

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

420 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
December 9, 2004

SUBJECT: ORDINANCE NO. 348.4256 (CHANGE OF ZONE NO. 6360) - SP 140, Newport Estates - Third Supervisorial District - Sun City District - 288 acres.

RECOMMENDED MOTION:

ADOPTION of Ordinance No. 348.4256, adopting zoning text for properties within Specific Plan No. 140.

BACKGROUND:

Change of Zone No. 6360 was tentatively approved on July 7, 2001 by the Board of Supervisors. The final zoning ordinance is attached and ready for Board adoption.

REVIEWED BY EXECUTIVE OFFICE  
*Johnnie P. Wright*  
DATE 12/19/04  
Departmental Concurrence

Robert C. Johnson  
Planning Director

RCJ:ar

Dep't Recomm.:  Policy  
Per Exec. Ofc.:  Policy

Prev. Agn. Ref. 7/7/01

District: Third

Agenda Number:

COUNTY OF RIVERSIDE  
DEC - 8 6N 3: 22  
DEC - 8 6N 5: 12  
OFFICE

2.10



1 building setback in accordance with zone development standards.

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

4 b. Planning Area 2.

5 (1) The uses permitted in Planning Area 2 of Specific Plan No. 140-W shall be the  
6 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

7 (2) The development standards for Planning Area 2 of Specific Plan No. 140-W shall  
8 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except  
9 that Section 6.2.b., c. and d. shall be deleted and replaced by the following:

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

13 B. The minimum average width of that portion of a lot to be used as a  
14 building site shall be forty-five feet (45') with a minimum average depth of one  
15 hundred feet (100'). That portion of a lot used for access on "flag" lots shall have a  
16 minimum width of twenty feet (20').

17 C. The minimum frontage of a lot shall be forty-five feet (45'), except  
18 that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of  
19 thirty-five feet (35'). Lot frontage along curvilinear streets may be measured at the  
20 building setback in accordance with zone development standards.

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

23 c. Planning Areas 3 and 4.

24 (1) The uses permitted in Planning Areas 3 and 4 of Specific Plan No. 140-W shall be  
25 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

26 (2) The development standards for Planning Areas 3 and 4 of Specific Plan No. 140-W  
27 shall be the same as those standards identified in Article VI, Section 6.2 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 VI of Ordinance No. 348.

2 d. Planning Area 5.

3 (1) The uses permitted in Planning Area 5 of Specific Plan No. 140-W shall be the  
4 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In addition,  
5 the permitted uses identified under 8.100.a. shall also include public schools and public parks.

6 (2) The development standards for Planning Area 5 of Specific Plan No. 140-W shall  
7 be the same as those standards identified in Article VIIIe, Section 8.101 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 VIIIe of Ordinance No. 348.

10 e. Planning Area 6A.

11 (1) The uses permitted in Planning Area 6A of Specific Plan No. 140-W shall be the  
12 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the  
13 uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1); and c.(1) shall not be  
14 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include trails  
15 and undeveloped open space.

16 (2) The development standards for Planning Area 6A of Specific Plan No. 140-W shall  
17 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

20 f. Planning Area 6B.

21 (1) The uses permitted in Planning Area 6B of Specific Plan No. 140-W shall be the  
22 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the  
23 uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1); and c.(1) shall not be  
24 permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public  
25 parks and trails.

26 (2) The development standards for Planning Area 6B of Specific Plan No. 140-W shall  
27 be the same as those standards permitted in Article VIIIe, Section 8.101 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 VIIIe of Ordinance No. 348.

2 g. Planning Area 6C.

3 (1) The uses permitted in Planning Area 6C of Specific Plan No. 140-W shall be the  
4 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the  
5 uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1); and c.(1) shall not be  
6 permitted. In addition, the uses identified under Section 8.100.a. shall also include public parks,  
7 trails and detention basins.

8 (2) The development standards for Planning Area 6C of Specific Plan No. 140-W shall  
9 be the same as those standards identified in Article VIII.e., Section 8.101 of Ordinance No. 348.

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

12 h. Planning Area 7.

13 (1) The uses permitted in Planning Area 7 of Specific Plan No. 140-W shall be the  
14 same as those uses permitted in Article XIb, Section 9.50 of Ordinance No. 348, except that the  
15 uses permitted pursuant to Section 9.50.a.(5), (13), (16), (23), (30) and (64) shall not be permitted.

16 (2) The development standards for Planning Area 7 of Specific Plan No. 140-W shall  
17 be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

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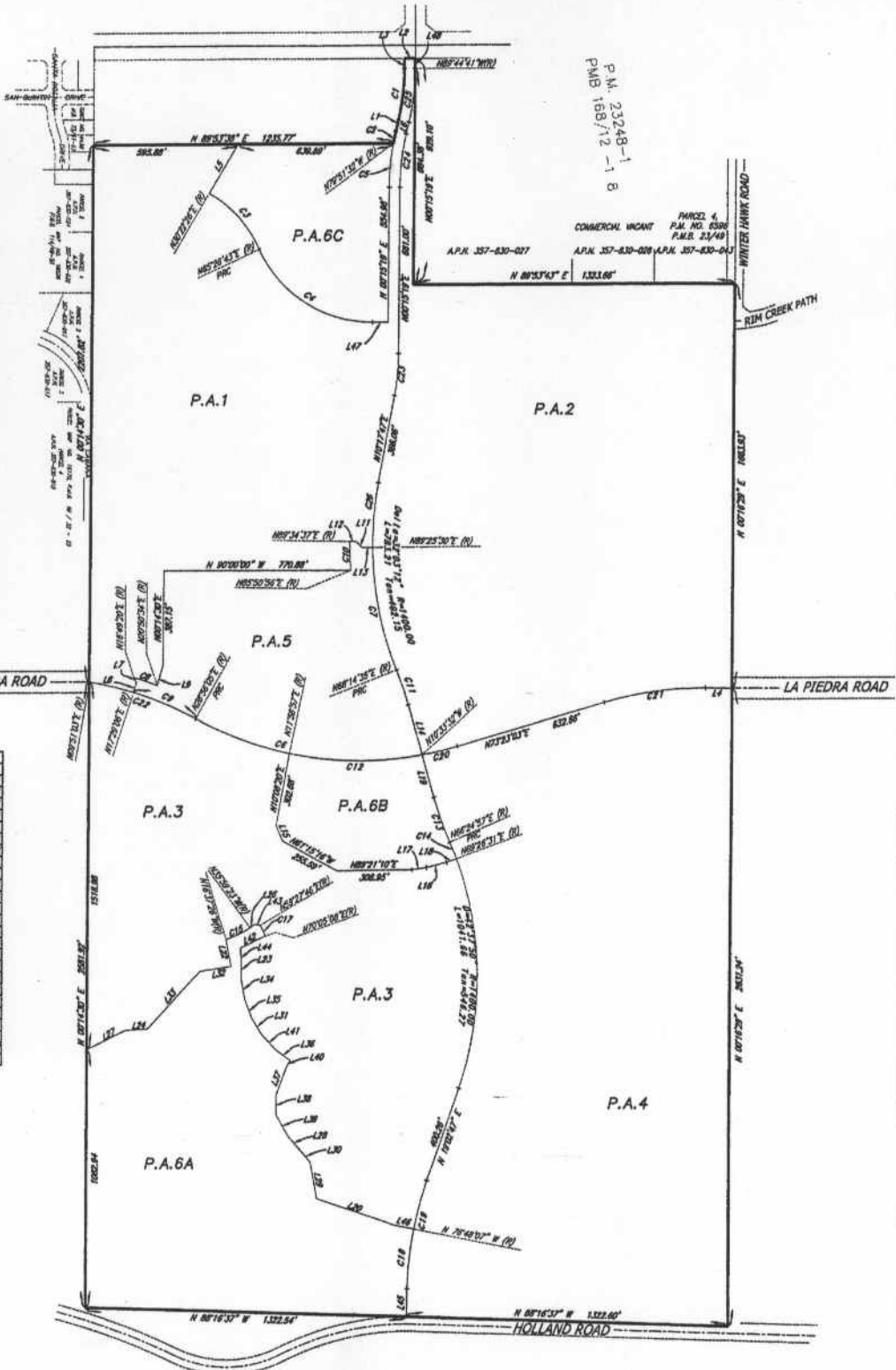
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SECTION 4, T.6 S., R.3 W., S.B.B.&M.

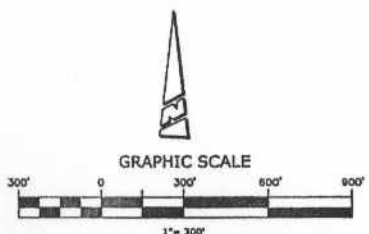
LINE	LENGTH	BEARING
L1	51.00	N123°04'18"E
L2	44.00	N89°51'30"E
L3	44.75	N82°15'18"E
L4	108.17	N89°51'31"W
L5	253.47	N82°22'20"E
L6	50.00	N17°30'50"E
L7	22.31	N17°30'50"E
L8	44.00	N17°30'50"E
L9	88.75	N15°20'11"E
L10		
L11	33.33	N42°01'30"W
L12	22.22	N89°23'42"E
L13	44.00	N89°23'42"E
L14	215.72	N16°51'32"W
L15	88.72	N10°28'00"W
L16	88.89	N20°14'00"E
L17	87.89	N17°28'40"E
L18	44.00	N89°23'42"E
L19	182.58	N15°51'32"W
L20	340.57	N20°58'00"W
L21	115.00	N10°22'00"W
L22	75.37	N80°41'30"E
L23	88.70	N12°20'20"E
L24	24.78	N89°23'42"E
L25	193.83	N63°41'30"E
L26	88.00	N40°48'00"W
L27	148.43	N10°31'30"W
L28	88.00	N40°48'00"W
L29	83.44	N10°31'30"E
L30	83.44	N89°23'42"E
L31	138.11	N89°23'42"E
L32	392.81	N42°51'30"E
L33	83.44	N89°23'42"E
L34	83.44	N89°23'42"E
L35	74.72	N10°30'50"W
L36	138.11	N89°23'42"E
L37	76.66	N10°30'50"W
L38	104.53	N89°23'42"E
L39	88.89	N89°23'42"E
L40	83.44	N42°51'30"E
L41	115.00	N63°41'30"E
L42	22.22	N89°23'42"E
L43	22.22	N89°23'42"E
L44	50.44	N89°23'42"E
L45	116.88	N10°31'30"E
L46	78.30	N89°23'42"E
L47	85.00	N89°23'42"E
L48	45.00	N89°23'42"E

CURVE	DETA	ARC	LENGTH	START
C1	100.00	100.00	157.08	105.47
C2	100.00	100.00	48.50	24.05
C3	300.00	300.00	315.84	162.73
C4	600.00	600.00	628.32	328.29
C5	100.00	100.00	157.08	105.47
C6	300.00	300.00	315.84	162.73
C7	600.00	600.00	628.32	328.29
C8	100.00	100.00	157.08	105.47
C9	300.00	300.00	315.84	162.73
C10	600.00	600.00	628.32	328.29
C11	100.00	100.00	157.08	105.47
C12	300.00	300.00	315.84	162.73
C13	600.00	600.00	628.32	328.29
C14	100.00	100.00	157.08	105.47
C15	300.00	300.00	315.84	162.73
C16	600.00	600.00	628.32	328.29
C17	100.00	100.00	157.08	105.47
C18	300.00	300.00	315.84	162.73
C19	600.00	600.00	628.32	328.29
C20	100.00	100.00	157.08	105.47
C21	300.00	300.00	315.84	162.73
C22	600.00	600.00	628.32	328.29
C23	100.00	100.00	157.08	105.47
C24	300.00	300.00	315.84	162.73
C25	600.00	600.00	628.32	328.29
C26	100.00	100.00	157.08	105.47
C27	300.00	300.00	315.84	162.73
C28	600.00	600.00	628.32	328.29
C29	100.00	100.00	157.08	105.47
C30	300.00	300.00	315.84	162.73
C31	600.00	600.00	628.32	328.29
C32	100.00	100.00	157.08	105.47
C33	300.00	300.00	315.84	162.73
C34	600.00	600.00	628.32	328.29
C35	100.00	100.00	157.08	105.47
C36	300.00	300.00	315.84	162.73
C37	600.00	600.00	628.32	328.29
C38	100.00	100.00	157.08	105.47
C39	300.00	300.00	315.84	162.73
C40	600.00	600.00	628.32	328.29



**LEGEND**  
 SP ZONE SPECIFIC PLAN (SP 14051)

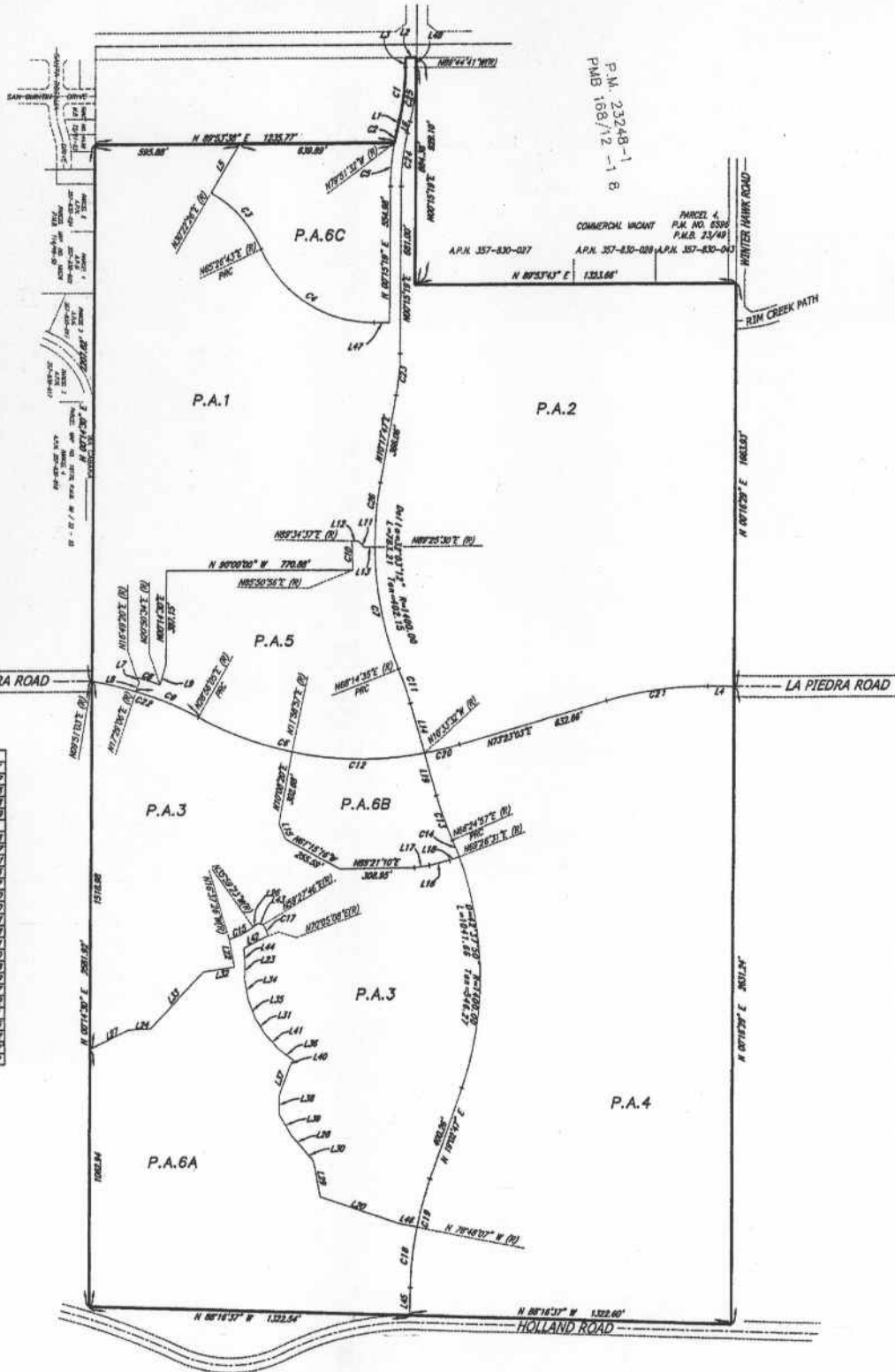
**MAP NO. 46.080**  
**CHANGE OF OFFICIAL ZONING PLAN**  
**SUN CITY DISTRICT**  
**CHANGE OF ZONE CASE NO. 6360**  
**AMENDING ORDINANCE NO. 348**  
**ADOPTED BY ORDINANCE NO. 348.4256**  
**DECEMBER 14, 2004**  
**RIVERSIDE COUNTY BOARD OF SUPERVISORS**



SECTION 4, T.6 S., R.3 W., S.B.B.&M.

LINE	LENGTH	BEARING
L1	50.00	N15°20'48"E
L2	44.00	N82°51'38"W
L3	44.72	N02°15'12"E
L4	168.17	N87°41'12"W
L5	214.41	N82°22'02"E
L6	50.00	N15°20'48"E
L7	32.51	N11°10'30"W
L8	44.00	N17°20'36"E
L9	88.25	N15°20'11"E
L10		
L11	31.13	N82°01'26"W
L12	37.23	N82°51'38"W
L13	44.00	N02°15'12"E
L14	215.77	N15°21'52"W
L15	68.27	N02°15'12"E
L16	82.80	N02°15'12"E
L17	41.89	N02°15'12"E
L18	44.00	N15°20'48"E
L19	162.59	N15°21'52"W
L20	340.57	N02°15'12"E
L21	115.00	N15°20'48"E
L22	82.27	N02°15'12"E
L23	82.25	N02°15'12"E
L24	24.78	N04°30'12"E
L25	180.63	N04°30'12"E
L26	88.00	N40°48'10"W
L27	148.63	N02°15'12"E
L28	68.00	N02°15'12"E
L29	41.48	N02°15'12"E
L30	74.72	N02°15'12"E
L31	61.48	N11°10'30"W
L32	128.11	N02°15'12"E
L33	300.61	N02°15'12"E
L34	61.48	N02°15'12"E
L35	61.48	N02°15'12"E
L36	74.72	N02°15'12"E
L37	130.03	N02°15'12"E
L38	76.68	N02°15'12"E
L39	104.55	N02°15'12"E
L40	28.60	N02°15'12"E
L41	61.48	N02°15'12"E
L42	115.00	N02°15'12"E
L43	22.20	N02°15'12"E
L44	30.48	N02°15'12"E
L45	118.38	N02°15'12"E
L46	76.68	N02°15'12"E
L47	68.00	N02°15'12"E
L48	45.00	N02°15'12"E

CURVE	DELTA	ANGLE	LENGTH	TANGENT
C1	17°33'29"	896.00	210.00	108.47
C2	82°42'20"	1044.00	48.30	24.63
C3	82°14'17"	518.00	315.81	163.23
C4	82°11'24"	315.00	585.88	329.29
C5	82°32'09"	104.00	161.11	82.59
C6	82°29'57"	1490.00	865.01	502.58
C7	21°10'56"	1490.00	517.55	301.77
C8	08°01'14"	1490.00	102.30	51.77
C9	11°28'30"	1490.00	278.77	140.35
C10	04°34'37"	1490.00	118.27	62.67
C11	08°11'51"	1490.00	151.48	75.80
C12	82°29'57"	1490.00	865.79	502.00
C13	08°01'14"	1490.00	102.00	51.77
C14	07°01'54"	1490.00	21.84	10.89
C15	18°21'57"	330.00	111.54	56.77
C16	18°22'32"	270.00	60.00	31.10
C17	08°26'58"	1000.00	248.10	124.13
C18	17°10'30"	1000.00	451.50	226.49
C19	08°10'25"	1490.00	148.00	74.07
C20	18°13'26"	1490.00	421.58	212.50
C21	18°02'00"	1490.00	486.37	245.37
C22	18°02'00"	1000.00	172.23	87.85
C23	18°02'00"	1000.00	218.78	110.32
C24	18°02'00"	1000.00	218.78	110.32
C25	18°02'00"	1000.00	218.78	110.32
C26	18°02'00"	1000.00	218.78	110.32
C27	18°02'00"	1000.00	218.78	110.32
C28	18°02'00"	1000.00	218.78	110.32
C29	18°02'00"	1000.00	218.78	110.32
C30	18°02'00"	1000.00	218.78	110.32



LEGEND

SP ZONE SPECIFIC PLAN (SP 140S1)

MAP NO. 46.080  
 CHANGE OF OFFICIAL ZONING PLAN  
 SUN CITY DISTRICT  
 CHANGE OF ZONE CASE NO. 6360  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.4256  
 DECEMBER 14, 2004  
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