN
LOWER COACHELLA VALLEY
DISTRICT

CHANGE OF ZONE CASE NO. 07927

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4937

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

AVENUE 70

NORTHEAST CORNER
SECTION 26

23 24
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N 89°50'22" E 662.39' [PER PM 82/83-84]

DENNINGTON COURT

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N 0°04'00" E 693.86' [PER PM 82/83-84]

PIERCE STREET

N 89°50'22" E 662.21' [PER PM 82/83-84]



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

R-A RESIDENTIAL AGRICULTURE

MAP NO. 41.096

CHANGE OF OFFICIAL ZONING PLAN
LOWER COACHELLA VALLEY
DISTRICT

CHANGE OF ZONE CASE NO. 07927

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4937

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

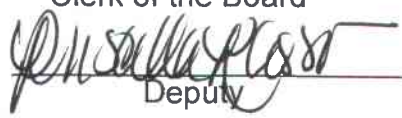
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on November 10, 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: November 10, 2020

KECIA R. HARPER
Clerk of the Board
BY: 
Deputy

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ORDINANCE NO. 348.4939

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

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

Section 1. Section 4.1 of Ordinance No. 348, and Woodcrest District Zoning Plan Map No. 59 as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Woodcrest District, Map No. 59.074 Change of Zone Case No. 1700003," which map is made a part of this ordinance.

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

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

By: 
Chairman, Board of Supervisors

ATTEST:
KECIA R. HARPER
Clerk of the Board

By: 

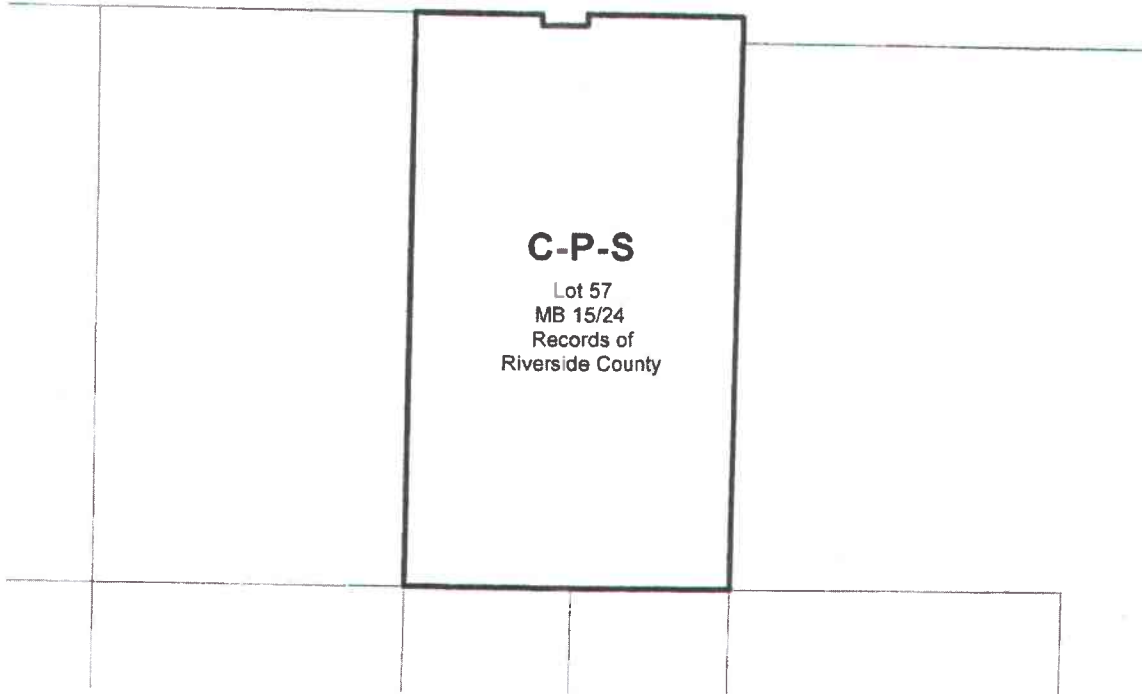
(SEAL)

APPROVED AS TO FORM
October 22, 2020

By: 
LEILA J. MOSHREF-DANESH
Deputy County Counsel

SEC. 25, T. 3 S., R. 5 W. S.B.M

VAN BUREN BLVD



C-P-S

SCENIC HIGHWAY COMMERCIAL

MAP NO. 59.074

CHANGE OF OFFICIAL ZONING PLAN
WOODCREST
DISTRICT

CHANGE OF ZONE CASE NO. 1700003

AMENDING ORDINANCE NO. 348

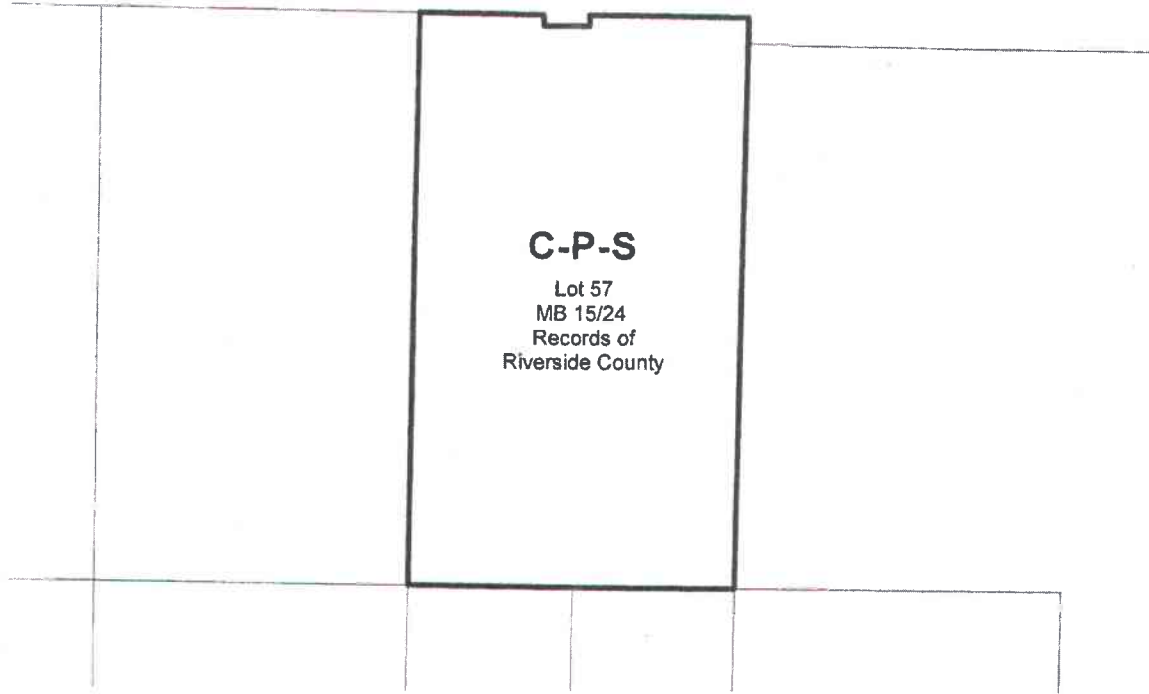
ADOPTED BY ORDINANCE NO. 348.4939

(DATE:) _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

SEC. 25, T. 3 S., R. 5 W. S.B.M

VAN BUREN BLVD



C-P-S

SCENIC HIGHWAY COMMERCIAL

MAP NO. 59.074

CHANGE OF OFFICIAL ZONING PLAN
WOODCREST
DISTRICT

CHANGE OF ZONE CASE NO. 1700003
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4939
(DATE:) _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

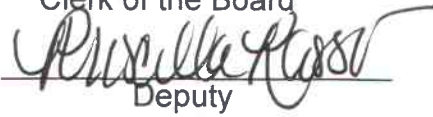
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on November 10, 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: November 10, 2020

KECIA R. HARPER
Clerk of the Board
BY: 
Deputy

SEAL

2
3 **RESOLUTION NO. 2020-189**
4 **AMENDING THE RIVERSIDE COUNTY**
5 **GENERAL PLAN**
6 **(Third Cycle of Land Use Element General Plan Amendments for 2020)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., notice was
8 given and public hearings were held before the Riverside County Board of Supervisors and the Riverside
9 County Planning Commission to consider proposed amendments to the Elsinore, Lake
10 Matthews/Woodcrest, Eastern Coachella Valley, and Southwest Area Plans of the Riverside County
11 General Plan; and,

12 **WHEREAS**, all provisions of the California Environmental Quality Act (“CEQA”) and Riverside
13 County CEQA implementing procedures have been satisfied; and,

14 **WHEREAS**, the proposed general plan amendments were discussed fully with testimony and
15 documentation presented by the public and affected government agencies; and,

16 **WHEREAS**, the proposed general plan amendments are hereby declared to be severable and if any
17 proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed
18 amendments shall not be affected thereby; now, therefore,

19 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
20 of the County of Riverside in regular session assembled on November 3, 2020 that:

- 21 **A. General Plan Amendment (GPA) No. 1155** amends the General Plan land use
22 designation of Planning Area 22 and 23 of SP No. 152 from Very High Density
23 Residential (CD: MHDR) [14 – 20 DU/AC] and Medium Density Residential (CD: MDR)
24 [2 – 5 DU/AC], respectively, to Community Development: Medium High Density
25 Residential (CD: MHDR) [5 – 8 DU/AC]; additionally, 1.6 acres of vacated right-of-way,
26 located at the intersection of De Palma Road and Horsethief Canyon Road, will be
27 incorporated into SP No. 152 and the land use designation of the right-of-way will
28 changed from Community Development: Commercial Retail (CD: CR) [0.20 – 0.35 FAR]
to Community Development: Medium High Density Residential (CD: MHDR) [5 – 8

FORM APPROVED COUNTY COUNSEL
10.20.20
BY: LEILA J. MUSHREF-DANESH DATE

1 DU/AC], as shown in Exhibit 6 titled “CZ07881 GPA01155 SP00152A5 TR37002,”
2 attached hereto and incorporated herein. The project site is located within the Elsinore
3 Area Plan in the First Supervisorial District, specifically located north of Broken Bit
4 circle, south of De Palma Road, west of Horsethief Canyon Road and east of Glen Eden
5 Road. GPA No. 1155 is associated with Change of Zone No. 7881, Tentative Tract Map
6 No. 37002, Specific Plan Amendment No. 152A5 and Environmental Assessment No.
7 42821, which were considered concurrently with this amendment at the public hearings
8 before the Planning Commission and Board of Supervisors. The Planning Commission
9 recommended that the Board of Supervisors tentatively approve the project on July 15,
10 2020. After taking public testimony, the Board of Supervisors closed the public hearing
11 and tentatively approved General Plan Amendment No. 1155 on September 22, 2020.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
13 this matter, both written and oral, including Environmental Assessment No. 42821, that:

- 14 1. The site is located within the Elsinore Area Plan.
- 15 2. The Elsinore Area Plan Land Use Map establishes the extent, intensity, and location
16 of land uses within the Elsinore Area Plan.
- 17 3. GPA No. 1155 is an Entitlement/Policy Amendment.
- 18 4. Planning Areas 22 and 23 of SP No. 152 have an existing General Plan land use
19 designation of Very High Density Residential (CD: MHDR) [14 – 20 DU/AC] and
20 Medium Density Residential (CD: MDR) [2 – 5 DU/AC], respectively; additionally,
21 1.6 acres of vacated right-of-way, located at the intersection of De Palma Road and
22 Horsethief Canyon Road, has an existing General Plan land use designation of
23 Community Development: Commercial Retail (CD: CR) [0.20 – 0.35 FAR].
- 24 5. GPA No. 1155 changes the General Plan land use designation of Planning Areas 22
25 and 23 of SP No. 152 to Community Development: Medium High Density
26 Residential (CD: MHDR) [5 – 8 DU/AC]; additionally, the vacated right-of-way will
27 be incorporated into SP No. 152 and the land use designation of the right-of-way will
28

FORM APPROVED COUNTY COUNSEL
BY: LEJIA J. WOSHREF-DANESH DATE 10.20.20

1 C. Environmental Assessment No. 38981 for Amendment No. 3 to Specific Plan No. 152
2 concluded that the Amendment No. 3 and associated projects would not have a significant
3 effect on the environment with the incorporation of mitigation measures identified in
4 Environmental Assessment No. 38981. Accordingly, a Mitigated Negative Declaration for
5 Environmental Assessment No. 38981 (Adopted MND) was prepared and adopted by the
6 Board of Supervisors on October 19, 2004.

7
8 D. Environmental Assessment No. 42821 for the project concluded that some changes or
9 additions to the Adopted MND are necessary, but none are sufficient to necessitate the
10 preparation of a subsequent Mitigated Negative Declaration. Accordingly, in compliance
11 with State CEQA Guidelines sections 15162 and 15164, an Addendum to the Adopted MND
12 (Addendum) was prepared.

13 E. As provided in Environmental Assessment No. 42821, incorporated herein by reference, no
14 potentially significant environmental impacts are associated with the project other than those
15 identified in the Adopted MND as modified by the Addendum, and those impacts would be
16 avoided or reduced to a level of insignificance by the mitigation measures listed in the
17 Adopted MND, which is incorporated herein by this reference in its entirety.

18
19 F. Additionally, the project will not result in any new significant environmental impacts not
20 identified in the Adopted MND. The project will not result in a substantial increase in the
21 severity of previously identified potentially significant effects, does not propose any
22 substantial changes which will require major revisions to the Adopted MND, no
23 considerably different mitigation measures have been identified and no mitigation measures
24 found infeasible have become feasible because of the following:

- 25
26 1. The proposed Amendment No. 5 to SP No. 152 would reduce the maximum number
27 of residential dwelling units within the Specific Plan boundaries from 2,307 units to
28

1 b. Riverside County’s Vision for Housing provides, “...housing choices range
2 from rural retreat to suburban neighborhood, from exclusive custom estate to
3 modest but sound starter housing for young families,” and that the
4 “...housing choices also cover the complete spectrum of housing costs and
5 include rental as well as for sale units.”

6 GPA No. 1155 would not conflict and is consistent with this County vision,
7 because the proposed amendment establishes new single-family housing in a
8 compact traditional neighborhood design, which are more affordable than
9 larger lot neighborhoods, in the context of the high quality and planned
10 development of a Specific Plan.

11 c. For the above reasons, GPA No. 1155 would not involve a change in or
12 conflict with the Riverside County Vision.

13 9. GPA No. 1155 does not involve a change in or conflict with any General Planning
14 Principle set forth in General Plan Appendix B. Specifically, GPA No. 1155 is
15 consistent with the following principles:

16 a. General Plan Principle I.C.1. (Maturing Communities) provides, “The
17 General Plan Vision acknowledges that every community in the County is
18 maturing in its own way, at its own pace and within its own context. Policies
19 and programs should be tailored to local needs in order to accommodate the
20 particular level of anticipated maturation in a given community.” GPA No.
21 1155 is consistent with and does not conflict with general Planning Principle
22 IC because the proposed amendment would establish land uses which create
23 housing opportunities tailored to the local needs of the surrounding
24 community, by creating traditional neighborhoods on smaller lots, which
25 would be affordable and accessible to residents in a wide range of economic
26 and lifestyle circumstances, such as young families and seniors, thereby
27 adding to the housing opportunities that currently exist within the Elsinore
28 Area Plan.

1 b. General Plan Principle I.F (Regulatory Policies) provides, “The fundamental
2 notions of increased densities and compact and mixed use development
3 require a major overhaul of the current zoning standards and zoning code
4 provisions. It must be a policy of the General Plan to develop zoning and
5 other land use regulations that implement and permit such development
6 types. Specific Plans, Planned Community Zoning, Planned Development
7 Zoning and Site Planning each provide each provide customized zoning and
8 other development regulations, and are appropriate planning and regulatory
9 vehicles for achieving local control over development quality and type.”
10 GPA No. 1155 is consistent and would not conflict with general Planning
11 Principle I.F because the proposed amendment would establish land uses,
12 zoning, and development standards through a Specific Plan which would
13 provide customized planning and standards for the development of a compact
14 single-family neighborhoods within the Specific Plan and the Elsinore Area
15 Plan.

16 c. General Plan Principle IV.A.1 (Community Variety, Choice and Balance)
17 provides, “It is the intent of the General Plan to foster variety and choice in
18 community development, particularly in the choice and opportunity for
19 housing in various styles, of various densities, of a wide range of process and
20 accommodating a range of life styles in equally diverse community settings,
21 emphasizing compact and higher density choices.” GPA No. 1155 is
22 consistent and would not conflict with General Planning Principle IV.A.1
23 because the proposed amendment would provide for the development of
24 single-family homes in a compact neighborhood design and creating housing
25 types at densities which would be affordable and accessible to residents in a
26 wide range of economic and lifestyle circumstances.

27 d. General Plan Principle IV.A.5 (Community Variety, Choice and Balance)
28 provides, “The creation of new cities/towns, villages and aggregated specific

1 plan areas should be considered. The process of planning for new
2 communities should be started so that when they are built they have the
3 infrastructure, the facilities, services, and economic sustainability to make
4 them viable into the next century.” GPA No. 1155 is consistent and would
5 not conflict with the General Planning Principle IV.A5 because Specific Plan
6 152 includes appropriate land uses, development standards and design
7 guidelines incorporated into this new development which foster housing
8 variety and choice. GPA No. 1155 would provide housing opportunities that
9 will be marketable within the evolving economic profile of this portion of
10 Riverside County.

11 e. For the above reasons, GPA No. 1155 would not involve a change in or
12 conflict with any Riverside County General Planning Principle set forth in
13 General Plan Appendix B.

14 10. GPA No. 1155 does not involve a change in or conflict with any Foundation
15 Component Designation in the General Plan because GPA No. 1155 does not change
16 the Foundation Component Designation.

17 11. GPA No. 1155 would either contribute to the achievement of the purposes of the
18 General Plan or, at a minimum, would not be detrimental to them. The purposes of
19 General Plan are to set direction for land use and development in strategic locations,
20 provide for the development of the economic base, establish a framework of the
21 transportation system, and the preservation of extremely valuable natural and cultural
22 resources.

23 a. Housing Element Policy 1.7 – “Encourage innovative housing, site plan
24 design, and construction techniques to promote new affordable housing by
25 the private sector.” Action Item 1.7c: “Encourage new large-scale
26 development proposals to provide a range of housing types and densities for
27 all income levels through the use of creative planning concepts such as
28 specific plans and mixed use development.” GPA No. 1155 would contribute

1 to the achievement of the purposes of the General Plan and would not be
2 detrimental to them because the proposed amendment would allow for the
3 site to be developed with a compact neighborhood of single family homes
4 within a Specific Plan, thereby further expanding the range of housing types
5 and densities currently existing within the Specific Plan and the Elsinore Area
6 Plan (ELAP).

7 b. ELAP Statement– “Specific plans are highly customized policy or regulatory
8 tools that provide a bridge between the General Plan and individual
9 development projects in a more area-specific manner that is possible with
10 community-wide zoning ordinances, The Specific Plan is a tool that provides
11 land use and development standards that are tailored to respond to special
12 conditions and aspirations unique to the area being proposed for
13 development. These tools are a means of addressing detailed concerns that
14 conventional zoning cannot do.” GPA No. 1155 is consistent with the ELAP
15 Statement because it establishes land uses, development standards and design
16 guidelines which provide for development of this portion of the Specific Plan
17 with a high quality and well planned neighborhood, consistent with the
18 Elsinore Area Plan and the County General Plan. Additionally, the blend and
19 configuration of the proposed Specific Plan land use combined with the
20 Development Standards and Design Guidelines, create a single-family
21 neighborhood at a density (MHDR) which is unique within Specific Plan No.
22 152.

23 c. ELAP Policy 17.1 – “Protect sensitive biological resources in the Elsinore
24 Area Plan through adherence to policies found in the Multiple Species
25 Habitat Conservation Plan (MSHCP), Environmentally Sensitive Lands,
26 Wetlands, and Floodplain and Riparian Area Management sections of the
27 General Plan Multipurpose Open Space Element.” GPA No. 1155 is
28 consistent with ELAP Policy 17.1 because SP152A5 preserves the on-site

1 natural MSHCP open space area by designating Planning Area 26 as “Open
2 Space – Conservation Habitat” (OS-CH) to preserve the natural drainage
3 corridor associated with Horsethief Canyon Creek, consistent with the
4 MSHCP.

- 5 12. Special circumstances or conditions have emerged that were unanticipated in
6 preparing the General Plan. The adoption of a revised Housing Element to the
7 General Plan in December of 2016, the State of California’s “housing crisis” as
8 declared by the Governor, and the onset of the Covid-19 pandemic, has created
9 additional special circumstances that have emerged and were unanticipated during
10 the last update of the General Plan. The implementing project associated with GPA
11 No. 1155 would provide for 229 single family homes in a compact neighborhood
12 design, which is a unique affordable, and more accessible housing opportunity than
13 what currently exists within SP152. The Covid-19 pandemic has resulted in a drop
14 in the economy, requiring the type of housing product to require more incentive to
15 compete with the existing products in the area. The proposed density of the
16 product itself will complement the surrounding area and the specific plan,
17 providing a realistic housing that is consistent with competing products in the area.
18 Revising the density will create a more marketable product. Since 2008 when the
19 last substantial update to the General Plan commenced, the proposal to add
20 approximately 1.6 acres of Commercial Retail (CR) land use designation on the
21 northeast corner of the property, has been vacant since its designation as
22 Commercial Retail. The Project site has been unable to attract a viable development
23 or project with its current land use designation. Since the onset of the COVID 19
24 pandemic, the explosive growth in ecommerce has only grown larger in scope and
25 scale compared to other commercial retail establishments. This has further reduced
26 the demand and need for the amount of Commercial Retail land use designations in
27 the area. The proposed Project presents a viable use for the site with a Medium
28

1 Density Residential land use designation. This represents a special circumstance
2 on the market for commercial land uses in the area that was not anticipated in the
3 prior update to the General Plan that commenced in 2008. This additional 1.6 acre
4 lot will facilitate three additional residential lots. Therefore, the combined changes
5 to the Commercial Retail land use designation, the housing crisis prompting the
6 need for more affordable housing, represent special circumstances and result in the
7 specific density proposed by the Project.

- 8 13. GPA No. 1155 has been reviewed in conjunction with each of the Riverside County
9 General Plan Elements, including the Land Use, Circulation, Multi-Purpose Open
10 Space, Safety, Noise, Housing, Air Quality, and Healthy Communities, and the
11 Elsinore Area Plan; and it has been determined that GPA No. 1155 is in conformance
12 with the policies and objectives of each Element and the Area Plan. As a result, GPA
13 No. 1155 does not create an internal inconsistency among any component of the
14 Riverside County General Plan.
- 15 14. Based on the above, GPA No. 1155 will not be detrimental to the public's health,
16 safety, or welfare.
- 17 15. An addendum to the Mitigated Negative Declaration (MND) for SP No. 152 (EA No.
18 42821), incorporated herein by reference, determined that GPA No. 1155 and the
19 associated projects will not have significant impacts on the environment. The
20 mitigation measures identified as part of the MND for SP No. 152 would continue to
21 apply to the proposed project.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CONSIDERS** an Addendum
23 to the Mitigated Negative Declaration for SP No. 152 (EA No. 42821), based on the findings found in the
24 initial study, incorporated herein by reference, and **ADOPTS** General Plan Amendment No. 1155, as
25 described herein and shown on Exhibit 6 titled "CZ07881 GPA01155 SP00152A5 TR37002," attached
26 hereto and incorporated herein by reference.

1 **B. General Plan Amendment (GPA) No. 1200** amends the current General Plan land use
2 designation of approximately 1.91 acres from Rural Community: Very Low Density
3 Residential (CD:VLDR) [1 Acre Minimum] to Community Development: Commercial
4 Retail (CD:CR) [0.25 – 0.35 FAR], as shown on Exhibit 6 titled “CZ1700003 GPA01200
5 CUP170002,” attached hereto and incorporated herein by reference. The project site is
6 located within the Lake Mathews/Woodcrest Area Plan in the First Supervisorial District,
7 specifically located north of Krameria Avenue, south of Van Buren Boulevard., west of
8 Porter Avenue and east of Gardner Avenue. GPA No. 1200 is associated with Change of
9 Zone No. 1700003, Conditional Use Permit No. 170002, and Environmental Assessment
10 No. 170008 (CEQ170008), which were considered concurrently with this amendment at the
11 public hearings before the Planning Commission and Board of Supervisors. The Planning
12 Commission recommended that the Board of Supervisors tentatively approve GPA No. 1200
13 on August 5, 2020. After taking public testimony, the Board of Supervisors closed the public
14 hearing and tentatively approved General Plan Amendment No. 1200 on October 6, 2020.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence
16 presented on this matter, both written and oral, including Environmental Assessment No. 170008, that:

- 17 1. The site is located within the Lake Mathews/Woodcrest Area Plan.
- 18 2. The Lake Mathews/Woodcrest Area Plan Land Use Map establishes the extent,
19 intensity, and location of land uses within the Lake Mathews/Woodcrest area.
- 20 3. GPA No. 1200 is a Foundation Component Amendment – Regular and an
21 Entitlement/Policy Amendment.
- 22 4. The project site has an existing General Plan Foundation Component and land use
23 designation of Rural Community: Very Low Density Residential (RC: VLDR) [1
24 Acre Minimum].
- 25 5. GPA No. 1200 amends the General Plan Foundation Component and land use
26 designation to Community Development: Commercial Retail (CD: CR) [0.20 – 0.35
27 FAR], as shown on Exhibit 6.

- 1 6. The project site is generally surrounded by properties having General Plan land use
2 designations of Rural Community: Very Low Density Residential (RC: VLDR) to
3 the north; east; south; and west.
- 4 7. An application for the site was submitted on June 13, 2016 for the 2016 General Plan
5 review cycle period, and the Riverside County Board of Supervisors adopted an order
6 initiating proceedings for GPA No. 1200 on March 14, 2017, as recommended by
7 the Riverside County Planning Commission on October 19, 2016.
- 8 8. A General Plan Foundation Component Amendment– Regular may be approved if
9 new conditions or circumstances disclosed during the review process justify
10 modifying the General Plan; the modifications do not conflict with the overall
11 Riverside County Vision; and the modifications would not create an internal
12 inconsistency among the elements of the General Plan; based on substantial
13 evidence.
- 14 9. New conditions or circumstances disclosed during the review process justify
15 modifying the General Plan. The project property is an existing residence that has
16 been operating as a contractor storage yard continuously over the past ten years. The
17 existing unpermitted contractor storage yard is in conflict with the existing RC:
18 VLDR land use designation of the site. The proposed project is to entitle the existing
19 unpermitted use of a contractor’s storage yard with a caretakers unit and construct a
20 new two story garage and storage facility and include the contractor’s storage yard
21 materials in three walled-in outside storage bins on site. Uses to the west of the
22 project site, which is along Van Buren Boulevard in the Woodcrest District, have and
23 are growing into more Commercial Retail land use designations. To the east is
24 another commercial business use of an existing church. By approval of the proposed
25 GPA1200 to CD: CR; it would permit a comparable and compatible use to continue
26 on the subject property.

- 1 10. GPA No. 1200 does not conflict with the overall Riverside County Vision. See
2 Section B.13. herein, for findings that support that the modifications proposed under
3 GPA No. 1200 do not conflict with the overall Riverside County Vision.
- 4 11. GPA No. 1200 will not create an internal inconsistency among the elements of the
5 General Plan. See Section B.14. herein, for findings that support that the
6 modifications proposed under GPA No. 1200 will not create an internal
7 inconsistency among the elements of the General Plan.
- 8 12. An Entitlement/Policy General Plan amendment may be approved if the change does
9 not involve a change in or conflict with the Riverside County Vision, any General
10 Planning Principle set forth in General Plan Appendix B, or any Foundation
11 Component Designation in the General Plan; the proposed amendment would either
12 contribute to the purposes of the General Plan or, at a minimum, would not be
13 detrimental to them; and an amendment is required to expand basic employment job
14 opportunities (jobs that contribute directly to the County’s economic base) and that
15 would improve the ratio of jobs-to-workers in the County.
- 16 13. GPA No. 1200 does not involve a change in or conflict with the Riverside County
17 Vision. Specifically, GPA No. 1200 is consistent with the following visions:
- 18 a. The Riverside County Vision provides, “New growth patterns no longer
19 reflect a pattern of random sprawl but rather follow a framework of
20 transportation and open space corridors, with concentrations of
21 development that fit into that framework.” The GPA accommodates the
22 community which is maturing in its own way, at its own pace and within its
23 own context. This includes the preservation of character in some
24 communities, accommodating growth in other communities, and achieving
25 a mixture of growth and preservation in others. In other words, important
26 open space and transportation corridors define growth areas. This is
27 reflected in the area of this project of the Woodcrest District, along Van
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1 Buren Boulevard near Washington Street, as growth along this corridor to
2 the west and east is growing further towards a commercial use; while
3 allowing properties further past Van Buren Boulevard to the north and south
4 stay rural and residential. This growth is well coordinated between
5 Riverside County and the City of Riverside.

6 b. The Vision also provides that “Jobs/housing balance is significantly
7 improved overall, as well as within sub-regions of Riverside County.” The
8 GPA stimulates the growth of small-scale local commercial services. The
9 proposed project is a small-scale local business with approximately 10
10 employees for the contractor’s storage yard and the associated equipment
11 and materials. Open primarily Monday thru Friday from 6 am to 6pm with
12 periodic Saturday hours (if needed); the business’s employees gather
13 needed vehicles, equipment, and materials; then return same vehicles and
14 equipment to the yard at the end of the business day. The approval of the
15 existing use would sustain continued employment for the project owner and
16 their employees and housing opportunities employment provides for the
17 owners and employees.

18 c. For the above reasons, GPA No. 1200 does not involve a change in or conflict
19 with the Riverside County Vision.

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21 14. GPA No. 1200 does not involve a change in or conflict with any General Planning
22 Principle set forth in General Plan Appendix B.

23 15. GPA No. 1200 does not involve a change in or conflict with any Foundation
24 Component Designation in the General Plan because the Foundation Component
25 designation is also being amended by this GPA via the Eight-Year General Plan
26 Review Cycle. GPA No. 1200 includes a Foundation Component change.
27 Specifically, the project site that is in the Rural Community Foundation Component
28 is proposed to change to a Community Development Foundation Component.

1 However, GPA No. 1200 does not involve a change in or conflict with any
2 Foundation Component because all General Plan Land Use designations will
3 ultimately conform to their applicable Foundation Component, and findings for the
4 approval of the change to/from Foundation Components are made and provided in
5 the General Plan Foundation Component Amendment findings sections herein.

6 16. GPA No. 1200 would either contribute to the achievement of the purposes of the
7 General Plan or, at a minimum, would not be detrimental to them. The purposes of
8 General Plan are to set direction for land use and development in strategic locations,
9 provide for the development of the economic base, establish a framework of the
10 transportation system, and the preservation of extremely valuable natural and cultural
11 resources

12 17. GPA No. 1200 is required to expand basic job opportunities (jobs that contribute
13 directly to the County's economic base) and that would improve the ratio of jobs-to-
14 workers in the County. The jobs created by the construction of the new two-story
15 garage/storage facility and the continued employment opportunities of the owners
16 and their employees to work within the County contribute directly to the ratio, even
17 to a small degree, of the jobs to workers within the County of Riverside.

18 18. GPA No. 1200 has been reviewed in conjunction with each of the Riverside County
19 General Plan Elements, including the Land Use, Circulation, Multi-Purpose Open
20 Space, Safety, Noise, Housing, Air Quality, and Healthy Communities, and the Lake
21 Mathews/Woodcrest Plan; and it has been determined that GPA No. 1200 is in
22 conformance with the policies and objectives of each Element and the Area Plan. As
23 a result, GPA No. 1200 does not create an internal inconsistency among any
24 component of the Riverside County General Plan.

25 19. Based on the above, GPA No. 1200 will not be detrimental to the public's health,
26 safety, or welfare.

27 20. An initial study, EA No. 170007, incorporated herein by reference, determined that
28 GPA No. 1200 and the associated project will not have a significant effect on the

1 environment beyond those addressed in the initial study. The initial study resulted in
2 preparation of a Negative Declaration of environmental effects and a determination
3 that GPA No. 1200 and the associated project would not have a significant effect on
4 the environment.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative
6 Declaration for Environmental Assessment No. 170007, based on the findings found in the initial study,
7 incorporated herein by reference, and **ADOPTS** General Plan Amendment No. 170007, as described herein
8 and shown on Exhibit 6 titled "CZ1700003GPA01200 CUP170002," attached hereto and incorporated
9 herein by reference.

10 **C. General Plan Amendment (GPA) No. 1214** establishes the General Plan Foundation
11 Component and Land Use designation of approximately 8.5 acres as Rural Community:
12 Estate Density Residential (RC: EDR) (2 acre minimum), which is currently identified as
13 Indian Lands (IND), as shown in Exhibit 6 titled "CZ07927 GPA01214 PM36990." The
14 Project site is located within the Eastern Coachella Valley Area Plan in the Fourth
15 Supervisorial District, specifically located south of 70th Avenue, west of Pierce Street, and
16 east of Dennington Court, on private fee land located within the Torres Martinez Indian
17 Reservation in the community of Oasis. GPA No. 1214 is associated with Change of Zone
18 No. 7927, Parcel Map No. 36990, and Environmental Assessment No. 42976, which were
19 considered concurrently with this amendment at the public hearings before the Planning
20 Commission and Board of Supervisors. The Planning Commission recommended that the
21 Board of Supervisors tentatively approve GPA No. 1214 on June 17, 2020. After taking
22 public testimony, the Board of Supervisors closed the public hearing and tentatively
23 approved General Plan Amendment No. 1214 on August 4, 2020.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
25 this matter, both written and oral, including Environmental Assessment No. 42976, that:

- 26 1. The site is located within the Eastern Coachella Valley Area Plan.
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- 1 2. The Eastern Coachella Valley Area Plan Land Use Map establishes the extent,
2 intensity, and location of land uses within the Eastern Coachella Valley area.
- 3 3. GPA No. 1214 is an Entitlement/Policy Amendment.
- 4 4. The project site is currently identified by the General Plan as Indian Lands (IND).
- 5 5. GPA No. 1214 establishes a General Plan Foundation Component and Land Use
6 designation of Rural Community: Estate Density Residential (RC: EDR) [2 acre
7 minimum] for the site, as shown on Exhibit 6.
- 8 6. The project site is generally surrounded by properties identified by the General Plan
9 as Indian Lands (IND).
- 10 7. An Entitlement/Policy General Plan amendment may be approved if the change does
11 not involve a change in or conflict with the Riverside County Vision, any General
12 Planning Principle set forth in General Plan Appendix B, or any Foundation
13 Component Designation in the General Plan; the proposed amendment would either
14 contribute to the purposes of the General Plan or, at a minimum, would not be
15 detrimental to them; and an amendment is required to address changes in ownership
16 of land or land not under the land use authority of the Board of Supervisors.
- 17 8. GPA No. 1214 does not involve a change in or conflict with the Riverside County
18 Vision. Specifically, GPA No. 1214 is consistent with the following:
 - 19 a. The General Plan Vision Statement, in the Population Growth section,
20 provides, “New growth patterns no longer reflect a pattern of urban sprawl.
21 Rather, they follow a framework of transportation and open space corridors,
22 with concentrations of development that fit into that framework. In other
23 words, important open space and transportation corridors define growth
24 areas.” The project is consistent with, and does not involve a change in or
25 conflict with, this portion of the Riverside County Vision because it will
26 result in an infill project with an existing employee housing mobile home
27 park and adjacent to existing single family residential and mobile home
28 development, all within an existing rural area that is developing at increased

1 rate. Considering the existing residential related land uses surrounding the
2 subject property, the proposed project would not be a “spot” development
3 creating urban sprawl, and it is therefore consistent with this portion of the
4 Riverside County Vision.

5 b. The General Plan’s Vision Statement’s Jobs and the Economy section
6 provides, “Jobs/housing balance is significantly improved overall, as well as
7 within sub regions of Riverside County”. This overall project would maintain
8 existing employee housing with 12-units and a main dwelling (proposed
9 Parcel 1) and would contribute to future housing units as result of the related
10 tentative parcel map and the General Plan Amendment establishing the RC:
11 EDR (2-Acre Minimum) Land Use Designation on the 8.5 gross acre site,
12 subject to future map recordation, that could potentially accommodate future
13 single-family housing units and second units on proposed Parcels 2 and 3 or
14 additional employee housing units. Therefore, the project is consistent with,
15 and does not result in a change in or conflict with, this Vision section, and
16 with existing housing and jobs in the rural areas of the Eastern Coachella
17 Valley and nearby communities in the Coachella Valley, the project would
18 maintain good jobs and housing balance within close proximity.

19 c. For the above reasons, GPA No. 1214 does not involve a change in or conflict
20 with the Riverside County Vision.

21 9. GPA No. 1214 does not involve a change in or conflict with any General Planning
22 Principle set forth in General Plan Appendix B. Specifically, GPA No. 1214 is
23 consistent with the following principles:

24 a. General Plan Principle I.C.1. (Maturing Communities) provides, “The
25 General Plan Vision acknowledges that every community in the County is
26 maturing in its own way, at its own pace and within its own context. Policies
27 and programs should be tailored to local needs in order to accommodate the
28 particular level of anticipated maturation in a given community.” New

1 development along this portion of 70th Avenue and Pierce Street within the
2 Lower Coachella Valley Zoning District located within the Torres Martinez
3 Tribal Reservation boundaries as fee land has accelerated over the past
4 decade. The project would further develop an 8.5 gross acre site with existing
5 adjoining mobile home residential development with approximately two (2)
6 future single-family dwellings or additional employee housing units, on two
7 parcels totaling approximately 4.77 acres, and maintain an existing employee
8 housing mobilehome park on approximately 3.61 acres. Therefore, the
9 project is consistent with General Planning Principals through the recognition
10 of a developing rural community and a response to encourage managed
11 growth in appropriate locations.

12 b. General Plan Principle I.G.1 (Efficient Land Use) provides, “The County
13 should encourage compact and transit-adaptive development on regional and
14 community scales. The policy goal is to permit and encourage densities and
15 intensities, and to reduce the land required for public infrastructure by
16 reducing streets widths (subject to emergency access requirements) and other
17 such requirements.” The proposed tentative parcel map as an infill project on
18 vacant portions of land totaling approximately 4.77 acres of a 8.5 gross acre
19 site on which would be a compact development with partial street and
20 drainage improvements along 70th Avenue, Pierce Street, and Dennington
21 Court.

22 c. For the above reasons, GPA No. 1214 would not involve a change in or
23 conflict with any Riverside County General Planning Principle set forth in
24 General Plan Appendix B.

25 10. GPA No. 1214 does not involve a change in or conflict with any Foundation
26 Component Designation in the General Plan because GPA No. 1214 proposes to
27 establish a Foundation Component and Land Use Designation on a site identified as
28 Indian Lands (IND) that is not under the land use authority of the Board of

1 Supervisors, and the existing use of the site is consistent with the proposed
2 Foundation Component.

3 11. GPA No. 1214 will contribute to the purposes of the General Plan or, at a minimum,
4 will not be detrimental to them. GPA No. 1214 will establish the Rural Community:
5 Estate Density Residential (RC-EDR) land use designation, which promotes the
6 highest and best uses that can be associated with the existing 8.5 gross acre site along
7 the 70th Avenue, Pierce Street, and Dennington Court, with existing and required
8 additional infrastructure such as water tank, septic, and access driveways, in support
9 of the proposed tentative parcel map. The project as an infill project is within an
10 existing area of transition from a remote area to a rural community. The proposed
11 general plan amendment would stimulate a minor level of growth to the area
12 (Appendix B, VII.C.4) with approximately two (2) future primary dwelling units
13 along with potential for two (2) accessory dwelling units or additional employee
14 housing units.

15 12. GPA No. 1214 is required to address changes in ownership of land or land not
16 under the land use authority of the Board of Supervisors. The land was sold to a
17 private individual (Ferro) as private fee land in 1995 from past private land owners
18 and the Torres Martinez Desert Cahuilla Indians. The land has remained as Indian
19 (IND) lands in the GIS system without an established land use designation for
20 extended period. Therefore, GPA No.1214 will establish the RC: EDR land use
21 designation for the site, which will allow the subject parcel to be further developed
22 as proposed with the implementing case, Parcel Map No. 36990, which subdivides
23 8.5 acres into 3 parcels with minimum 2 acre parcels, in compliance with the
24 General Plan and the proposed land use designation, which currently does not exist.

25 13. GPA No. 1214 has been reviewed in conjunction with each of the Riverside County
26 General Plan Elements, and the Eastern Coachella Valley Area Plan; and it has been
27 determined that GPA No. 1214 is in conformance with the policies and objectives of
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each Element and the Area Plan. As a result, GPA No. 1214 does not create an internal inconsistency among any component of the Riverside County General Plan.

14. Based on the above, GPA No. 1214 will not be detrimental to the public’s health, safety, or welfare.

15. An initial study, EA No. 42976, a copy of which is incorporated herein by reference, determined that GPA No. 1214 and its associated project could not have potentially significant environmental impacts. The initial study resulted in the preparation of a Negative Declaration of environmental effects and a determination that GPA No. 1214 will not have a significant effect on the environment.

BE IT FURTHER RESOLVED by the Board of Supervisors that it **ADOPTS** the Negative Declaration for EA No. 42976, based on the findings found in the initial study, incorporated herein by reference, and **ADOPTS** General Plan Amendment No. 1214, as described herein and shown on Exhibit 6 titled “CZ07927 GPA01214 PM36990,” attached hereto and incorporated herein by reference.

D. General Plan Amendment (GPA) No. 190013 amends the General Plan Land Use Designation of the project site from Community Development: Commercial Retail (CD: CR) [0.20 – 0.35 FAR] and Community Development: Very High Density Residential (CD: VHDR) [14-20 DU/AC] to Community Development: High Density Residential (CD:HDR) [8-14 DU/AC], as shown in Exhibit 6 titled “CZ1900017 GPA190013 SP286A7 TTM37715.” The subject property is located within the Southwest Area Plan in the Third Supervisorial District, specifically located north of Benton Road, south of San Remo Drive, west of Pourrory Road, and east of Winchester Road. GPA No. 190013 is associated with Amendment No. 7 to Specific Plan No. 286, Change of Zone No. 1900017, Tentative Parcel Map No. 37715, and CEQ1900440 (Addendum to EIR No. 374), which were considered concurrently with this General Plan Amendment at the public hearings before the Planning Commission and Board of Supervisors. The Planning Commission recommended that the Board of Supervisors tentatively approve the project on July 15, 2020. After taking public

1 testimony, the Board of Supervisors closed the public hearing and tentatively approved
2 General Plan Amendment No. 190013 on August 25, 2020.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
4 this matter, both written and oral, including the addendum to EIR No. 374, that:

- 5 1. The site is located within the Southwest Area Plan.
- 6 2. The Southwest Area Plan Land Use Map establishes the extent, intensity, and
7 location of land uses within the Southwest Area Plan.
- 8 3. GPA No. 190013 is an Entitlement/Policy General Plan Amendment.
- 9 4. The site has an existing General Plan land use designation of Community
10 Development: Commercial Retail (CD: CR) [0.20-0.35 FAR] and Community
11 Development: Very High Density Residential (CD: VHDR) [14-20 DU/AC].
- 12 5. GPA No. 190013 amends the General Plan Foundation Component and Land Use
13 designation to Community Development: High Density Residential (CD: HDR) [8-
14 14 DU/AC], as shown on Exhibit 6.
- 15 6. The project site is generally surrounded by properties having General Plan land use
16 designations of Community Development: Very High Density Residential (CD:
17 VHDR) to the north, Community Development: Medium High Density Residential
18 (CD: MHDR) to the east and west, and Community Development: Low Density
19 Residential (CD: LDR), Community Development: Very Low Density Residential
20 (CD: VLDR), and Community Development: Commercial Retail (CD: CR) to the
21 south.
- 22 7. An Entitlement/Policy General Plan amendment may be approved if the change does
23 not involve a change in or conflict with the Riverside County Vision, any General
24 Planning Principle set forth in General Plan Appendix B, or any Foundation
25 Component Designation in the General Plan; the proposed amendment would either
26 contribute to the purposes of the General Plan or, at a minimum, would not be
27 detrimental to them; and a special circumstances or conditions has emerged that was
28 unanticipated in preparing the General Plan.

1 8. GPA No. 190013 does not involve a change in or conflict with the Riverside County
2 Vision. Specifically, GPA No. 190013 is consistent with the following:

3 a. The Riverside County Vision, in its discussion on Population Growth,
4 specifically provides, "Growth involving new development or expansion of
5 existing development is consistently accompanied by the public
6 improvements required to serve it" GPA No. 190013 is consistent with the
7 County vision related to Population Growth because it would accommodate
8 development of Planning Area No. 40 of Specific Plan No. 286A7. The
9 specific plan establishes land uses, development Standards and design
10 guidelines which provide for the creation of a high-quality and a well-planned
11 community with the necessary public improvements, consisting of roadways
12 and utilities, required to serve the proposed project, consistent with the
13 Southwest Area Plan and the County General Plan vision for population
14 growth in this portion of the County.

15 b. On the topic of Our Communities and Their Neighborhoods, the Riverside
16 County Vision provides, "The pattern of development is now leading toward
17 more efficient use of land resources and the incentives for intensification of
18 development are working very effectively." GPA No. 190013 would not
19 conflict and is consistent with this County Vision, because the proposed
20 amendment establishes residential land uses within Planning Area No. 40,
21 which would be a more efficient and feasible land use for that area at this
22 time, than the previously approved commercial land uses at the site.

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24 c. For the above reasons, GPA No. 190013 does not involve a change in or
25 conflict with the Riverside County Vision.

26 9. GPA No. 190013 does not involve a change in or conflict with any General
27 Planning Principle set forth in General Plan Appendix B. Specifically, GPA No.
28 190013 is consistent with the following principles:

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- a. The General Plan Principle IV.A.1 (Community Variety, Choice and Balance) provides, “It is the intent of the General Plan to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices.” GPA No. 190013 is consistent with the County’s vision to provide a variety of styles, densities and prices, subject to the Specific Plan’s carefully crafted development standards and design guidelines, which ensure quality development.
- b. The General Plan Principle IV.A.5 (Community Variety, Choice and Balance) provides, that “The creation of new cities/towns, villages and aggregated specific plan areas should be considered. The process of planning for new communities should be started so that when they are built they will have the infrastructure, the facilities, services, and economic sustainability to make them viable into the next century.” GPA No. 190013 is consistent with this principal because Specific Plan No. 286 A7 includes appropriate land uses, development standards and design guidelines incorporated into this new development which foster housing variety and choice. GPA No. 190013 would provide housing opportunities that will be marketable within the evolving economic profile of this portion of Riverside County.
- c. The General Plan Principle IV A.6.c (Community Variety, Choice and Balance) provides, “Existing communities should be revitalized through development of under-used, vacant, redevelopment and/or infill sites within existing urbanized areas. To the extent possible, attention should be focused on brownfields and other urban sites whose rehabilitation provides not only economic benefits but also environmental improvements. Steps to implement this principle include: Redesigning vacant land for higher density uses or mixed use, and providing incentives for assemblage of smaller parcels to

1 create feasible infill projects that meet community goals and objectives.” The
2 Project will occur on a relatively small vacant parcel amongst predominantly
3 residential uses. GPA No. 190013 will help provide uniformity with the
4 adjacent residential projects and implement the overall intent of the General
5 Plan.

6 f. For the above reasons, GPA No. 190013 would not involve a change in or
7 conflict with any Riverside County General Planning Principle set forth in
8 General Plan Appendix B.

9 10. GPA No. 190013 does not involve a change in or conflict with any Foundation
10 Component Designation in the General Plan because GPA No. 190013 would not
11 change the Foundation Component Designation.

12 11. GPA No. 190013 would either contribute to the achievement of the purposes of the
13 General Plan or, at a minimum, would not be detrimental to them:

14 a. The purposes of General Plan are to set direction for land use and
15 development in strategic locations, provide for the development of the
16 economic base, establish a framework of the transportation system, and the
17 preservation of extremely valuable natural and cultural resources. The Project
18 is strategically planning for land uses in the area by providing for needed
19 residential development within an area with existing residential uses and
20 removing a non-residential land use designation that is not feasible and
21 potentially more impactful than residential development at this time.
22 Therefore, the GPA No. 190013 would help contribute to the achievement of
23 the purposes of the General Plan by strategically planning for appropriate
24 land uses in specific locations; the Project therefore is not detrimental to the
25 purposes of the General Plan.

26 12. Special circumstances or conditions have emerged that were unanticipated in
27 preparing the General Plan. The General Plan provides that the amount of land
28 designated as Commercial Retail exceeds the amount anticipated to be necessary to

1 serve the population at buildout. For that reason, the General Plan anticipates a
2 conversion of approximately 60% of the Commercial Retail land use designations
3 to convert to Medium Density Residential. Therefore, the conversion of the
4 Commercial Retail portion of the site to residential use is specifically anticipated in
5 the General Plan.

6 Since 2008 when the last substantial update to the General Plan commenced, a
7 General Plan Amendment (GPA00945) to add approximately 4.5 acres of
8 Commercial Retail (CR) land use designation was approved nearby the Project site
9 at the southeast corner of Auld Road and Pourroy Road approximately a ½-mile
10 from the Project site. To date, no commercial retail has been constructed at that
11 location. Furthermore, the Project site has been vacant since its designation as
12 Commercial Retail since at least 1997. In the twenty three (23) years since, the
13 Project site has been unable to attract a viable development or project with its
14 current land use designation. Additionally, the demand for traditional brick and
15 mortar retail has shifted progressively since the site was originally designated for
16 Commercial Retail and even since 2008 with more retail occurring online rather
17 than via brick and mortar shops. Since the onset of the COVID 19 pandemic, the
18 explosive growth in ecommerce has only grown larger in scope and scale compared
19 to other commercial retail establishments. This has further reduced the demand and
20 need for the amount of Commercial Retail land use designations in the area. The
21 proposed Project presents a viable use for the site with a High Density Residential
22 land use designation. This represents a special circumstance on the market for
23 commercial land uses in the area that was not anticipated in the prior update to the
24 General Plan that commenced in 2008.

25 Additionally, the State of California's "housing crisis" as declared by the Governor,
26 is considered an additional special circumstance/condition that has emerged and
27 was unanticipated during the last update of the General Plan. GPA No. 190013
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1 would provide for an additional 141 single-family homes in a compact
2 neighborhood design, which is a unique, relatively affordable, and more accessible
3 housing opportunity than what is the predominant housing market for houses on
4 larger lots. Homes on smaller lots are more accessible to residents in a wider range
5 of economic levels and a variety of lifestyles because they present an opportunity
6 for homeownership without the financial and maintenance burdens of large lot
7 ownership. While greater density could be proposed by the Project for potentially
8 more affordable homes, the Project is limited by the Highway 79 Policy Area in
9 increasing the amount of residential units permitted within the Specific Plan.
10 Therefore, the combined changes to the Commercial Retail land use designation,
11 the housing crisis prompting the need for more affordable housing, and the limits of
12 the Highway 79 Policy Area represent special circumstances and result in the
13 specific density proposed by the Project.

- 14 13. GPA No. 190013 has been reviewed in conjunction with each of the Riverside
15 County General Plan Elements, including the Land Use, Circulation, Multi-Purpose
16 Open Space, Safety, Noise, Housing, Air Quality, and Healthy Communities, and the
17 Elsinore Area Plan; and it has been determined that GPA No. 190013 is in
18 conformance with the policies and objectives of each Element and the Southwest
19 Area Plan. As a result, GPA No. 190013 does not create an internal inconsistency
20 among any component of the Riverside County General Plan.
- 21 14. Based on the above, GPA No. 190013 will not be detrimental to the public's health,
22 safety, or welfare.
- 23 15. Addendum to Environmental Impact Report (EIR) for SP No. 286 (CEQ No.
24 1900440), incorporated herein by reference, determined that GPA No. 190013 and
25 the associated projects will not have significant impacts on the environment. The
26 mitigation measures identified as part of the EIR for SP No. 286 would continue to
27 apply to the proposed project.
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1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CONSIDERS** the Addendum
2 to the EIR for SP No. 286 (CEQ No. 41793), based on the findings in the initial study, incorporated herein
3 by reference, and **ADOPTS** General Plan Amendment No. 190013, as described herein and shown on
4 Exhibit 6 titled "CZ1900017 GPA0190013 SP286A7 TTM37715," attached hereto and incorporated herein
5 by reference.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents upon
7 which this decision is based are the Clerk of the Board of Supervisors and the County Planning Department,
8 and that such documents are located at 4080 Lemon Street, Riverside, California.
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10 ROLL CALL:

11 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
12 Nays: None
13 Absent: None
14

15 The foregoing is certified to be a true copy of a resolution
16 duly adopted by said Board of Supervisors on the date therein set
17 forth.

18 Kecia R. Harper, Clerk of said Board

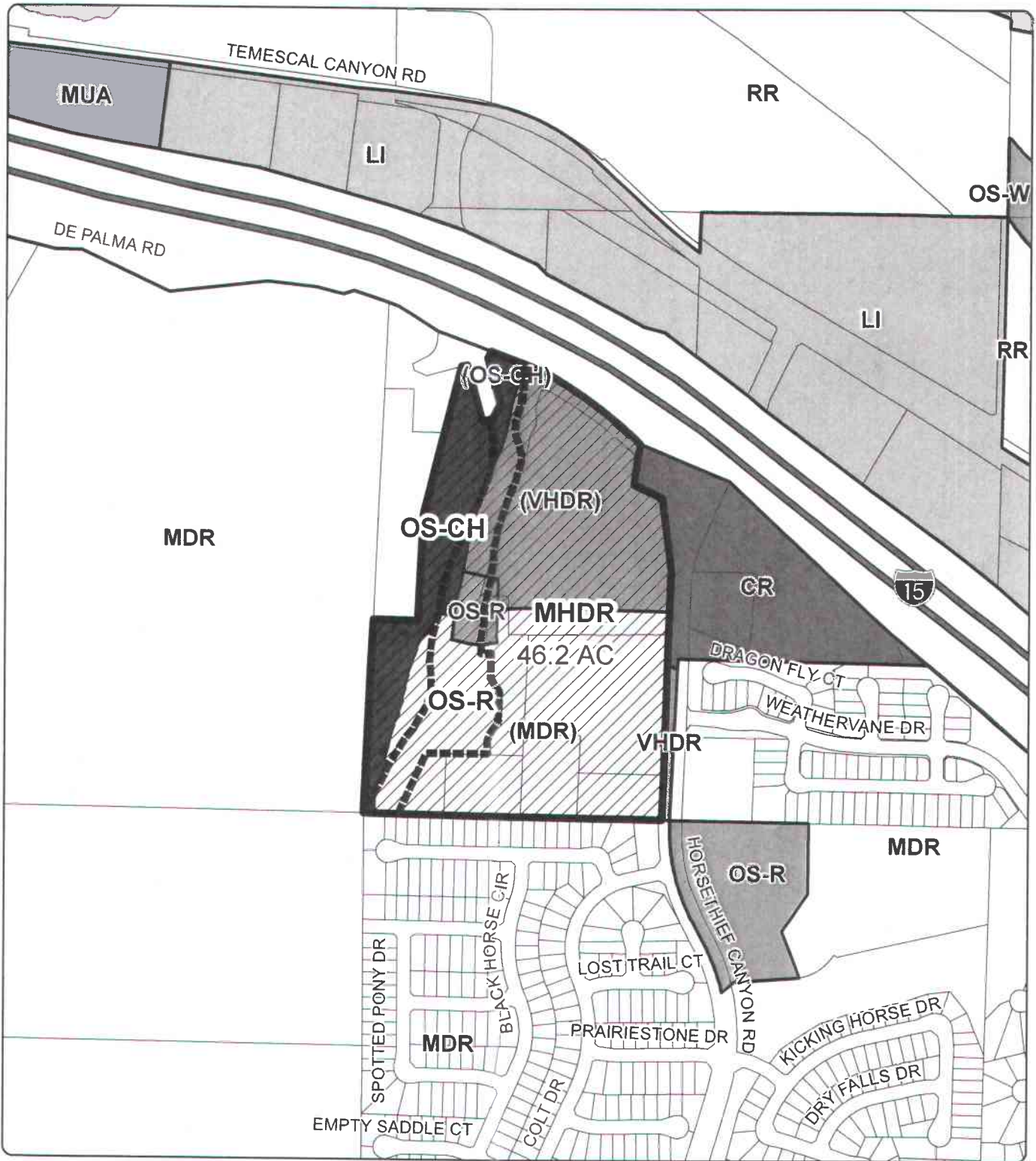
19 By  Deputy
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RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07881 GPA01155 SP00152A5 TR37002
 PROPOSED GENERAL PLAN

Supervisor: Jeffries
 District 1

Date Drawn: 6/5/2020
 Exhibit 6



Zoning Area: Alberhill

Author: Vinnie Nguyen



DISCLAIMER On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

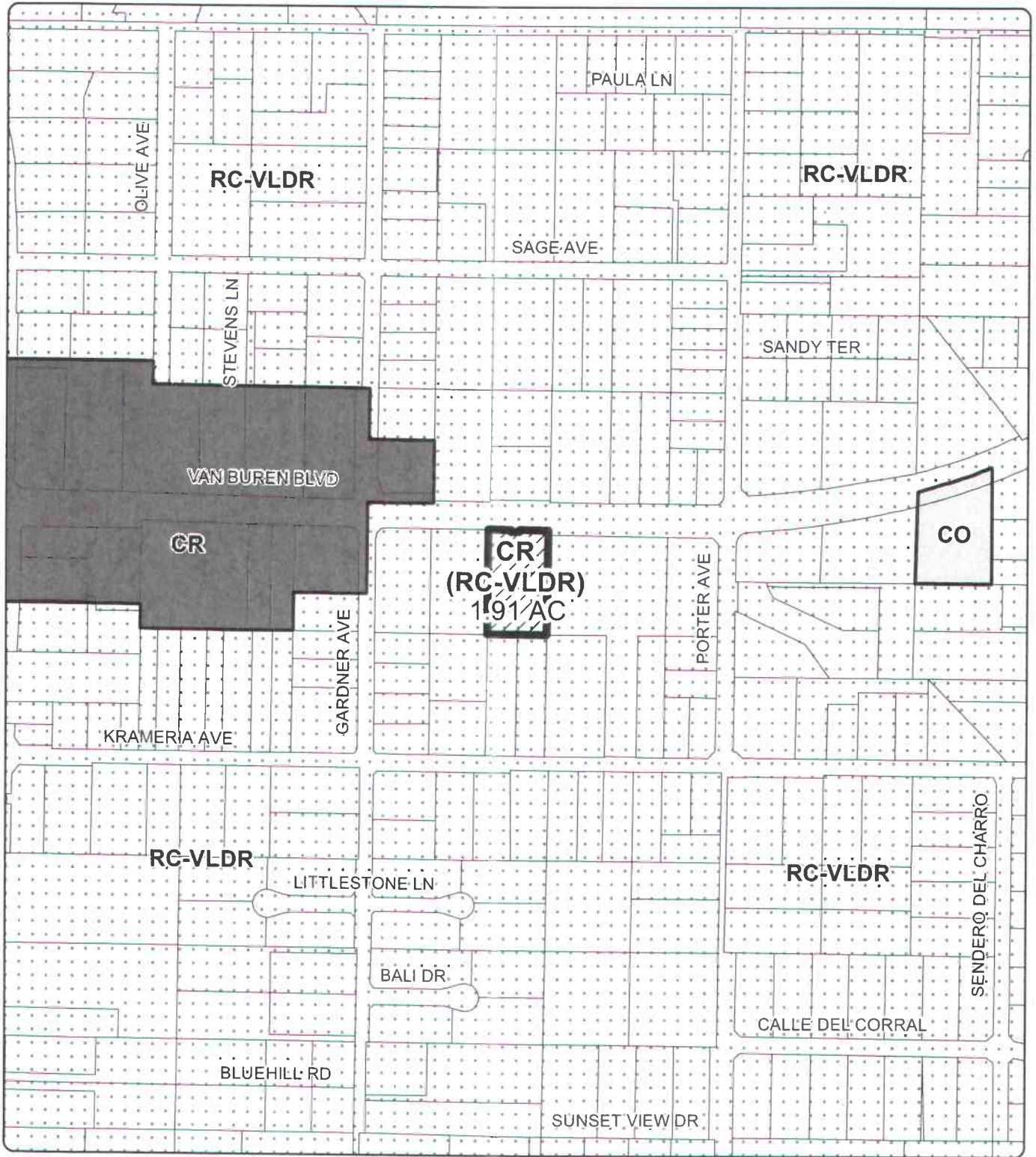
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1700003 GPA1200 CUP170002

PROPOSED GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 04/08/2020
Exhibit 6



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>

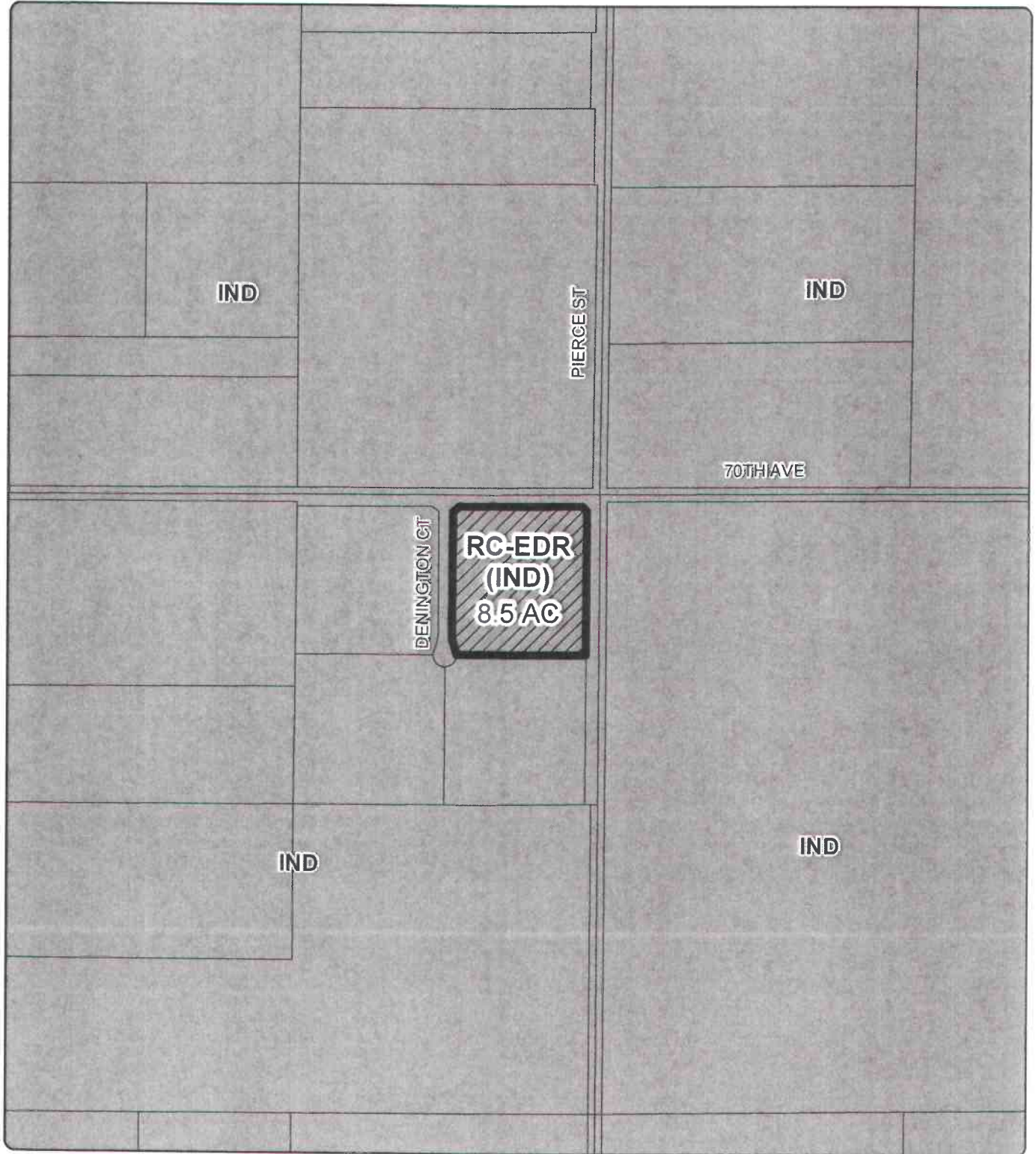
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07927 GPA01214 PM36990

PROPOSED GENERAL PLAN

Supervisor: Perez
District 4

Date Drawn: 05/20/20
Exhibit 6



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



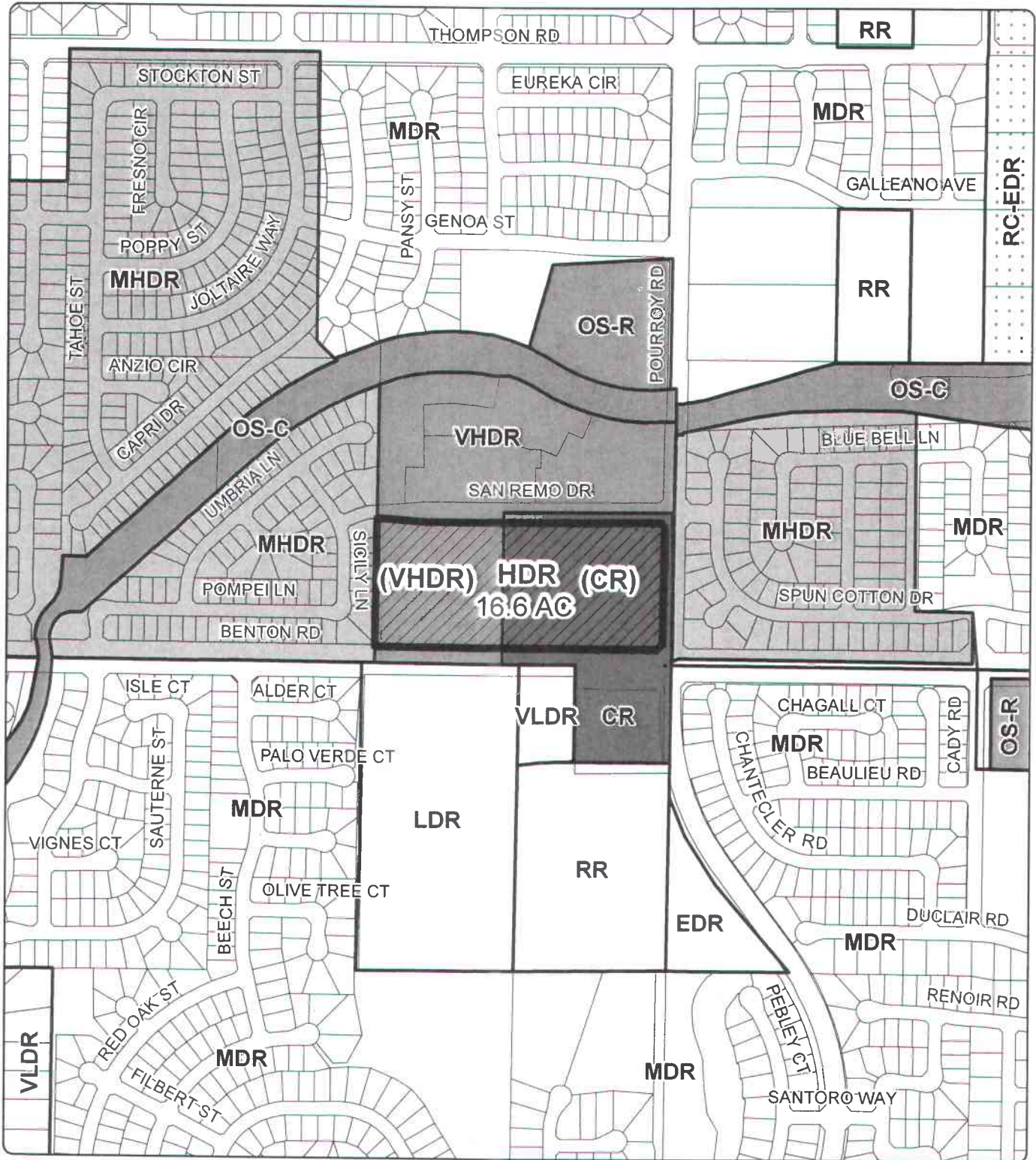
DISCLAIMER On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ1900017 GPA190013 SP286A7 TTM37715

Supervisor: Washington
 District 3

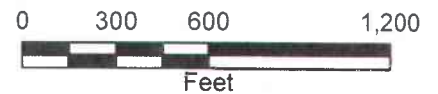
PROPOSED GENERAL PLAN

Date Drawn: 03/25/2020
 Exhibit 6



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RESOLUTION NO. 2020-201

ADOPTING

AMENDMENT NO. 7 TO SPECIFIC PLAN NO. 286

(WINCHESTER 1800)

WHEREAS, pursuant to the provisions of Government Code Section 65450 et. seq., public hearings were held before the Riverside County Board of Supervisors in Riverside, California on August 25, 2020 and before the Riverside County Planning Commission on July 15, 2020 to consider Amendment No. 7 to Specific Plan No. 286 (Winchester 1800); and

WHEREAS, Specific Plan No. 286 was adopted by the Board of Supervisors pursuant to Resolution No. 97-090 on April 29, 1997 and last amended pursuant to Resolution No. 2015-133; and,

WHEREAS, all provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementing procedures have been satisfied and an Addendum to Environmental Impact Report No. 374 (EIR No. 374) which was prepared in connection with this Amendment No. 7 to Specific Plan No. 286 and related cases General Plan Amendment No. 190013, Change of Zone No. 1900017, and Tentative Tract Map No. 37715 (referred to alternatively herein as “the project”), is sufficiently detailed so that all the potentially significant effects and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with CEQA and the implementing procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, in regular session assembled on September 29, 2020, that:

- A. Specific Plan No. 286 Amendment No. 7 is associated with General Plan Amendment No. 190013, Change of Zone No. 1900017 and Tentative Tract Map No. 37715 which were considered concurrently at the public hearings before the Planning Commission and the Board of Supervisors.

11.10.2020 3.25

FORWARDED APPROVED COUNTY COUNSEL
 BY: 
 AARON C. GETTIS
 10/27/20
 DATE

- 1 B. Amendment No. 7 modifies Specific Plan No. 286 by the following:
- 2 1. Amends the Land Use Designation of Planning Area 40 from Commercial Retail
- 3 (CR) to High Density Residential (HDR), provides for the development of 145
- 4 single-family homes, which includes(135 units reallocated from Planning Area 41,
- 5 re-configures the Planning Area boundary, and increases the acreage of Planning
- 6 Area 40 from 9.3 acres to 16.6 acres.
- 7 2. Amends the Land Use Designation of Planning Area 41 from Very High Density
- 8 Residential (VHDR) to High Density Residential (HDR) and provides for the
- 9 development of 204 multi-family homes rather than the designated 339 units, in
- 10 accordance with Tentative Tract Map No. 31007. Additionally, Specific Plan
- 11 Amendment No. 7 re-configures the boundary of Planning Area 41, and reduces the
- 12 acreage from 22.6 to 17.9 acres to conform to Tentative Tract Map. No. 31007.
- 13 3. Increases the overall number of residential units within Specific Plan No. 286, as
- 14 amended through Amendment No. 7, by 10 additional units within Planning Area
- 15 40, for a total of 4,730 residential units.
- 16 4. Specific Plan No. 286 Amendment No. 7 has decreased the acreage reserved for
- 17 Major Community Roadways within the Circulation Plan from 137.6 acres to 137.2
- 18 acres to reflect the engineered boundaries and acreages of Tentative Tract Map No.
- 19 37715.
- 20 C. The environmental assessment prepared for the project concluded that some changes or
- 21 additions are necessary but none sufficient to necessitate the preparation of a subsequent
- 22 EIR. Accordingly, in compliance with State CEQA Guidelines sections 15162 and 15164
- 23 an Addendum to EIR No. 374 (Addendum) was prepared.
- 24 D. As provided in the attached CEQA Case No. CEQ190044, no potentially significant
- 25 environmental impacts are associated with the project other than those identified in EIR No.
- 26 374 as modified by the Addendum and those impacts would be avoided or lessened (reduced
- 27 to a level of insignificance) by the mitigation measures listed in Resolution No. 97-090
- 28 adopted by the Board of Supervisors on April 29, 1997 for EIR No. 374, along with all

1 subsequent amendments, which is incorporated herein by this reference in its entirety with
2 the exception of those identified as significant and unavoidable in EIR No. 374.

3 E. Additionally, the project will not result in any new significant environmental impacts not
4 identified in the previously certified EIR No. 374. The project will not result in a substantial
5 increase in the severity of previously identified significant effects, does not propose any
6 substantial changes which will require major revisions to EIR No. 374, no considerably
7 different mitigation measures have been identified and no mitigation measures found
8 infeasible have become feasible because of the following:

9 1. The proposed amendment includes the reallocation of units, increases the total
10 number of units in the Specific Plan and re-configures the boundaries and acreages
11 of Planning Areas 40 and 41. The proposed Amendment No. 7 to Specific Plan No.
12 286 would modify the land use designation of Planning Area 40 from Commercial
13 Retail to High Density Residential, provide for the development of 145 single-family
14 homes, which includes 135 units reallocated from Planning Area 41, and
15 reconfigures the boundaries and increases the acreage of Planning Area 40 from 9.3
16 acres to 16.6 acres. Planning Area 41 boundaries would also be reconfigured
17 resulting in a reduction in acreage from 22.6 acres to 17.9 acres and to conform to
18 the boundaries of Tentative Tract Map No. 31007. Additionally, the proposed
19 Amendment would modify the land use designation of Planning Area 41 from Very
20 High Density Residential to High Density Residential which reflects the existing
21 development of 204 multi-family homes through the existing Tentative Tract Map
22 No. 31007, rather than the designated 339 units as provided for in Amendment No.
23 6 to Specific Plan No. 286, for Planning Area 41. The change in land use for Planning
24 Area 40 from Commercial Retail to High Density Residential would increase the
25 total number of units within the Specific Plan as amended by ten additional units
26 from 4,720 to 4,730. However, when EIR No. 374 was certified, the number of units
27 analyzed in the EIR was 5,806 dwelling units. The total number of units proposed
28 for Planning Area 40 and the overall Specific Plan remains consistent with the overall

1 development of the Specific Plan and actually represents a reduced development
2 intensity than what was originally evaluated in EIR No. 374 and the Project would
3 result in similar or reduced impacts from what was evaluated in EIR No. 374.
4 Therefore, the proposed amendment to the Specific Plan would not result in
5 substantial changes that would require major revision to the adopted EIR.

6 2. EIR No. 374 concluded that implementation of Specific Plan No. 286 would result
7 in significant, unavoidable impacts related to agricultural resources, air quality,
8 biological resources, soils, cumulative noise and growth inducement. As
9 demonstrated in the attached CEQA Case No. CEQ190044, the Project does not
10 propose additional development or substantially different type of development or
11 uses that were not analyzed in the previous EIR. In fact, overall impacts are deemed
12 to be less intensive than what was originally evaluated in EIR No. 374. No changes
13 to the overall specific plan boundary are occurring as a result of this amendment,
14 only boundary changes within the specific plan itself. The proposed Project would
15 not result in an increase in intensity than what was previously approved and analyzed
16 and would not result in any new or increased severity of impacts to the previously
17 evaluated significant effects caused by the Project.

18 3. The project does not identify any operational or construction characteristics that are
19 significantly different than those identified within EIR No. 374.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

- 21 1. Amendment No. 7 to Specific Plan No. 286 is consistent with the intent, design, and
22 mitigation approved for Specific Plan No. 286.
- 23 2. Amendment No. 7 to Specific Plan No. 286 is consistent with the policies of the
24 Riverside County General Plan.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it considered the findings of the
26 Addendum, on the basis of which the Board of Supervisors finds that no further environmental
27 documentation is required because only minor changes or additions are necessary and none of the
28 conditions described in State CEQA Guidelines section 15162 calling for preparation of a subsequent EIR

1 have occurred.

2 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
3 CONSIDERED the Addendum with EIR No. 374 in evaluating Specific Plan No. 286, Amendment No. 7,
4 and the related cases referenced above, that the Addendum to EIR No. 374 is an accurate and objective
5 statement that complies with CEQA and reflects the County's independent judgment, and that EIR No. 374
6 and the Addendum are incorporated herein by this reference.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 7 to Specific
8 Plan No. 286 , on file with the Clerk of the Board, including the final conditions of approval and exhibits,
9 is hereby adopted as the Amended Specific Plan of Land Use for the real property described and shown in
10 Specific Plan No. 286, and said real property shall be developed substantially in accordance with Specific
11 Plan No. 286 as amended, unless Specific Plan No. 286 is repealed or further amended by the Board.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 7 to
13 Specific Plan No. 286 shall be placed on file in the Office of the Clerk of the Board, the Riverside County
14 Planning Department, and in the Office of the Building and Safety Director, and that no applications for
15 subdivision maps, conditional use permits or other development proposals shall be accepted for the real
16 property described and shown in Specific Plan No. 286 , as amended, unless such applications are
17 substantially in accordance therewith.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents
19 upon which this decision is based are the Clerk of the Board of Supervisors and the County of Riverside
20 Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.

21 The foregoing is certified to be a true copy of a resolution
22 duly adopted by said Board of Supervisors on the date therein set
23 forth.

24 Kecia R. Harper, Clerk of said Board

25 By  Deputy

26 ROLL CALL:

27 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
28 Nays: None
Absent: None

2 **RESOLUTION NO. 2020-212**
3 **ADOPTING**
4 **AMENDMENT NO. 5 TO SPECIFIC PLAN NO. 152**
5 **(Horsethief Canyon Ranch)**

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., public hearings
7 were held before the Riverside County Board of Supervisors in Riverside, California on September 22,
8 2020 and before the Riverside County Planning Commission on July 15, 2020 to consider Amendment No.
9 5 to Specific Plan No. 152 (Horsethief Canyon Ranch); and

10 **WHEREAS**, Specific Plan No. 152 was adopted by the Board of Supervisors on November 23,
11 1982 and last amended pursuant to Resolution No. 2005-168 on May 3, 2005; and

12 **WHEREAS**, all provisions of the California Environmental Quality Act (CEQA) and Riverside
13 County CEQA implementing procedures have been satisfied and an Addendum to a Mitigated Negative
14 Declaration (Environmental Assessment No. 42821), which was prepared in connection with this
15 Amendment No. 5 to Specific Plan No. 152 and the following related cases: General Plan Amendment No.
16 1155, Change of Zone No. 7881, and Tentative Tract Map No. 37002 (referred to collectively herein as “the
17 project”), is sufficiently detailed so that all the potentially significant effects and measures necessary to
18 avoid or substantially lessen such effects have been evaluated in accordance with CEQA and the
19 implementing procedures; and,

20 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
21 public and affected government agencies; now, therefore,

22 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
23 of the County of Riverside, in regular session assembled on November 10, 2020, that:

- 24 A. Amendment No. 5 to Specific Plan No. 152 is associated with General Plan Amendment No.
25 1155, Change of Zone No. 7881 and Tentative Tract Map No. 37002, which were all
26 considered concurrently at the public hearings before the Planning Commission and the
27 Board of Supervisors.
- 28 B. Amendment No. 5 modifies Specific Plan No. 152 by the following:

FORM APPROVED COUNTY COUNSEL
BY: LEILA J. MOSHREF-DANESH DATE: 10.27.20

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1. Increases the overall acreage of the Specific Plan by 2.3 acres;
2. Revises the boundaries of Planning Areas 22, 23, 24, 25 and 26;
3. Reduces the number of units in Planning Area 22 from 210 to 126 units;
4. Increases the acreage of Planning Area 22 from 15.5 to 19.4 acres;
5. Reduces the target density of Planning Area 22 from 13.5 du/ac to 6.5 du/ac;
6. Amends the land use designation of Planning Area 22 from "Townhome," or High Density Residential 8-14 du/ac to Medium-High Density Residential 5-8 du/ac;
7. Reduces the number of units in Planning Area 23 from 115 to 103 units;
8. Reduces the acreage of Planning Area 23 from 23.8 to 15.4 acres;
9. Increases the target density of Planning Area 23 from 4.8 du/ac to 6.6 du/ac;
10. Amends the land use designation of Planning Area 23 from "5000 Square Foot Lots," or Medium Density Residential 2-5 du/ac to Medium-High Density Residential 5-8 du/ac;
11. Relocates Planning Area 24 to be adjacent to the linear open space buffer in Planning Area 25 and increases the acreage from 1.2 to 1.6 acres;
12. Amends the land use designation of Planning Area 24 from Recreation Center to Open Space – Recreation;
13. Adds a new Planning Area 25 with a land use designation of Open Space – Recreation;
14. Renumbers Planning Area 25 to Planning Area 26; and
15. Amends the land use designation of Planning Area 26 from MSHCP Open Space to Open Space – Conservation Habitat.

1 C. Environmental Assessment No. 38981 for Amendment No. 3 to Specific Plan No. 152
2 concluded that the Amendment No. 3 and associated projects would not have a significant
3 effect on the environment with the incorporation of mitigation measures identified in
4 Environmental Assessment No. 38981. Accordingly, a Mitigated Negative Declaration for
5 Environmental Assessment No. 38981 (Adopted MND) was prepared and adopted by the
6 Board of Supervisors on October 19, 2004.

7
8 D. Environmental Assessment No. 42821 for the project concluded that some changes or
9 additions to the Adopted MND are necessary, but none are sufficient to necessitate the
10 preparation of a subsequent Mitigated Negative Declaration. Accordingly, in compliance
11 with State CEQA Guidelines sections 15162 and 15164, an Addendum to the Adopted MND
12 (Addendum) was prepared.

13 E. As provided in Environmental Assessment No. 42821, incorporated herein by reference, no
14 potentially significant environmental impacts are associated with the project other than those
15 identified in the Adopted MND as modified by the Addendum, and those impacts would be
16 avoided or reduced to a level of insignificance by the mitigation measures listed in the
17 Adopted MND, which is incorporated herein by this reference in its entirety.

18
19 F. Additionally, the project will not result in any new significant environmental impacts not
20 identified in the Adopted MND. The project will not result in a substantial increase in the
21 severity of previously identified potentially significant effects, does not propose any
22 substantial changes which will require major revisions to the Adopted MND, no
23 considerably different mitigation measures have been identified and no mitigation measures
24 found infeasible have become feasible because of the following:

- 25
26 1. The proposed Amendment No. 5 to SP No. 152 would reduce the maximum number
27 of residential dwelling units within the Specific Plan boundaries from 2,307 units to
28

1 2,211 units, increase the residential acreage within the Specific Plan boundaries from
2 849.5 acres to 851.8 acres, and would reduce the overall Specific Plan target density
3 from 2.7 dwelling units per acre to 2.6 dwelling units per acre. Additionally, the
4 proposed amendment would increase the amount of Open Space-Recreation acreage
5 throughout the Specific Plan from 74 acres to 77.9 acres, while maintaining the amount
6 of Multi-Species Habitat Conservation Plan Open Space at 6.2 acres. The total number
7 of residential dwelling units proposed remains consistent with the overall development
8 of the Specific Plan, and actually represents a reduced development intensity than what
9 was originally evaluated in the Adopted MND, and the project would result in similar
10 or reduced impacts from what was evaluated in the Adopted MND. Therefore,
11 Amendment No. 5 to Specific Plan No. 152 would not result in substantial changes
12 that would require major revision to the Adopted MND.
13

14
15 2. No known human-induced ground disturbances or substantial physical changes have
16 occurred on the property since the adoption of the Adopted MND. The property
17 remains in the same physical condition at the present time as it did when analyzed
18 by the Adopted MND. Therefore, there are no substantial changes to the
19 circumstances under which the project is undertaken that will require major revision
20 to the Adopted MND;

21
22 3. The proposed project does not involve the introduction of any new land uses, and no
23 new information of substantial importance has become available, and no changes in
24 circumstances have occurred that were not previously evaluated in the Adopted
25 MND. Therefore, the proposed project would not result in an increase in intensity
26 than what was previously approved and analyzed, and would not result in any new
27 or increased severity of impacts; and
28

- 1 4. The project does not include any construction or operational characteristics that
2 substantially differ from those that would have occurred from implementation of the
3 project evaluated in the Adopted MND.
4

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

- 6 1. Amendment No. 5 to Specific Plan No. 152 is consistent with the intent, design,
7 and mitigation approved for Specific Plan No. 152; and
8 2. Amendment No. 5 to Specific Plan No. 152 is consistent with the policies of the
9 Riverside County General Plan.
10

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it considered the findings of the
12 Addendum, on the basis of which the Board of Supervisors finds that no further environmental
13 documentation is required because only minor changes or additions are necessary, and none of the
14 conditions described in State CEQA Guidelines section 15162 calling for preparation of a subsequent MND
15 have occurred.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
17 **CONSIDERED** the Addendum to the Adopted MND in evaluating Amendment No. 5 to Specific Plan No.
18 152 and the related cases referenced above, that the Addendum is an accurate and objective statement that
19 complies with CEQA and reflects the County's independent judgment, and that the Adopted MND and the
20 Addendum are incorporated herein by this reference.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 5 to
22 Specific Plan No. 152, on file with the Clerk of the Board, including the final conditions of approval and
23 exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property described and
24 shown in Specific Plan No. 152, and said real property shall be developed substantially in accordance with
25 Specific Plan No. 152 as amended, unless Specific Plan No. 152 is repealed or further amended by the
26 Board.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 5 to
28 Specific Plan No. 152 shall be placed on file in the Office of the Clerk of the Board, the Riverside County

1 Planning Department, and in the Office of the Building and Safety Director, and that no applications for
2 subdivision maps, conditional use permits or other development proposals shall be accepted for the real
3 property described and shown in Specific Plan No. 152, as amended, unless such applications are
4 substantially in accordance therewith.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents
6 upon which this decision is based are the Clerk of the Board of Supervisors and the County of Riverside
7 Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.

8
9
10 ROLL CALL:

11 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
12 Nays: None
13 Absent: None

14 The foregoing is certified to be a true copy of a resclution
15 duly adopted by said Board of Supervisors on the date therein set
16 forth.

17 Kecia R. Harper, Clerk of said Board

18 By 
19 Deputy

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 Adoption - Ordinance No. 348.4941 /

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

11/25/2020

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

Date: November 25, 2020
 At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011426072-01

P.O. Number:

Ad Copy:

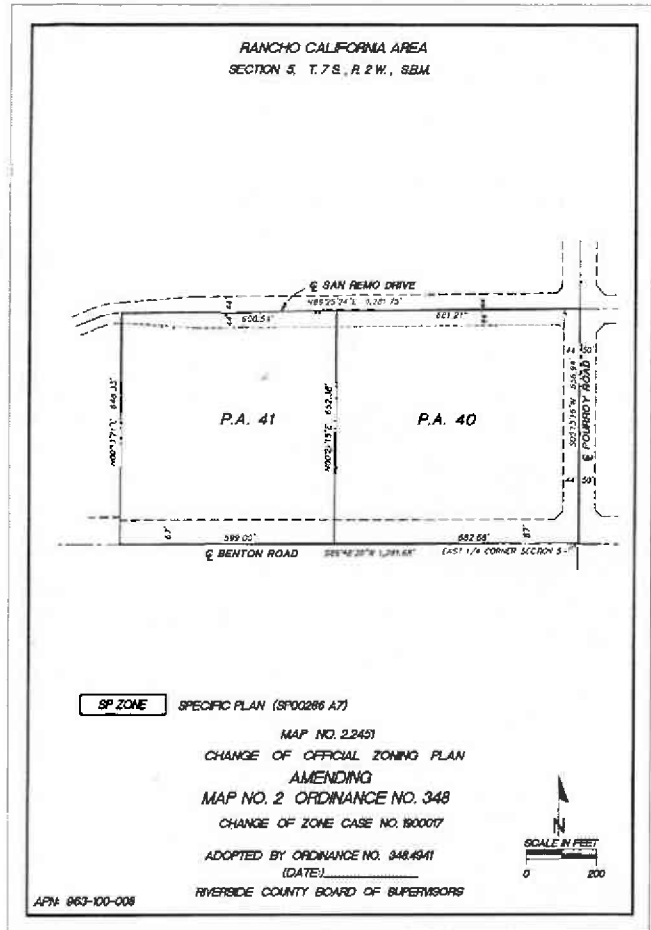
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA

ORDINANCE NO. 348.4941
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2451, Change of Zone Case No. 1900017" which map is made a part of this ordinance.

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



V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on November 10, 2020, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

Press-Enterprise: 11/25

TLMA/Planning
Item 3.25
of 11/10/20



PROOF OF PUBLICATION

STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE

RIV COUNTY OF TRANSPORTATION
ATTN: HANNAH LUMANAUW
4080 LEMON ST., 1ST FL, RM 127
RIVERSIDE, CA 92501

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

11/25/20

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

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct. Executed on this 25th of November 2020 in Green Bay, Wisconsin, County of Brown

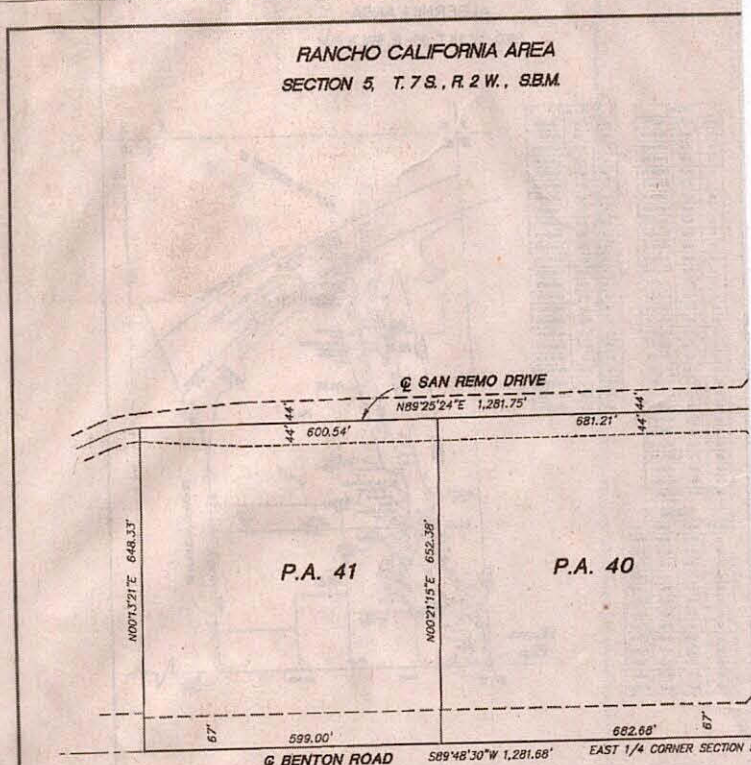
Jana Koritz
DECLARANT
TCMA/Planning
Item 3.25 of 11/10/20

Ad#: 0000468734
P O: ORD No. 348.4941
of Affidavits: 1

2020 DEC 16 PM 1:19
CLERK / BOARD OF SUPERVISORS

ORDINANCE NO. 348.4941
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:
Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ord No. 2.2451, Change of Zone Case No. 1900017" which map is made a part of this ordinance.
Section 2. This ordinance shall take effect 30 days after its adoption.



SP ZONE SPECIFIC PLAN (SP00286 A7)
MAP NO. 22451
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 1900017
ADOPTED BY ORDINANCE NO. 348.4941
(DATE)
RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN: 963-100-008

SCALE
0

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on November 10, 2020, the consisting of two (2) sections was adopted by said Board by the following vote:

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

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

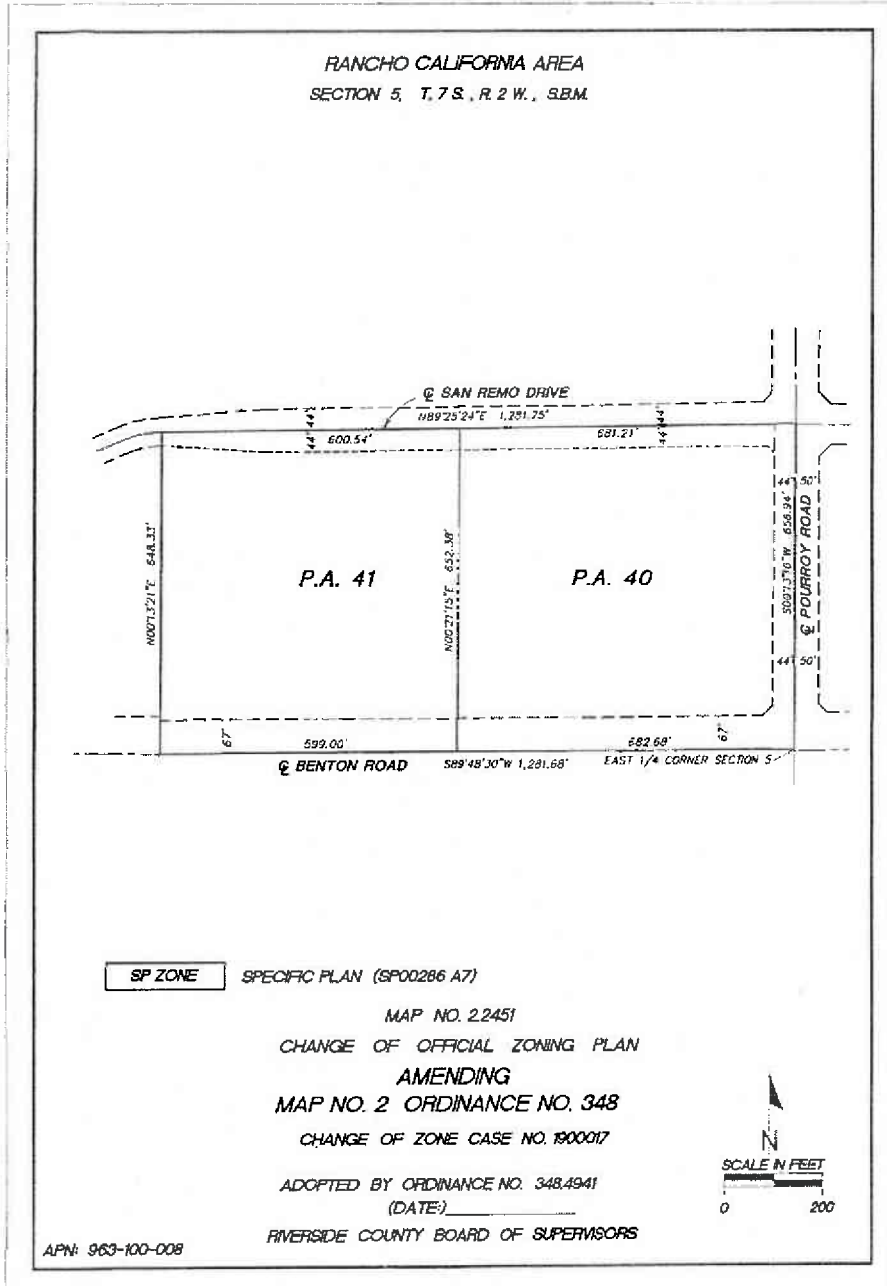
V. Manuel Perez, C

**ORDINANCE NO. 348,4941
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2,2451, Change of Zone Case No. 1900017" which map is made a part of this ordinance.

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



V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on November 10, 2020, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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



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

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 19, 2020

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

E-MAIL: legals@thedesertsun.com
TEL: (760)778-4578

RE: ADOPTION OF ORDINANCE NO. 348.4941

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, November 25, 2020**.

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

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

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

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

ORDINANCE NO. 348.4941
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2451, Change of Zone Case No. 1900017" which map is made a part of this ordinance.

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

INSERT ATTACHMENT

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **November 10, 2020**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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



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

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 18, 2020

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4941

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, November 25, 2020**.

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

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

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

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

ORDINANCE NO. 348.4941
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2451, Change of Zone Case No. 1900017" which map is made a part of this ordinance.

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

INSERT ATTACHMENT

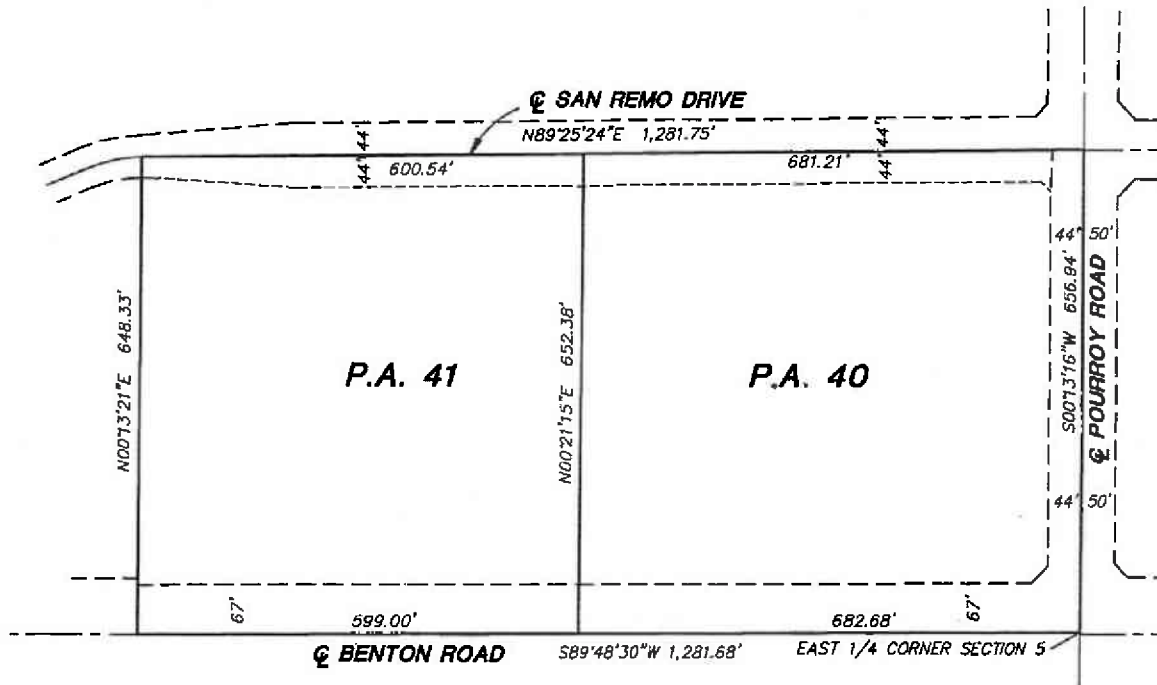
V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **November 10, 2020**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

RANCHO CALIFORNIA AREA
SECTION 5, T. 7 S., R. 2 W., S.B.M.



SP ZONE SPECIFIC PLAN (SP00286 A7)

MAP NO. 22451
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 1900017

ADOPTED BY ORDINANCE NO. 348.4941
(DATE) _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



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 Adoption - Ordinance No. 348.4942 /

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

11/25/2020

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

Date: November 25, 2020
 At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011426073-01

P.O. Number:

Ad Copy:

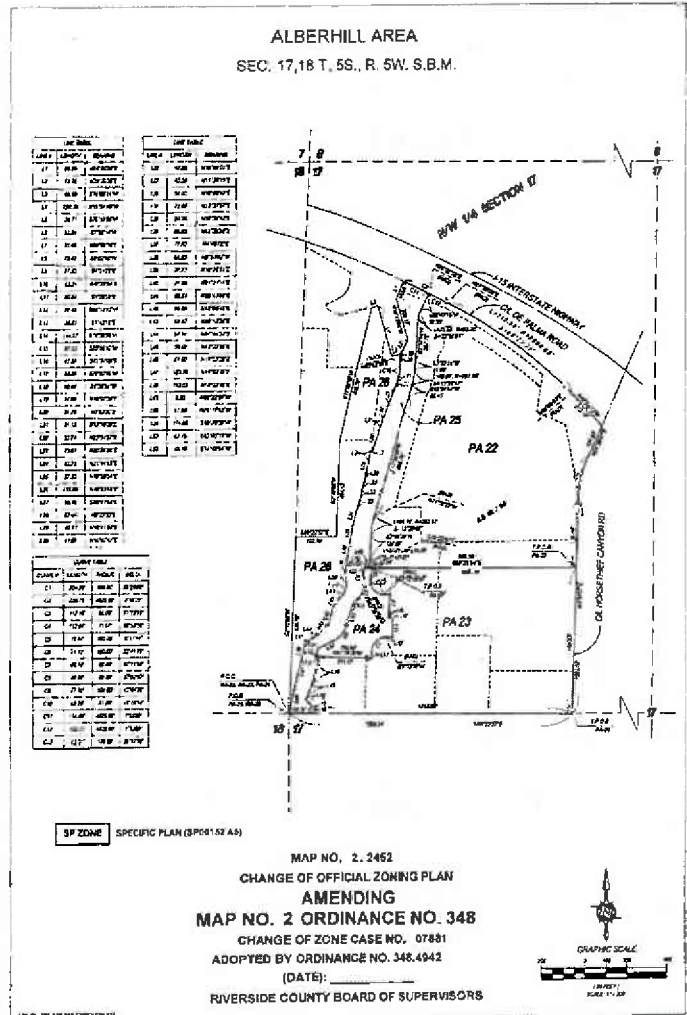
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA

ORDINANCE NO. 348.4942
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Alberhill Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2452, Change of Zone Case No. 07881" which map is made a part of this ordinance.

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



V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on November 10, 2020, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

Press-Enterprise: 11/25

TRMA / Planning
Item 3-25 of
11/10/20



PROOF OF PUBLICATION

STATE OF CALIFORNIA SS. COUNTY OF RIVERSIDE

RIV COUNTY OF TRANSPORTATION
ATTN: HANNAH LUMANAUW
4080 LEMON ST., 1ST FL, RM 127
RIVERSIDE, CA 92501

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

11/25/20

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

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct. Executed on this 25th of November 2020 in Green Bay, Wisconsin, County of Brown

[Signature]
DECLARANT

TZMA/ Planning Item 3.25 of 11/10/20

Ad#: 0000468730
P O: ORD No. 348.4942
of Affidavits: 1

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.4942
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING
Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended by placing in effect in the Alberhill Area, the zone or zones as shown on the map entitled "Change Plan Amending Ordinance No. 348, Map No. 2,2452, Change of Zone Case No. 07881" which map is made ordinance.
Section 2. This ordinance shall take effect 30 days after its adoption.
ALBERHILL AREA
SEC. 17,18 T. 5S., R. 6W. S.B.M.
[Map showing zoning plan with various zones labeled PA 20, PA 22, PA 25, PA 28, PA 30, PA 32, PA 34, PA 36, PA 38, PA 40, PA 42, PA 44, PA 46, PA 48, PA 50, PA 52, PA 54, PA 56, PA 58, PA 60, PA 62, PA 64, PA 66, PA 68, PA 70, PA 72, PA 74, PA 76, PA 78, PA 80, PA 82, PA 84, PA 86, PA 88, PA 90, PA 92, PA 94, PA 96, PA 98, PA 100]
MAP NO. 2, 2452
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 07881
ADOPTED BY ORDINANCE NO. 348.4942
(RIVERSIDE COUNTY BOARD OF SUPERVISORS)
V. Manuel Perez, Ch
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on November foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:
AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
RECUSE: None
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

2020 DEC 16 PM 1:19

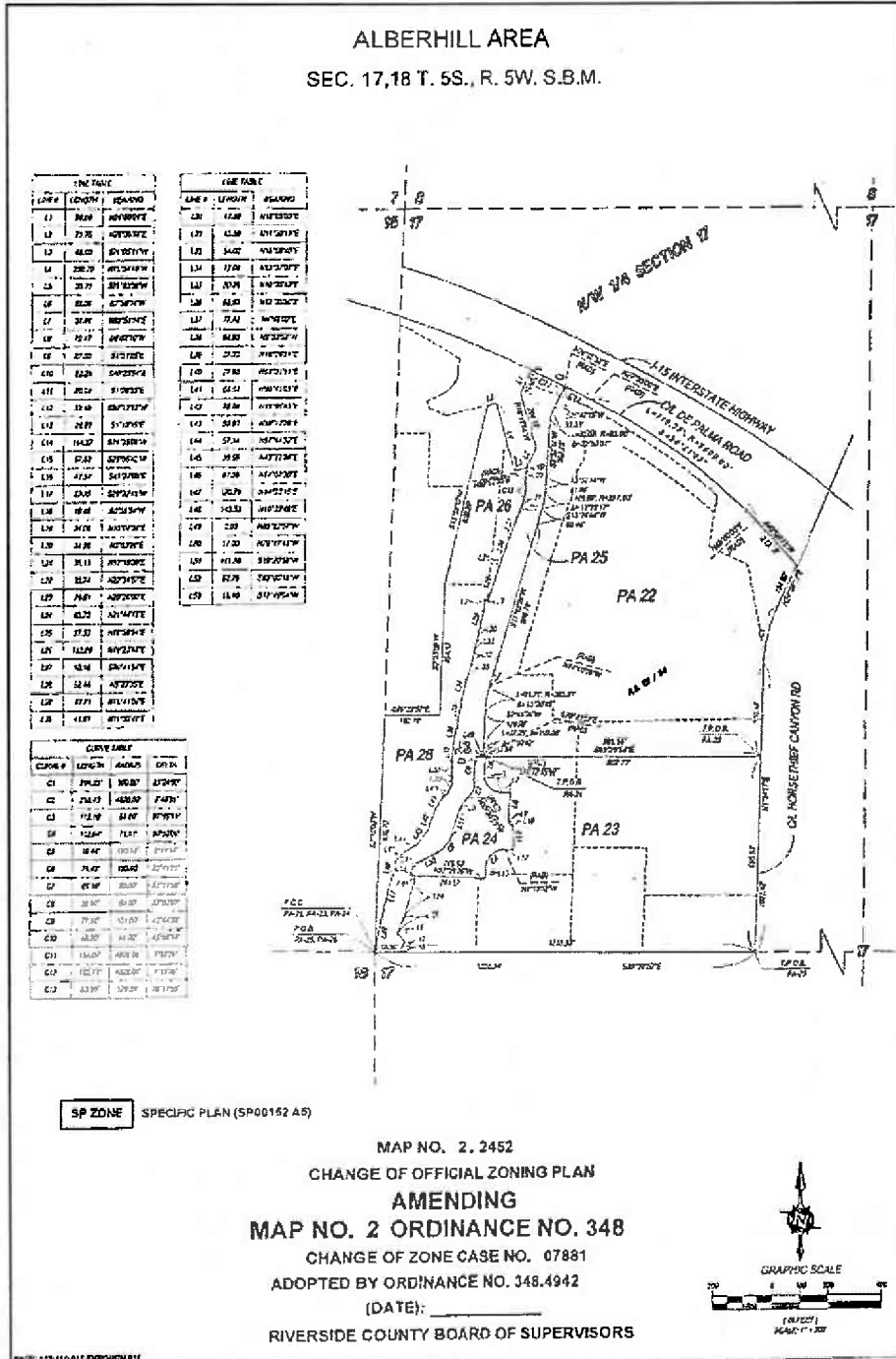
CLERK / BOARD OF SUPERVISORS

ORDINANCE NO. 348.4942
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Alberhill Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2452, Change of Zone Case No. 07881" which map is made a part of this ordinance.

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



V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **November 10, 2020**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

DS 0000468730



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

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 19, 2020

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

E-MAIL: legals@thedesertsun.com
TEL: (760)778-4578

RE: ADOPTION OF ORDINANCE NO. 348.4942

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, November 25, 2020**.

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

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

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

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

ORDINANCE NO. 348.4942
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Alberhill Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2452, Change of Zone Case No. 07881" which map is made a part of this ordinance.

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

INSERT ATTACHMENT

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **November 10, 2020**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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



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

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 19, 2020

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

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

RE: ADOPTION OF ORDINANCE NO. 348,4942

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, November 25, 2020**.

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

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

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

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

ORDINANCE NO. 348.4942
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Alberhill Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2452, Change of Zone Case No. 07881" which map is made a part of this ordinance.

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

INSERT ATTACHMENT

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **November 10, 2020**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

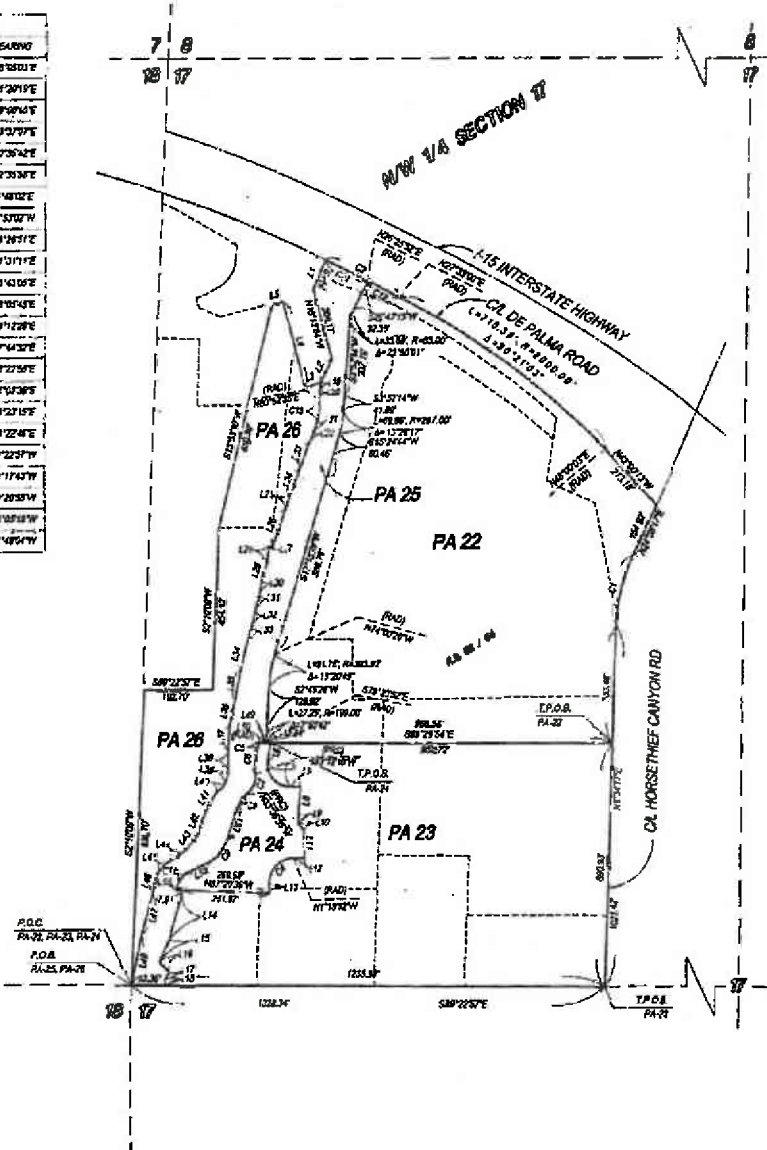
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

ALBERHILL AREA
 SEC. 17,18 T. 5S., R. 5W. S.B.M.

LINE #	LENGTH	BEARING
L1	88.00	N47°00'00"E
L2	72.75	N27°30'00"E
L3	42.00	S74°00'00"W
L4	330.20	N73°54'00"W
L5	30.75	S73°15'00"W
L6	52.84	S73°04'00"W
L7	31.42	N49°51'00"E
L8	79.47	S52°00'00"W
L9	27.50	S17°15'00"E
L10	22.21	S42°29'42"E
L11	30.84	S12°30'00"E
L12	32.46	S84°17'00"W
L13	76.81	S17°15'00"E
L14	144.27	S47°00'00"W
L15	37.00	S33°00'00"W
L16	47.50	S42°00'00"E
L17	23.85	S09°24'00"W
L18	18.49	S57°34'00"W
L19	34.08	N43°00'00"E
L20	24.28	N07°00'00"E
L21	31.13	N34°10'00"E
L22	33.74	N27°15'00"E
L23	76.81	N20°00'00"E
L24	43.70	N27°44'12"E
L25	27.50	N49°00'00"E
L26	112.88	N42°30'00"E
L27	15.15	S29°15'00"E
L28	32.46	N07°00'00"E
L29	43.71	N44°15'00"E
L30	41.07	N70°00'00"E

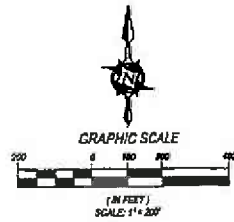
LINE #	LENGTH	BEARING
L31	47.88	N10°00'00"E
L32	43.56	S71°30'00"E
L33	54.00	N49°00'00"E
L34	12.00	N43°00'00"E
L35	39.58	N07°00'00"E
L36	65.00	N17°30'00"E
L37	77.92	N44°00'00"E
L38	64.65	N07°00'00"W
L39	37.70	N47°00'00"E
L40	27.88	N51°01'00"E
L41	65.57	N36°45'00"E
L42	78.88	N42°00'00"E
L43	30.80	N47°12'00"E
L44	37.14	N47°44'00"E
L45	36.50	N47°22'00"E
L46	41.50	N14°22'00"E
L47	120.76	N47°22'00"E
L48	143.52	N10°22'00"E
L49	2.85	N89°22'00"W
L50	17.80	N07°14'00"W
L51	111.08	S12°28'00"W
L52	62.76	S28°00'00"W
L53	15.10	S17°00'00"W

CURVE #	LENGTH	RADIUS	CH. TA.
C1	204.20	80.00	23°10'00"
C2	238.75	482.00	7°40'30"
C3	112.19	65.00	87°30'11"
C4	112.56	71.07	80°30'00"
C5	18.44	180.00	87°11'14"
C6	74.40	180.00	27°41'00"
C7	66.78	60.00	62°11'50"
C8	38.80	60.00	37°00'00"
C9	77.10	101.00	43°44'00"
C10	48.20	61.00	43°19'14"
C11	154.00	482.00	7°30'00"
C12	102.70	482.00	7°30'00"
C13	63.87	192.00	28°17'50"



SP ZONE SPECIFIC PLAN (SP00162 A5)

MAP NO. 2. 2452
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 07881
 ADOPTED BY ORDINANCE NO. 348.4942
 (DATE): _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



APH(S): 285-110-018 THROUGH 016

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 Adoption - Ordinance No. 348 4939 /

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

11/25/2020

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

Date: November 25, 2020
At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011426071-01

P.O. Number:

Ad Copy:

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

**ORDINANCE NO. 348.4939
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

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

Section 1. Section 4.1 of Ordinance No. 348, and Woodcrest District Zoning Plan Map No. 59 as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Woodcrest District, Map No. 59.074 Change of Zone Case No. 1700003," which map is made a part of this ordinance.

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

SEC. 28, T. 3 S., R. 5 W. S. B. M

VAN BUREN BLVD

C-P-S
Lot 57
MB 15/24
Records of
Riverside County

C-P-S SCENIC HIGHWAY COMMERCIAL

MAP NO 59 074
CHANGE OF OFFICIAL ZONING PLAN
WOODCREST
DISTRICT
CHANGE OF ZONE CASE NO. 1700003
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4939
(DATE) _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN: 274-070-003

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **November 10, 2020**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

Press-Enterprise: 11/25

TLMA/Planning
Item 3.25 of
11/10/20



PROOF OF PUBLICATION

STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE

RIV COUNTY OF TRANSPORTATION
ATTN: HANNAH LUMANAUW
4080 LEMON ST., 1ST FL, RM 127
RIVERSIDE, CA 92501

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

11/25/20

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

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct. Executed on this 25th of November 2020 in Green Bay, Wisconsin, County of Brown

Hanna Kamitz
DECLARANT

Ad#: 0000468729
P O: ORD No. 348.4939
of Affidavits: 1

*TLMA/Planning
Item 3.25 of "11/10/20*

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

ORDINANCE NO. 348.4939
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Woodcrest District Zoning Plan Map are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Woodcrest District, Map No. 59.074 Change of Zone Case No. 1700003," which map is made a part of

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

SEC. 25, T. 3 S., R. 8 W. 9. B.M

VAN BUREN BLVD

C-P-S
Lot 157
MB 15224
Records of
Riverside County

C-P-S SCENIC HIGHWAY COMMERCIAL

MAP NO. 59.074
CHANGE OF OFFICIAL ZONING PLAN
WOODCREST DISTRICT
CHANGE OF ZONE CASE NO. 1700003
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4939
(DATE) _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN: 274-070-003

V. Manuel Perez,

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

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

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

2020 DEC 16 PM 1:18

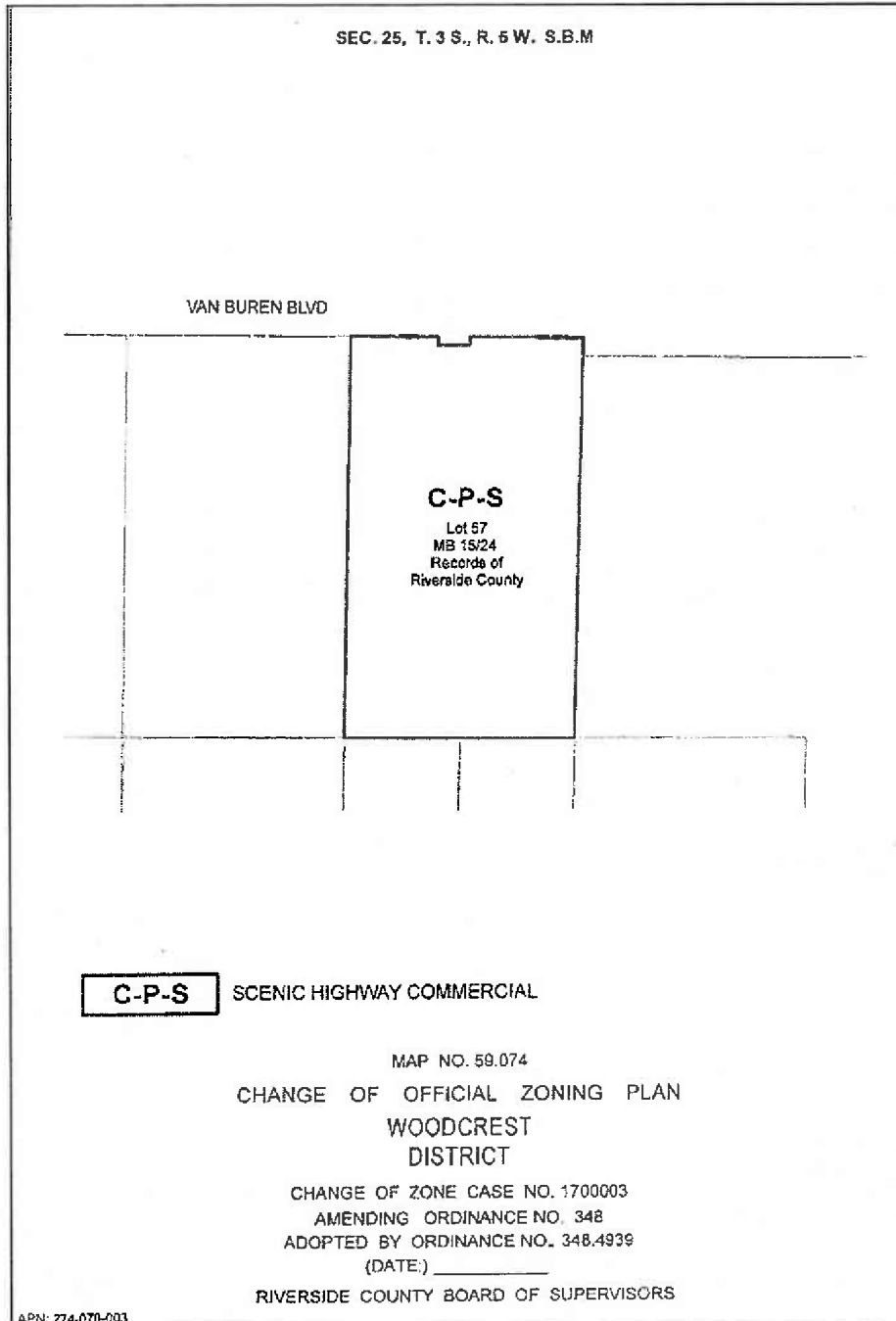
CLERK / BOARD OF SUPERVISORS

**ORDINANCE NO. 348.4939
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

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



V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **November 10, 2020**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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



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

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 19, 2020

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

E-MAIL: legals@thedesertsun.com
TEL: (760)778-4578

RE: ADOPTION OF ORDINANCE NO. 348.4939

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, November 25, 2020**.

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

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

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

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

ORDINANCE NO. 348.4939

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INSERT ATTACHMENT

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **November 10, 2020**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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



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

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 18, 2020

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4939

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Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

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

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

ORDINANCE NO. 348.4939

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INSERT ATTACHMENT

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **November 10, 2020**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

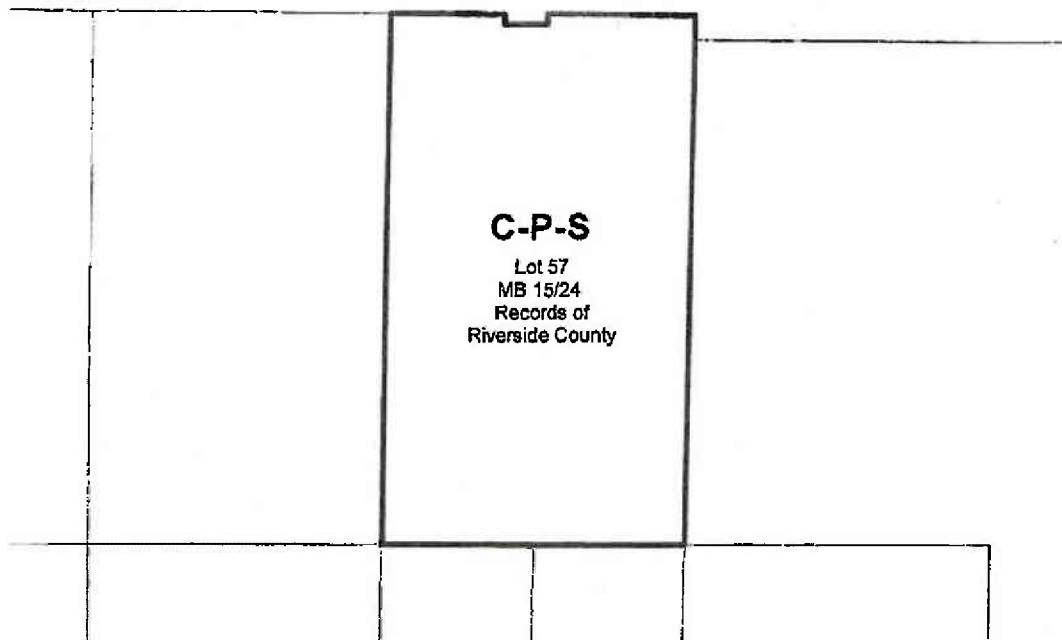
AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
RECUSE: None

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

By: Hannah Lumanauw, Board Assistant

SEC. 25, T. 3 S., R. 5 W. S.B.M

VAN BUREN BLVD



C-P-S

SCENIC HIGHWAY COMMERCIAL

MAP NO. 59.074

CHANGE OF OFFICIAL ZONING PLAN

WOODCREST
DISTRICT

CHANGE OF ZONE CASE NO. 1700003

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4939

(DATE:) _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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 Adoption - Ordinance No. 348.4937 /

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

11/25/2020

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

Date: November 25, 2020
 At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011425922-01

P.O. Number:

*TZMA/Planning
 Item 3.25 of
 11/10/20*

Ad Copy:

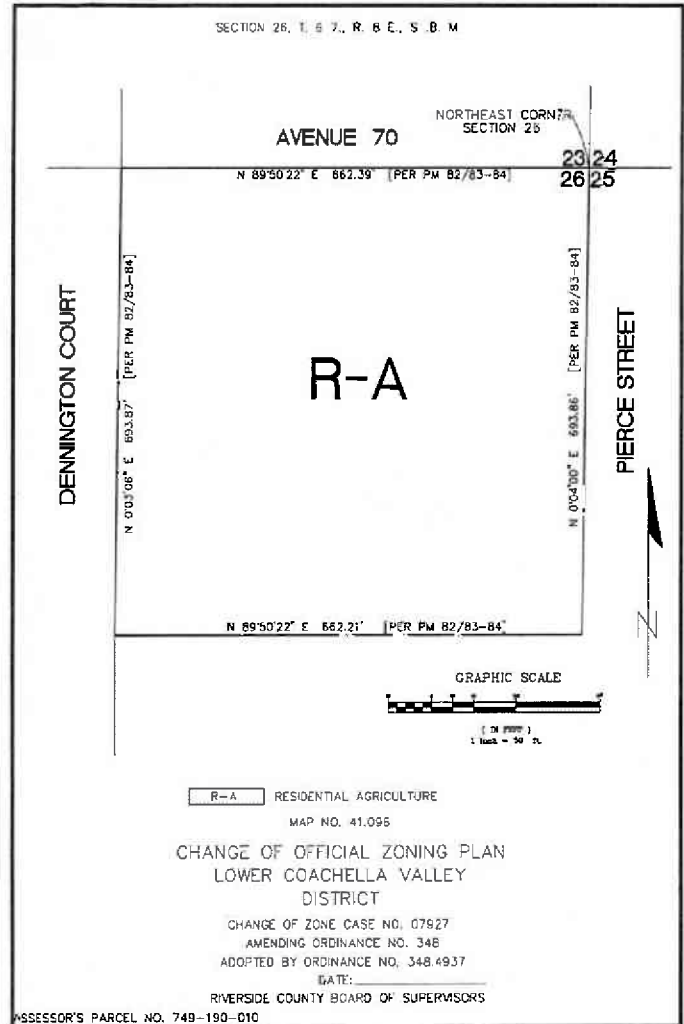
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA

ORDINANCE NO. 348.4937
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Lower Coachella Valley District Zoning Plan Map No. 41 as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Lower Coachella Valley District, Map No. 41.096 Change of Zone Case No. 07927," which map is made a part of this ordinance.

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



V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on November 10, 2020, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

Press-Enterprise: 11/25



PROOF OF PUBLICATION

STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE

RIV COUNTY OF TRANSPORTATION
ATTN: HANNAH LUMANAUW
4080 LEMON ST., 1ST FL, RM 127
RIVERSIDE, CA 92501

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

11/25/20

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

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct. Executed on this 25th of November 2020 in Green Bay, Wisconsin, County of Brown

Anna Konitz
DECLARANT

*TCMA/Planning
Item 3-25
of 11/10/20*

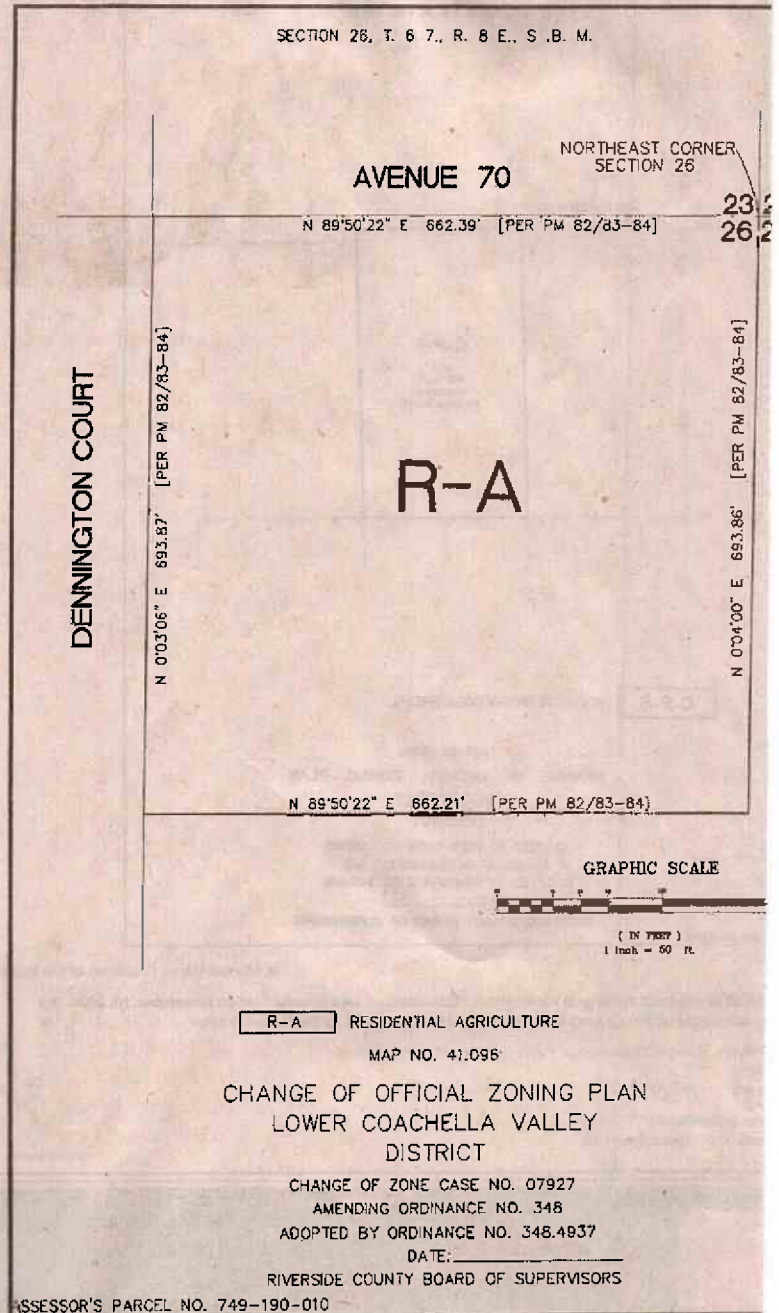
Ad#: 0000468728
P O: ORD No. 348.4937
of Affidavits: 1

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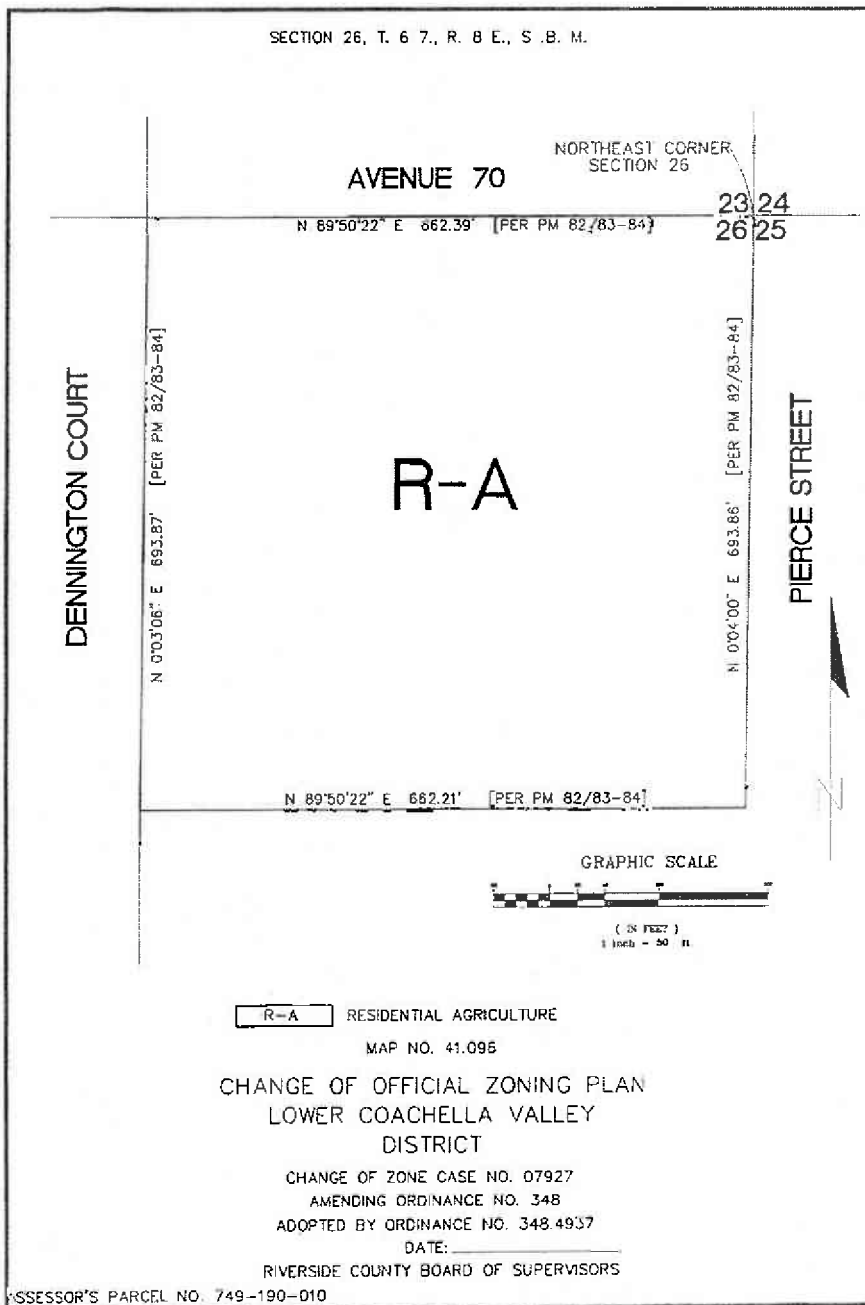
Keclia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

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 NAYS: None
 RECUSE: None

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

2020 DEC 16 PM 1:18

CLERK / BOARD OF SUPERVISORS

Timestamp
11/25/2020 15:18:07 (CST)

Email Address
nherbertz@localiq.com

Final Pub Date
11/25/2020 0:00:00 (CST)

Ad Number
468734

Publication
Desert Sun

Market
Palm Springs

Delivery Method
Email

Number of Affidavits Needed
1

Customer Name
Riv. County Of Transportation

Customer Phone Number
(951) 787-7141

Customer Address
3525 14th Street
Riverside, CA 92501
United States

Account Number (If Known)
213388

Customer Email
HLumanauw@rivco.org

Your Name
Natalie Herbertz

Ord No 348,4941



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

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 18, 2020

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

E-MAIL: legals@thedesertsun.com
TEL: (760)778-4578

RE: ADOPTION OF ORDINANCE NO. 348.4937

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, November 25, 2020**.

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

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

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

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

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NAYS: None

RECUSE: None

Kecia R. Harper, Clerk of the Board

By: Hannah Lumanauw, Board Assistant



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

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 18, 2020

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

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

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Hannah Lumanauw

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

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

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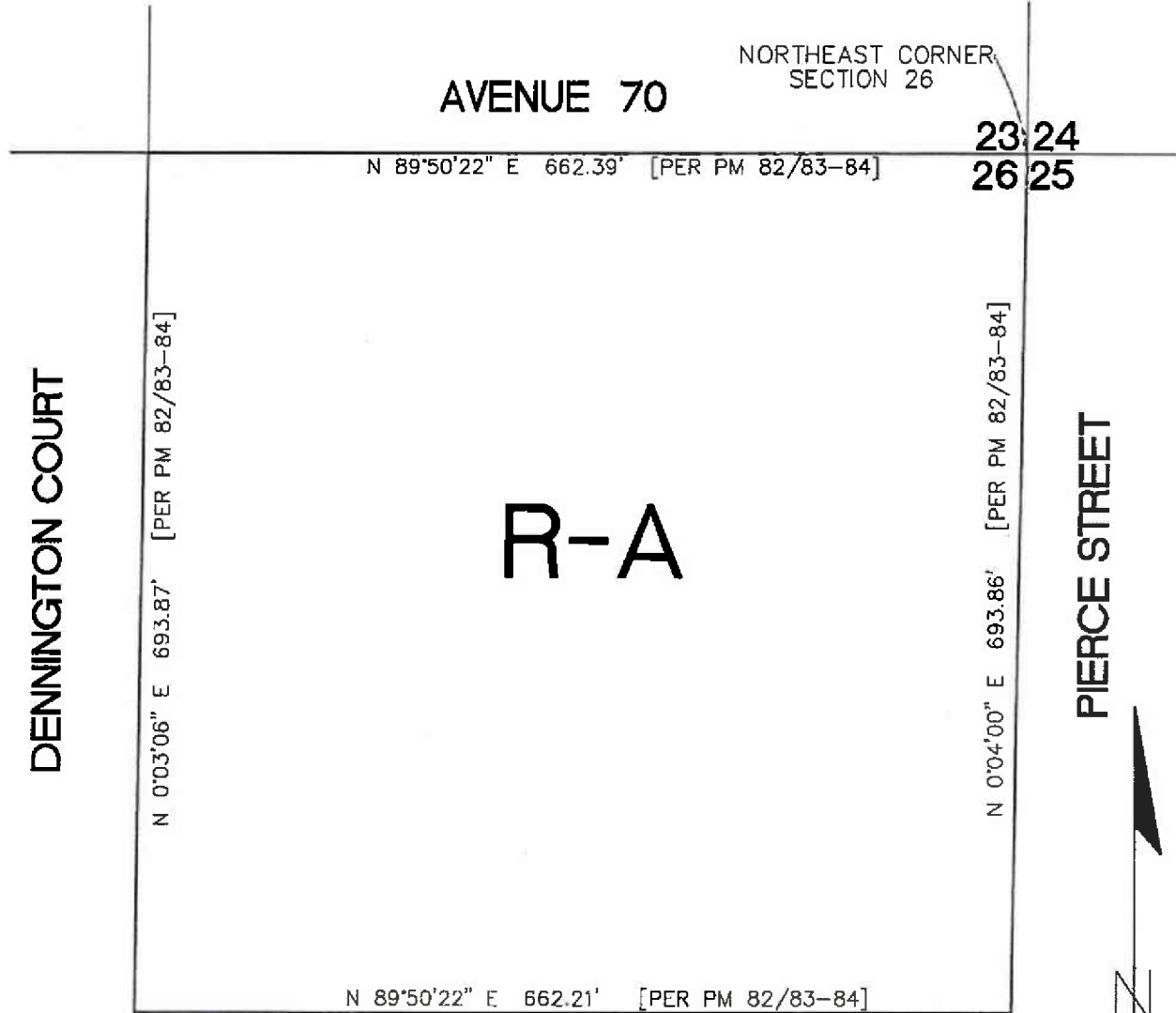
AYES: Jeffries, Spiegel, Washington, Perez and Hewitt

NAYS: None

RECUSE: None

Kecia R. Harper, Clerk of the Board

By: Hannah Lumanauw, Board Assistant



DENNINGTON COURT

PIERCE STREET

AVENUE 70

NORTHEAST CORNER SECTION 26

23 24
26 25

R-A

N 0°03'06" E 693.87' [PER PM 82/83-84]

N 0°04'00" E 693.86' [PER PM 82/83-84]

N 89°50'22" E 662.39' [PER PM 82/83-84]

N 89°50'22" E 662.21' [PER PM 82/83-84]



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

R-A RESIDENTIAL AGRICULTURE

MAP NO. 41.096

CHANGE OF OFFICIAL ZONING PLAN
LOWER COACHELLA VALLEY
DISTRICT

CHANGE OF ZONE CASE NO. 07927

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4937

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

RECEIVED AFTER
HEARING CLOSED

CLERK / BOARD OF SUPERVISORS

2021 JAN -7 AM 10:51

To: Kecia Harper / Clerk of the Board

I'm writing you in regards to the general plan amendment # 1900013. My family and I live in the affected neighborhood off of Benton Road and are concerned that changing this zone to High Density Residential will negatively impact our neighborhood and the surrounding areas for the following reasons:

1. There are already other housing and commercial construction projects nearby that will be increasing the traffic and population to this area.
2. The cross street of Benton and Pourroy Road already has heavy traffic and slowdowns during typical commuter times of 7:00 – 9:00 AM, 2:00 – 3:00PM and 4:00 – 6:00PM. Adding an additional 140 households will cause this intersection to have even greater traffic, slowdowns and possible accidents. Pourroy Road is only a single lane road in both directions at this intersection.
3. The schools in this area will have a possible shortage of teachers and / or over crowded classrooms due to the influx of new students.
4. Road maintenance and other local services will be an increased necessity if these 140 units are added along with all of the other households and storefronts that are being built in this area.

We would like to issue a vote of 'NO' to this proposed amendment. We understand that this amendment was tentatively passed on August 25th. Due to complications of the Covid-19 Pandemic and conflicts of schedule we were unable to travel to the Riverside Courthouse to cast a vote in person on that day and would ask that you please continue accepting votes from the residents of this neighborhood during these trying times.

Thank you,

John Anderson

30724 Benton Rd.

Winchester, CA

11/10/20 3.25
2021-1-148530

J. Anderson
30724 Benton Rd.
C302-609
Winchester, CA 92596

RECEIVED BY THE BOARD OF SUPERVISORS
COUNTY OF SAN BERNARDINO

2021 JAN -7 AM 10:51

SN BERNARDINO CA 923
31 DEC 2020 PM 7 L

Clerk of The Board
4080 Lemon Street, 1st Floor
Riverside, CA 92502-1147

92501-363440

