

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

186A



FROM: TLMA - Planning Department

SUBMITTAL DATE: September 20, 2004

SUBJECT: RESOLUTION NO. 2004-368, Adopting Tentative Tract Map No. 30322 and Ordinance 348.4233 (Rancon Winchester Valley 63 LLC) - Third Supervisorial District - Winchester Area - 64.82 Acres

RECOMMENDED MOTION:

The Planning Department recommended adoption on January 1, 2004 and the Planning Commission recommends,

ADOPTION of Resolution No. 2004-368 Adopting Tentative Tract Map No. 30322.

ADOPTION of Ordinance No. 348.4233 adopting SP zoning for properties within Specific Plan No. 293.

BACKGROUND:

The Board of Supervisors tentatively approved Tentative Tract Map No. 30322 and Change of Zone No. 6715 on April 13, 2004. Tentative Tract Map No. 30322 (Rancon Winchester Valley 63 LLC) proposes to develop 272 residential lots in Planning Areas (PA) 29 and 34 of Specific Plan No. 293 (Winchester Hills). Ordinance No. 348.4233 modifies the Specific Plan zoning designation for Planning Areas 29 and 34.

Robert Johnson, Planning Director

AJL:

C.E.O. RECOMMENDATION:

APPROVE

County Executive Officer Signature

Department Recommendation: Policy
Per Executive Office: Policy
 Consent
 Consent

Prev. Agn. Ref.

Dist. Third

AGENDA NO.

3.46

OWNER/APPLICANT
 RICHARD ROBERTSON VALLEY ELLIOTT
 1000 W. 10TH STREET
 TRACELAKE, U.S.A. 92688
 TEL: 949-450-8000
 FAX: 949-450-8004

ENGINEER
 ALBERT J. WILSON ASSOCIATES
 1000 W. 10TH STREET
 TRACELAKE, CA 92688
 TEL: 949-450-8000

ASSESSOR'S PARCEL No. S

ACRAGE
 50.46 ACRES NET
 51.10 ACRES GROSS
 51.10 ACRES IN PA 10000 ALIQUOT NO. 20
 50.46 ACRES IN PA 10000 ALIQUOT NO. 20

LAND USE
 EXISTING LAND USE: MEDIUM DENSITY RESIDENTIAL
 PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL

UTILITIES
 WATER: EASTERN MUNICIPAL WATER DISTRICT
 SEWER: EASTERN MUNICIPAL SEWER DISTRICT
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: SOUTHERN CALIFORNIA GAS COMPANY
 TELEVISION: INDIVIDUAL RECEPTIONAL

SCHOOL DISTRICT
 NORTH ANGELES SCHOOL DISTRICT

LEGAL DESCRIPTION
 THE WEST 1/2 OF THE WEST 1/2 OF THE NORTH 1/2 OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAN THEREOF.

NOTES
 1. ALL DIMENSIONS SHALL BE PER ORIGINATE "X".
 2. 200' THING ROAD, MAP BOOK PAGE 100, 101, 102, 103 AND 104.
 3. THIS MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS.
 4. ALL UTILITIES ARE TO BE MAINTAINED UNDERGROUND.
 5. FLOOD ZONE: AREA OF 200 YEAR FLOOD AND ZONE 5, AREA OF AROUND FLOODING OF RIVER.
 6. CONFORM TO CALIFORNIA ZONING REGULATIONS.
 7. ACCESS SHALL BE RESTRICTED TO NEWPORT ROAD PAVEMENT.
 8. ACCESS SHALL BE RESTRICTED TO NEWPORT ROAD PAVEMENT.
 9. LAND IS NOT SUBJECT TO INTEREST IN STATE OF CALIFORNIA.
 10. LAND IS NOT SUBJECT TO INTEREST IN STATE OF CALIFORNIA.
 11. PROJECT IS NOT SUBJECT TO INTEREST IN STATE OF CALIFORNIA.
 12. NO SHAPES ARE TO BE CHANGED OR INCREASED IN SIZE.
 13. NO EXISTING UTILITIES OR IMPLANTS TO BE REMOVED.
 14. ALL UTILITIES ARE TO BE MAINTAINED UNDERGROUND.
 15. PROJECT IS NOT SUBJECT TO INTEREST IN STATE OF CALIFORNIA.
 16. PROJECT IS NOT SUBJECT TO INTEREST IN STATE OF CALIFORNIA.
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 18. PROJECT IS NOT SUBJECT TO INTEREST IN STATE OF CALIFORNIA.
 19. PROJECT IS NOT SUBJECT TO INTEREST IN STATE OF CALIFORNIA.
 20. PROJECT IS NOT SUBJECT TO INTEREST IN STATE OF CALIFORNIA.

BASEMENT NOTES
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 19. PROJECT IS NOT SUBJECT TO INTEREST IN STATE OF CALIFORNIA.
 20. PROJECT IS NOT SUBJECT TO INTEREST IN STATE OF CALIFORNIA.

LEGEND
 - - - - - UNIMPROVED ROAD
 - - - - - IMPROVED ROAD
 - - - - - UNIMPROVED SIDEWALK
 - - - - - IMPROVED SIDEWALK
 - - - - - UNIMPROVED DRIVEWAY
 - - - - - IMPROVED DRIVEWAY
 - - - - - UNIMPROVED ALLEY
 - - - - - IMPROVED ALLEY
 - - - - - UNIMPROVED LOT
 - - - - - IMPROVED LOT
 - - - - - UNIMPROVED TRACT
 - - - - - IMPROVED TRACT
 - - - - - UNIMPROVED SECTION
 - - - - - IMPROVED SECTION
 - - - - - UNIMPROVED BLOCK
 - - - - - IMPROVED BLOCK
 - - - - - UNIMPROVED DISTRICT
 - - - - - IMPROVED DISTRICT
 - - - - - UNIMPROVED COUNTY
 - - - - - IMPROVED COUNTY
 - - - - - UNIMPROVED STATE
 - - - - - IMPROVED STATE
 - - - - - UNIMPROVED FEDERAL
 - - - - - IMPROVED FEDERAL

PA 45A
 SPECIFIC PLAN ZONED
 MEDIUM DENSITY RESIDENTIAL

PA 35
 SPECIFIC PLAN ZONED
 COMMUNITY-COMMERCIAL PARK

PA 28
 SPECIFIC PLAN ZONED
 COMMUNITY-COMMERCIAL PARK

PA 29
 SPECIFIC PLAN ZONED
 MEDIUM DENSITY RESIDENTIAL

PA 84
 SPECIFIC PLAN ZONED
 MEDIUM DENSITY RESIDENTIAL

PA 84
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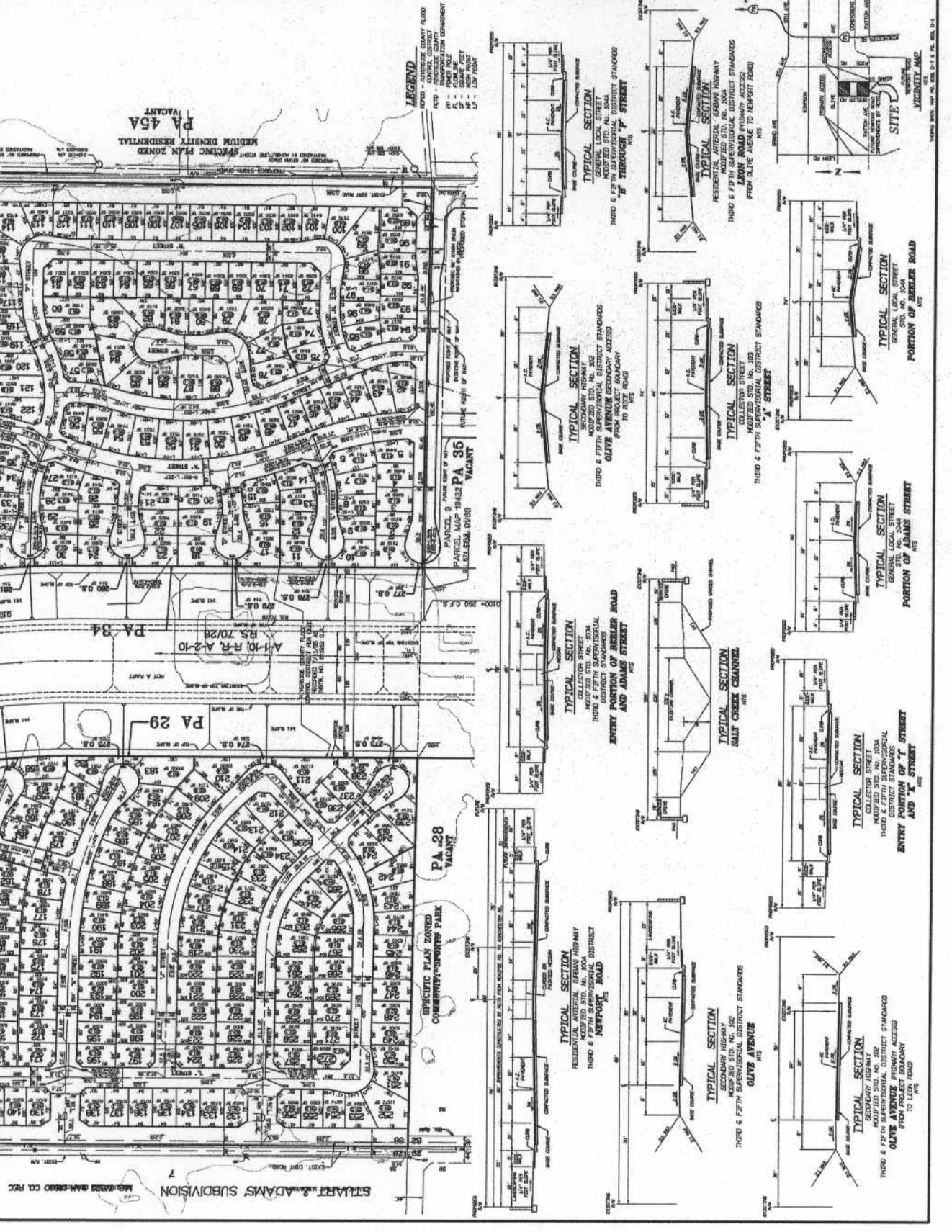


SCHEDULE "A" SUBDIVISION
EXHIBIT "A" AMENDED MAP NO. 1

TENTATIVE MAP
TRACT NO. 30322

CIVIL ENGINEER
 ALBERT J. WILSON ASSOCIATES
 1000 W. 10TH STREET
 TRACELAKE, CA 92688
 TEL: 949-450-8000

DATE: 11/15/00
 SHEET NO. 1 OF 1
 SCALE: AS SHOWN



**RESOLUTION NO. 2004-368
APPROVING
TENTATIVE TRACT MAP NO. 30322**

WHEREAS, pursuant to the provisions of Government Code Section 66410 et seq., a public hearing was held before the Riverside County Board of Supervisors in Riverside, California on April 13, 2004, and before the Riverside County Planning Commission in Riverside, California on January 28, 2004, to consider Tentative Tract Map No. 30322; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met, and Environmental Assessment No. 38476, prepared in connection with Tentative Tract Map No. 30322 (referred to alternatively herein as "the project"), is, when considered in conjunction with previously prepared Environmental Impact Report (EIR) No. 380 and the Addendum thereto, sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, in regular session assembled on September 28, 2004, that:

1. The project proposes to subdivide 64.82 acres into 285 residential lots with a minimum lot size of 6,000 square feet.
2. The project is associated with Change of Zone Case No. 6715, which was considered concurrently at the public hearing before the Board of Supervisors and the Planning Commission. Change of Zone Case No. 6715 proposes to change the zoning classification on 32.14 acres from A-1 to R-1 and proposes to amend the zoning ordinance for Specific Plan No. 293 by adding new text for the allowed land uses and the related development standards.

FORM APPROVED COUNTY COUNSEL

SEP 15 2004

BY

1 3. Environmental Assessment No. 38476 concluded that the project would necessitate some
2 changes in or additions to EIR No. 380, but none sufficient to necessitate the preparation of
3 a subsequent EIR or a supplement thereto. Accordingly, an Addendum to EIR No. 380
4 was prepared.

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

- 6 1. The project would be consistent with the intent, design and mitigation approved for
7 Specific Plan No. 293.
- 8 2. The project would be consistent with the applicable policies of the General Plan
9 component of the Riverside County Integrated Plan.
- 10 3. The project would not have a significant effect on the environment.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
12 Environmental Assessment No. 38476, EIR No. 380 and the Addendum thereto, in evaluating the project,
13 that the Environmental Assessment, EIR and Addendum are accurate and objective statements that
14 comply with the California Environmental Quality Act and reflect the County's independent judgment
15 and that the Environmental Assessment, EIR and Addendum are incorporated herein by reference in their
16 entirety.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** the Addendum
18 to EIR No. 380 and **APPROVES** Tentative Tract Map No. 30322.

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

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

C. A design manual which includes:

- i. a description of floor plans and their mix;
- ii. the lot and building calculations for each lot and building as follows:
 - (a) lot area and lot pad area,
 - (b) building footprint area,
 - (c) percentage of lot coverage,
 - (d) front setback,
 - (e) usable rear yard area and depth,
 - (f) building square-footage for commercial uses;
- iii. a fencing plan including details of proposed materials to be used;
- iv. dimensioned conceptual floor plans and elevators, including details of proposed materials for elevations, and square-footages and heights of individual units; and
- v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.

(3) The development standards for commercial uses within Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use shall be defined as development which includes any permitted use other than single family dwellings, multiple family dwellings or apartments.

1 (4) Nonsubstantial adjustments to an approved project’s design are permitted subject
2 to the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section,
3 “nonsubstantial adjustment” shall be defined as changes to setbacks, floor plans and elevators. All
4 other changes including changes in concept and product type shall be submitted for review in
5 accordance with the provisions of Ordinance No. 460 governing minor changes and revised
6 tentative maps.

7 b. Planning Area 3

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

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

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

14 c. Planning Area 5

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

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

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

23 d. Planning Areas 6, 9, 16, 22, 39, 42, and 54

24 (1) The uses permitted in Planning Areas 6, 9, 16, 22, 39, 42 and 54 of Specific Plan
25 No. 293 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348,
26 except that uses pursuant to Section 9.1.a.(7), and Section 9.1.d.(4) and (6) shall not be permitted.

27 (2) The development standards for Planning Areas 6, 9, 16, 22, 39, 42 and 54 of
28 Specific Plan No. 293 shall be the same as those standards identified in Article IX, Section 9.4 or

1 Ordinance No. 348.

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

4 e. Planning Areas 7, 15, 28a, 29, 34, 46, and 58

5 (1) The uses permitted in Planning Areas 7, 15, 28a, 29, 34, 46 and 58 of Specific
6 Planning No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance
7 No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b.(1) and
8 (3), and Section 6.1.d. shall not be permitted. In addition, the permitted uses identified under
9 Section 6.1.c. shall also include libraries, day care centers, and churches.

10 (2) The development standards for Planning Areas 7, 15, 28a, 29, 34, 46 and 58 of
11 Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of
12 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a.,
13 b., c., d., and e.(1), (2) and (4) shall be deleted and replaced by the following:

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

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

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

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

27 E. The front yard shall be not less than eighteen feet (18'), measured from the
28 existing street line or from any future street line as shown on any Specific Plan of

1 Highways, whichever is nearer the proposed structure.

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

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

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

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

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

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

16 f. Planning Areas 8, 10, 21, 38a, 38b, 40, 43 and 57

17 (1) The uses permitted in Planning Areas 8, 10, 21, 38a, 38b, 43 and 57 of Specific
18 Plan No. 293 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance
19 No. 348, except that the uses permitted pursuant to Section 8.1.d.(1) shall not be permitted. In
20 addition, the permitted uses identified under Section 8.1.a. shall also include non-commercial
21 community association recreation and assembly buildings and facilities, libraries day care centers
22 churches.

23 (2) The development standards for Planning Areas 8, 10, 21, 38a, 38b, 40, 43 and 57 of
24 Specific Plan No. 293 shall be the same as those standards identified in Article VIII, Section 8.2 of
25 Ordinance No. 348, except that the development standards set forth in Article VIII, Section 8.2.d
26 shall be deleted and replaced by the following:

27 A. No lot shall have more than sixty percent (60%) of its net area covered with
28 buildings or structures.

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

3 g. Planning Areas 11, 19, 28b, 37 and 55

4 (1) The uses permitted in Planning Areas 11, 19, 28b, 37 and 55 of Specific Plan No.
5 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
6 348, except that the uses pursuant to Section 8.100.a.(1) and b.(1) shall not be permitted. In
7 addition, the permitted uses identified under Section 8.100.a. shall also include public parks and
8 playgrounds.

9 (2) The development standards for Planning Areas 11, 19, 28b, 37 and 55 of Specific
10 Plan No. 293 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
11 Ordinance No. 348.

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

14 h. Planning Areas 12, 18, 36 and 56

15 (1) The uses permitted in Planning Areas 12, 18, 36 and 56 of Specific Plan No. 293
16 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
17 that the uses permitted pursuant Section 6.1.a.(2) and (3), b.(1) and (3), and d. shall not be
18 permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include
19 schools.

20 (2) The development standards for Planning Areas 12, 18, 36 and 56 of Specific Plan
21 No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
22 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and
23 e.(1), (2) and (4) shall be deleted and replaced by the following:

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

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

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

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

9 E. The front yard shall be not less than fifteen feet (15'), measured from the
10 existing street line or from any future street line as shown on any Specific Plan of
11 Highways, whichever is nearer the proposed structure.

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

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

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

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

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

24 i. Planning Areas 17, 44 and 53

25 (1) The uses permitted in Planning Areas 17, 44 and 53 of Specific Plan No. 293 shall
26 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
27 the uses permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b.1 (1), (3) and Section 6.1.d.
28 shall not be permitted. In addition, the permitted uses identified under Section 6.1.c shall also

1 include libraries, day care centers and churches.

2 (2) The development standards for Planning Areas 17, 44 and 53 of Specific Plan No.
3 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
4 348, except the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1),
5 (2), and (4) shall be deleted and replaced by the following:

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

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

11 C. The minimum average width of that portion of a lot to be used as a building
12 site shall be fifty feet (50'), with a minimum average depth of eighty feet (80'). That
13 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
14 (20').

15 D. The minimum frontage of a lot shall be forty feet (40'), except that lots
16 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
17 Lot frontage along curvilinear streets may be measured at the building setback in
18 accordance with zone development standards.

19 E. The front yard shall not be less than fifteen feet (15'), measured from the
20 existing street line or from any future street line as shown on any Specific Plan of
21 Highways, whichever is nearer the proposed structure.

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

27 G. Fireplaces and roof eaves may encroach two feet (2') into side yard
28 setbacks. No other structural encroachments shall be permitted in the front, rear or

1 side yard except as provided for in Section 18.19 of Ordinance No. 348.

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

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

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

7 j. Planning Areas 25, 49 and 59

8 (1) The uses permitted in Planning Areas 25, 49 and 59 of Specific Plan No. 293 shall
9 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
10 that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6) and (7) and b.(1) shall
11 not be permitted.

12 (2) The development standards for Planning Areas 25, 49 and 59 of Specific Plan No.
13 293 shall be the same as those standards identified in Article VIII, Section 8.101 of Ordinance No.
14 348.

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

17 k. Planning Area 26

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

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

25 A. Building height shall not exceed two stories with a maximum height of
26 thirty-five feet (35'), unless cluster development subject to the development standards set
27 forth in Subsection BB. of this Section is utilized.

28 B. Lot area shall be not less than forty thousand (40,000) square feet, unless

1 cluster development subject to the development standards set forth in Subsection BB. of
2 this Section is utilized. The minimum lot area shall be determined by excluding that
3 portion of a lot that is used solely for access to the portion of a lot used as building site.

4 C. The minimum average width of that portion of a lot to be used as a building
5 site shall be one hundred feet (100'), with a minimum average depth of two hundred feet
6 (200') unless cluster development subject to the development standards set forth in
7 Subsection BB. of this Section is utilized. That portion of a lot used for access on "flag"
8 lots shall have a minimum width of twenty feet (20').

9 D. The minimum frontage of a lot shall be seventy (70') except that lots
10 fronting on knuckles or cul-de-sacs may have a minimum frontage of forty-five feet (45')
11 unless cluster development subject to the development standards set forth in Subsection
12 BB. of this Section is utilized. Lot frontage along curvilinear streets may be measured at
13 the building setback in accordance with zone development standards.

14 E. The front yard shall be not less than thirty feet (30'), measured from the
15 existing street line or from any future street line as shown on any Specific Plan of
16 Highways, whichever is nearer the proposed structure unless cluster development subject
17 to the development standards set forth in Subsection BB. of this Section is utilized.

18 F. Side yards on interior and through lots shall be not less than twenty feet
19 (20'), as measured from any structure unless cluster development subject to the
20 development standards set forth in Subsection BB. of this Section is utilized. Side yards on
21 corner and reverse corner lots shall be not less than twenty-five feet (25') from the existing
22 street line or from any future street line as shown on any Specific Plan of Highways,
23 whichever is nearer the proposed structure, upon which the main building sides unless
24 cluster development subject to the development standards set forth in Subsection BB. of
25 this Section is utilized.

26 G. The rear yard shall not be less than twenty-feet (20') unless cluster
27 development subject to the development standards set forth in Subsection BB. of this
28 Section is utilized.

1 In addition, the following standards shall also apply:

2 AA. No lot shall have more than twenty-five percent (25%) of its net
3 buildable area covered by buildings or structures unless cluster development
4 subject to the development standards set forth in Subsection BB. of this Section is
5 utilized.

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

11 1. The height of single family dwellings shall not exceed thirty-five
12 feet (35'). All other buildings and structures shall not exceed fifty feet (50') in
13 height, unless a height up to seventy-five feet (75') is specifically permitted under
14 the provisions of Section 18.34 of Ordinance No. 348.

15 2. Lot area shall be not less than seven thousand two hundred (7,200)
16 square feet. The minimum lot area shall be determined by excluding that portion of
17 a lot that is used solely for access to the portion of a lot used as a building site.

18 3. The minimum average width of that portion of a lot to be used as a
19 building site shall be sixty feet (60') with a minimum average depth of one hundred
20 feet (100'). That portion of a lot used for access on "flag" lots shall have a
21 minimum width of twenty feet (20').

22 4. The minimum frontage of a lot shall be sixty feet (60'), except that
23 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
24 five feet (35'). Lot frontage along curvilinear streets may be measured at the
25 building setback in accordance with zone development standards.

26 5. The front yard shall be not less than twenty feet (20'), measured
27 from the existing street line or from any future street line as shown on any Specific
28 Plan of Highways, whichever is nearer the proposed structure.

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

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

10 8. The minimum overall area for each dwelling unit, exclusive of the
11 area used for any commercial purposes and area set aside for street right of way,
12 but including recreation and open space areas, shall be forty thousand (40,000)
13 square feet.

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

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

18 1. Planning Areas 27, 47, 50, 51, 52, 60 and 61

19 (1) The uses permitted in Planning Area 27, 47, 50, 51, 52, 60 and 61 of Specific Plan
20 No. 293 shall be the same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348
21 except that the uses permitted pursuant to Section 6.1.a.(2) and (3), b.(1) and (3), and d. shall not
22 be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include
23 libraries, day care centers and churches.

24 (2) The development standards for Planning Areas 27, 47, 50, 51, 52, 60, and 61 of
25 Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of
26 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2a., d.,
27 and e. (1), (2) and (4) shall be deleted and replaced by the following:

28 A. Building height shall not exceed two stories with a maximum height of

1 thirty-five feet (35').

2 B. The minimum frontage of a lot shall be fifty feet (50') except that lots
3 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot
4 frontage along curvilinear streets may be measured at the building setback in accordance
5 with zone development standards.

6 C. The front yard shall be not less than fifteen feet (15'), measured from the
7 existing street line or from any future street line as shown on any Specific Plan of
8 Highways, whichever is nearer the proposed structure.

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

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

16 In addition, the following standards shall also apply:

17 AA. Lot coverage shall not exceed forty percent (40%) for one story and thirty-
18 five (35%) for two story 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 n. Planning Areas 30, 45a, 45b, 48a and 48b

22 (1) The uses permitted in Planning Areas 30, 45a, 45b, 48a and 48b of Specific Plan
23 No. 293 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No.
24 348.

25 (2) The development standards for Planning Areas 30, 45a, 45b, 48a and 48b of
26 Specific Plan No. 293 shall be the same as those standards identified in Article XIII, Section 13.2
27 of Ordinance No. 348.

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

1 requirements identified in Article XIII of Ordinance No. 348.

2 o. Planning Areas 31, 32 and 33

3 (1) The uses permitted in Planning Areas 31, 32 and 33 of Specific Plan No. 293 shall
4 be the same as those uses permitted in Article XIV, Section 14.1 of Ordinance No. 348.

5 (2) The development standards for Planning Areas 31, 32 and 33 of Specific Plan No.
6 293 shall be the same as those standards identified in Article XIV, Section 14.2 of Ordinance No.
7 348.

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

10 p. Planning Area 35

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

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

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

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

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

28 D. The minimum frontage of a lot shall be thirty feet (30'), except that lots

1 fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-two feet
2 (22'). Lot frontage along curvilinear streets may be measured at the buildings setback in
3 accordance with zone development standards.

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

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

11 G. Fireplaces and roof eaves may encroach two feet (2') into side yard
12 setbacks. Not other structural encroachments shall be permitted in the front, rear or side
13 yard except as provided for in Section 18.19 of Ordinance No. 348.

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

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

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

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.

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

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

By _____
Chairman, Board of Supervisors

ATTEST:
NANCY ROMERO
Clerk to the Board

By _____
(Deputy)

(SEAL)

APPROVED AS TO FORM AND CONTENT:
~~December 30, 2002~~ September 21, 2004

By Karin Watts Bazan
KARIN WATTS-BAZAN
Deputy County Counsel