

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

515



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
March 16, 2005

**SUBJECT:** ORDINANCE NO. 348.4274 (CHANGE OF ZONE 6816) - Trimark Pacific Homes, LP - Second Supervisorial District - Prado-Mira Loma Zoning District - Eastvale Area Plan - 49 acres.

**RECOMMENDED MOTION:**

**ADOPTION** of Ordinance No. 348.4274 adopting zoning text for properties within Planning Areas 14, 17A, and 18A within Specific Plan No. 300.

**BACKGROUND:**

Specific Plan No. 300 was adopted at the Board of Supervisors on November 7, 1995. Change of Zone 6816 and Tentative Tract 30762 were approved at the Board of Supervisors on October 21, 2003.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE  
*James R. Sargent*  
DATE 3/16/05

Robert C. Johnson  
Planning Director

RCJ:sn

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

Prev. Agn. Ref.

District: Second

Agenda Number:

3.27



1 A. All roof mounted mechanical equipment shall be screened from view.

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

4 b. Planning Area 2

5 (1) The uses permitted in Planning Area 2 of Specific Plan No. 300 shall be the same  
6 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
7 permitted pursuant to Section 6.1.a.(3) and (4) b.(2) and d. shall not be permitted. In addition, the  
8 permitted uses identified under Section 6.1.b. shall include congregate care residential facilities  
9 developed in accordance with the standards and provisions set forth in Article XIXe of Ordinance  
10 No. 348, temporary real estate tract offices located within a subdivision to be used during the  
11 original sale of subdivisions within Specific Plan No. 300, schools, public parks, public  
12 playgrounds including playground equipment and facilities, sports fields, private recreation areas  
13 and facilities, and open space. In addition, the permitted uses identified under Section 6.1.c. shall  
14 include day care centers, churches and golf courses and country clubs.

15 (2) The development standards for Planning Area 2 of Specific Plan No. 300 shall be  
16 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
17 the development standards set forth in Article VI, Section 6.2.b. and c. shall be deleted and  
18 replaced by the following:

19 A. Lot area shall be not less than six thousand (6,000) 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 fifty feet (50') with a minimum average depth of eighty-five feet (85'). "Flag"  
24 lots shall not be permitted.

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

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

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 c. Planning Areas 3, 8, and 14

3 (1) The uses permitted in Planning Areas 3, 8 and 14 of Specific Plan No. 300 shall be  
4 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the  
5 uses permitted pursuant to Section 6.1.a.(3) and (4) b.(2) and d. shall not be permitted. In  
6 addition, the permitted uses identified under Section 6.1.b. shall include congregate care  
7 residential facilities developed in accordance with the standards and provisions set forth in Article  
8 XIXe of Ordinance No. 348, temporary real estate offices located within a subdivision to be used  
9 during the original sale of subdivisions within Specific Plan No. 300, sports fields, schools, public  
10 parks, public playgrounds including playground equipment and facilities, private recreation areas  
11 and facilities, and open space. In addition, the permitted uses identified under Section 6.1.c. shall  
12 include day care centers, churches and golf courses and country clubs.

13 (b) The development standards for Planning Areas 3, 8 and 14 of Specific Plan No.  
14 300 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
15 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., and d.,  
16 shall be deleted and replaced by the following:

17 A. Building height shall not exceed two (2) stories, with a maximum height of  
18 thirty feet (30').

19 B. Lot area shall be not less than six thousand (6,000) 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 C. The minimum average width of that portion of a lot to be used as a building  
23 site shall be fifty feet (50') with a minimum average depth of eighty-five feet (85'). "Flag"  
24 lots shall not be permitted.

25 D. The minimum frontage of a lot shall be fifty feet (50'), except that lots  
26 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').  
27 Lot frontage along curvilinear streets may be measured at the building setback in  
28 accordance with zone development standards.

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

3 d. Planning Area 4

4 (1) The uses permitted in Planning Area 4 of Specific Plan No. 300 shall be the same  
5 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted  
6 pursuant to Section 6.1.a.(3) and (4), b(2) and d. shall not be permitted. In addition, the permitted  
7 uses identified under Section 6.1.b. shall include congregate care residential facilities developed in  
8 accordance with the standards and provisions set forth in Article XIXe of Ordinance No. 348,  
9 temporary real estate tract offices located within a subdivision to be used during the original sale  
10 of subdivisions within Specific Plan No. 300, schools, public parks, public playgrounds including  
11 playground equipment and facilities, sports fields, private recreation areas and facilities, and open  
12 space. In addition, the permitted uses identified under Section 6.1.c. shall include day care  
13 centers, churches and golf courses and country clubs.

14 (b) The development standards for Planning Area 4 of Specific Plan No. 300 shall be  
15 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
16 the development standards set forth in Article VI, Section 6.2.a., b., c., and d., shall be deleted and  
17 replaced by the following:

18 A. Building height shall not exceed two (2) stories, with a maximum height of  
19 thirty feet (30').

20 B. Lot area shall be not less than five thousand five hundred (5,500) square  
21 feet. The minimum lot area shall be determined by excluding that portion of a lot that is  
22 used solely 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 eighty-five feet (85'). "Flag"  
25 lots shall not be permitted.

26 D. The minimum frontage of a lot shall be fifty feet (50'), except that lots  
27 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').  
28 Lot frontage along curvilinear streets may be measured at the building setback in

1 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 e. Planning Areas 5, 13A, 13B, 17A, 17B, 18A and 18B

5 (1) The uses permitted in Planning Areas 5, 13A, 13B, 17A, 17B, 18A and 18B of  
6 Specific Plan No. 300 shall be the same as those uses permitted pursuant to Article VIIIe, Section  
7 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1) and (2)  
8 and b.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a.  
9 shall include public parks, public playgrounds and open space.

10 (2) The development standards for Planning Areas 5, 13A, 13B, 17A, 17B, 18A and  
11 18B of Specific Plan No. 300 shall be the same as those standards identified in Article VIIIe,  
12 Section 8.101 of Ordinance No. 348.

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 f. Planning Area 6

16 (1) The uses permitted in Planning Area 6 of Specific Plan No. 300 shall be the same  
17 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
18 permitted pursuant to Section 6.1.a.(3) and (4) and d. shall not be permitted. In addition, the  
19 permitted uses identified under Section 6.1.a. shall also include public schools.

20 (2) The development standards for Planning Area 6 of Specific Plan No. 300 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. and d. shall be deleted and  
23 replaced by the following:

24 A. Building height shall not exceed two (2) stories, with a maximum height of  
25 thirty feet (30').

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

1 C. The minimum average width of that portion of a lot to be used as a building  
2 site shall be fifty feet (50') with a minimum average depth of eighty-five feet (85'). "Flag"  
3 lots shall not be permitted.

4 D. The minimum frontage of a lot shall be fifty feet (50'), except that lots  
5 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').  
6 Lot frontage along curvilinear streets may be measured at the building set back in  
7 accordance with zone development standards.

8 g. Planning Areas 7 and 12

9 (1) The uses permitted in Planning Areas 7 and 12 of Specific Plan No. 300 shall be  
10 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses  
11 permitted pursuant to Section 6.1.a.(3) and (4), and d. shall not be permitted.

12 (2) The development standards for Planning Areas 7 and 12 of Specific Plan No. 300  
13 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,  
14 except that the development standards set forth in Article VI, Section 6.2.a., b., c., and d., shall be  
15 deleted and replaced by the following:

16 A. Building height shall not exceed two (2) stories, with a maximum height of  
17 thirty feet (30').

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

21 C. The minimum average width of that portion of a lot to be used as a building  
22 site shall be fifty feet (50') with a minimum average depth of eighty-five feet (85'). "Flag"  
23 lots shall not be permitted.

24 D. The minimum frontage of a lot shall be fifty feet (50'), except that lots  
25 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').  
26 Lot frontage along curvilinear streets may be measured at the building setback in  
27 accordance with zone development standards.

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 h. Planning Area 11

3 (1) The uses permitted in Planning Area 11 of Specific Plan No. 300 shall be the same  
4 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted  
5 pursuant to Section 6.1.a.(3) and (4), and d. shall not be permitted.

6 (2) The development standards for Planning Area 11 of Specific Plan No. 300 shall be  
7 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
8 the development standards set forth in Article VI, Section 6.2.a., c., and d., shall be deleted and  
9 replaced by the following:

10 A. Building height shall not exceed two (2) stories, with a maximum height of  
11 thirty feet (30').

12 B. The minimum average width of that portion of a lot to be used as a building  
13 site shall be fifty feet (50') with a minimum average depth of eighty-five feet (85'). "Flag"  
14 lots shall not be permitted.

15 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots  
16 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').  
17 Lot frontage along curvilinear streets may be measured at the building setback in  
18 accordance with zone development standards.(3) Except as provided above, all other  
19 zoning requirements shall be the same as those requirements identified in Article VI of  
20 Ordinance No. 348.

21 i. Planning Area 15.

22 (1) The uses permitted in Planning Area 15 of Specific Plan No. 300 shall be the same  
23 as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No. 348, except that the uses  
24 permitted pursuant to Section 8.91.b., d. and g(1) shall not be permitted. In addition, the permitted  
25 uses identified under Section 8.91.c. shall include home occupations and open space; the  
26 permitted uses identified under Section 8.91.f. shall include schools and day care centers; and the  
27 permitted uses identified under Section 8.91.g. shall include congregate care residential facilities  
28 developed in accordance with the standards and provisions set forth in Article XIXe of Ordinance

1 No. 348 and temporary real estate offices located within a subdivision to be used during the  
2 original sale of subdivisions within Specific Plan No. 300.

3 (2) The development standards for Planning Area 15 of Specific Plan No. 300 shall be  
4 the same as those standards identified in Article VIIIId, Sections 8.93, 8.94 and 8.95 of Ordinance  
5 No. 348, except that the development standards set forth in Article VIIIId, Section 8.93.a. and c.  
6 shall be deleted and replaced by the following:

7 A. The minimum overall area for each dwelling unit, exclusive of the area used  
8 for commercial purposes and area set aside for street rights of way, but including  
9 recreation and service areas shall be six thousand (6,000) square feet. Recreation and  
10 service areas for Planning Area 15 may include Planning Areas 17B and 18B of Specific  
11 Plan No. 300.

12 B. All buildings and structures shall not exceed forty feet (40') in height, unless  
13 a height up to seventy-five feet (75') is specifically permitted under the provisions of  
14 Section 18.34 of this ordinance.

15 In addition, the following standards shall also apply:

16 AA. "Flag" lots shall not be permitted.

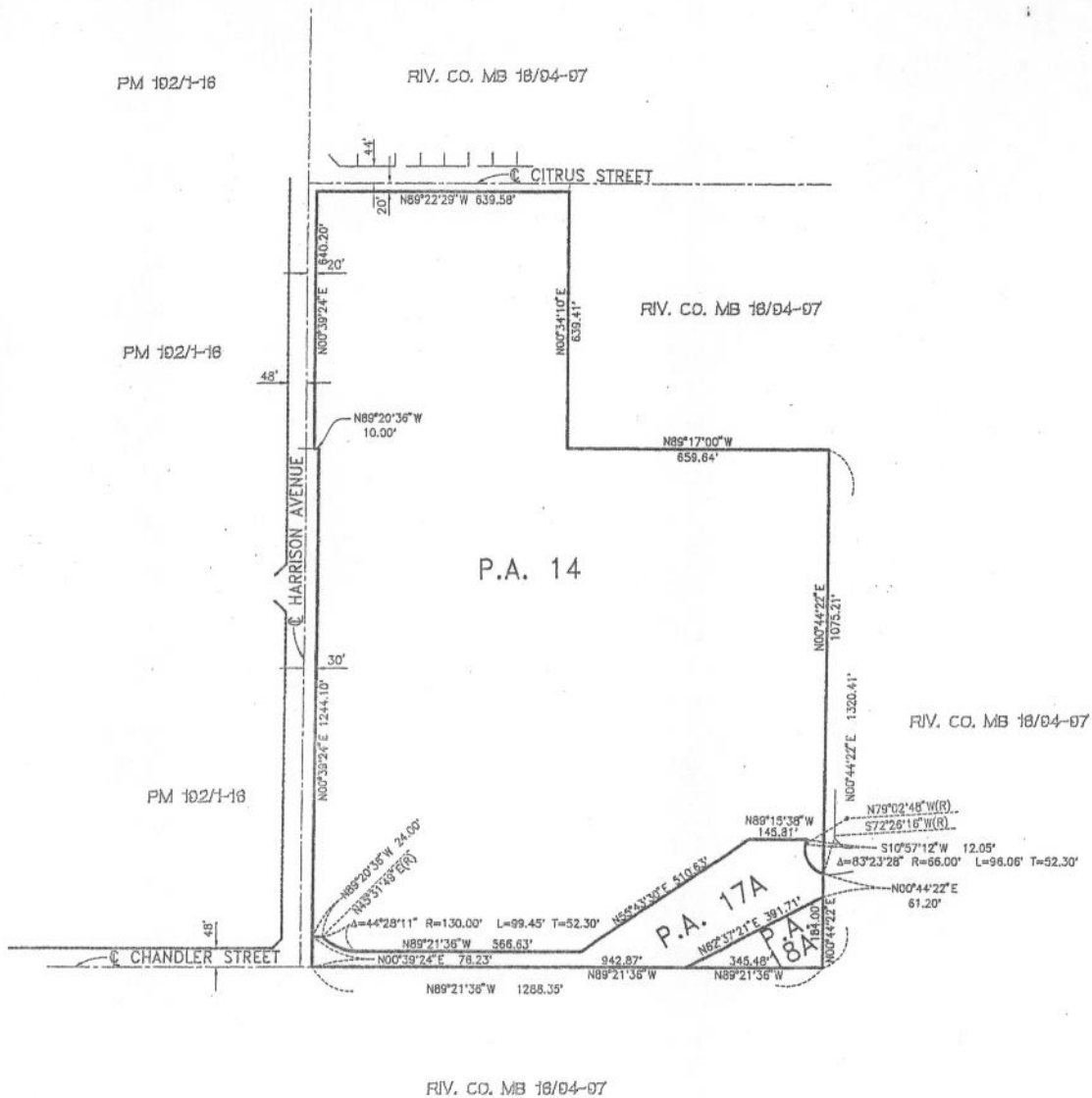
17 BB. A minimum of twenty-five percent (25%) of the dwelling units shall be  
18 single story dwelling units.

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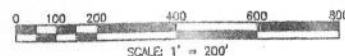


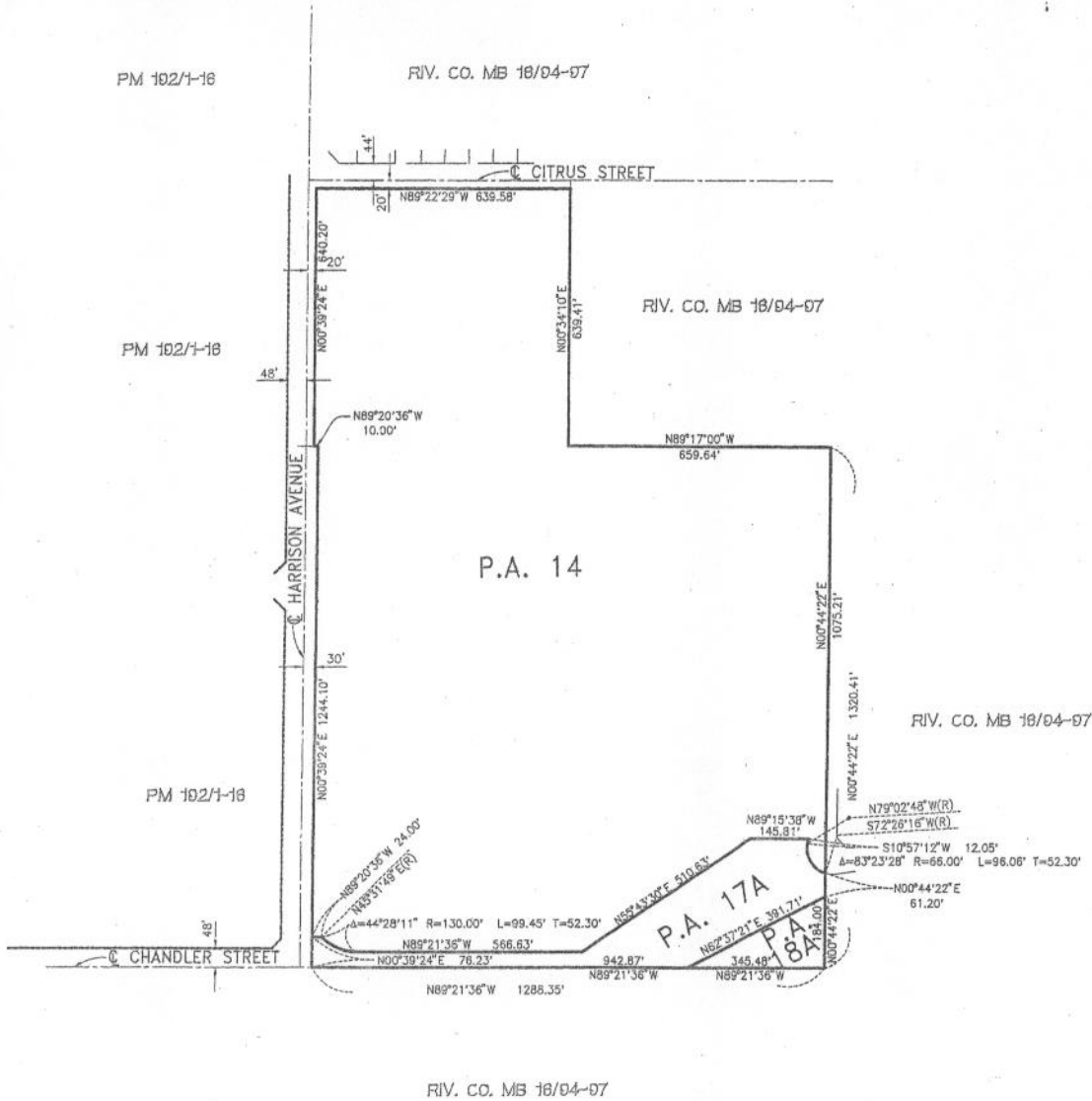


LEGEND

SP ZONE (SPECIFIC PLAN NO. 300)  
(P.A. 14, 17A & 18A)

MAP NO. 38.102  
CHANGE OF OFFICIAL ZONING PLAN  
PRADO-MIRA LOMA DISTRICT  
CHANGE OF ZONE CASE NO. 06816  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4274  
MARCH 22, 2005  
RIVERSIDE COUNTY BOARD OF SUPERVISORS





LEGEND

**SP ZONE** (SPECIFIC PLAN NO. 300)  
 (P.A. 14, 17A & 18A)

MAP NO. 38.102  
 CHANGE OF OFFICIAL ZONING PLAN  
 PRADO-MIRA LOMA DISTRICT  
 CHANGE OF ZONE CASE NO. 06816  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.4274  
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