

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

187A



FROM: TLMA - Planning Department

SUBMITTAL DATE: September 20, 2004

SUBJECT: RESOLUTION NO. 2004-369, Adopting Specific Plan No. 293, Amendment No. 2 and Ordinance No. 348.4230 (Sierre Linda Development Corp) - Third Supervisorial District - Winchester Area - 109.61 Acres

RECOMMENDED MOTION:

The Planning Department recommended adoption on August 20, 2003 and the Planning Commission recommends,

ADOPTION of Resolution No. 2004-369 Adopting Specific Plan No. 293, Amendment No. 2, (Winchester Hills).

ADOPTION of Ordinance No. 348.4230 adopting SP zoning for properties within Specific Plan No. 293.

BACKGROUND:

The Board of Supervisors tentatively approved Amendment No. 2 to Specific Plan 293 (Winchester Hills) on February 3, 2004. The amendment would do the following: change Planning Area (PA) 15 by eliminating 80 dwelling units and 12.02 acres; change PA 16 by adding 113 dwelling units and 14.11 acres; change PA 17 by eliminating 64 dwelling units and 2.41 acres; change PA18 by eliminating the 10-acre school site and adding 270 dwelling units on 15 acres; change PA 19 by eliminating the 5-acre park site

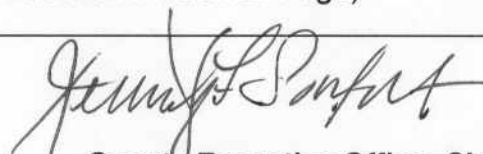

Robert Johnson, Planning Director

AJL:

(Continued On Attached Page)

C.E.O. RECOMMENDATION:

APPROVE


County Executive Officer Signature

Department Recommendation: Policy
 Consent
Per Executive Office: Policy
 Consent

Prev. Agn. Ref.

Dist. Third

AGENDA NO.

3.48

The Honorable Board of Supervisors

RE: RESOLUTION NO. 2004-369, Adopting Specific Plan No. 293, Amendment No. 2 and Ordinance No. 348.4230 (Sierra Linda Development Corp) - Third Supervisorial District - Winchester Area - 109.61 Acres

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and adding a 10-acre school site; change PA 21 by eliminating 192 dwelling units and adding a 5-acre park site; change PA 22 by adding 11.93 acres for commercial uses; and add 3.6 acres for circulation and roads. Ordinance No. 348.4230 modifies the Specific Plan zoning designation for Planning Areas 15, 16, 17, 18, 19, 21 and 22.

**RESOLUTION NO. 2004-369
ADOPTING
AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 293
(WINCHESTER HILLS)**

WHEREAS, pursuant to the provisions of Government Code Section 65450 et seq., a public hearing was held before the Riverside County Board of Supervisors in Riverside, California on February 3, 2004, and before the Riverside County Planning Commission in Riverside, California on August 20, 2003, to consider Amendment No. 2 to Specific Plan No. 293 (Winchester Hills), which specific plan was adopted by the Board of Supervisors pursuant to Resolution No. 97-093 (dated October 28, 1997); 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. 38611, prepared in connection with Amendment No. 2 to Specific Plan No. 293 and related cases (referred to alternatively herein as "the proposed amendment" or "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 proposed amendment would do each of the following: change Planning Area (PA) 15 by eliminating 80 dwelling units and 12.02 acres; change PA 16 by adding 113 dwelling units and 14.11 acres; change PA 17 by eliminating 64 dwelling units and 2.41 acres; change PA 18 by eliminating the 10-acre school site and adding 270 dwelling units on 15 acres; change PA 19 by eliminating the 5-acre park site and adding a 10-acre school site; change PA 21 by eliminating 192 dwelling units and adding a 5-acre park site; change PA

FORM APPROVED COUNTY COUNSEL
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BY

1 22 by adding 11.93 acres for commercial uses; and add 3.6 acres for circulation and
2 roads.

- 3 2. As a result of these changes, the specific plan would remain the same size but 52 dwelling
4 units would be eliminated.
- 5 3. The proposed amendment is associated with Change of Zone Case No. 6673, which was
6 considered concurrently at the public hearing before the Board of Supervisors and the
7 Planning Commission. Change of Zone Case No. 6673 proposes to change the zoning
8 classification on 14.21 acres from R-R to SP and proposes to amend the SP zoning
9 ordinance by adding new text for the allowed land uses and the related development
10 standards.
- 11 4. The proposed amendment would be consistent and compatible with the existing adjacent
12 land uses within the specific plan.
- 13 5. Environmental Assessment No. 38611 concluded that the proposed amendment would
14 necessitate some changes in or additions to EIR No. 380, but none sufficient to necessitate
15 the preparation of a subsequent EIR or a supplement thereto. Accordingly, an Addendum
16 to EIR No. 380 was prepared.

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

- 18 1. The proposed amendment would be consistent with the intent, design and mitigation
19 approved for Specific Plan No. 293.
- 20 2. The proposed amendment would be consistent with the applicable policies of the General
21 Plan component of the Riverside County Integrated Plan.
- 22 3. The proposed amendment would not have a significant effect on the environment.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
24 Environmental Assessment No. 38611, EIR No. 380 and the Addendum thereto, in evaluating the
25 proposed amendment, that the Environmental Assessment, EIR and Addendum are accurate and objective
26 statements that comply with the California Environmental Quality Act and reflect the County's
27 independent judgment and that the Environmental Assessment, EIR and Addendum are incorporated
28 herein by reference in their entirety.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** the Addendum
2 to EIR No. 380.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 2 to Specific
4 Plan No. 293, on file with the Clerk of the Board, including the final conditions of approval and exhibits,
5 is hereby adopted as the Amended Specific Plan of Land Use for the real property described and shown in
6 the plan, and said real property shall be developed substantially in accordance with the plan, as amended,
7 unless the plan is repealed or further amended by the Board.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 2 to
9 Specific Plan No. 293 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
10 Planning Director and in the Office of the Building and Safety Director, and that no applications for
11 subdivision maps, conditional use permits or other development approvals shall be accepted for the real
12 property described and shown in the plan, as amended, unless such applications are substantially in
13 accordance therewith.

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

Comprehensive Land Use Master Plan



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

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

13 C. A design manual which includes:

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

28 (3) The development standards for commercial uses within Planning Areas 1 and 2 of

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

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

11 b. Planning Area 3

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

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

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

18 c. Planning Area 5

19 (1) The uses permitted in Planning Area 5 of Specific Plan No. 293 shall be the same
20 as those uses permitted in Article XI, Sections 11.2 and 11.3 of Ordinance No. 348, except that
21 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
22 not be permitted.

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

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

28 (1) The uses permitted in Planning Areas 6, 9, 22, 39, 42 and 54 of Specific Plan No.

1 293 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348,
2 except that uses pursuant to Section 9.1.a.(7), and Section 9.1.d.(4) and (6) shall not be permitted.

3 (2) The development standards for Planning Areas 6, 9, 22, 39, 42 and 54 of Specific
4 Plan No. 293 shall be the same as those standards identified in Article IX, Section 9.4 of
5 Ordinance No. 348.

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

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

9 (1) The uses permitted in Planning Areas 7, 28a, 29, 34, 46 and 58 of Specific Planning
10 No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
11 except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b.(1) and (3), and
12 Section 6.1.d. shall not be permitted. In addition, the permitted uses identified under Section
13 6.1.c. shall also include libraries, day care centers, and churches.

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

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

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

23 C. The minimum average width of that portion of a lot to be used as a building
24 site shall be fifty feet (50'), with a minimum average depth of ninety feet (90'). That
25 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
26 (20').

27 D. The minimum frontage of a lot shall be forty feet (40'), except that lots
28 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot

1 frontage along curvilinear streets may be measured at the building setback in accordance
2 with zone development standards.

3 E. The front yard shall be not less than eighteen feet (18'), measured 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.

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

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

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

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

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

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

20 f. Planning Areas 8, 10, 18, 38a, 38b, 40, 43 and 57

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

27 (2) The development standards for Planning Areas 8, 10, 18, 38a, 38b, 40, 43 and 57 of
28 Specific Plan No. 293 shall be the same as those standards identified in Article VIII, Section 8.2 of

1 Ordinance No. 348, except that the development standards set forth in Article VIII, Section 8.2.d
2 shall be deleted and replaced by the following:

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

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

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

8 (1) The uses permitted in Planning Areas 11, 19, 28b, 37 and 55 of Specific Plan No.
9 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
10 348, except that the uses pursuant to Section 8.100.a.(1) and b.(1) shall not be permitted. In
11 addition, the permitted uses identified under Section 8.100.a. shall also include public parks and
12 playgrounds.

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

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

18 h. Planning Areas 12, 36 and 56

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

23 (2) The development standards for Planning Areas 12, 18, 36 and 56 of Specific Plan
24 No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
25 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and
26 e.(1), (2) and (4) shall be deleted and replaced by the following:

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

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

4 C. The minimum average width of that portion of a lot to be used as a building
5 site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That
6 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
7 (20').

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

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

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

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

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

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

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 i. Planning Areas 15, 16 and 17

28 (1) The uses permitted in Planning Areas 15, 16 and 17 of Specific Plan No. 293 shall

1 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
2 the uses permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b.1 (1), (3) and Section 6.1.d.
3 shall not be permitted.

4 (2) The development standards for Planning Areas 15, 16 and 17 of Specific Plan No.
5 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
6 348, except the development standards set forth in Article VI, Section 6.2.a., d. and e. (1), (2), and
7 (4) shall be deleted and replaced by the following:

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

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

14 C. The front yard shall not be less than eighteen feet (18'), 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.

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

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

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

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

28 BB. Where a zero lot line design is utilized, the alternate side yard shall

1 not be less than ten feet (10') in width.

2 j. Planning Area 21

3 (1) The uses permitted in Planning Area 21 of Specific Plan No. 293 shall be the same
4 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
5 permitted pursuant to Section 6.1.s.(2) and (3), 6.1.b.(1) and (3) and 6.1.d shall not be permitted.
6 In addition, the permitted uses identified under Section 6.1.a. shall include schools.

7 (2) The development standards for Planning Area 21 of Specific Plan No. 293 shall be
8 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
9 the development standards set forth in Article VI, Section 6.2.a., b., c., d., and e. (1), (2), and (4)
10 shall be deleted and replaced by the following:

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

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

16 C. The minimum average width of that portion of a lot to be used as a building
17 site shall be fifty feet (50'), with a minimum average depth of eighty feet (80'). That
18 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
19 (20').

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

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

27 F. Side yards on interior and through lots shall be not less than five feet (5').
28 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the

1 existing street line or from any future street line as shown on any Specific Plan of
2 Highways, whichever is nearer the proposed structure, upon which the main building sides.

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

6 In addition, the following standards shall also apply:

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

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

11 k. Planning Area 25, 49 and 59

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

16 (2) The development standards for Planning Area 25, 49 and 59 of Specific Plan No.
17 293 shall be the same as those standards identified in Article VIII, Section 8.101 of Ordinance No.
18 348.

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 26

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

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

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

4 B. Lot area shall be not less than forty thousand (40,000) square feet, unless
5 cluster development subject to the development standards set forth in Subsection BB. of
6 this Section is utilized. The minimum lot area shall be determined by excluding that
7 portion of a lot that is used solely for access to the portion of a lot used as building site.

8 C. The minimum average width of that portion of a lot to be used as a building
9 site shall be one hundred feet (100'), with a minimum average depth of two hundred feet
10 (200') unless cluster development subject to the development standards set forth in
11 Subsection BB. of this Section is utilized. That portion of a lot used for access on "flag"
12 lots shall have a minimum width of twenty feet (20').

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

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

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

1 this Section is utilized.

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

5 In addition, the following standards shall also apply:

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

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

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

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

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

26 4. The minimum frontage of a lot shall be sixty feet (60'), except that
27 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
28 five feet (35'). Lot frontage along curvilinear streets may be measured at the

1 building setback in accordance with zone development standards.

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

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

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

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

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

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

22 m. Planning Areas 27, 47, 50, 51, 52, 60 and 61

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

28 (2) The development standards for Planning Areas 27, 47, 50, 51, 52, 60, and 61 of

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

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

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

10 C. The front yard shall be not less than fifteen feet (15'), measured 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.

13 D. Side yards on interior and through lots shall be not less than five feet (5').
14 Side yards on corner and reverse corner lots shall be not less than ten feet (10') 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, upon which the main building sides.

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

20 In addition, the following standards shall also apply:

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

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

25 n. Planning Area 30, 45a, 45b, 48a and 48b

26 (1) The uses permitted in Planning Areas 30, 45a, 45b, 48a and 48b of Specific Plan
27 No. 293 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No.
28 348.

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

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

6 o. Planning Areas 31, 32 and 33

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

9 (2) The development standards for Planning Areas 31, 32 and 33 of Specific Plan No.
10 293 shall be the same as those standards identified in Article XIV, Section 14.2 of Ordinance No.
11 348.

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

14 p. Planning Area 35

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

20 (2) The development standards for Planning Area 35 of Specific Plan No. 293 shall be
21 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
22 the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2) and (4)
23 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 four thousand (4,000) 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 forty feet (40'), 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 thirty feet (30'), except that lots
6 fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-two feet
7 (22'). Lot frontage along curvilinear streets may be measured at the buildings 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 on
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 on
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. Not 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 standards 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 BB. Where a zero lot line design is utilized, the alternate side yard shall
23 not be less than ten feet (10') in width.

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

26 q. Planning Areas 44 and 53

27 (1) The uses permitted in Planning Areas 44 and 53 of Specific Plan No. 293 shall be
28 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the

1 uses permitted pursuant to Section 6.1.a.(2) and (3), 6.1.b.1 (1), (3) and 6.1.d. shall not be
2 permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include
3 libraries, day care centers, and churches.

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

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

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

13 C. The minimum average width of that portion of a lot to be used as a building
14 site shall be fifty feet (50'), with a minimum average depth of eighty feet (80'). That
15 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
16 (20').

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

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

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

28 G. Fireplaces and roof eaves may encroach two feet (2') into side yard

1 setbacks. No other structural encroachments shall be permitted in the front, rear or side
2 yard except as provided for in Section 18.19 of Ordinance No. 348.

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

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

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

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

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

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

13
14 By _____
15 Chairman, Board of Supervisors

16 ATTEST:
17 NANCY ROMERO
18 Clerk to the Board

19
20 By _____
21 (Deputy)

22 (SEAL)

23 APPROVED AS TO FORM AND CONTENT:
24 ~~November 21, 2007~~
25 *September*
26 By *Karin Watts-Bazan*
27 KARIN WATTS-BAZAN
28 Deputy County Counsel

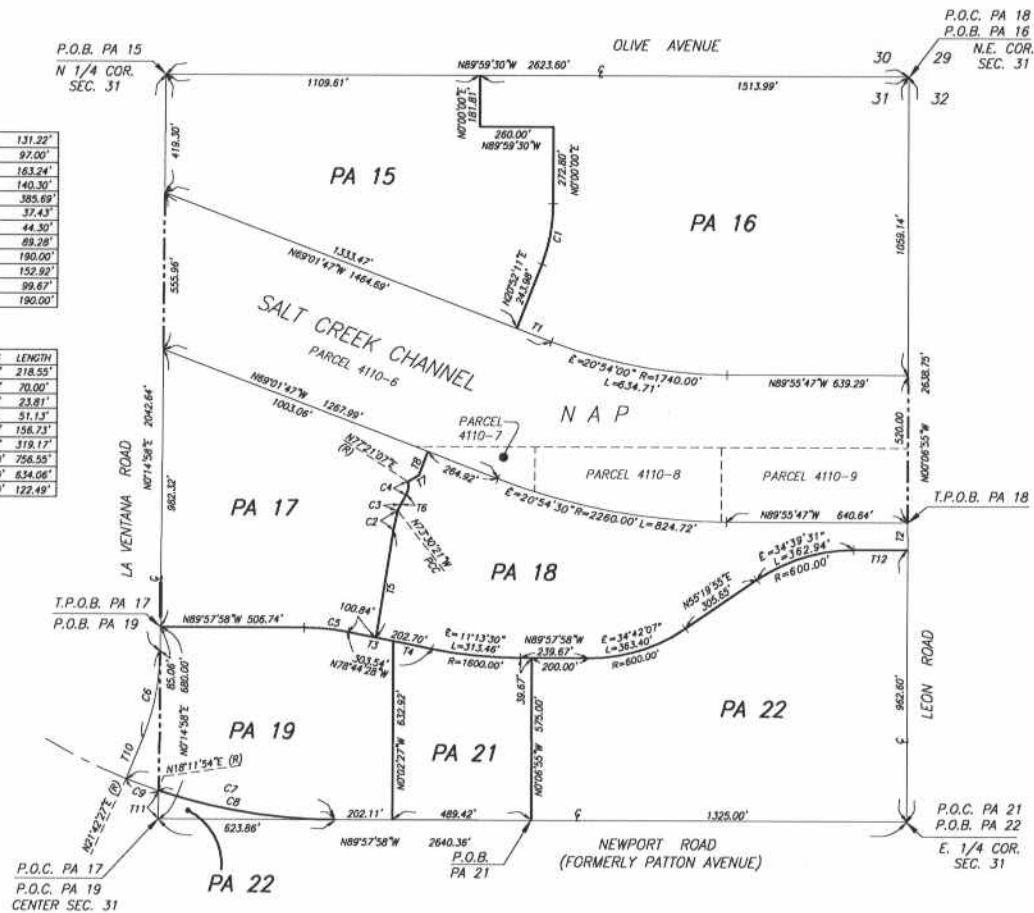
WINCHESTER AREA

SEC. 31, T. 5 S., R. 2 W., S.B.M.

DATA TABLES

T1	N89°01'42"W	131.22'
T2	N02°06'55"W	97.00'
T3	N78°44'28"W	163.24'
T4	N78°44'28"W	140.30'
T5	N08°48'40"E	385.69'
T6	N30°08'18"E	37.43'
T7	N59°42'44"E	44.30'
T8	N20°52'11"E	89.28'
T9	N89°59'26"E	190.00'
T10	N21°45'49"E	152.92'
T11	N00°14'58"E	99.67'
T12	N89°39'28"E	190.00'

DELTA	RADIUS	LENGTH
C1	20°52'11"	600.00' 218.55'
C2	07°40'59"	522.00' 70.00'
C3	13°38'39"	100.00' 23.81'
C4	44°23'01"	66.00' 51.13'
C5	11°13'30"	800.00' 156.73'
C6	21°30'31"	850.00' 319.17'
C7	21°40'25"	2000.00' 756.55'
C8	18°09'52"	2000.00' 634.06'
C9	03°30'33"	2000.00' 122.49'



LEGEND

SP ZONE SPECIFIC PLAN (SP 293 #2)



1 inch = 300 ft.

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 6673
MAP NO. 2.2097
ADOPTED BY ORDINANCE NO. 348.4230
SEPTEMBER 28, 2004
RIVERSIDE COUNTY BOARD OF SUPERVISORS