

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
January 6, 2005

**SUBJECT:** ORDINANCE NO. 348.4259 (CZ6872) and RESOLUTION NO. 2005-24 (SP158A5)  
- Alexander Communities - Third Supervisorial District - Sun City/Winchester Area Plan - 89.96  
acres.

**RECOMMENDED MOTION:**

**ADOPTION** of Ordinance No. 348.4259 Adopting zoning text properties within Specific Plan No. 158, Amendment No. 5.

**ADOPTION** of Resolution No. 2005-24 Adopting Amendment No. 5 to Specific Plan No. 158.

**BACKGROUND:**

Amendment No. 5 to Specific Plan No. 158 and Change of Zone No. 6872 were approved at a public hearing at the Board of Supervisors on December 14, 2004. However the Board of Supervisors did not act on Ordinance No. 348.4259 or Resolution No. 2005-24.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

*[Signature]*  
DATE 1/6/05

RCJ:ar

*[Signature]*

Robert C. Johnson  
Planning Director

Policy

Consent

Dept's Recomm.:

Policy

Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

3.34

ORDINANCE NO. 348.4259  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

SECTION 1. Section 17.48 of Ordinance No. 348 is hereby amended in its entirety to read as follows:

SECTION 17.48 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 158.

a. Planning Areas 1-2.

(1) The uses permitted in Planning Area 1-2 of Specific Plan No. 158 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include two-family dwellings and multi-family dwellings.

(2) The development standards for Planning Area 1-2 of Specific Plan No. 158 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.c., d., and e.(1), (2) and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than three thousand (3, 500) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

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

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

10 F. Chimneys and fireplaces may encroach two feet (2') into the required  
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 standards shall also apply:

14 AA. In no case shall more than fifty percent (50%) of a lot be covered by  
15 buildings.

16 BB. Garages shall be setback a minimum thirty feet (30') from the face of the  
17 curb, except that garages with roll-up type garage doors may be setback a minimum  
18 twenty-six feet (26') from the face of the curb.

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 b. Planning Areas 1-3, 2-4, 3-5, and 4-1.

22 (1) The uses permitted in Planning Areas 1-3, 2-4, 3-5, and 4-1 of Specific Plan No.  
23 158 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,  
24 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In  
25 addition, the permitted uses identified under Section 6.1.a. shall also include two-family dwellings  
26 and multi-family dwellings.

27 (2) The development standards for Planning Areas 1-3, 2-4, 3-5, and 4-1 of Specific  
28 Plan No. 158 shall be the same as those standards identified in Article VI, Section 6.2 of

1 Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.b., c.,  
2 d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

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

6 B. The minimum average width of that portion of a lot to be used as a building  
7 site shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner  
8 and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a  
9 minimum width of twenty feet (20').

10 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots  
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot  
12 frontage along curvilinear streets may be measured at the building setback in accordance  
13 with zone development standards

14 D. The front yard shall be not less than ten feet (10'), 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 E. Side yards on interior and through lots shall be not less than five feet (5').  
18 Side yards on corner and reversed corner lots shall be not less than ten feet (10') 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, upon which the main building sides,  
21 except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty  
22 percent (20%) of the width of the lot.

23 F. Chimneys and fireplaces may encroach two feet (2') into the required  
24 setbacks. No other structural encroachments shall be permitted in the front, rear or side  
25 yard except as provided for in Section 18.19 of Ordinance No. 348.

26 In addition, the following standards shall also apply:

27 AA. In no case shall more than fifty percent (50%) of a lot be covered by  
28 buildings.

1 BB. Garages shall be setback a minimum thirty feet (30') from the face of the  
2 curb except that garages with roll-up type garage doors may be setback a minimum  
3 twenty-six feet (26') from the curb.

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

6 c. Planning Area 1-5.

7 (1) The uses permitted in Planning Area 1-5 of Specific Plan No. 158 shall be the same  
8 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
9 permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the permitted  
10 uses identified under Section 6.1.a. shall also include two-family dwellings, multi-family  
11 dwellings, and golf course maintenance facilities.

12 (2) The development standards for Planning Area 1-5 of Specific Plan No. 158 shall be  
13 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that  
14 the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2), and (4)  
15 shall be deleted and replaced by the following:

16 A. Lot area shall be not less than four thousand four hundred (4,400) square  
17 feet. The minimum lot area shall be determined by excluding that portion of a lot that is  
18 used solely for access to the portion of a lot used as a building site.

19 B. The minimum average width of that portion of a lot to be used as a building  
20 site shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner  
21 and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a  
22 minimum width of twenty feet (20').

23 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots  
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot  
25 frontage along curvilinear streets may be measured at the building setback in accordance  
26 with zone development standards.

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

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

11 In addition, the following standards shall also apply:

12 AA. In no case shall more than fifty percent (50%) of a lot be covered by  
13 buildings.

14 BB. Garages shall be setback a minimum thirty feet (30') from the face of the  
15 curb, except that garages with roll-up type garage doors may be setback a minimum of  
16 twenty-six feet (26') from the curb.

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

19 d. Planning Areas 1-8, 1-9, 2-5, and 2-8.

20 (1) The uses permitted in Planning Areas 1-8, 1-9, 2-5, and 2-8 of Specific Plan No.  
21 158 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,  
22 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In  
23 addition, the permitted uses identified under Section 6.1.a. shall also include two-family dwellings  
24 and multi-family dwellings.

25 (2) The development standards for Planning Areas 5 and 7 of Specific Plan No. 158  
26 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348  
27 except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2),  
28 (3), and (4) shall be deleted and replaced by the following:

1           A.     Lot area shall be not less than four thousand five hundred (4,500) square  
2 feet. The minimum lot area shall be determined by excluding that portion of a lot that is  
3 used solely for access to the portion of a lot used as a building site.

4           B.     The minimum average width of that portion of a lot to be used as a building  
5 site shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner  
6 and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a  
7 minimum width of twenty feet (20').

8           C.     The minimum frontage of a lot shall be thirty-five feet (35'), except that lots  
9 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot  
10 frontage along curvilinear streets may be measured at the building setback in accordance  
11 with zone development standards.

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

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

24  
25 In addition, the following standards shall also apply:

26           AA.    In no case shall more than fifty percent (50%) of a lot be covered by  
27 buildings.

28           BB.    Garages shall be setback a minimum thirty feet (30') from the face of the

1 curb, except that garages with roll-up type garage doors may be setback a minimum of  
2 twenty-six feet (26') from the curb.

3 CC. Where a zero lot design is utilized, the alternate side yard shall be not less  
4 than ten feet (10') in width.

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

7 e. Planning Area 3-3.

8 (1) The uses permitted in Planning Area 3-3 of Specific Plan No. 158 shall be the same  
9 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
10 permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the permitted  
11 uses identified under Section 6.1.a. shall also include two-family dwellings and multi-family  
12 dwellings.

13 (2) The development standards for Planning Area 3-3 of Specific Plan No. 158 shall be  
14 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that  
15 the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(1), (2) and (4)  
16 shall be deleted and replaced by the following:

17 A. Lot area shall be not less than four thousand four hundred (4,400) square  
18 feet. The minimum lot area shall be determined by excluding that portion of a lot that is  
19 used solely for access to the portion of a lot used as a building site.

20 B. The minimum average width of that portion of a lot to be used as a building  
21 site shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner  
22 and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a  
23 minimum width of twenty feet (20').

24 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots  
25 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot  
26 frontage along curvilinear streets may be measured at the building setback in accordance  
27 with zone development standards.

28 D. The front yard shall be not less than ten feet (10'), measured 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.

3 E. Side yards on interior and through lots shall be not less than five feet (5').  
4 Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the  
5 existing street line or from any future street line as shown on any Specific Plan of  
6 Highways, 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 twenty  
8 percent (20%) of the width of the lot.

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

12 In addition, the following standards shall also apply:

13 AA. In no case shall more than fifty percent (50%) of a lot be covered by  
14 buildings.

15 BB. Garages shall be setback a minimum thirty feet (30') from the face of the  
16 curb, except that garages with roll-up type garage doors may be setback a minimum of  
17 twenty-six feet (26') from the curb.

18 CC. Where a zero lot design is utilized, the alternate side yard shall be not less  
19 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 f. Planning Area 3-4.

23 (1) The uses permitted in Planning Areas 3-4 of Specific Plan No. 158 shall be  
24 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the  
25 uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the  
26 permitted uses identified under Section 6.1.a. shall also include two-family dwellings and multi-  
27 family dwellings.

28 (2) The development standards for Planning Areas 3-4 of Specific Plan No. 158

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

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

7 B. The minimum average width of that portion of a lot to be used as a building  
8 site shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner  
9 and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a  
10 minimum width of twenty feet (20').

11 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots  
12 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot  
13 frontage along curvilinear streets may be measured at the building setback in accordance  
14 with zone development standards.

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

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

24 F. Chimneys and fireplaces may encroach two feet (2') into the required  
25 setbacks. No other structural encroachments shall be permitted in the front, rear or side  
26 yard except as provided for in Section 18.19 of Ordinance No. 348.

27 In addition, the following standards shall also apply:

28 AA. In no case shall more than fifty percent (50%) of a lot be covered by

1 buildings.

2 BB. Garages shall be setback a minimum thirty feet (30') from the face of the  
3 curb, except that garages with roll-up type garage doors may be setback a minimum of  
4 twenty-six feet (26') from the curb.

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

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

9 g. Planning Areas 1-4, 1-6, 2-9, 3-6 and 5-1.

10 (1) The uses permitted in Planning Areas 1-4, 1-6, 2-9, 3-6 and 5-1 of Specific Plan  
11 No. 158 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,  
12 except that the uses permitted pursuant to Section 6.1.b.(1) shall not be permitted. In addition, the  
13 permitted uses identified under Section 6.1.a. shall also include two-family dwellings and multi-  
14 family dwellings.

15 (2) The development standards for Planning Areas 1-4, 1-6, 2-9, 3-6 and 5-1 of  
16 Specific Plan No. 158 shall be the same as those standards identified in Article VI, Section 6.2 of  
17 Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.b., c.,  
18 d., and e.(1), (2) and (4) shall be deleted and replaced by the following:

19 A. Lot area shall be not less than five thousand (5,500) square feet. The  
20 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
21 for access to the portion of a lot used as a building site.

22 B. The minimum average width of that portion of a lot to be used as a building  
23 site shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner  
24 and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a  
25 minimum width of twenty feet (20').

26 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots  
27 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot  
28 frontage along curvilinear streets may be measured at the building setback in accordance

1 with zone development standards.

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

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

11 F. Chimneys and fireplaces may encroach two feet (2') into the required  
12 setbacks. No 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 standards shall also apply:

15 AA. In no case shall more than fifty percent (50%) of a lot be covered by  
16 buildings.

17 BB. Garages shall be setback a minimum thirty feet (30') from the face of the  
18 curb, except that garages with roll-up type garage doors may be setback a minimum of  
19 twenty-six feet (26') from the curb.

20 CC. Where a zero lot design is utilized, the alternate side yard shall be not less  
21 than ten feet (10') in width.

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 h. Planning Area 1-7.

25 (1) The uses permitted in Planning Areas 1-7 of Specific Plan No. 158 shall be the  
26 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
27 permitted pursuant to Section 6.1.b. (1) and (3) shall not be permitted. In addition, the permitted  
28 uses identified under Section 6.1.a. shall also include two-family dwellings and multi-family

1 dwellings.

2 (2) The development standards for Planning Areas 1-4, 1-6, 2-9, 3-6 and 5-1 of  
3 Specific Plan No. 158 shall be the same as those standards identified in Article VI, Section 6.2 of  
4 Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.b., c.,  
5 d., and e.(1), (2) and (4) shall be deleted and replaced by the following:

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

9 B. The minimum average width of that portion of a lot to be used as a building  
10 site shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner  
11 and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a  
12 minimum width of twenty feet (20').

13 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots  
14 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot  
15 frontage along curvilinear streets may be measured at the building setback in accordance  
16 with zone development standards.

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

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

26 F. Chimneys and fireplaces may encroach two feet (2') into the required  
27 setbacks. No other structural encroachments shall be permitted in the front, rear or side  
28 yard except as provided for in Section 18.19 of Ordinance No. 348.

1 In addition, the following standards shall also apply:

2 AA. In no case shall more than fifty percent (50%) of a lot be covered by  
3 buildings.

4 BB. Garages shall be setback a minimum thirty feet (30') from the face of the  
5 curb, except that garages with roll-up type garage doors may be setback a minimum of  
6 twenty-six feet (26') from the curb.

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

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 i. Planning Area 2-10.

12 (1) The uses permitted in Planning Area 2-10 of Specific Plan No. 158 shall be the  
13 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
14 permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In addition, the  
15 permitted uses identified under Section 6.1.a. shall also include two-family dwellings and multi-  
16 family dwellings.

17 (2) The development standards for Planning Area 2-10 of Specific Plan No. 158 shall  
18 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except  
19 that the development standards set forth in Article VI, Section 6.2.b., c., d., and e. (1), (2) and (4)  
20 shall be deleted and replaced by the following:

21 A. Lot area shall be not less than six thousand five hundred (6,500) square feet.  
22 The minimum lot area shall be determined by excluding that portion of a lot that is used  
23 solely for access to the portion of a lot used as a building site.

24 B. The minimum average width of that portion of a lot to be used as a building  
25 site shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner  
26 and reversed corner lots. That portion of a lot used for access on "flag" lots shall have a  
27 minimum width of twenty feet (20').

28 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots

1 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot  
2 frontage along curvilinear streets may be measured at the building setback in accordance  
3 with zone development standards.

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

7 E. Side yards on interior and through lots shall be not less than five feet (5').  
8 Side yards on corner and reversed 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 of  
10 Highways, 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 twenty  
12 percent (20%) of the width of the lot.

13 F. Chimneys and fireplaces may encroach two feet (2') into the required  
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. In no case shall more than fifty percent (50%) of a lot be covered by  
18 buildings.

19 BB. Garages shall be setback a minimum thirty feet (30') from the face of the  
20 curb, except that garages with roll-up type garage doors may be setback a minimum of  
21 twenty-six feet (26') from the curb.

22 CC. Where a zero lot design is utilized, the alternate side yard shall be not less  
23 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 j. Planning Areas 1-10 and 3-9.

27 (1) The uses permitted in Planning Areas 1-10 and 3-9 of Specific Plan No. 158 shall  
28 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except

1 that the uses permitted pursuant to Section 6.1.b.(1) shall not be permitted.

2 (2) The development standards for Planning Areas 1-10 and 3-9 of Specific Plan No.  
3 158 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance  
4 No. 348.

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

7 k. Planning Areas 2-1, 2-12, 3-8 and 4-2.

8 (1) The uses permitted in Planning Areas 2-1, 2-12, 3-8 and 4-2 of Specific Plan No.  
9 158 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,  
10 except that the uses permitted pursuant to Section 6.1.a.(4) shall not be permitted. In addition, the  
11 permitted uses identified under Section 6.1.b. shall also include museums; libraries; public and  
12 private schools; and community centers including teen and senior citizen centers.

13 (2) The development standards for Planning Areas 2-1, 2-12, 3-8 and 4-2 of Specific  
14 Plan No. 158 shall be the same as those standards identified in Article VI, Section 6.2 of  
15 Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.b.  
16 shall be deleted and replaced by the following:

17 A. Lot area shall be not less than four thousand five hundred (4,500) square  
18 feet. The minimum lot area shall be determined by excluding that portion of a lot that is  
19 used solely for access to the portion of a lot used as a building site.

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 l. Planning Area 2-2.

23 (1) The uses permitted in Planning Area 2-2 of Specific Plan No. 158 shall be the same  
24 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In addition, the  
25 permitted uses identified under Section 8.100.a. shall also include sports and recreational facilities,  
26 not including motor -driven vehicles, but including archery ranges, athletic fields, beaches, golf  
27 driving ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks,  
28 stadiums, and commercial swimming pools; and on-site signs, affixed to building walls, stating the

1 name of the structure, use, or institution, not to exceed five percent (5%) of the surface area of the  
2 exterior face of the wall upon which the sign is located.

3 (2) The development standards for Planning Area 2-2 of Specific Plan No. 158 shall be  
4 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348,  
5 except that the development standard set forth in Article VIIIe, Section 8.101.e. shall be deleted  
6 and replaced by the following:

7 A. All buildings and structures shall not exceed thirty-five feet (35') in height,  
8 unless a height up to seventy-five feet (75') is specifically permitted under the provisions  
9 of Section 18.34 of Ordinance No. 348.

10 In addition, the following standard shall also apply:

11 AA. In no case shall more than twenty percent (20%) of a lot be covered with  
12 buildings.

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

15 m. Planning Areas 2-3, 4-3 and 4-4.

16 (1) The uses permitted in Planning Areas 2-3, 4-3 and 4-4 of Specific Plan No. 158  
17 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except  
18 that the development standards set forth in Article VI, Section 6.1.b.(1) and (3) shall not be  
19 permitted.

20 (2) The development standards for Planning Areas 2-3, 4-3 and 4-4 of Specific Plan  
21 No. 158 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance  
22 No. 348 except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.  
23 (1), (2) and (4) shall be deleted and replaced by the following:

24 A. Lot area shall be not less than ten thousand (10,000) square feet.

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

27 B. The minimum average width of that portion of a lot to be used as a building  
28 site shall be seventy feet (70') with a minimum average depth of one hundred feet (100').

1 That portion of a lot used for access on "flag" lots shall have a minimum width of twenty  
2 feet (20').

3 C. Side yards on interior and through lots shall be not less than five feet (5').  
4 Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the  
5 existing street line or from any future street line as shown on any Specific Plan of  
6 Highways, 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 twenty  
8 percent (20%) of the width of the lot.

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

12 In addition, the following standards shall also apply:

13 AA. In no case shall more than fifty percent (50%) of a lot be covered by  
14 buildings.

15 BB. Garages shall be setback a minimum thirty feet (30') from the face of the  
16 curb, except that garages with roll-up type garage doors may be setback a minimum of  
17 twenty-six feet (26') from the curb.

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 n. Planning Area 2-6.

21 (1) The uses permitted in Planning Area 2-6 of Specific Plan No. 158 shall be the same  
22 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that the uses  
23 permitted pursuant to Section 7.1.b.(2) and Section 8.1.a.(3), (4), (5), (8), (9), (10) and (11) shall  
24 not be permitted.

25 (2) The development standards for Planning Area 2-6 of Specific Plan No. 158 shall be  
26 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except  
27 that the development standard set forth in Article VIII, Section 8.2.b., c. and d. shall be deleted  
28 and replaced by the following:

1           A.     The minimum front yard shall be not less than ten feet (10') for one-story  
2 structures, fifteen feet (15') for two-story structures and twenty-five (25') for three-story  
3 structures. The front setback shall be measured from any existing or future street line as  
4 shown on any specific street plan of the County.

5           B.     The rear yard shall be not less than ten feet (10') for one-story and two-  
6 story structures and not less than fifteen feet (15') for three-story structures. The rear  
7 setback shall be measured from the existing rear lot line or from any recorded alley or  
8 easement; if the rear line adjoins a street, the rear setback requirement shall be the same as  
9 required for a front setback.

10          C.     Side yards on interior and through lots shall be not less than five feet (5') in  
11 width for one-story buildings as measured from the lot line. For each story above one  
12 story, the side yard setback shall be increased by an additional five feet (5'). If the side  
13 yard adjoins a street, the side yard requirement shall be the same as required for a front  
14 setback.

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

17 In addition, the following standards shall also apply:

18          AA.    No two or three-story building shall be closer than fifteen feet (15') to any  
19 other main building on the same lot and no one-story building shall be closer than ten feet  
20 (10') to any other one-story main building on the same lot.

21          BB.    Chimneys and fireplaces may encroach two feet (2') into the required  
22 setbacks. No other structural encroachments shall be permitted in the front, rear or side  
23 yard except as provided for in Section 18.19 of Ordinance No. 348.

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

26 o.     Planning Areas 1-1, 2-7, 2-11, and 3-1.

27          (1)    The uses permitted in Planning Areas 1-1, 2-7, 2-11, and 3-1 of Specific Plan No.  
28 158 shall be the same as those uses permitted pursuant to Article IXb, Section 9.50 of Ordinance

1 No. 348, except that the uses permitted pursuant to Section 9.50.a.(1), (5), (13), (16), (17), (18),  
2 (23), (28), (30), (31), (32), (52), (61), (64), (71), (72), (80), (82), (85), (98); (b)(2), (3), (5), (6), (7),  
3 (8), (9), (10), (12), (13), (14), (15), (16), (17), (18) and (19) shall not be permitted. In addition, the  
4 permitted uses identified under Section 9.50.a. shall also include bath shops; curtain or drapery  
5 shops; dry cleaning establishments; emergency medical services; radio, television and home  
6 appliance repair shops; private clubs, fraternal organizations and lodges; and churches.

7 (2) The development standards for Planning Areas 1-1, 2-7, 2-11, and 3-1 of Specific  
8 Plan No. 158 shall be the same as those standards identified in Article IXb, Section 9.53.b. and c.  
9 shall be deleted and replaced by the following:

10 A. The front setback shall be twenty-five (25') measured from the specific plan  
11 street line.

12 B. No interior side yard setback is required. However, where the side yard of a  
13 lot abuts a residential development, a side yard setback of twenty-five feet (25') shall be  
14 required. Each side yard setback shall be measured from the side lot line. If the side lot  
15 line adjoins a street, the side setback requirement shall be the same as required for a front  
16 setback.

17 C. The rear setback shall be not less than twenty feet (20'). The rear setback  
18 shall be measured from the existing rear lot line or from any record alley or easement; if  
19 the rear lot line adjoins a street, the rear setback requirement shall be the same as required  
20 for a front setback.

21 D. All buildings and structures shall not exceed thirty-five feet (35') in height  
22 unless a height up to seventy-five feet (75') is approved pursuant to Section 18.34 of  
23 Ordinance No. 348.

24 In addition, the following standards shall also apply:

25 AA. The minimum frontage of a lot shall be twenty-five feet (25').

26 BB. The minimum average width of that portion of a lot to be used as a building  
27 site shall be twenty-five feet (25') with a minimum average depth of one hundred feet  
28 (100'). That portion of a lot used for access on "flag" lots shall have a minimum width of

1 twenty feet (20').

2 CC. In no case shall more than fifty percent (50%) of a lot be covered by  
3 buildings.

4 DD. All parking lots and parking structures shall be setback not less than ten feet  
5 (10') from any primary structure.

6 p. Planning Areas 2-13A, 2-13B, 5-3, 5-4, 5-5 and 5-6.

7 (1) The uses permitted in Planning Areas 2-13A, 2-13B, 5-3, 5-4, 5-5 and 5-6 of  
8 Specific Plan No. 158 shall be the same as those uses permitted pursuant to Article VIIIe, Section  
9 8.100 of Ordinance No. 348. In addition, the permitted uses identified under Section 8.100.a. shall  
10 also include parks; non-commercial boating; and on-site signs, affixed to building walls, stating  
11 the name of the structure, use, or institution, not to exceed five percent (5%) of the surface area of  
12 the exterior face of the wall upon which the sign is located.

13 (2) The development standards for Planning Areas 2-13A, 2-13B, 5-3, 5-4, 5-5 and 5-6  
14 of Specific Plan No. 158 shall be the same as those standards identified in Article VIIIe, Section  
15 8.101 of Ordinance No. 348, except that the development standard set forth in Article VIIIe,  
16 Section 8.101.e. shall be deleted and replaced by the following:

17 A. All buildings and structures shall not exceed thirty-five feet (35') in height,  
18 unless a height up to seventy-five feet (75') is approved pursuant to Section 18.34 of  
19 Ordinance No. 348.

20 In addition, the following standard shall also apply:

21 AA. In no case shall more than twenty percent (20%) of a lot be covered by  
22 buildings.

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

25 q. Planning Area 3-2.

26 (1) The uses permitted in Planning Area 3-2 of Specific Plan No. 158 shall be  
27 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In  
28 addition, the permitted uses identified in Section 8.100.a. shall also include public and

1 private schools; museums; public libraries, and community centers, including teen and  
2 senior citizen centers.

3 (2) The development standards for Planning Area 3-2 of Specific Plan No. 158  
4 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance  
5 No. 348, except that the development standard set forth in Article VIIIe, Section 101.b.  
6 shall be deleted and replaced by the following:

7 A. There are no yard requirements for buildings which do not exceed  
8 thirty-five feet (35') in height. Any portion of a building which exceeds thirty-five  
9 feet (35') in height shall be setback from the front, rear and side lot lines not less  
10 than two feet (2') for each foot in height that is in excess of thirty-five feet (35').  
11 The front setback shall be measured from the specific plan street line. The rear  
12 setback shall be measured from the rear lot line or from any recorded alley or  
13 easement; if the rear line adjoins a street, the rear setback requirement shall be the  
14 same as required for a front setback. Each side setback shall be measured from the  
15 side lot line, or from the specific plan street line.

16 In addition, the following standards shall also apply:

17 AA. In no case shall more than sixty percent (60%) of any lot be covered by  
18 buildings.

19 BB. Each lot shall have a minimum width of sixty feet (60').

20 CC. All roof-mounted mechanical equipment, satellite dishes, elevator  
21 enclosures, cooling towers, or mechanical ventilators shall be screened from ground  
22 elevation view by architectural elements such as parapets, etc., to a minimum sight distance  
23 of one thousand three hundred twenty feet (1,320').

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

26 r. Planning Areas 3-7 and 4-6.

27 (1) The uses permitted in Planning Areas 3-7 and 4-6 of Specific Plan No. 158 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.b.(1) and (3) shall not be permitted.

2 (2) The development standards for Planning Areas 3-7 and 4-6 of Specific Plan No.  
3 158 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
4 348, except that the development standard set forth in Article VI, Section 6.2.e.(1) and (2) shall be  
5 deleted and replaced by the following:

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

15 In addition, the following standards shall also apply:

16 AA. In no case shall more than fifty percent (50%) of a lot be covered by  
17 buildings.

18 BB. Garages shall be setback a minimum thirty feet (30') from the face of the  
19 curb except that garages with roll-up type garage doors may be setback a minimum of  
20 twenty-six feet (26') from the face of the curb.

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

23 s. Planning Areas 3-10, 4-5, 4-7A, 4-7B, 4-7C, 4-7D, 4-8 and 4-9.

24 (1) The uses permitted in Planning Areas 3-10, 4-5, 4-7A, 4-7B, 4-7C, 4-7D, 4-8 and  
25 4-9 of Specific Plan No. 158 shall be the same as those uses permitted in Article VIIIe, Section  
26 8.100 of Ordinance No. 348. In addition, the permitted uses identified under Section 8.100.a. shall  
27 also include parks, greenbelts and undeveloped open space.

28 (2) The development standards for Planning Areas 3-10, 4-5, 4-7A, 4-7B, 4-7C, 4-7D,

1 4-8 and 4-9 of Specific Plan No. 158 shall be the same as those standards identified in Article  
2 VIIIe, Section 8.101 of Ordinance NO. 348.

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

5 t. Planning Area 5-2.

6 (1) The uses permitted in Planning Area 5-2 of Specific Plan No. 158 shall be the same  
7 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
8 permitted pursuant to Section 6.1.a.(3) and b.(1) and (3) shall not be permitted.

9 (2) The development standards for Planning Area 5-2 of Specific Plan No. 158 shall be  
10 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
11 the development standards set forth in Article VI, Section 6.2.b., c., d., e.(1), (2) and (4) shall be  
12 deleted and replaced by the following:

13 A. Lot area shall not be less than six thousand (6,000) 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 a building site.

16 B. The minimum average width of that portion of a lot to be used as a building  
17 site shall be thirty-five feet (35') for interior and through lots and forty feet (40') for corner  
18 and reversed corner lots. The minimum average depth for such lots shall be one hundred  
19 feet (100'). That portion of a lot used for access on "flag" lots shall have a minimum  
20 width of twenty feet (20').

21 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots  
22 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot  
23 frontage along curvilinear streets may be measured at the building setback in accordance  
24 with zone development standards.

25 D. The front yard shall not be less than ten feet (10'), measured 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.

28 E. Side yards on interior and through lots shall be not less than five feet (5').

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

6 F. Chimneys and fireplaces may encroach two feet (2') into the required  
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 standards shall also apply:

10 AA. In no case shall more than fifty percent (50%) of a lot be covered by  
11 buildings or structures.

12 BB. Garages shall be setback minimum of twenty-four feet (24') from the face of  
13 the curb, except that garages with roll-up type garage doors may be setback a minimum of  
14 twenty feet (20') from the curb.

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

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2 **RESOLUTION NO. 2005-024**  
3 **ADOPTING**  
4 **AMENDMENT NO. 5 TO SPECIFIC PLAN NO. 158**  
5 **(MENIFEE VILLAGES)**

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., a public  
7 hearing was held before the Riverside County Board of Supervisors on December 14, 2004  
8 and before the Riverside County Planning Commission in Riverside, California on October 20, 2004 to  
9 consider Amendment No. 5 to Specific Plan No. 158 (Meniffee Villages), which specific plan was adopted  
10 by the Riverside County Board of Supervisors pursuant to Resolution No. 82-109 (dated March 30, 1982)  
11 and thereafter amended pursuant to Resolution No. 86-345 (dated August 5, 1986), Resolution No. 88-  
12 394 (dated October 6, 1988), Resolution No. 91-635 (dated December 3, 1991), and Resolution No. 96-  
240 (dated August 13, 1996); and,

13 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside  
14 County Rules to Implement the Act have been met, and Environmental Assessment No. 39252, prepared  
15 in connection with Amendment No. 5 to Specific Plan No. 158 and related cases (referred to alternatively  
16 herein as "the project"), is sufficiently detailed so that all the potentially significant effects of the project  
17 on the environment and measures necessary to avoid or substantially lessen such effects have been  
18 evaluated in accordance with the above-referenced Act and Rules; and,

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

21 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors  
22 of the County of Riverside, in regular session assembled on January 11, 2005, that:

- 23 1. The proposed amendment would change the land use designation of 89.96 acres within  
24 Specific Plan No. 158 from Business Park to Medium Density Residential (MDR) on 80.33  
25 acres with a maximum of 271 dwelling units and designate 4.8 acres as a community park.  
26 Amendment No. 5 also proposes a re-alignment of Meniffee Road, which has been partially  
27 constructed through the project site and causes minor acreage changes to Planning Areas 5-  
28

FORM APPROVED  
COUNTY COUNSEL

JAN 6 2005

BY 

1 2 and 3-9. Planning Area 5-2 will decrease in acreage from 94.0 to 89.5 acres and Planning  
2 Area 3-9 will increase from 97.0 to 101.5 acres. All these changes will result in an overall  
3 increase of 90 dwelling units for the Specific Plan from 5254 to 5344 while maintaining a  
4 density of 2.7 du/acre. In addition, this amendment reflects the realignment of Newport  
5 Road, which will pass through Planning Areas 4-1 and 4-2.

6 2. The proposed amendment is associated with Change of Zone Case No. 6872, Tentative  
7 Tract Map No. 31582, which were considered concurrently at the public hearing before the  
8 Planning Commission and Board of Supervisors. Change of Zone Case No. 6872 proposes  
9 to change the zoning on the proposed amended site from I-P (Industrial Park) to R-1 (One-  
10 Family Dwellings). Tentative Tract Map No. 31582 proposes to divide 89.96 acres into  
11 271 single-family residential lots, 21 open space lots and 2 park lots.

12 3. The proposed amendment and related cases would be consistent with the existing adjacent  
13 land uses within the specific plan.

14 4. The following potentially significant environmental impact associated with the proposed  
15 amendment and related cases were identified in Environmental Assessment No. 39252:  
16 aesthetics, cultural resources, geology/soils, public services and transportation/traffic.  
17 These impacts would be avoided or substantially lessened (reduced to a level of  
18 insignificance) by the mitigation measures listed in the environmental assessment, and  
19 project conditions of approval.

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

21 1. The proposed amendment would be consistent with the intent, design, and mitigation  
22 approved for Specific Plan No. 158.

23 2. The proposed amendment would be consistent with the applicable policies of the Riverside  
24 County General Plan.

25 3. The proposed amendment would not have a significant effect on the environment.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered  
27 Environmental Assessment No. 39252 in evaluating the proposed amendment, that Environmental  
28

1 Assessment No. 39252 is incorporated herein by reference in its entirety and that the Mitigated Negative  
2 Declaration therefore is hereby adopted.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 5 to Specific  
4 Plan No. 158, 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. 5 to  
9 Specific Plan No. 158 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 proposals 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 of  
16 Riverside Planning Department and that such documents are located at 4080 Lemon Street, Riverside,  
17 California.