

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



**ITEM: 21.1
(ID # 19784)**

MEETING DATE:

Tuesday, September 13, 2022

FROM : TLMA-PLANNING:

SUBJECT: TLMA/PLANNING: Public Hearing on GPA210005, AMENDMENT No. 2 OF SP327A2, CZ2100013 and TTM38051 – Adoption of RESOLUTION NO. 2022-181 – AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – FIRST CYCLE OF LAND USE ELEMENT GP AMENDMENT FOR 2022 (GPA210005), RESOLUTION NO. 2022-168 RELATED TO SP327A2, and ORD. NO. 348.4991 RELATED TO CZ2100013 – CONSIDER ADDENDUM No. 5 to EIR NO. 439 (CEQ210043) – Temescal Zoning Area – Temescal Canyon Area Plan; CD: CR & CD: MDR – Location: N/of Temescal Canyon Rd., S/ of Spanish Hills Dr., E/ of Mayhew Rd, and W/ of Indian Truck Trail – 42.1 Gross Ac. - Zoning: SP - REQUEST: GPA210005 proposes to re-configure PA11 & PA14 into four separate PAs which will be reflected on the amended land use maps in the SP document as PAs 11A, 11B, 14A, and 14B. PAs 11A, 11B, and 14B will be designated MHDR and PA14A will remain designated MDR . Adoption of RESOLUTION NO. 2022-181 implements GPA No. 210005. SP327A2, proposes to: 1) modify the configuration, acreage and unit count of PAs 11 & 14 to create PAs 11A, 11B, 14A, & 14B, some of the 251 d.u within this area will be Age-Qualified (55+); 2) proposes to modify the configuration, acreage, unit count and densities of residential PAs 2, 3, 5, 9, 10, & 12 to reflect previously recorded Tract Maps, and establish PAs 2, 3, 4, 5, 7, 10, & 12 as Age-Qualified Neighborhoods; 3) other non-substantive changes throughout the document to accommodate these modifications. Adoption of RESOLUTION NO. 2022-168 implements SP327A2. CZ2100013 proposes to modify the SP Zoning Ordinance to reflect changes proposed by GPA210005 and SP327A2. Adoption of Ord. No. 348.4991 implements CZ2100013. TTM38051 proposes a Schedule A subdivision of 42.1 gross acres into 251 residential lots. Development of these lots will will occur in four phases within four Planning Areas 11A (12.9AC–80 Lots), 11B (8.7AC–62 Lots), 14A (9.9AC–42 Lots), & 14B (1010AC–67 Lots). APNs: 283-240-021, 283-240-023, and 290-930-062. District 1. [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on page 2

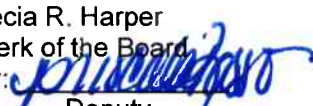
ACTION:


John Hildebrand, Planning Director 9/9/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.4991 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: September 13, 2022
xc: TLMA-Planning, MC/COBAB/ZM

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER ADDENDUM NO. 5 to ENVIRONMENTAL IMPACT REPORT NO. 439** certified on December 18, 2006 based on the findings and conclusions incorporated in the Addendum that the Project will not have a significant effect on the environment and that none of the conditions described in State CEQA Guidelines section 15162 exist;
2. **APPROVE GENERAL PLAN AMENDMENT NO. 210005**, re-configuring Planning Areas 11 and 14 into four separate Planning Areas, which will be reflected on the amended land use maps in Specific Plan document as Planning Areas 11A, 11B, 14A, and 14B, and amending the existing land use designation for this area from Community Development: Medium Density Residential (CD:MDR) to Community Development: Medium High Density Residential (CD:MHDR) for Planning Areas 11A, 11B, and 14B, as shown on Exhibit 6, attached hereto and incorporated herein by reference, based on the findings and conclusions incorporated in the staff report, and pending adoption of the General Plan Amendment Resolution No. 2022-181
3. **ADOPT RESOLUTION NO. 2022-181** amending the Riverside County General Plan in accordance with the Board of Supervisors approval of General Plan Amendment No. 210005;
4. **DIRECT** the Planning Department to incorporate the changes made by General Plan Amendment No. 210005 into the Riverside County General Plan Land Use Element and associated Area Plan, tables, and figures;
5. **APPROVE SPECIFIC PLAN NO. 327 AMENDMENT NO. 2**, modifying the configuration, acreage and unit count of Planning Areas 11 and 14 to create 11A, 11B, 14A, and 14B, and restricting some of the 251 dwelling units in these Planning Areas as Age-Qualified (55+) units; modifying the configuration, acreage, unit count, and densities of residential Planning Areas 2, 3, 5, 9, 10, and 12 to reflect previously recorded Tract Maps; designating Planning Areas 2, 3, 4, 5, 7, 10, and 12 as Age-Qualified (55+); modifying the acreage of the open space Planning Areas 26A, 26B, 26C, 26D, 26E, 26F, 26G, 26H; and making other non-substantive changes throughout the document to accommodate these modifications, subject to the attached advisory notification document and conditions of approval, based on the findings and conclusions incorporated in the staff report, and pending adoption of the Specific Plan Amendment Resolution No. 2022-168 by the Board of Supervisors;
6. **ADOPT RESOLUTION NO. 2022-168** amending Specific Plan No. 327 in accordance with the Board of Supervisors approval of Specific Plan No. 327 Amendment No. 2;

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RECOMMENDED MOTION: That the Board of Supervisors:

7. **APPROVE CHANGE OF ZONE NO. 2100013**, modifying the Specific Plan Zoning Ordinance to reflect the re-configuration of Planning Areas 11 and 14 into four Planning Areas 11A, 11B, 14A, and 14B; establishing permitted uses and development standards for Planning Areas 11A, 11B, 14A, and 14B; and establishing boundaries for Planning Areas 11A, 11B, 14A, and 14B with metes and bounds in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Specific Plan Zoning Ordinance, Ordinance No. 348.4991, by the Board of Supervisors;

8. **ADOPT ORDINANCE NO. 348.4991**, amending the Specific Plan Zoning Ordinance shown on Map No. 2.2484, Change of Zone No. 2100013, attached hereto and incorporated herein by reference; and,

9. **APPROVE TENTATIVE TRACT MAP NO. 38051**, proposing a Schedule A subdivision of 42.1 gross acres into 251 residential lots in four phases within four Planning Areas 11A (12.9 AC – 80 Lots), 11B (8.7 AC – 62 Lots), 14A (9.9 AC – 42 Lots), and 14B (10.6 AC – 67 Lots), subject to the attached advisory notification document and conditions of approval, and subject to the Board of Supervisors' adoption of the resolutions for GPA No. 210005 and Amendment No. 2 to Specific Plan No. 327, and the adoption of the zoning ordinance for Change of Zone No. 2100013.

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: N/A	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Specific Plan No. 327 was originally adopted by the Board of Supervisors pursuant to Resolution No. 2006-463 on December 19, 2006, and subsequently amended by the following: Resolution No. 2014-232 on December 9, 2014, and Substantial Conformance No. 1 to Specific Plan No. 327 on April 2, 2019.

The entire Specific Plan No. 327 is within Temescal Canyon Area Plan and Elsinore Area Plan. The project area is within the Temescal Canyon Area Plan. The project is located north of

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Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road, and west of Indian Truck Trail.

General Plan Amendment No. 210005 is an Entitlement/Policy General Plan Amendment that proposes to re-configure Specific Plan No. 327 Planning Areas 11 and 14 into four separate Planning Areas which will be reflected on the amended land use maps in Specific Plan document as Planning Areas 11A, 11B, 14A, and 14B. General Plan Amendment No. 210005 amends the existing land use designation for this area from Community Development: Medium Density Residential (MDR) to Community Development: Medium High Density Residential (MHDR) for Planning Areas 11A, 11B, and 14B, which allows for a density of 5-8 dwelling units/acre. Planning Area 14A will have a land use designation of Medium Density Residential (MDR), which allows for a density of 2-5 dwelling units/acre. This amendment to the Land Use Designation of Planning Areas 11A, 11B, and 14B increases the target number of dwelling units within the CD: MHDR areas to 530 and the acreage of CD: MHDR land uses to 88.9 acres. All of the General Plan Amendment findings have been met, as described in **Resolution No. 2022-181**. Adoption of Resolution No. 2022-181 amends the Riverside County General Plan in accordance with the Board of Supervisors approval of General Plan Amendment No. 210005

Specific Plan No. 327 Amendment No. 2 is a proposal to modify the configuration, acreage and unit count of Planning Areas 11 and 14 to create 11A, 11B, 14A, and 14B and restrict some of the 251 dwelling units in these Planning Areas as Age-Qualified (55+) units; modify the configuration, acreage, unit count, and densities of residential Planning Areas 2, 3, 5, 9, 10, and 12 to reflect previously recorded Tract Maps; designate Planning Areas 2, 3, 4, 5, 7, 10, and 12 as Age-Qualified (55+) neighborhoods; modifies the acreage of open space Planning Areas 26A, 26B, 26C, 26D, 26E, 26F, 26G, 26H; and makes other non-substantive changes throughout the document to accommodate these modifications. The creation of the four new PAs increases the total number of dwelling units allocated to the Project site by 44 units from 744 to 788 (or an increase throughout the Specific Plan No. 327 area from 1,443 to 1,487 units). Specific Plan No. 327 Amendment No. 2 modifies the configuration, acreage, unit count, and densities of Planning Areas 2, 3, 5, 9, 10, 12, to reflect previously recorded Tract Maps, as follows: modifies Planning Area 2 to decrease the number of residential units from 85 to 83 (2-unit decrease); modifies Planning Area 3 to decrease the number of residential units from 106 to 105 (1-unit decrease); modifies Planning Area 5 to decrease the number of residential units from 106 to 105 (1-unit decrease); modifies Planning Area 9 to decrease the number of residential units from 88 to 87 (1-unit decrease); modifies Planning Area 10 to increase the number of residential units from 71 to 78 (7-unit increase); modifies Planning Area 12 to decrease the acreage from 15.8 acres to 15.7 acres (0.1-acre decrease); decreases overall residential development by 1.4 acres, from 298.4 acres to 297.0 acres, based on adjustments to land reconfigurations and previously-recorded Tract Maps; and increases the acreage of Planning Area 27E by 1.4 acres to reflect modification of grading design along the boundaries of Planning Areas 11B and 14B. Specific Plan No. 327 Amendment No. 2 modifies the acreage of open space Planning Areas 26A, 26B, 26C, 26D, 26E, 26F, 26G, 26H, as follows: modifies Planning Area 26A to decrease the acreage from 70.5 acres to 70.0 acres (0.5-acre decrease); modifies Planning Area 26B to increase the acreage from 67.9 acres to 69.8 acres (1.9-acre

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increase); modifies Planning Area 26C to increase the acreage from 6.6 acres to 6.7 acres (0.1-acre increase); modifies Planning Area 26D to decrease the acreage from 326.2 acres to 325.2 acres (1.0-acre decrease); modifies Planning Area 26E to decrease the acreage from 14.7 acres to 13.4 acres (1.3-acre decrease); modifies Planning Area 26F to increase the acreage from 33.1 acres to 33.4 acres (0.3-acre increase); modifies Planning Area 26G to increase the acreage from 19.2 acres to 19.4 acres (0.2-acre increase); and modifies Planning Area 26H to increase the acreage from 6.1 acres to 6.9 acres (0.8-acre increase). All of the Specific Plan Amendment findings have been met, as described in **Resolution No. 2022-168**. Adoption of Resolution No. 2022-168 amends Specific Plan No. 327 in accordance with the Board of Supervisors approval of Specific Plan No. 327 Amendment No. 2

Change of Zone No. 2100013 proposes to revise the Specific Plan Zoning Ordinance text and map to: modify and re-configure Planning Areas 11 and 14 into four new Planning Areas, 11A, 11B, 14A, and 14B; establish permitted uses and development standards for Planning Areas 11A, 11B, 14A, and 14B; and establish boundaries for Planning Areas 11A, 11B, 14A, and 14B with metes and bounds in accordance with Exhibit No. 3, attached hereto and incorporated herein by reference. Planning Areas 11A, 11B, and 14B will have the same permitted uses and development standards as Planning Areas 1 and 9. Planning Area 14A will have the same permitted uses and development standards as Planning Areas 4, 6, 10, 12, and 13. Adoption of **Ordinance No. 348.4991** implements Change of Zone No. 2100013 by amending the Specific Plan Zoning Ordinance shown on Map No. 2.2484, Change of Zone No. 2100013, attached hereto and incorporated herein by reference.

Tentative Tract Map No. 38051 proposes a Schedule A subdivision of 42.1 gross acres into 251 residential lots. The Tract Map is comprised of Planning Areas 11A, 11B, 14A, and 14B and development of these lots will occur in four phases: Planning Areas 11A (12.9 AC – 80 Lots), 11B (8.7 AC – 62 Lots), 14A (9.9 AC – 42 Lots), and 14B (10.6 AC – 67 Lots). Planning Areas 11A, 11B, and 14B will have a minimum lot size is 3,600 square feet, and Planning Area 14A will have a minimum lot size of 4,500 square feet.

State CEQA Guidelines Section 15164 provides that an addendum to an adopted Environmental Impact Report may be prepared if only minor technical changes or additions are necessary or if none of the conditions described in Section 15162 are applicable. The Project was evaluated based on the changes to see if any triggers in State CEQA Guidelines section 15162 applied. As discussed in the Initial Study and Addendum (see the attached Initial Study and Addendum for details) none of the 15162 triggers applied to the changed project. As such, the appropriate document is an addendum and not a subsequent CEQA document.

Planning Commission Action

On July 6, 2022, the Planning Commission recommended the Board of Supervisors approve the project on a 4-0 vote. Commissioner Sanchez was absent.

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Impact on Residents and Businesses

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

ATTACHMENTS:

- A. Planning Commission Minutes**
- B. Planning Commission Staff Report Package**
- C. Planning Commission Memos**
- D. Specific Plan No. 327 Amendment No. 2 - Document**
- E. Specific Plan Zoning Ordinance - Ordinance No. 348.4991**
- F. Specific Plan No 327 Amendment No. 2 - Resolution No. 2022-168**
- G. Land Use Map**
- H. GPA 210005 Planning Commission Resolution No. 2022-002**
- I. Resolution No. 2022-181 Amending the Riverside County General Plan and Exhibit No. 6 – Land Use Map**
- J. EIR Addendum and Errata**
- K. Conditions of Approval & A.N. D**
- L. Tentative Tract Map No. 38051 Exhibits**
- M. Radius and Mailing Labels**
- N. GIS Maps**


Scott Brukner 9/6/2022

2
3 **RESOLUTION NO. 2022-181**
4 **AMENDING THE RIVERSIDE COUNTY**
5 **GENERAL PLAN**
6 **(First Cycle of Land Use Element General Plan Amendments for 2022)**

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 the proposed amendment to the Temescal Canyon Area Plan of
10 the Riverside County General Plan; and,

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

13 **WHEREAS**, the proposed general plan amendment was discussed fully with testimony and
14 documentation presented by the public and affected government agencies; now, therefore,

15 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
16 of the County of Riverside in regular session assembled on September 13, 2022 that:

- 17 A. **General Plan Amendment (GPA) No. 210005** amends the General Plan Land Use
18 Designation of approximately 32.2 acres of the project site from Community
19 Development: Medium Density Residential (CD: MDR) [2-5 DU/AC] to
20 Community Development: Medium High Density Residential (CD:MHDR) [5-8
21 DU/AC], as shown in Exhibit 6 titled "CZ2100013 GPA210005 SP00327A02
22 TTM38051." Approximately 9.9 acres of the Project site will remain designated
23 Community Development: Medium Density Residential (CD:MDR) [2-5 DU/AC].
24 The subject property is located within the Temescal Valley Area Plan in the First
25 Supervisorial District, specifically located north of Temescal Canyon Road, south of
26 Spanish Hills Drive, west of Indian Truck Trail, and east of Mayhew Road. GPA
27 No. 210005 is associated with Specific Plan No. 327 Amendment No. 2 (SP No.
28 327A2), Change of Zone No. 2100013, Tentative Tract Map No. 38051, and
29 CEQ210043 (Addendum No. 5 to Environmental Impact Report No. 439), which

FORM APPROVED COUNTY COUNSEL
BY *Sarah J. Moore*
DATE 9/16/22

1 were considered concurrently with this amendment at the public hearings before the
2 Planning Commission and Board of Supervisors. The Planning Commission
3 recommended that the Board of Supervisors tentatively approve the project on July
4 6, 2022. After taking public testimony, the Board of Supervisors closed the public
5 hearing and tentatively approved General Plan Amendment No. 210005 on
6 September 13, 2022.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
8 this matter, both written and oral, including Addendum No. 5 to Environmental Impact Report No. 439,
9 that:

- 10 1. The site is located within the Temescal Canyon Area Plan.
- 11 2. The Temescal Canyon Area Plan Land Use Map establishes the extent, intensity, and
12 location of land uses within the Temescal Canyon Area Plan.
- 13 3. GPA No. 210005 is an Entitlement/Policy General Plan Amendment.
- 14 4. Planning Areas 11 and 14 of Specific Plan No. 327 have an existing General Plan
15 land use designation of Community Development: Medium Density Residential
16 (CD: MDR) [2-5 DU/AC].
- 17 5. GPA No. 210005 amends the General Plan land use designation of new Planning
18 Areas 11A, 11B, and 14B to Community Development: Medium High Density
19 Residential (CD: MHDR) [5-8 DU/AC] on 32.2 acres, as shown on Exhibit 6.
- 20 6. The project site is surrounded by properties having General Plan land use
21 designations of Community Development: Medium Density Residential (CD: MDR)
22 to the north, Open Space: Rural (OS:R) to the east, Rural: Rural Residential (R:RR)
23 to the west, and Community Development: Medium
24 Density Residential (CD: MDR) to the south. The project site and areas to the north
25 and south of the project site are within Specific Plan No. 327.
- 26 7. An Entitlement/Policy General Plan amendment may be approved if the change does
27 not involve a change in or conflict with the Riverside County Vision, any General
28 Planning Principle set forth in General Plan Appendix B, or any Foundation

1 Component Designation in the General Plan; the proposed amendment would either
2 contribute to the purposes of the General Plan or, at a minimum, would not be
3 detrimental to them; and a special circumstances or conditions has emerged that was
4 unanticipated in preparing the General Plan.

5 8. GPA No. 210005 does not involve a change in or conflict with the Riverside County
6 Vision. Specifically, GPA No. 210005 is consistent with the following vision:

7 a. The Riverside County Vision, in its discussion on Population Growth,
8 specifically states, "Growth involving new development or expansion of
9 existing development is consistently accompanied by the public
10 improvements required to serve it" GPA No. 210005 is consistent with the
11 County Vision statement related to Population Growth because it would
12 accommodate development of Planning Areas 11A, 11B, 14A, and 14B of
13 SP No. 327A2. The overall number of residential units within the Specific
14 Plan will increase by 44 dwelling units from 1,443 to 1,487 and decrease the
15 acreage of residential development by 1.4 acres. However, the established
16 boundaries of the Specific Plan have not changed and no additional roadways,
17 or utilities will be required as a result of the additional 44 dwelling units. The
18 Specific Plan establishes land uses, development standards and design
19 guidelines which provide for the creation of a high-quality and a well-planned
20 community with the necessary public improvements, consisting of roadways
21 and utilities, required to serve the GPA No. 210005, consistent with the
22 Temescal Canyon Area Plan and the County General Plan Vision Statement
23 for Population Growth in this portion of Riverside County.

24 b. On the topic of "Our Communities and Their Neighborhoods," the Riverside
25 County Vision Statement states, "The pattern of development is now leading
26 toward more efficient use of land resources and the incentives for
27 intensification of development are working very effectively." GPA No.
28 210005 would not conflict and is consistent with this County Vision

1 Statement, because GPA No. 210005 establishes residential land uses
2 available to Age Qualified/Active Adults and smaller lot sizes within
3 Planning Areas 11A, 11B, 14A, and 14B, which would be a more efficient
4 and feasible land use for that area at this time, than the previously approved
5 Specific Plan document.

6 c. Riverside County's Vision Statement for "Housing" provides, "Our housing
7 choices range from rural retreat to suburban neighborhood, from exclusive
8 custom estate to modest but sound starter housing for young families. Our
9 housing choices also cover the complete spectrum of housing costs and
10 include rental as well as for sale units." GPA No. 210005 would not conflict
11 with an is consistent with this County Vision Statement because GPA No.
12 210005 establishes more dense residential housing in a compact traditional
13 neighborhood, which are more affordable than larger lot neighborhoods, in
14 the context of the high quality and planned development of a Specific Plan.

15 d. This is simply a sampling of the General Plan Vision Statement topics that
16 the General Plan Amendment is consistent with and not an exhaustive list of
17 Riverside County Vision Statement topics. There are no other provisions or
18 statements within the Riverside County Vision Statement that GPA No.
19 210005 is inherently inconsistent with. Therefore, the proposed General Plan
20 Amendment would not conflict with the Riverside County Vision.

21 9. GPA No. 210005 does not involve a change in or conflict with any General Planning
22 Principle set forth in General Plan Appendix B. Specifically, GPA No. 210005 is
23 consistent with the following principles:

24 a. General Plan Principle IV.A.1 (Community Variety, Choice and Balance)
25 provides, "It is the intent of the General Plan to foster variety and choice in
26 community development, particularly in the choice and opportunity for
27 housing in various styles, of various densities, of a wide range of prices and
28 accommodating a range of life styles in equally diverse community settings,

1 emphasizing compact and higher density choices.” GPA No. 210005 is
2 consistent with the County’s vision to provide a variety of styles, densities
3 and prices, subject to the Specific Plan’s carefully crafted development
4 standards and design guidelines, which ensure quality development.

5 b. General Plan Principle IV.A.5 provides, “The creation of new cities/towns,
6 villages and aggregated specific plan areas should be considered. The process
7 of planning for new communities should be started so that when they are built
8 they will have the infrastructure, the facilities, services, and economic
9 sustainability to make them viable into the next century.” GPA No. 210005 is
10 consistent with this General Plan Principal because GPA No. 210005
11 includes appropriate land uses, development standards and design guidelines
12 incorporated into these new planning areas which foster housing variety and
13 choice. The proposed Amendment would provide housing opportunities that
14 will be marketable within the evolving economic, and age profile of this
15 portion of Riverside County.

16 c. General Planning 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 any given community.” GPA
21 No. 210005 is consistent with and does not conflict with this General Plan
22 Principle because GPA No. 210005 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 families and seniors, thereby adding to
27 the housing opportunities that currently exist within the Temescal Valley
28 Area Plan.

1 d. This is simply a sampling of the principles that the proposed General Plan
2 Amendment is consistent with and not an exhaustive list of all consistent
3 General Plan Principles. There are no General Plan Principles that GPA No.
4 210005 inherently conflicts with. Therefore, the proposed General Plan
5 Amendment would not conflict with the Riverside County General Planning
6 Principles set forth in General Plan Appendix B.

7 10. GPA No. 210005 does not involve a change in or conflict with any Foundation
8 Component Designation in the General Plan because GPA No. 210005 does not
9 change the Foundation Component Designation.

10 11. GPA No. 210005 would either contribute to the achievement of the purposes of the
11 General Plan or, at a minimum, would not be detrimental to them. The purposes of
12 General Plan are to set direction for land use and development in strategic locations,
13 provide for the development of the economic base, establish a framework of the
14 transportation system, and the preservation of extremely valuable natural and cultural
15 resources. The General Plan encourages re-plan of existing specific plans for higher
16 density (Land Use Element Policy 3.1 e) and provide more accessible housing for
17 seniors (Housing Element Policy 5.3). GPA No. 210005 and the associated
18 implementing projects (SP No. 327A2, Change of Zone No. 2100013, Tentative
19 Tract Map No. 38051) are designed to strategically plan for land uses in the Specific
20 Plan No. 327 area by providing for needed residential development that will support
21 a range of lifestyles (including Age Qualified housing), lot sizes and recreational
22 opportunities within an area with existing residential uses. GPA No. 210005 amends
23 the land use designation of MDR of former PAs 11 and 14 to MDHR in new PAs
24 11A, 11B, and 14B, which creates higher density choices consistent with the policies
25 of the General Plan. General Plan Land Use Policy 3.3 is designed to promote the
26 development and preservation of unique communities in which each community
27 exhibits a special sense of place and quality of design. GPA No. 210005 and the
28 associated implementing projects meet this policy by creating various neighborhoods

1 designed for a range of lifestyles serving individuals, family, and seniors. The
2 preservation of open space and creating an environment that encourages an active
3 lifestyle through the use of the many, paseos, trails, and community buildings
4 provided within the boundaries of the Specific Plan area. The project is consistent
5 with the purposes of the General Plan, Temescal Canyon Area Plan and East
6 Temescal Hillside Policy Area. Therefore, GPA No. 210005 would either contribute
7 to the achievement of the purposes of the General Plan or, at a minimum, would not
8 be detrimental to them.

9 12. Special circumstances or conditions have emerged that were unanticipated in
10 preparing the General Plan:

11 a. The Board of Supervisors adopted the 6th Cycle Housing Element on
12 September 28, 2021. The County is currently working with the California
13 Department of Housing and Community Development on completing the 6th
14 Cycle Housing Element certification process. GPA No. 210005 reflects the
15 proposed SP No. 327A2 land use plan and will provide varying housing types
16 to help achieve the 6th Cycle Housing Goals. Specifically, GPA No. 210005,
17 SP No. 327A2 and the associated the project helps achieve the Housing
18 Element, Housing Goals 1 and 4.

19 b. Housing Element, Housing Goal 1, “New Construction” provides the County
20 will “Facilitate new housing opportunities to meet the needs of existing and
21 future unincorporated Riverside County residents in all income categories.”

22 c. The land use modification provides for various residential product types that
23 are designed to meet the market demands of the urbanizing Temescal Canyon
24 area. The residential planning areas vary in density from 3.3 to 8.4 dwelling
25 units per acre. The GPA/Specific Plan Amendment (SPA) modification will
26 result in 44 more target dwelling units than what was originally planned for
27 under the original Specific Plan. Approval of this project and GPA No.
28 210005 will enable the construction of 251 dwelling units.

1 d. Housing Element, Housing Goal 4, "Special Needs Group" provides the
2 County will "Work towards meeting the housing needs of special groups of
3 the unincorporated County residents, including but not limited to a growing
4 senior population, large families, female headed households, farmworkers,
5 persons with disabilities, persons with developmental disabilities, and
6 persons and households in need of emergency shelter."

7 e. The GPA/SPA modifications will result in more housing options for seniors.
8 104 of the 251 dwelling units proposed in PAs 11A, 11B, 14A and 14B will
9 be Age-Qualified (55+). SP No. 327A2 would also establish PAs 2, 3, 4, 5,
10 7, 10, and 12 as Age-Qualified neighborhoods.

11 13. GPA No. 210005 has been reviewed in conjunction with each of the Riverside
12 County General Plan Elements, including the Land Use, Circulation, Multi-Purpose
13 Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities and
14 Administration Elements, and the Temescal Valley Area Plan; and it has been
15 determined that GPA No. 210005 is in conformance with the policies and objectives
16 of each Element and the Temescal Valley Area Plan. As a result, GPA No. 210005
17 does not create an internal inconsistency among any component of the Riverside
18 County General Plan.

19 14. Based on the above, GPA No. 210005 will not be detrimental to the public's health,
20 safety, or welfare.

21 15. Addendum No. 5 to Environmental Impact Report (EIR) No. 439 for SP No. 327 A2
22 (CEQ No. 210043), incorporated herein by reference, determined that GPA No.
23 210005 and the associated projects will not have significant impacts on the
24 environment and none of the conditions described in State CEQA Guidelines Section
25 15162 exists. The mitigation measures identified as part of EIR No. 439 for SP No.
26 327 would continue to apply to the proposed project.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it CONSIDERS the Addendum
28 to the EIR 439 for SP No. 327 (CEQ No. 210043), based on the findings in the initial study, incorporated

1 herein by reference, and ADOPTS General Plan Amendment No. 210005, as described herein and shown
2 on Exhibit 6 titled "CZ2100013 GPA210005 SP00327A02 TTM38051," attached hereto and incorporated
3 herein by reference.

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

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15 ROLL CALL:

16 Ayes: Spiegel, Jeffries, Washington, Perez and Hewitt
17 Nays: None
18 Absent: None
19 Abstained: None

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

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Kecia R. Harper, Clerk of said Board

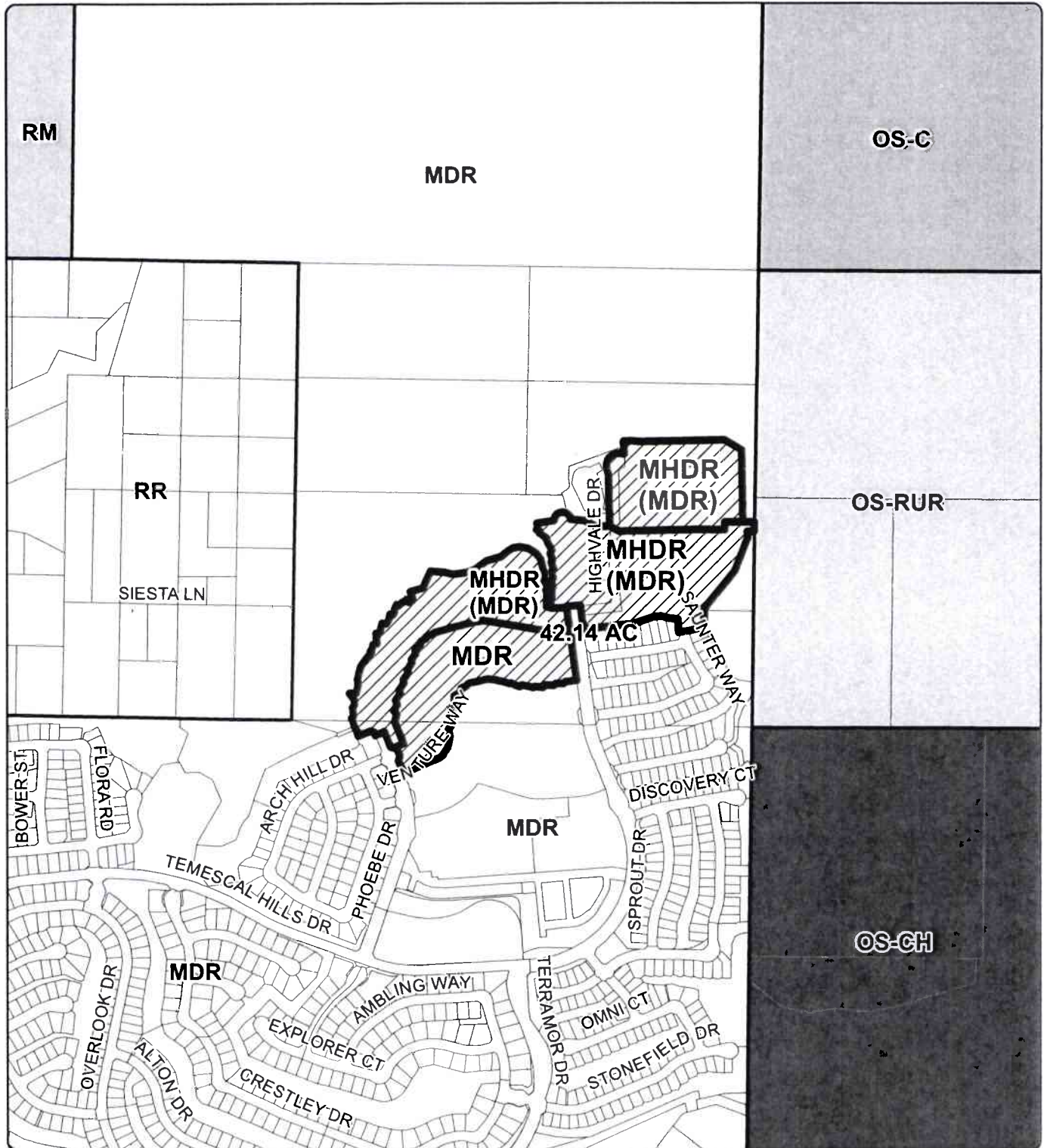
By 
Deputy

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2100013 GPA210005 SP00327A02 TTM38051

Supervisor: Jeffries
 District 1

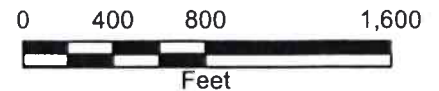
PROPOSED GENERAL PLAN

Date Drawn: 8/16/2022
 Exhibit 6



Zoning Area: Temescal

Author: Adam Grim



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.riverside.ca.gov>

2 **RESOLUTION NO. 2022-168**
3 **ADOPTING AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 327 (TERRAMOR)**

4
5 **WHEREAS**, pursuant to the provisions of Government Code section 65450 et. seq., public hearings
6 were held before the Riverside County Board of Supervisors in Riverside, California on September 13,
7 2022, and before the Riverside County Planning Commission on July 6, 2022, to consider Amendment No.
8 2 to Specific Plan No. 327 (Terramor); and,

9 **WHEREAS**, Specific Plan No. 327 was originally adopted by the Board of Supervisors pursuant to
10 Resolution No. 2006-463 on December 19, 2006 and subsequently amended by the following: Resolution
11 No. 2014-232 on December 9, 2014 and Substantial Conformance No. 1 to Specific Plan No. 327 on April
12 2, 2019; and,

13 **WHEREAS**, all provisions of the California Environmental Quality Act (CEQA) and Riverside
14 County CEQA implementing procedures have been satisfied, and Addendum No. 5 to Environmental
15 Impact Report No. 439 was prepared in connection with this Amendment No. 2 to Specific Plan No. 327
16 (SP No. 327A2) and related cases General Plan Amendment No. 210005 (GPA 210005), Change of Zone
17 No. 2100013 (CZ No. 2100013), and Tentative Tract Map No. 38051 (TTM 38051) (collectively referred
18 to herein as "the Project"), is sufficiently detailed so that all of the potentially significant effects of the
19 Project on the environment and measures necessary to avoid or substantially lessen such effects have been
20 evaluated in the above-reference Act and implementing procedures; and,

21 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
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 September 13, 2022, that:

- 24 A. SP No. 327A2 is associated with GPA 210005, CZ No. 2100013, and TTM 38051, which
were considered concurrently at the public hearings before the Planning Commission and
the Board of Supervisors.

FORM APPROVED COUNTY COUNSEL
BY *Sarah Moore* DATE 9/16/22

SEP 13 2022 211

1 B. Amendment No. 2 to Specific Plan No. 327 modifies Specific Plan No. 327 by the following:

2 1. Re-configuring Planning Areas 11 and 14 to create four (4) separate Planning Areas
3 (PAs): PAs 11A, 11B, 14A, and 14B, which will be reflected on the amended land
4 use maps in Specific Plan document. The creation of the four new PAs increases the
5 total number of dwelling units allocated to the Project site by 44 units from 744 to
6 788 (or an increase throughout the Terramor Specific Plan area from 1,443 to 1,487
7 units). Of the 251 dwelling units within Planning Areas 11A, 11B, 14A and 14B, 104
8 units will be restricted to Age-Qualified (55+) units.

9 2. Amending the Land Use Designation from "Medium Density Residential
10 (MDR)"over the former PAs 11 and 14 to "Medium High Density Residential
11 (MHDR)" for PAs 11A, 11B, and 14B, which allows for a density of 5 - 8 dwelling
12 units/acre and increases the maximum potential build out of these PAs to 530 target
13 number of dwelling units on 88.9 acres. In order to achieve this, Specific Plan No.
14 327, Amendment No. 2, proposes to reduce areas designated as MDR by 33.6 acres,
15 from 222.5 acres to 188.9 acres, and reduce the target number of dwelling units by
16 164 units, from 959 to 795. The Land Use Designation for PA 14A will remain
17 designated as MDR, which allows for a density of 2-5 dwelling units/acre. PA 14A
18 has a target number of dwelling units of 42 on 9.9 acres.

19 3. Designating PAs 2, 3, 4, 5, 7, 10, and 12 as Age-Qualified neighborhoods.

20 4. Modifying the configuration, acreage, unit count and densities of PAs 2, 3, 5, 9, 10,
21 12, to reflect previously recorded Tract Maps as follows:

22 i. Modifies Planning Area 2 to decrease the number of residential units from 85
23 to 83 (2-unit decrease);

24 ii. Modifies Planning Area 3 to decrease the number of residential units from
25 106 to 105 (1-unit decrease);

26 iii. Modifies Planning Area 5 to decrease the number of residential units from
27 106 to 105 (1-unit decrease);
28

- 1 iv. Modifies Planning Area 9 to decrease the number of residential units from 88
2 to 87 (1-unit decrease);
- 3 v. Modifies Planning Area 10 to increase the number of residential units from
4 71 to 78 (7-unit increase);
- 5 vi. Modifies Planning Area 12 to decrease the acreage from 15.8 acres to 15.7
6 acres (0.1-acre decrease);
- 7 vii. Decreases overall residential development by 1.4 acres, from 298.4 acres to
8 297.0 acres, based on adjustments to land reconfigurations and previously-
9 recorded Tract Maps; and
- 10 viii. Increases the acreage of Planning Area 27E by 1.4 acres to reflect
11 modification of grading design along the boundaries of Planning Areas 11B
12 and 14B.
- 13 5. Modifying the acreage of open space Planning Areas 26A, 26B, 26C, 26D, 26E, 26F,
14 26G, 26H, as follows:
- 15 i. Modifies Planning Area 26A to decrease the acreage from 70.5 acres to 70.0
16 acres (0.5-acre decrease);
- 17 ii. Modifies Planning Area 26B to increase the acreage from 67.9 acres to 69.8
18 acres (1.9-acre increase);
- 19 iii. Modifies Planning Area 26C to increase the acreage from 6.6 acres to 6.7
20 acres (0.1-acre increase);
- 21 iv. Modifies Planning Area 26D to decrease the acreage from 326.2 acres to
22 325.2 acres (1.0-acre decrease);
- 23 v. Modifies Planning Area 26E to decrease the acreage from 14.7 acres to 13.4
24 acres (1.3-acre decrease);
- 25 vi. Modifies Planning Area 26F to increase the acreage from 33.1 acres to 33.4
26 acres (0.3-acre increase);

1 vii. Modifies Planning Area 26G to increase the acreage from 19.2 acres to 19.4
2 acres (0.2-acre increase); and

3 viii. Modifies Planning Area 26H to increase the acreage from 6.1 acres to 6.9
4 acres (0.8-acre increase).

5 6. Specific Plan No. 327 Amendment No. 2 is associated with General Plan Amendment No.
6 210005, Change of Zone No. 2100013, and Tentative Tract No. 38051, which were
7 considered concurrently at the public hearings before the Planning Commission and the
8 Board of Supervisors.

9 7. The environmental assessment prepared for the Project concluded that some changes or
10 additions are necessary but nonsufficient to necessitate the preparation of a subsequent
11 Environmental Impact Report (EIR). Accordingly, in compliance with State CEQA
12 Guidelines sections 15162 and 15164, Addendum No. 5 to EIR No. 439 (“Addendum”) was
13 prepared.

14 8. As provided in the attached Environmental Assessment, CEQ No. 210043 no potentially
15 significant environmental impacts are associated with the Project other than those identified
16 in EIR No. 439 as modified by the Addendum and those impacts would be avoided or
17 lessened (reduced to a level of insignificance) by the mitigation measures listed in Resolution
18 No. 2006-463 adopting EIR No. 439, which is incorporated herein by this reference in its
19 entirety, with the exception of those identified as significant and unavoidable in EIR No.
20 439.

21 9. Additionally, the Project will not result in any new significant environmental impacts not
22 identified in the previously certified EIR No. 439. The Project will not result in a substantial
23 increase in the severity of previously identified significant effect, does not propose any
24 substantial changes which will require major revisions to EIR No. 439, no considerable
25 different mitigation measures have been identified and not mitigation measures found
26 infeasible have become feasible because of the following:

- 1 1. The Project increases the overall dwelling units in Amendment No. 2 to Specific Plan
2 No. 327 by 44 dwelling units from 1,443, to 1,487 and decreases the acreage of
3 residential development by 1.4 acres. However, the established boundaries of
4 Specific Plan No. 327 have not changed and no additional roadways, or utilities will
5 be required as a result of the additional 44 dwelling units. EIR No. 439 evaluated
6 development of PAs 11 and 14 with residential land uses. The uses proposed as part
7 of Amendment No. 2 to Specific Plan No. 327 would result in a reduction in the
8 amount of traffic generated from the site as compared to what was evaluated as the
9 maximum impact scenario in EIR No. 439. The change in residential acreage and the
10 increase of 44 residential units will not increase the environmental impact beyond or
11 create new significant environmental impacts for Amendment No. 2 to Specific Plan
12 No. 327 that were not disclosed in the certified EIR No. 439. The Project does not
13 identify any operational or construction characteristics that are significant different
14 than those identified within EIR No. 439.
- 15 2. EIR No. 439 concluded that implementation of Specific Plan No. 327 would result
16 in significant and unavoidable direct and cumulatively-considerable impacts to air
17 quality (due to operational emissions of ROGs, NOX, CO, and PM10) and significant
18 and unavoidable cumulatively-considerable impacts to regional air quality, water
19 supply, biological resources, conversion of open space to urban land uses, and
20 regional traffic and circulation. For the Project, there are no components that would
21 result in new or increased impacts to air quality, water supply, biological resources,
22 conversion of open space, or regional traffic and circulation because the proposed
23 Project would generate less traffic than was assumed for the site by EIR No. 439,
24 areas planned for open space and physical disturbance would not change under the
25 proposed Project, and operational characteristics of the proposed Project would be
26 substantially similar to the project evaluated by EIR No. 439. As such, the proposed
27 Project would not result in any new significant environmental impacts or
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1 substantially increase the severity of impacts identified in EIR No. 439 under the
2 issue areas of air quality, water supply, biological resources, conversion of open
3 space, or regional traffic and circulation.

4 3. Subsequent to the certification of EIR No. 439, no substantial changes in the
5 circumstances under which the Project would be undertaken have occurred. Since
6 EIR No. 439 was certified, the only change in land uses in the areas surrounding the
7 Project site are associated with buildout of the southern portions of Specific Plan No.
8 327. Land uses surrounding the site include undeveloped lands and rural residential
9 uses to the west, north, and east, and residential and recreational uses (both
10 constructed and under construction) to the south. The Project would result in a
11 reduction in the amount of traffic generated by uses on the Project site as compared
12 to what was evaluated for the site by EIR No. 439. Thus, it can be concluded that
13 the Project's impacts to transportation facilities (including local roads and freeways)
14 would be reduced in comparison to the project evaluated by EIR No. 439. As
15 demonstrated in the Addendum, no substantial changes have occurred in the
16 surrounding area that would result in new or more severe impacts to the environment
17 as compared to what was evaluated and disclosed in EIR No. 439.

18 4. Subsequent to the certification of EIR No. 439, no new information of substantial
19 importance has become available which was not known and could not have been
20 known at the time the EIR No. 439 was prepared. Changes in law have occurred
21 since certification of EIR No. 439 that have resulted in more environmentally-
22 protective rules and regulations (e.g., increased energy efficiency, water
23 conservation, fuel efficiency, etc.) to which the Project would be required to comply.
24 Compliance with modern rules and regulations would result in decreased impacts to
25 the environment as compared to what was assumed, evaluated, and disclosed by EIR
26 No. 439.

- 1 5. The Project's discretionary actions, which include approval of Specific Plan
2 Amendment No. 327-A2, Change of Zone No. 2100013, General Plan Amendment
3 No. 210005, and Tentative Tract Map No. 38051, would not result in any new or
4 substantially more severe significant environmental impacts beyond those disclosed
5 in EIR No. 439.
- 6 6. Subsequent to the certification of EIR No. 439, no new mitigation measures or
7 alternatives have been identified that were infeasible at the time EIR No. 439 was
8 certified and that would substantially reduce impacts to air quality, water supply,
9 biological resources, conversion of open space to urban land uses, and regional traffic
10 and circulation, which were identified as significant and unavoidable by EIR No.
11 439.
- 12 7. Subsequent to the certification of EIR No. 439, no new mitigation measures or
13 alternatives that are considerably different from those analyzed in EIR No. 439 have
14 been identified to reduce the significant unavoidable impacts to air quality, water
15 supply, biological resources, conversion of open space to urban land uses, and
16 regional traffic and circulation.
- 17 8. Technical reports were prepared for the proposed Project, contained with the
18 appendix of the Addendum, to evaluate its environmental effects, as follows:
19 Biological Technical Report, Geotechnical Report, Greenhouse Gas Climate Action
20 Plan Consistency Report, Preliminary Hydrology Study, Project Specific Water
21 Quality Management Plan, Traffic Analysis, and Fire Protection Plan. These
22 technical reports do not identify any new impacts or substantial increases in impacts
23 to the environment beyond those that were disclosed in EIR No. 439.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 2 to Specific
25 Plan No. 327 is consistent with the intent, design, and mitigation approved for Specific Plan No. 327 and is
26 consistent with the policies of the Riverside County General Plan.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered and accepts the
28

1 findings of the Addendum, on the basis of which the Board of Supervisors finds that no further
2 environmental documentation is required because only minor changes or additions are necessary but none
3 of the conditions described in CEQA Guidelines section 15162 calling for preparation of a subsequent EIR
4 have occurred.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
6 the Addendum with EIR No. 439 in evaluating Specific Plan No. 327, Amendment No. 2 and the related
7 cases referenced above, that the Addendum to EIR No. 439 is an accurate and objective statement that
8 complies with CEQA and reflects the County's independent judgment, and that the EIR No. 439 and the
9 Addendum are incorporated herein by this reference.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors Amendment No. 2 to Specific Plan
11 No. 327, on file with the Clerk of the Board, including the final advisory notification document statements,
12 conditions of approval and exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the
13 real property described and shown in the Specific Plan No. 327, and said real property shall be developed
14 substantially in accordance with the Specific Plan No. 327 as amended, unless the Specific Plan No. 327 is
15 repealed or further amended by the Board of Supervisors.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors, that copies of Amendment No. 2 to
17 Specific Plan No. 327 shall be placed on file in the Office of the Clerk of the Board, in the Riverside County
18 Planning Department, and in the Building and Safety Department, and that no applications for subdivision
19 maps, conditional use permits or other development proposals shall be accepted for the real property
20 described and shown in the Specific Plan, as amended, unless such applications are substantially in
21 accordance therewith.

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

2 **RESOLUTION 2022-168**

3 **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF**
4 **RIVERSIDE ADOPTING AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 327**
5 **(TERRAMOR)**

6 ADOPTED by Riverside County Board of Supervisors on September 13, 2022.

7 ROLL CALL:

8 Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
9 Nays: None
10 Absent: None

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

13 KECIA R. HARPER, Clerk of said Board

14 By: 
15 Deputy

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COPY

ORDINANCE NO. 348.4991

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348 and Official Zoning Map No. 2.2484, as amended are further amended by placing in effect in the Temescal Area, the zone or zones as shown on the map titled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2484, Change of Zone Case No. 2100013", which map is made part of the ordinance.

Section 2. Section 17.107 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

"SECTION 17.107 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 327.

a. Planning Areas 1, 9, 11A, 11B, and 14B.

(1) The uses permitted in Planning Areas 1, 9, 11A, 11B, and 14B of Specific Plan No. 327 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that the uses identified under Section 8.1.a. (2), (3), (4), (11), (12), (13), (16), (18), (19), (20), (21), (23), (24), (25), (27), and (28); and 8.1.b.(1), (2) and (3) shall not be permitted.

(2) The development standards for Planning Areas 1, 9, 11A, 11B, and 14B of Specific Plan No. 327 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the development standards set forth in Articles VIII, Sections 8.2.a.; b.; c.; d.; and e. shall be deleted and replaced by the following:

- A. Lot area shall be not less than three thousand six hundred (3,600) square feet.
- Lots shall have a minimum average lot width of forty-seven (47') feet and a minimum average lot depth of seventy-seven (77') feet.

- 1 B. The minimum front yard setback shall be twelve (12') feet to living space
2 and/or the street-side wall of side-in garages. The minimum setback to the
3 garage door shall be eighteen (18') feet for front-in garages.
- 4 C. Side yards on corner and reversed corner lots shall be not less than ten (10')
5 feet. Side yards on interior and through lots shall be not less than five (5')
6 feet in width.
- 7 D. The rear yard shall be not less than ten (10') feet.
- 8 E. In no case shall more than sixty-five (65%) percent of any lot be covered by
9 buildings.
- 10 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
11 maximum of two (2') feet. Porches, balconies and courtyards shall be allowed
12 to encroach into front yards a maximum of six (6') feet, except for corner and
13 reverse corner lots. Porches, balconies and courtyards shall be allowed to
14 encroach into side and rear yards a maximum of two (2') feet. On lots over
15 five thousand (5,000) square feet, courtyards shall be allowed to encroach
16 into front yards a maximum of eight (8') feet. No other structural
17 encroachment shall be permitted in the front, side or rear yard except as
18 provided for in Section 18.19 of Ordinance No. 348.

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

21 b. Planning Areas 2, 3, and 7.

- 22 (1) The uses permitted in Planning Areas 2, 3, and 7 of Specific Plan No. 327 shall be
23 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
24 except that the use identified under Sections 6.1 a. (2), (3), (5), (7), and (8); 6.1 b.
25 (1), (3), and (5); and 6.1 c. (1) shall not be permitted.
- 26 (2) The development standards for Planning Areas 2, 3, and 7 of Specific Plan No. 327
27 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
28

1 No. 348 except that the development standards set forth in Articles VI, Sections
2 6.2b.; c.; d.; and e. (1), (2), and (4); shall be deleted and replaced by the following:

3 A. Lot area shall be not less than five thousand four hundred (5,400) square feet.

4 B. The minimum average width of that portion of a lot to be used as a building
5 site shall be sixty (60') feet, with a minimum average depth of ninety (90')
6 feet.

7 C. The minimum frontage of a lot shall be sixty (60') feet, except that lots
8 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
9 two (32') feet measured along the right-of-way line. Lot frontage along
10 curvilinear streets may be measured at the building setback in accordance
11 with zone development standards.

12 D. The front yard shall be not less than twelve (12') feet to living space and/or
13 the street-side wall of side-in garages. The minimum setback to the garage
14 door shall be eighteen (18') feet for front-in garages.

15 E. Side yards on interior and through lots shall be not less than five (5') feet in
16 width. Side yards on corner and reversed corner lots shall be not less than ten
17 (10') feet, except that where the lot is less than fifty (50') feet wide the yard
18 need not exceed twenty (20%) percent of the width of the lot.

19 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
20 maximum of two (2') feet. Porches and balconies shall be allowed to
21 encroach into front yards a maximum of six (6') feet. Courtyards shall be
22 allowed to encroach into front yards a maximum of eight (8') feet. No other
23 structural encroachment shall be permitted in the front, side or rear yard
24 except as provided for in Section 18.19 of Ordinance No. 348.

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

27 c. Planning Areas 4, 6, 10, 12 13, and 14A.

28

1 (1) The uses permitted in Planning Areas 4, 6, 10, 12, 13, and 14A of Specific Plan No.
2 327 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance
3 No. 348, except that the use identified under Sections 6.1 a. (2), (3), (5), (7), and (8);
4 6.1 b. (1), (3), and (5); and 6.1 c. (1) shall not be permitted.

5 (2) The development standards for Planning Areas 4, 6, 10, 12, 13, and 14A of Specific
6 Plan No. 327 shall be the same as those standards identified in Article VI, Section
7 6.2 of Ordinance No. 348, except that the development standards set forth in Articles
8 VI, Sections 6.2b.; c.; d.; and e. (1), (2), and (4); shall be deleted and replaced by the
9 following:

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

11 B. The minimum average width of that portion of a lot to be used as a building
12 site shall be fifty (50') feet, with a minimum average depth of ninety (90')
13 feet.

14 C. The minimum frontage of a lot shall be fifty (50') feet, except that lots
15 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty
16 (30') feet measured along the right-of-way line. Lot frontage along
17 curvilinear streets may be measured at the building setback in accordance
18 with zone development standards.

19 D. The front yard shall be not less than twelve (12') feet to living space and/or
20 the street-side wall of side-in garages. The minimum setback to the garage
21 door shall be eighteen (18') feet for front-in garages.

22 E. Side yards on interior and through lots shall be not less than five (5') feet in
23 width. Side yards on corner and reversed corner lots shall be not less than ten
24 (10') feet, except that where the lot is less than fifty (50') feet wide the yard
25 need not exceed twenty (20%) percent of the width of the lot.

26 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
27 maximum of two (2') feet. Porches, balconies and courtyards shall be
28

1 allowed to encroach into front yards a maximum of six (6') feet, except for
2 corner and reverse corner lots. Porches, balconies and courtyards shall be
3 allowed to encroach into side and rear yards a maximum of two (2') feet. On
4 lots over five thousand (5,000) square feet, courtyards shall be allowed to
5 encroach into front yards a maximum of eight (8') feet. No other structural
6 encroachment shall be permitted in the front, side or rear yard except as
7 provided for in Section 18.19 of Ordinance No. 348.

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

10 d. Planning Area 5.

11 (1) The uses permitted in Planning Area 5 of Specific Plan No. 327 shall be the same as
12 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
13 use identified under Sections 6.1 a. (2), (3), (5), (7), and (8); 6.1 b. (1), (3), and (5);
14 and 6.1 c. (1) shall not be permitted.

15 (2) The development standards for Planning Area 5 of Specific Plan No. 327 shall be the
16 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
17 except that the development standards set forth in Articles VI, Sections 6.2b.; c.; d.;
18 and e. (1), (2), and (4); and g. shall be deleted and replaced by the following:

19 A. Lot area shall be not less than five thousand (5,000) square feet.

20 B. The minimum average width of that portion of a lot to be used as a building
21 site shall be fifty-five (55') feet, with a minimum average depth of ninety
22 (90') feet.

23 C. The minimum frontage of a lot shall be fifty-five (55') feet, except that lots
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
25 five (35') feet measured along the right-of-way line. Lot frontage along
26 curvilinear streets may be measured at the building setback in accordance
27 with zone development standards.
28

1 D. The front yard shall be not less than twelve (12') feet to living space and/or
2 the street-side wall of side-in garages. The minimum setback to the garage
3 door shall be eighteen (18') feet for front-in garages.

4 E. Side yards on interior and through lots shall be not less than five (5') feet in
5 width. Side yards on corner and reversed corner lots shall be not less than ten
6 (10') feet, except that where the lot is less than fifty (50') feet wide the yard
7 need not exceed twenty (20%) percent of the width of the lot.

8 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
9 maximum of two (2') feet. Porches, balconies and courtyards shall be
10 allowed to encroach into front yards a maximum of six (6') feet, except for
11 corner and reverse corner lots. Porches, balconies and courtyards shall be
12 allowed to encroach into side and rear yards a maximum of two (2') feet. On
13 lots over five thousand (5,000) square feet, courtyards shall be allowed to
14 encroach into front yards a maximum of eight (8') feet. No other structural
15 encroachment shall be permitted in the front, side or rear yard except as
16 provided for in Section 18.19 of Ordinance No. 348.

17 G. In no case shall more than sixty-five (65%) percent of any lot be covered by
18 buildings.

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

21 e. Planning Area 8.

22 (1) The uses permitted in Planning Area 8 of Specific Plan No. 327 shall be the same as
23 those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348 except that
24 the uses identified under Section 8.1 a.(2), (3), (4), (7), (10), (11), (13), (16), (18),
25 (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2) and (3) shall not be
26 permitted.

1 (2) The development standards for Planning Area 8 of Specific Plan No. 327 shall be the
2 same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348,
3 except that the development standards set forth in Articles VIII, Sections 8.2.a.; b.;
4 c.; d.; and e.; shall be deleted and replaced by the following:

5 A. Lot area shall be not less than two thousand (2,000) square feet. Lots shall
6 have a minimum average lot width of forty (40') feet and a minimum average
7 lot depth of fifty (50') feet.

8 B. The minimum front entry garage setback shall vary between three (3') feet
9 and six (6') feet.

10 C. The minimum front yard setback shall be five (5') feet.

11 D. The minimum rear yard setback shall be five (5') feet for seventy-five (75%)
12 percent maximum and ten (10') feet for twenty-five (25%) percent.

13 E. Side yards on corner and reversed corner lots shall be not less than five (5')
14 feet. Side yards on interior and through lots shall be not less than four (4')
15 feet in width.

16 F. The minimum front to front building separation distance shall not be less than
17 forty-four (44') feet.

18 G. The minimum side to side building separation distance shall not be less than
19 ten (10') feet.

20 H. The minimum rear to rear building separation distance shall not be less than
21 ten (10') feet for first story, twenty (20') feet for second story, and twenty-
22 eight (28') between garage doors.

23 I. In no case shall more than seventy-five (75%) percent of any lot be covered
24 by buildings.

25 J. The maximum ratio of floor area to lot area shall not exceed seventy-five
26 (75%) percent for any lot, excluding basement and garage floor area.

27 K. The minimum building setback from interior streets shall be five (5') feet.
28

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

5 M. The minimum private exterior open space per unit shall not be less than one
6 hundred and fifty (150 s.f.) square feet.

7 N. The minimum private drive alley width shall not be less than twenty-four
8 (24') feet.

9 O. The minimum street width shall not be less than thirty (30') feet.

10 P. Parallel parking dimensions shall be eight (8') feet by twenty-two (22') feet.

11 Q. In addition to the parking requirements provided in Ordinance No. 348, at
12 least 2.5 on-site parking spaces per residential unit shall be provided, with
13 2.0 spaces provided within an enclosed garage.

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

16 f. Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23.

17 (1) The uses permitted in Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23 of Specific
18 Plan No. 327 shall be the same as those uses permitted in Article VIIIe, Section 8.100
19 of Ordinance No. 348, except that the permitted uses pursuant to Section 8.100a.(1)
20 and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
21 identified under Section 8.100a shall include parks, paseos, trails, and temporary real
22 estate sales offices to be used only for and during the original sale of dwelling units
23 within Specific Plan No. 327.

24 (2) The development standards for Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23
25 of Specific Plan No. 327 shall be the same as those standards identified in Article
26 VIIIe, Section 8.101 of Ordinance No. 348.

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

3 g. Planning Area 24.

4 (1) The uses permitted in Planning Area 24 of Specific Plan No. 327 shall be the same
5 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
6 that the permitted uses pursuant to Section 8.100a.(1), (2), (3), (4), (5), (8) and (9);
7 b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under
8 Section 8.100a shall include public facilities.

9 (2) The development standards for Planning Area 24 of Specific Plan No. 327 shall be
10 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
11 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 h. Planning Areas 25A and 25B.

15 (1) The uses permitted in Planning Areas 25A and 25B of Specific Plan No. 327 shall
16 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
17 348, except that the permitted uses pursuant to Section 8.100a.(1), (2), (8) and (9);
18 b.(1); and c.(1) shall not be permitted.

19 (2) The development standards for Planning Areas 25A and 25B of Specific Plan No.
20 327 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
21 Ordinance No. 348.

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

24 i. Planning Areas 26A through 26H.

25 (1) The uses permitted in Planning Areas 26A through 26H of Specific Plan No. 327
26 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
27 No. 348, except that the permitted uses pursuant to Section 8.100a.(1), (2), (3), (4),
28

1 (5), (6), (7), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the
2 permitted uses identified under Section 8.100a shall include trails.

3 (2) The development standards for Planning Areas 26A through 26H of Specific Plan
4 No. 327 shall be the same as those standards identified in Article VIIIe, Section 8.101
5 of Ordinance No. 348.

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

8 j. Planning Area 27A through 27H.

9 (1) The uses permitted in Planning Area 27A through 27H of Specific Plan No. 327 shall
10 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
11 348, except that the permitted uses pursuant to Section 8.100a (1), (2), (3), (4), (5),
12 (7), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
13 identified under Section 8.100a shall include paseos, trails, manufactured slopes and
14 access roads, drainage culverts, community monuments, water conveyance features
15 and uses related to fire fuel modification.

16 (2) The development standards for Planning Area 27 through 27H of Specific Plan No.
17 327 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
18 Ordinance No. 348.

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

21 k. Planning Area 27I.

22 (1) The uses permitted in Planning Area 27I of Specific Plan No. 327 shall be the same
23 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
24 that the permitted uses pursuant to Section 8.100a (1), (2), (3), (4), (5), (7), (8) and
25 (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified
26 under Section 8.100a shall include paseos, trails, sewer lift stations, manufactured
27
28

1 slops and access roads, drainage culverts, community monuments, water conveyance
2 features and uses related to fire fuel modification.

3 (2) The development standards for Planning Area 27I of Specific Plan No. 327 shall be
4 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
5 No. 348.

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

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

9
10 BOARD OF SUPERVISORS OF THE COUNTY
11 OF RIVERSIDE, STATE OF CALIFORNIA

12 By: 

13 Chairman, Board of Supervisors
14 JEFF HEWITT

15 ATTEST:
16 KECIA HARPER-IHEM
17 CLERK OF THE BOARD

18 By: 
19 Deputy

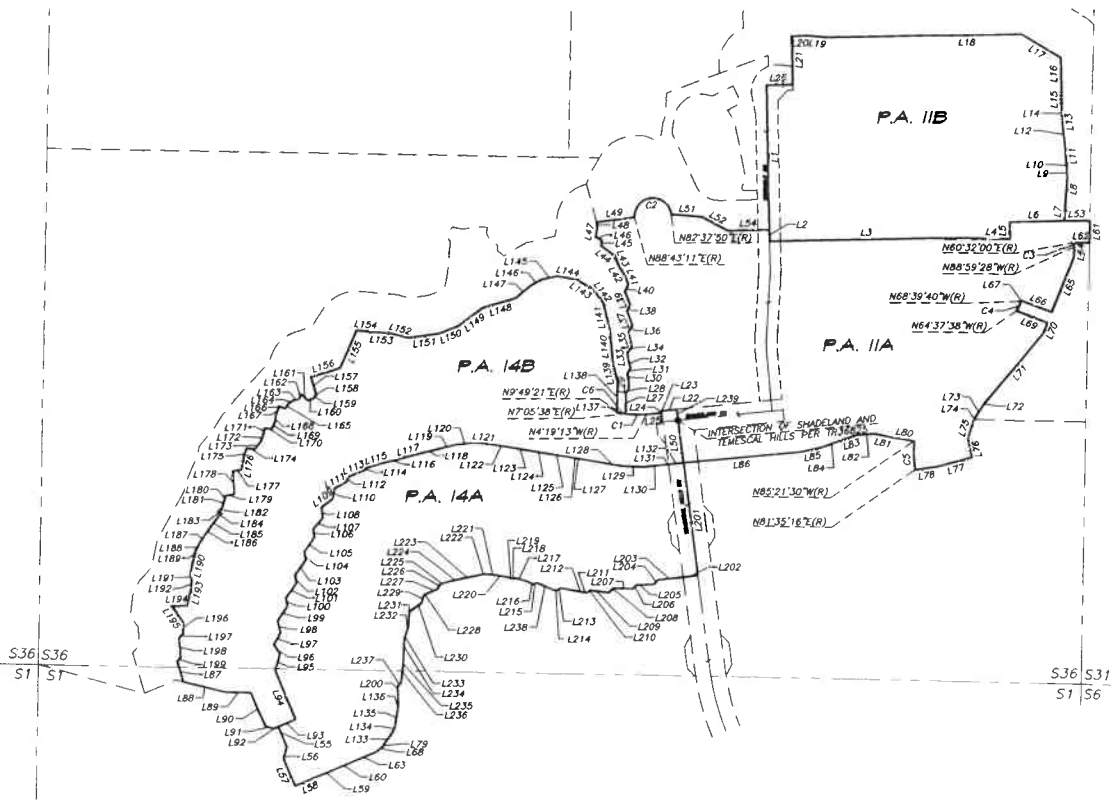
20 (SEAL)

21 APPROVED AS TO FORM:
22 September 6, 2022

23 By: 

24 SARAH K. MOORE
25 Deputy County Counsel
26
27
28

TEMESCAL AREA
SECTION 1 T5S, R6W S.B.M. & SECTION 36 T4S, R6W S.B.M



SP ZONE **SPECIFIC PLAN (SP327 A2)**

MAP NO. 2.2484

CHANGE OF OFFICIAL ZONING PLAN

AMENDING

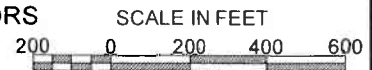
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. CZ2100013

ADOPTED BY ORDINANCE NO. 348.4991

(DATE:) _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE: 1" = 200'

TEMESCAL AREA
SECTION 1 T5S, R6W S.B.M. & SECTION 36 T4S, R6W S.B.M

Grid of 20 LINE TABLES, each with columns for LINE, DISTANCE, and BEARING. Tables are numbered L1 through L20.

Grid of 20 LINE TABLES, each with columns for LINE, DISTANCE, and BEARING. Tables are numbered L121 through L220.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TAN. Contains 6 rows of curve data.

SP ZONE SPECIFIC PLAN (SP327 A2)
MAP NO. 2.2484
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. CZ2100013
ADOPTED BY ORDINANCE NO. 348. 4991
(RIVERSIDE COUNTY BOARD OF SUPERVISORS)

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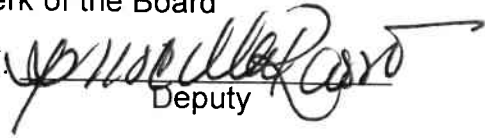
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on September 13, 2022, the foregoing ordinance consisting of two Sections was adopted by the following vote:

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

DATE: September 13, 2022

KECIA R. HARPER
Clerk of the Board

BY: 
Deputy

SEAL



State of California - Department of Fish and Wildlife
**2022 ENVIRONMENTAL DOCUMENT FILING FEE
 CASH RECEIPT**
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIVED RIVERSIDE COUNTY
 CLERK/BOARD OF SUPERVISORS
 2022 OCT 17 PM 12:46

RECEIPT NUMBER:
 22-324072
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 08/31/2022
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202200816

PROJECT TITLE
 NOTICE OF PUBLIC HEARING - GPA210005, SP327A02, CZ2100013, AND TTM38051

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON ST 1ST FLOOR ,	CITY MORENO VALLEY	STATE CA
		ZIP CODE 92555

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> County documentary handling fee		\$ _____
<input type="checkbox"/> Other		\$ _____
		\$ _____
PAYMENT METHOD: <input type="checkbox"/> Cash <input type="checkbox"/> Credit <input type="checkbox"/> Check <input checked="" type="checkbox"/> Other		TOTAL RECEIVED \$ _____
		\$0.00

SIGNATURE X <i>J. Vallejo</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
---	---

9/13/22 21.1
 2022-11-154061



Lead Agency: CLERK OF THE BOARD
ATTN: KECIA R. HARPER
Address: 4080 LEMON ST 1ST FLOOR
RIVERSIDE, CA 92502

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200816
08/31/2022 03:44 PM Fee: \$ 0.00
Page 1 of 2

Removed: 10/11/22 By J. Valls Deputy



(SPACE FOR CLERK'S USE)

Project Title

NOTICE OF PUBLIC HEARING - GPA210005, SP327A02, CZ2100013, AND TTM38051

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING

Notes

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, SPECIFIC PLAN, CHANGE OF ZONE, TENTATIVE TRACT MAP, AND CONSIDER AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 439 IN THE TEMESCAL CANYON AREA PLAN, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 13, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **consider Addendum No. 5 to Environmental Impact Report No. 439, approve General Plan Amendment No. 210005, Specific Plan No. 327 A2, Change of Zone No. 2100013 and Tentative Tract Map No. 38051.** GPA210005 proposes to re-configure PA11 and PA14 into four separate PAs which will be reflected on the amended land use maps in Specific Plan document as PAs 11A, 11B, 14A, and 14B. PAs 11A, 11B, and 14B will be designated Medium High Density Residential (MHDR) and PA14A will remain designated Medium Density Residential (MDR). SP327A02, proposes to: 1) modify the configuration, acreage and unit count of PAs 11 and 14 to create PAs 11A, 11B, 14A, and 14B, some of the 251 dwelling units within this area will be Age-Qualified (55+); 2) proposes to modify the configuration, acreage, unit count and densities of residential PAs 2, 3, 5, 7, 9, 10, and 12 to reflect previously recorded Tract Maps, and establish PAs 2, 3, 4, 5, 7, 10, and 12 as Age-Qualified Neighborhoods; 3) other non-substantive changes throughout the document to accommodate these modifications. CZ2100013 proposes to modify the Specific Plan Zoning Ordinance to reflect changes proposed by GPA210005 and SP00327A2; which includes modifying the Planning Areas boundaries, permitted uses, and development standards TTM38051 proposes a Schedule A subdivision of 42.1 gross acres into 251 residential lots. Development of these lots will occur in four phases within four Planning Areas 11A (12.9AC-80 Lots), 11B (8.7AC-62 Lots), 14A (9.9AC-42 Lots), and 14B (10.6AC-67 Lots). APNs: 283-240-021 & -023, and 290-930-062. This proposed project is North of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail in the First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER Addendum No. 5 to Environmental Impact Report No. 439, APPROVE General Plan Amendment No. 210005, ADOPT Resolution No. 2022-181, DIRECT the Planning Department to incorporate the changes made by General Plan Amendment No. 210005 into the Riverside County General Plan Land Use Element and associated Area Plan, tables and figures, APPROVE Specific Plan No. 327 Amendment No. 2, ADOPT Resolution No. 2022-168, APPROVE Change of Zone No. 2100013, ADOPT Ordinance No. 348.4991, and APPROVE Tentative Tract Map No. 38051.**

On July 6, 2022, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-0 with Commissioner Sanchez absent. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctfma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL DBRADFOR@RIVCO.ORG.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

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

Dated: August 31, 2022

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant



RECEIVED RIVERSIDE COUNTY
 CLERK/BOARD OF SUPERVISORS

2022 OCT 17 PM 12:46

RECEIPT NUMBER: 22-320371
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 08/29/2022
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202200807

PROJECT TITLE
GPA210005, SP327A02, CZ2100013, AND TTM38051

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON ST 1ST FLOOR,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,539.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,548.00 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,203.25 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$0.00
- Other \$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ _____ \$0.00

SIGNATURE X <i>Vallejo</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
--------------------------------------	---

9/13/22 21.1
2022-11-154068

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AMENDMENT TO A DEVELOPMENT AGREEMENT IN THE TEMESCAL CANYON AREA PLAN, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 13, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider a recommendation to **approve Amendment No. 1 to Development Agreement No. 1900044**. This proposed project is located west of Temescal Canyon Road at the intersection with Dawson Canyon Road in the First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Approve Amended Development Agreement No. 1900044 and Introduce, Read Title, and Waive further reading of, and Adopt Ordinance No. 664.93.**

The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

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

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

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

Dated: August 30, 2022

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200811
08/30/2022 04:51 PM Fee: \$ 0.00
Page 1 of 1

Removed: 10/11/22 By: *Zuly Martinez* Deputy





Lead Agency: CLERK OF THE BOARD
ATTN: KECIA R. HARPER
Address: 4080 LEMON ST. 1ST FLOOR.
RIVERSIDE, CA 92501

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200807
08/29/2022 01:31 PM Fee: \$ 0.00
Page 1 of 2

Removed: 10/11/22 By: J. Valles Deputy



(SPACE FOR CLERK'S USE)

Project Title

NOTICE OF PUBLIC HEARING - GPA210005, SP327A02, CZ2100013, AND TTM38051

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING

Notes

THE PRESS-ENTERPRISE

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Riverside, California 92501
(951) 368-9222
legals@inlandnewspapers.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011557375
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	09/03/2022
<i>Total Amount:</i>	\$773.30
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$773.30
<i>Notice ID:</i>	BonJB6c8Plh68t7khnqZ
<i>Invoice Text:</i>	NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, SPECIFIC PLAN, CHANGE OF ZONE, TENTATIVE TRACT MAP, AND CONSIDER AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 439 IN THE TEMESCAL CANYON AREA PLAN, FIRST SUPERVISORIAL DISTRICT NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, September 13, 2022 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to consider Addendum No. 5 to Environmental Impact Report No. 439, approve General Plan Amendment No. 210005, Specific Plan No. 327 A2, Change of Zone No. 2100013 and Tentative Tract Map No. 38051. GPA210005 proposes to re-configure PA11 and PA14 into four separate PAs which will be reflected on the amended land use maps in Specific Plan document as PAs 11A, 11B, 14A, and 14B. PAs 11A, 11B, and 14B will be designated Medium High Density Residential (MHDR) and PA14A will remain designated Medium Density Residential (MDR). SP327A02, proposes to: 1) modify the configuration, acreage and unit count of PAs 11 and 14 to create PAs 11A, 11B, 14A, and 14B, some of the 251 dwelling units within this area will be Age-Qualified (55+); 2) proposes to modify the configuration, acreage, unit count and densities of residential PAs 2, 3, 5, 7, 9, 10, and 12 to reflect previously recorded Tract Maps, and establish PAs 2, 3, 4, 5, 7, 10, and 12 as Age-Qualified Neighborhoods; 3) other non-

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County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011557375

FILE NO. 0011557375

PROOF OF PUBLICATION

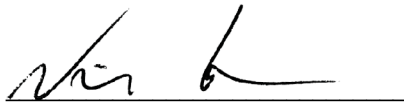
I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper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

09/03/2022

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

Date: September 3, 2022.

At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, SPECIFIC PLAN, CHANGE OF ZONE, TENTATIVE TRACT MAP, AND CONSIDER AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 439 IN THE TEMESCAL CANYON AREA PLAN, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 13, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to consider **Addendum No. 5 to Environmental Impact Report No. 439, approve General Plan Amendment No. 210005, Specific Plan No. 327 A2, Change of Zone No. 2100013 and Tentative Tract Map No. 38051.** GPA210005 proposes to re-configure PA11 and PA14 into four separate PAs which will be reflected on the amended land use maps in Specific Plan document as PAs 11A, 11B, 14A, and 14B. PAs 11A, 11B, and 14B will be designated Medium High Density Residential (MHDR) and PA14A will remain designated Medium Density Residential (MDR). SP327A02, proposes to: 1) modify the configuration, acreage and unit count of PAs 11 and 14 to create PAs 11A, 11B, 14A, and 14B, some of the 251 dwelling units within this area will be Age-Qualified (55+); 2) proposes to modify the configuration, acreage, unit count and densities of residential PAs 2, 3, 5, 7, 9, 10, and 12 to reflect previously recorded Tract Maps, and establish PAs 2, 3, 4, 5, 7, 10, and 12 as Age-Qualified Neighborhoods; 3) other non-substantive changes throughout the document to accommodate these modifications. CZ2100013 proposes to modify the Specific Plan Zoning Ordinance to reflect changes proposed by GPA210005 and SP00327A2; which includes modifying the Planning Areas boundaries, permitted uses, and development standards TTM38051 proposes a Schedule A subdivision of 42.1 gross acres into 251 residential lots. Development of these lots will occur in four phases within four Planning Areas 11A (12.9AC-80 Lots), 11B (8.7AC-62 Lots), 14A (9.9AC-42 Lots), and 14B (10.6AC-67 Lots). APNs: 283-240-021 & -023, and 290-930-062. This proposed project is North of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail in the First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER Addendum No. 5 to Environmental Impact Report No. 439, APPROVE General Plan Amendment No. 210005,**

ADOPT Resolution No. 2022-181, DIRECT the Planning Department to incorporate the changes made by General Plan Amendment No. 210005 into the Riverside County General Plan Land Use Element and associated Area Plan, tables and figures, APPROVE Specific Plan No. 327 Amendment No. 2, ADOPT Resolution No. 2022-168, APPROVE Change of Zone No. 2100013, ADOPT Ordinance No. 348.4991, and APPROVE Tentative Tract Map No. 38051.

Dated: August 29, 2022
Kecla R. Harper, Clerk of the Board
By: Zuly Martinez,
Board Assistant
The Press-Enterprise
Published: 9/3/22

On July 6, 2022, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-0 with Commissioner Sanchez absent. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL DBRADFOR@RIVCO.ORG.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

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

THE PRESS-ENTERPRISE

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

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: /

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

04/13/2022

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

Date: April 13, 2022
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011529354-01

P.O. Number:

Ad Copy:

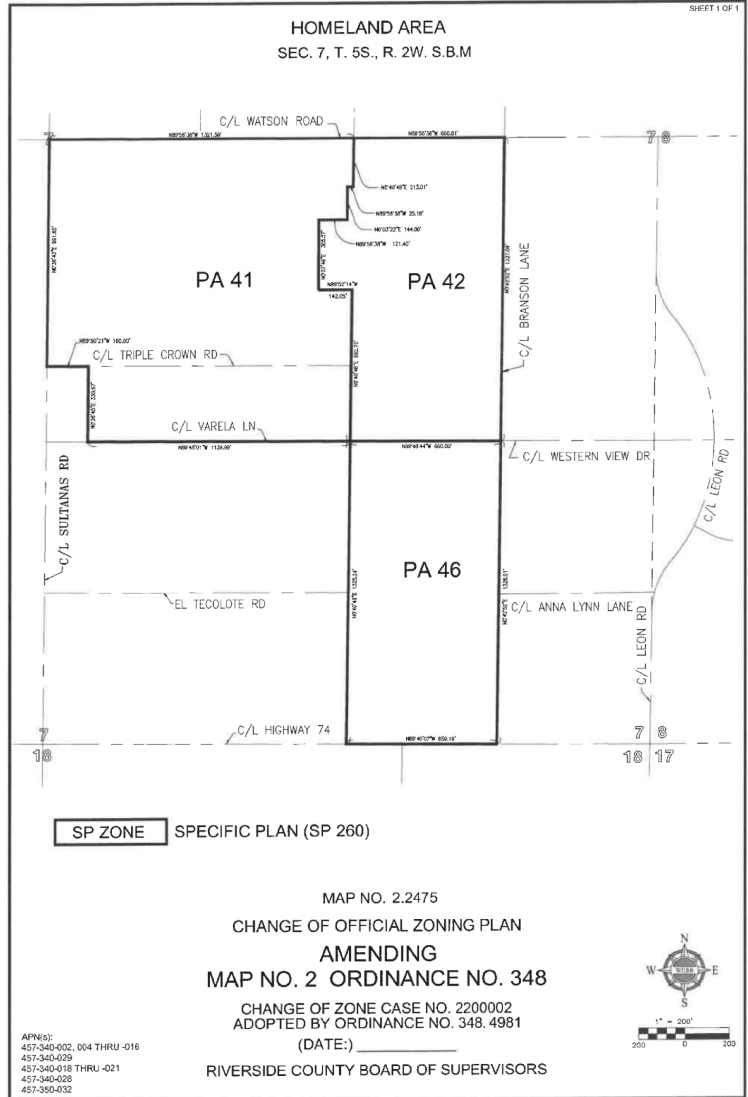
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 348.4981 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 Homeland Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2475, Change of Zone Case No. 2200002" which map is made a part of this ordinance.

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



I:\2019\19-0108\COZ\2021-0081_COZ_FINAL.dwg

J. Hewitt, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **April 5, 2022**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant

Press-Enterprise: 4/13



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DATE: 08/22/22

TO: Clerk of the Board of Supervisors – September 13, 2022 BOS meeting

FROM: Planning Department – Riverside – Deborah Bradford, Project Planner (5-6646)

SUBJECT: GPA210005, SP327A02, CZ2100013, and TTM38051

(Charge your time to these case numbers)

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on GPA No. 210005, SP No. 327 A2, CZ No. 2100013, and TTM No. 38051 - CONSIDER an ADDENDUM to ENVIRONMENTAL IMPACT REPORT NO. 439 --Applicant: Forestar Toscana Development Company – Engineer/Representative: T & B Planning, Inc. – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR), Community Development: Medium Density Residential (CD: MDR) – Location: North of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail – 42.1 Gross Acres - Zoning: Specific Plan. REQUEST: GPA210005 proposes to re-configure PA11 and PA14 into four separate PAs which will be reflected on the amended land use maps in Specific Plan document as PAs 11A, 11B, 14A, and 14B. PAs 11A, 11B, and 14B will be designated Medium High Density Residential (MHDR) and PA14A will remain designated Medium Density Residential (MDR). SP327A02, proposes to: 1) modify the configuration, acreage and unit count of PAs 11 and 14 to create PAs 11A, 11B, 14A, and 14B, 104 of the 251 dwelling units within this area will be Age-Qualified (55+); 2) proposes to modify the configuration, acreage, unit count and densities of residential PAs 2, 3, 5, 7, 9, 10, and 12 to reflect previously recorded Tract Maps, and establish PAs 2, 3, 4, 5, 7, 10, and 12 as Age-Qualified Neighborhoods; 3) other non-substantive changes throughout the document to accommodate these modifications. CZ2100013 proposes to modify the Specific Plan Zoning Ordinance to reflect changes proposed by GPA210005 and SP00327A2. TTM38051 proposes a Schedule A subdivision of 42.1 gross acres into 251 residential lots. Development of these lots will occur in four phases within four Planning Areas 11A (12.9AC–80 Lots), 11B (8.7AC–62 Lots), 14A (9.9AC–42 Lots), and 14B (10AC–67 Lots). APNs: 283-240-021 & -023, and 290-930-062. District 1. [Applicant Fee 100%]

45

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

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
 - (1st District Press Enterprise)**
 - CEQA Exempt
 - 10 Day 20 Day 30 day
 - Notify Property Owners (app/agencies/property owner labels provided)

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2022 AUG 22 AM 11:06

Designate Newspaper used by Planning Department for Notice of Hearing:

Press Enterprise

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on MAY 03, 2022

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ2100013 GPA210005 SP00327A02 TTM38051 for

Company or Individual's Name RCIT – GIS

Distance buffered 1000'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

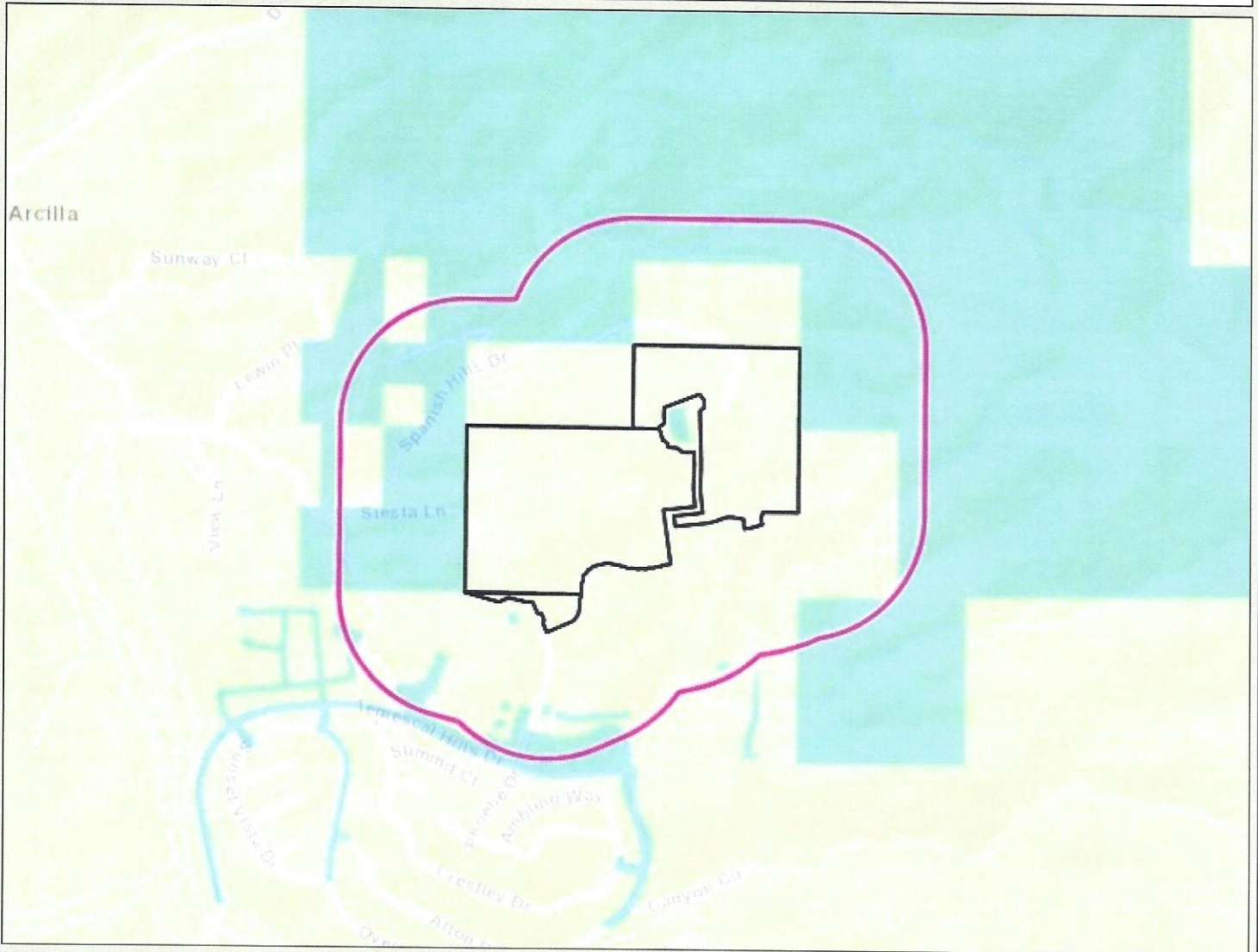
Riverside, Ca. 92502

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




Riverside County GIS Mailing Labels

CZ2100013 GPA210005 SP00327a02 TTM38051

(1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 5/3/2022 2:47:40 PM

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Dated: August 29, 2022

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant