

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

521B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 12, 2005

SUBJECT: RESOLUTION NO. 2005-290, Adopting Amendment No. 1 to Specific Plan No. 246 (McCanna Hills); Adoption of Ordinance No. 348.4317 (CZ6891) adopting SP zoning for Amendment No. 1 to Specific Plan No. 246; Fifth Supervisorial District; Nuevo Zoning Area; Lakeview / Nuevo Area Plan.

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2005-290 Adopting Amendment No. 1 to Specific Plan No. 246;

ADOPTION of Ordinance 348.4317 adopting SP zoning for property within Specific Plan Amendment No. 1 to Specific Plan No. 246.

BACKGROUND:

Public hearing concerning Amendment No. 1 to Specific Plan No. 246 (McCanna Hills) and Change of Zone No. 6891 were held by the Board of Supervisors and tentatively approved on July 26, 2005.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
James J. Gandy
DATE 8/15/05

David Mares for

Robert C. Johnson
Planning Director

RG:sn

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

3.91

2 **RESOLUTION NO. 2005-290**
3 **ADOPTING**
4 **AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 246**
5 **(McCANNA HILLS)**

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., a
7 public hearing was held before the Riverside County Board of Supervisors in Riverside,
8 California on June 28, 2005, and before the Riverside County Planning Commission in
9 Riverside, California on April 27, 2005, to consider Amendment No. 1 to Specific Plan No. 246,
10 which specific plan was adopted by the Board of Supervisors pursuant to Resolution No. 94-423
11 (dated December 27, 1994), and to consider the related Change of Zone No. 6981 and Tentative
12 Parcel Map No. 32438 (collectively, the "Project"); and

13 **WHEREAS**, all the procedures of the California Environmental Quality Act and the
14 Riverside County Rules to Implement the Act have been met, in that Environmental Assessment
15 No. 39988 and an Addendum to the previously certified Environmental Impact Report ("EIR")
16 No. 319 (collectively, the "Addendum") have been prepared in connection with the County's
17 review of the proposed Project; and the Addendum, when considered in conjunction with the
18 previously certified EIR No. 319, is sufficiently detailed so that all of the Project's potentially
19 significant effects on the environment, and all feasible measures necessary to avoid or
20 substantially lessen such effects, have been evaluated in accordance with the above-referenced
21 Act and Rules; and,

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

24 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
25 Supervisors of the County of Riverside, in regular session assembled on August 23, 2005 that:

- 26 1. The proposed amendment will revise the Project boundaries, resulting in an
27 adjustment in the total acreage of Specific Plan No. 246 from 1,108.6 acres to
28 1147.32 acres, including the addition of 33 acres in the southeast corner of the
Specific Plan planned for residential, commercial and open space uses, as well as

FORM APPROVED
COUNTY COUNSEL

AUG 15 2005

BY 

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major roadway improvements. The 33-acre area was previously included in the 1992 Stone Ridge Specific Plan (SP 239) with proposed residential and commercial uses.

2. The proposed amendment converts approximately 42 acres in the northern portion of the project site (proposed new Planning Areas 15 and 16) from proposed residential use, to school use, because these parcels have been acquired by the Val Verde Unified School District for school site construction.

3. The proposed amendment will reconfigure the project site into 51 Planning Areas comprised of residential, commercial, open space, school sites, and parks. Planning Areas 2B, 3B, 4, 5B, 27B, 28B, and portions of Planning Areas 20 and 21, located in the northern part of the Specific Plan area are amended to allow for reserving a corridor for the potential Mid-County Parkway southerly alignment alternative, and which reserved corridor shall be extinguished if RCTC does not ultimately select a southerly alignment for the Mid-County Parkway, which bisects the Project site. Planning Areas 7, 20, 21, 22 and 26, and a portion of Planning Area 25 are being retained without Amendment to the previously adopted SP No. 246.

4. The proposed amendment will retain the previously approved overall gross density of 2.8 dwelling units per acre, but will result in an overall adjustment in the maximum number of dwelling units allowed in Specific Plan No. 246 from 3,088 units to 3,210 units, based upon the adjusted acreage included in the proposed Project. The environmental impacts to the additional one-hundred and twenty-two units were evaluated as part of the Stoneridge Specific Plan No. 239 and its Environmental Impact Report No. 300, certified by the Riverside County Board of Supervisors's on April 14, 1992, and in the Addendum to EIR No. 319.

5. The proposed Amendment No. 1 to Specific Plan No. 246 is associated with Change of Zone No. 6981 and Tentative Parcel Map No. 32438, which were considered concurrently at the public hearing before the Planning Commission

1 and Board of Supervisors. Change of Zone No. 6981 proposes to alter the zoning
2 classifications of Specific Plan No. 246, to meet the design standards and planning
3 area designations of the proposed Amendment No. 1 to Specific Plan No. 246.
4 Tentative Parcel Map No. 32438 subdivides 906.29 gross acres within the
5 Specific Plan Amendment site into 30 lots with a minimum lot size of 20.03 acres
6 for financing and conveyance purposes.

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

- 8 1. Although the proposed amendment could have a significant effect on the
9 environment, no Supplemental or Subsequent EIR is required under CEQA
10 because all potentially new or more severe significant effects of the Project: (a)
11 have been adequately analyzed in the previously certified EIR No. 319, as
12 supplemented by the Addendum No. 1 prepared in connection with proposed
13 Amendment No. 1 to Specific Plan No. 246, pursuant to applicable legal
14 standards; and (b) have been avoided or mitigated to the extent feasible pursuant
15 to the mitigation measures referenced in EIR No. 319 (as supplemented or
16 clarified in the Addendum No. 1) that are imposed on the Project.
- 17 2. The Board of Supervisors has reviewed and considered Environmental
18 Assessment No. 39988 and the Addendum to EIR No. 319, in connection with its
19 evaluation of the proposed Project, and those documents are incorporated herein
20 by reference in their entirety.
- 21 3. On December 27, 1994, the Riverside County Board of Supervisors certified the
22 adequacy and completeness of Final EIR No. 319, and adopted Findings and a
23 Statement of Overriding Considerations, in connection with its approval of
24 Specific Plan No. 246.
- 25 4. The present applications for Specific Plan No. 246 Amendment No. 1, Change of
26 Zone No. 6981 and Tentative Parcel Map No. 32438, reflect a change to the
27 project previously analyzed in Final EIR No. 319, and not a separate project under
28 the California Environmental Quality Act.

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- 5. The proposed Project does not constitute a substantial change to Specific Plan No. 246, which will require major revisions of Final EIR No. 319, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- 6. No substantial changes have occurred with respect to the circumstances under which the Project will be undertaken which will require major modifications or revisions of Final EIR No. 319, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- 7. No new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time Final EIR No. 319 was certified as complete, has become available which shows any of the following:
 - (A) The Project will have one or more significant effects not discussed in Final EIR No. 319;
 - (B) Significant effects previously examined will be substantially more severe than shown in the Final EIR No. 319;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous Final EIR No. 319 would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.
- 8. Based upon these findings the Board of Supervisors hereby determines, that no Subsequent or Supplemental Environmental Impact Report is required or appropriate under Public Resources Code § 21166 and CEQA Guidelines 15162

1 and 15163, and therefore that Addendum No. 1 is appropriate under section 15164
2 in order to update EIR No. 319.

- 3 9. These factual findings are based upon Final EIR No. 319, the Addendum No. 1 to
4 the Final EIR No. 319, Environmental Assessment No. 39988, and the files and
5 records maintained by the Riverside County Planning Department with respect to
6 this Project and the original Specific Plan No. 246.

7 **BE IT IS FURTHER RESOLVED** by Board of Supervisors that:

- 8 1. The proposed amendment would be consistent with the intent, design and
9 mitigation approved for Specific Plan No. 246.
10 2. The proposed amendment would be consistent with the applicable policies of the
11 Comprehensive General Plan.

12 **BE IT IS FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
13 considered Environmental Assessment No. 39988 and EIR No. 319 in evaluating the proposed
14 amendment, and that Environmental Assessment No. 39988 and EIR No. 319 are incorporated
15 herein by reference in their entirety.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 1 to
17 Specific Plan No. 246, on file with the Clerk of the Board, including the final conditions of
18 approval and exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real
19 property described and shown in the plan, and said real property shall be developed substantially
20 in accordance with the plan as amended, unless the plan is repealed or further amended by the
21 Board.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment
23 No. 1 to Specific Plan No. 246 shall be placed on file in the Office of the Clerk of the Board, in
24 the Office of the Planning Director and in the Office of the Building and Safety Director, and
25 that no applications for subdivision maps, conditional use permits or other development
26 approvals shall be accepted for the real property described and shown in the plan, as amended,
27 unless such applications are substantially in accordance therewith.

28 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the

1 documents upon which this decision is based are the Clerk of the Board of Supervisors and the
2 County Planning Department and that such documents are located at 4080 Lemon Street,
3 Riverside, California.

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1 C. The minimum frontage of a lot shall be fifty-five feet (55') except that lots
2 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
3 Lot frontage along curvilinear streets may be measured at the building setback in accordance
4 with zone development standards.

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

8 E. The front yard as measured from a street-facing garage door shall be not less
9 than twenty feet (20'), measured from the existing street line or from any future street line as
10 shown on any Specific Plan of Highways, whichever is nearer the proposed garage door.

11 F. The front yard as measured to porches, patios, covered entries or second story
12 cantilevered elements shall have a setback of seven feet (7'), measured from the existing
13 street line or from any future street line as shown on any Specific Plan of Highways,
14 whichever is nearer the proposed structure.

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

19 H. The rear yard shall not be less than fifteen feet (15'), except that garages
20 located in the rear yard may be permitted within three feet (3') of the rear property line. The
21 rear yard setback for the second story of a structure shall not be less than ten feet (10').

22 I. Chimneys, fireplaces, media niches, bay windows or similar architectural
23 features may encroach two feet (2') into the required setbacks. For a rear yard in which no
24 garage is located, patio covers may encroach ten feet (10') into the rear yard. No other
25 structural encroachments shall be permitted in the front, side or rear yard except as provided
26 for in Section 18.19 of Ordinance No. 348.

27 In addition, the following standards shall apply:

28 AA. In no case shall more than fifty-five percent (55%) of any lot be covered by

1 buildings or structures for lots with multiple story dwelling units. Additionally, in no case
2 shall more than sixty-five percent (65%) of any lot be covered by buildings or structures for
3 lots with single story dwelling units.

4 BB. Each lot shall have a minimum net useable area of five thousand five hundred
5 (5,500) square feet. For purposes of this section, minimum useable area shall be defined as
6 lot area exclusive of any manufactured slopes.

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 b. Planning Areas 3A, 3B, 3C, 4, 11, 24, 29, 44, 48, 49 and 50.

10 (1) The uses permitted in Planning Areas 3A, 3B, 3C, 4, 11, 24, 29, 44, 48, 49 and 50 of
11 Specific Plan No. 246 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
12 Ordinance No. 348, except that the uses permitted in Section 8.100.a.(1), (2), (3), (5), and (8);b.(1);
13 and c.(1) shall not be permitted. In addition, the permitted uses under Section 8.100.a. shall also
14 include hiking trails and undeveloped open space.

15 (2) The development standards for Planning Areas 3A, 3B, 3C, 4, 11, 24, 29, 44, 48, 49
16 and 50 of Specific Plan No. 246 shall be the same as those standards identified in Article VIIIe,
17 Section 8.101 of Ordinance 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 c. Planning Areas 5A, 5B, 19, 35, 42 and 47.

21 (1) The uses permitted in Planning Areas 5A, 5B, 19, 35, 42 and 47 of Specific Plan No.
22 246 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348,
23 except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), and (12); 7.1.b.(1), (2),
24 (5), (7) and (9); and 7.1.c. shall not be permitted.

25 (2) The development standards for Planning Areas 5A, 5B, 19, 35, 42 and 47 of Specific
26 Plan No. 246 shall be the same as those standards identified in Article VII, Section 7.2 through 7.11
27 of Ordinance No. 348 except that the development standards set forth in Article VII, Section 7.3, 7.4,
28 7.5, 7.6 and 7.7 shall be deleted and replaced by the following:

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

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

7 C. The front yard as measured from a street-facing garage door shall not be less
8 than twenty feet (20'), measured from the existing street line or from any future street line as
9 shown on any Specific Plan of Highways, whichever is nearer the proposed garage door.

10 D. The front yard as measured to porches, patios, covered entries or second story
11 cantilevered elements shall have a setback of seven feet (7'), measured from the existing
12 street line or from any future street line as shown on any Specific Plan of Highways,
13 whichever is nearer the proposed structure.

14 E. Side yards on interior and through lots shall be not less than four feet (4').
15 Side yard setbacks on corner or reverse corner lots shall be not less than ten feet (10') from the
16 existing street line or any future street line as shown on any Specific Plan of Highways,
17 whichever is nearer the proposed structure.

18 F. The rear yard shall be not less than fifteen feet (15') except that garages
19 located in the rear yard may be permitted within three feet (3') of the rear property line. The
20 rear yard setback for the second story of a structure shall not be less than ten feet (10').

21 G. Chimneys, fireplaces, media niches, bay windows or similar architectural
22 feature may encroach two feet (2') into the required rear setback. For a rear yard in which no
23 garage is located, patio covers may encroach ten feet (10') into the rear yard. No other
24 structural encroachments shall be permitted in the front, side or rear yard except as provided
25 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-five percent (55%) of any lot be covered by
28 buildings or structures for lots with multiple story dwelling units. Additionally, in no case

1 shall more than sixty-five percent (65%) of any lot be covered by buildings or structures for
2 lots with single story dwelling units.

3 BB. Each lot shall have a minimum net useable area of four thousand five hundred
4 (4,500) square feet. For purposes of this section, minimum useable area shall be defined as lot
5 area exclusive of any manufactured slopes.

6 CC. The minimum average width of a lot shall be forty-five feet (45') with a
7 minimum average depth of eighty-five feet (85'). "Flag" lots shall not be allowed.

8 DD. The minimum frontage of a lot shall be forty-five feet (45'), except that lots
9 fronting on knuckles or cul-de-sac may have a minimum frontage of thirty-five feet (35'). Lot
10 frontage along curvilinear streets may be measured at the building setback in accordance with
11 zone development standards.

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

14 d. Planning Areas 6, 8, 23, 34 and 46.

15 (1) The uses permitted in Planning Areas 6, 8, 23, 34 and 46 of Specific Plan No. 246 shall be
16 the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the
17 uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11) and (12); 7.1.b.(1), (2), (5), (7) and
18 (9); and 7.1.c shall not be permitted.

19 (2) The development standards for Planning Areas 6, 8, 23, 34 and 46 of Specific Plan
20 No. 246 shall be the same as those standards identified in Article VII, Section 7.2 through 7.11 of
21 Ordinance No. 348 except that the development standards set forth in Article VII, Section 7.3, 7.4,
22 7.5, 7.6 and 7.7 shall be deleted and replaced by the following:

23 A. The minimum lot area shall be not less than four thousand five hundred
24 (4,500) square feet. The minimum lot area shall be determined by excluding that portion of a
25 lot that is used solely for access to the portion of a lot used as a building site.

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

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

5 D. The front yard as measured to porches, patios, covered entries or second story
6 cantilevered elements shall have a setback of seven feet (7'), measured from the existing
7 street line or from any future street line as shown on any Specific Plan of Highways,
8 whichever is nearer the proposed structure.

9 E. Side yards on interior and through lots shall be not less than four feet (4').
10 Side yards setbacks on corner or reverse corner lots shall be not less than ten feet (10') from
11 the existing street line or any future street line as shown on any Specific Plan of Highways,
12 whichever is nearer the proposed structure.

13 F. The rear yard shall be not less than fifteen feet (15') except that garages
14 located in the rear yard may be permitted within three feet (3') of the rear property line. The
15 rear yard setback for the second story of a structure shall not be less than ten feet (10').

16 G. Chimneys, fireplaces, media niches, bay windows or similar architectural
17 feature may encroach two feet (2') into the required rear setback. For a rear yard in which no
18 garage is located, patio covers may encroach ten feet (10') into the rear yard. No other
19 structural encroachments shall be permitted in the front, side or rear yard except as provided
20 for in Section 18.19 of Ordinance No. 348.

21 In addition, the following standards shall also apply:

22 AA. In no case shall more than fifty-five percent (55%) of any lot be covered by
23 buildings or structures for lots with multiple story dwelling units. Additionally, in no case
24 shall more than sixty-five percent (65%) of any lot be covered by buildings or structures for
25 lots with single story dwelling units.

26 BB. Each lot shall have a minimum net useable area of four thousand (4,000)
27 square feet. For purposes of this section, minimum useable area shall be defined as lot area
28 exclusive of any manufactured slopes.

1 CC. The minimum average width of a lot shall be forty feet (40') with a minimum
2 average depth of eighty feet (80'). "Flag" lots shall not be allowed.

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

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

9 e. Planning Areas 7 and 25.

10 (1) The uses permitted in Planning Areas 7 and 25 of Specific Plan 246 shall be the same
11 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
12 permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), and (7); and b.(1) shall not be
13 permitted.

14 (2) The development standards for Planning Areas 7 and 25 of Specific Plan No. 246
15 shall be the same as those standards identified in Article VIIIe, Section 8.101 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 VIIIe of Ordinance No. 348.

18 f. Planning Areas 9, 12, 30, 38, 41 and 45.

19 (1) The uses permitted in Planning Areas 9, 12, 30, 38, 41 and 45 of Specific Plan No.
20 246 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348,
21 except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11) and (12); and 7.1.b.(1),
22 (2), (5), (7) and (9); and 7.1.c shall not be permitted.

23 (2) The development standards for Planning Areas 9, 12, 30, 38, 41 and 45 of Specific
24 Plan No. 246 shall be the same as those standards identified in Article VII, Section 7.2 through 7.11
25 of Ordinance No. 348 except that the development standards set forth in Article VII, Section 7.3, 7.4,
26 7.5, 7.6 and 7.7 shall be deleted and replaced by the following:

27 A. The minimum lot area shall be not less than four thousand (4,000) square feet.

28 The minimum lot area shall be determined by excluding that portion of a lot that is

1 used solely for access to the portion of a lot used as a building site.

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

5 C. The front yard as measured a street-facing garage door shall not be less than
6 twenty feet (20'), measured from the existing street line or from any future street line as
7 shown on any Specific Plan of Highways, whichever is nearer the proposed garage door.

8 D. The front yard as measured to porches, patios, covered entries or second story
9 cantilevered elements shall have a setback of seven feet (7'), measured from the existing
10 street line or from any future street line as shown on any Specific Plan of Highways,
11 whichever is nearer the proposed structure.

12 E. Side yards on interior and through lots shall be not less than four feet (4').
13 Side yard setbacks on corner or reverse corner lots shall be not less than ten feet (10') from the
14 existing street line or any future street line as shown on any Specific Plan of Highways,
15 whichever is nearer the proposed structure.

16 F. The rear yard shall be not less than fifteen feet (15') except that garages
17 located in the rear yard may be permitted within three feet (3') of the rear property line. The
18 rear yard setback for the second story of a structure shall not be less than ten feet (10').

19 G. Chimneys, fireplaces, media niches, bay windows or similar architectural
20 feature may encroach two feet (2') into the required rear setback. For a rear yard in which no
21 garage is located, patio covers may encroach ten feet (10') into the rear yard. No other
22 structural encroachments shall be permitted in the front, side or rear yard except as provided
23 for in Section 18.19 of Ordinance No. 348.

24 In addition, the following standards shall also apply:

25 AA. In no case shall more than sixty percent (60%) of any lot be covered by
26 buildings or structures for lots with multiple story dwelling units. Additionally, in no case
27 shall more than seventy percent (70%) of any lot be covered by buildings or structures for lots
28 with single story dwelling units.

1 BB. Each lot shall have a minimum net useable area of three thousand five
2 hundred (3,500) square feet. For purposes of this section, minimum useable area shall be
3 defined as lot area exclusive of any manufactured slopes.

4 CC. The minimum average width of a lot shall be thirty-five feet (35') with a
5 minimum average depth of seventy-five feet (75'). "Flag" lots shall not be allowed.

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

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

12 g. Planning Areas 10, 17, 33 and 39.

13 (1) The uses permitted in Planning Areas 10, 17, 33 and 39 of Specific Plan No. 246 shall
14 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
15 the uses permitted pursuant to Section 8.100.a.(1), (6) and (8); b.(1); and c.(1) shall not be permitted.
16 In addition, the permitted uses identified under Section 8.100.a. shall also include parks and sports
17 complexes.

18 (2) The development standards for Planning Areas 10, 17, 33 and 39 of Specific Plan No.
19 246 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
20 348 except that the development standards set forth in Article VIIIe, Section 8.101.b. shall be deleted
21 and replaced by the following:

22 A. Yards. Whenever a building is to be constructed on a lot in Planning Areas 10, 17, 33
23 or 39 of Specific Plan No. 246, it shall have a front yard, side yard and rear yard, each of which shall
24 be not less than twenty feet (20'). If more than one building is constructed on one lot, there shall be
25 not less than twenty feet (20') separation between the buildings. No structural encroachments shall
26 be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No.
27 348.

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 h. Planning Areas 14, 28A, 28B, 28C, 32 and 37.

3 (1) The uses permitted in Planning Areas 14, 28A, 28B, 28C, 32 and 37 of Specific Plan
4 No. 246 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348
5 except that the uses permitted pursuant to Section 8.1.a. (2), (3), (11), (13), (18), (20), (21), (22), (24),
6 (25), (26), (27) and (28); 8.1.b.(1), (2) and (3); and 8.1.c. shall not be permitted. In addition, the
7 permitted uses identified under Section 8.1.a. shall include private common recreation facilities,
8 apartments and condominiums.

9 (2) The development standards for Planning Areas 14, 28A, 28B, 28C, 32 and 37 of
10 Specific Plan No. 246 shall be the same as those standards identified in Article VIII, Section 8.2 of
11 Ordinance No. 348 except that the development standards set forth in Article VIII, Section 8.2.a., b.,
12 c., and d. shall be deleted and replaced by the following:

13 A. The minimum lot area shall be one (1) acre. The minimum lot area shall be
14 determined by excluding that portion of a lot that is used solely for access to the portion of a
15 lot used as a building site.

16 B. The front yard as measured from the first story of a structure, which includes a
17 side entry garage, shall not be less than ten feet (10'), measured from the existing street line or
18 from any future street line as shown on any Specific Plan of Highways, whichever is nearer
19 the proposed structure.

20 C. The front yard as measured to porches, patios, covered entries or second story
21 cantilevered elements shall have a setback of seven feet (7'), measured from the existing
22 street line or from any future street line as shown on any Specific Plan of Highways,
23 whichever is nearer the proposed structure.

24 D. The rear yard shall not be less than fifteen feet (15').

25 E. Side yards on interior and through lots shall be not less than ten feet (10').
26 Side yard setbacks on corner or reverse corner lots shall be not less than fifteen feet (15') from
27 the existing street line or any future street line as shown on any Specific Plan of Highways,
28 whichever is nearer the proposed structure.

1 F. Chimneys, fireplaces, media niches, bay windows or similar architectural
2 feature may encroach two feet (2') into the required rear setback. Patio covers may encroach
3 ten feet (10') into the rear yard. No other structural encroachments shall be permitted in the
4 front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

5 G. No lot shall have more than sixty percent (60%) of its net area covered with
6 buildings or structures.

7 In addition, the following standards shall apply:

8 AA. Each lot shall have a minimum net useable area of thirty thousand (30,000)
9 square feet. For purposes of this section, minimum useable area shall be defined as lot area
10 exclusive of any manufactured slopes.

11 BB. The minimum width of a lot shall be sixty feet (60') with a minimum depth of
12 one hundred feet (100'). "Flag" lots shall not be allowed.

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

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

19 i. Planning Area 20.

20 (1) The uses permitted in Planning Area 20 of Specific Plan No. 246 shall be the same as
21 those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses
22 permitted pursuant to Section 9.50.a (28), (32), (43), (52), (83); and b.(1), (2), (8) and (19) shall not
23 be permitted.

24 (2) The development standards for Planning Area 20 of Specific Plan No. 246 shall be the
25 same as those standards identified in Article XIb, Section 9.53 of Ordinance No. 348.

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

28 j. Planning Area 21.

1 (1) The uses permitted in Planning Area 21 of Specific Plan No. 246 shall be the same as
2 those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses
3 permitted pursuant to Section 9.50.a.(11), (13), (23), (28), (30), (32), (43), (47), (52), (64), (83);
4 b.(1)through (10) and (17) through (22); and c. shall not be permitted. In addition, the permitted uses
5 identified in Section 9.50.a. shall also include community and civic centers, single family dwellings
6 and multiple family dwellings, churches, hospitals, medical clinics, libraries, schools and parks.

7 (2) Any land division application submitted within Planning Area 21 shall be heard
8 concurrently with a comprehensive plot plan application for the entire affected Planning Area by the
9 Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348. The application
10 for a comprehensive plot plan shall be submitted in accordance with the provisions of Section 18.30
11 of Ordinance No. 348 and shall also at a minimum include the following:

12 A. A statement indicating how the land division and comprehensive plot plan
13 applications implement Specific Plan No. 246 and comply with the conditions of approval for
14 said specific plan.

15 B. A comprehensive plot plan for the entire planning area, a conceptual grading
16 plan and a tentative subdivision map, based upon a contour interval no greater than four feet
17 (4'), which in addition to the requirements of Ordinance No. 460 and Section 18.30 of
18 Ordinance No. 348 includes:

- 19 i. the proposed lots including lot lines and proposed easement, if any;
- 20 ii. building footprints;
- 21 iii. floor plan assignments;
- 22 iv. pad elevations, street grades and all cut and fill slopes in excess of one foot
23 (1') in vertical height;
- 24 v. the proposed uses, their location and architectural designs;
- 25 vi. the proposed internal circulation system; and
- 26 vii. buffers, if any.

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

(3) The development standards for commercial uses within Planning Area 21 of Specific Plan No. 246 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use shall be defined as development which includes any permitted use other than single family dwellings or multiple family dwellings.

(4) The development standards for residential uses and combined residential and commercial uses within Planning Area 21 of Specific Plan No. 246 shall be as follows:

A. Lot area shall be not less than five thousand (5,000) square feet for single family dwellings and five (5) acres for all other permitted uses. 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. Lots shall have a minimum width of fifty feet (50') measured along the building setback line; provided, however, that lots situated along street knuckles and

1 cul-de-sac bulbs shall have not less than twenty feet (20') of frontage measured along the face
2 of the curb.

3 C. Lots situated along collector roadways shall have a minimum width of fifty
4 feet (50') measured along the building setback line.

5 D. New property lines shall be located at the tops of slopes except along street
6 rights-of-way where the standards of Ordinance No. 461 shall apply and in zero lot line
7 situations.

8 E. Front yards shall have a minimum average depth of twenty-two feet (22').
9 Dwellings may be located no closer than eighteen feet (18') to the front property line in order
10 to achieve variety in front yard setbacks provided the minimum average setback is
11 maintained, roll-up type garage doors are provided, and adequate off-street parking is insured.

12 F. Side yards shall be not less than five feet (5') except that street side yards of
13 corner lots shall be a minimum of ten feet (10') for single story dwellings and fifteen feet (15')
14 for multiple story dwellings. Side yards for combined residential and commercial uses shall
15 be a minimum of twenty feet (20'). Side yards shall be a minimum of forty feet (40') for lots
16 which have side yards adjacent to streets with a planned width of one hundred ten feet (110')
17 or greater, state highways, or freeways.

18 G. Building separation between dwelling units shall be not less than ten feet (10')
19 for dwellings up to twenty-eight feet (28') in overall height. Attached garages may encroach a
20 maximum of five feet (5') into the required building separation provided no living portions of
21 adjoining dwellings encroach into the required building separation and provided building
22 separation between structures is not reduced below ten feet (10'). Building separation shall
23 mean the distance between the structural portions of adjoining dwellings as measured from
24 that point where the dwellings are nearest; provided, however, that a yard encroachment
25 permitted under Section 18.19 shall not be considered a structural portion for the
26 determination of building separation.

27 H. Rear yards shall be a minimum of twenty feet (20'). Rear yards shall be a
28 minimum of forty feet (40') for lots which have rear yards adjacent to streets with a

1 planned width of one hundred ten feet (110') or greater, state highways, or freeways.

2 I. Interior side yards may be reduced to accommodate zero lot line or common
3 wall situations, except that, in no case shall the reduction in side yard areas reduce the
4 required separation between detached structures.

5 J. All buildings and structures shall not exceed seventy-five feet (75') in height.

6 K. In no case shall more than fifty percent (50%) of a lot be covered by buildings
7 or structures.

8 L. Each rear yard shall contain a minimum of one thousand (1,000) square feet of
9 usable area. For purposes of this section, usable area shall be defined as lot pad area
10 exclusive of any manufactured slopes.

11 M. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2,
12 R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum setback shall
13 be twenty-five feet (25') from the property line.

14 N. Setback areas may be used for driveways, parking, and landscaping.

15 O. A minimum of fifteen percent (15%) of the site proposed for development
16 shall be landscaped and irrigated.

17 P. Trash collection areas shall be screened by landscaping or architectural
18 features in such a manner as not to be visible from a public street or from any adjacent
19 residential area.

20 Q. Outside storage areas are prohibited.

21 R. Utilities shall be installed underground except that electrical lines rated at
22 33kv or greater may be installed above ground.

23 S. All lighting fixtures, including spot lights, electrical reflectors and other means
24 of illumination for signs, structures, landscaping, parking, loading, unloading and similar
25 areas, shall be focused, directed, and arranged to prevent glare or direct illumination on
26 residential uses.

27 (5) Nonsubstantial adjustments to an approved project's design are permitted subject to
28 the approval of a minor change pursuant to Ordinance No. 460. For purposes of this section,

1 "nonsubstantial adjustment" shall be defined as changes to setbacks, floor plans and elevations. All
2 other changes including changes in concept and product type shall be submitted for review in
3 accordance with the provisions of Ordinance No. 460 governing minor changes and revised tentative
4 maps.

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

7 k. Planning Areas 22 and 26.

8 (1) The uses permitted in Planning Areas 22 and 26 of Specific Plan No. 246 shall be the
9 same 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.a.(2) and (3); (b.(1) and (3); and c.(1) shall not be permitted

11 (2) The development standards for Planning Areas 22 and 26 of Specific Plan No. 246
12 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
13 that the development standards set forth in Article VI, Section 6.2.b; c; d; and e.(1), (2), (3) and (4)
14 shall be deleted and replaced by the following:

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

18 B. The minimum average width of that portion of lot to be used as a building site,
19 excluding slopes, shall be fifty feet (50') with a minimum of eighty-five feet (85'). "Flag"
20 lots shall not be allowed.

21 C. The minimum frontage of a lot shall be fifty-five feet (55') except that lots
22 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
23 Lot frontage along curvilinear streets may be measured at the building setback in accordance
24 with zone development standards.

25 D. The front yard shall be not less than twenty feet (20'), measured from the
26 existing street line or from any future street line as shown on any Specific Plan of Highways,
27 whichever is nearer the proposed structure, and shall be not less than thirty feet (30')
28 measured from the face of the curb to the portion of the structure nearest the existing or

1 future street line. The front yard may be reduced to sixteen feet (16') measured from the
2 existing or future street line and twenty-six feet (26') measured from the face of the curb if
3 roll-up garage doors or side entry garages are used.

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

10 F. The rear yard shall not be less than ten feet (10'), excluding slopes, when
11 abutting a residential lot, an open space lot, or a street with a right-of-way less than sixty feet
12 (60') and fifteen feet (15'), excluding slopes, when abutting a street with a right-of-way sixty
13 feet (60') and over.

14 G. Chimneys, fireplaces, media niches, bay windows or similar architectural
15 features may encroach two feet (2') into the required side setback. No other structural
16 encroachments shall be permitted in the front, side or rear yard except as provided for in
17 Section 18.19 of Ordinance No. 348.

18 In addition, the following standards shall apply:

19 AA. In no case shall more than fifty percent (50%) of any lot be covered by
20 buildings.

21 BB. Rear yard lot lines shall end at the top of the slope. Rear yard slopes shall not
22 exceed twenty-five feet (25') in vertical height nor shall any slope exceed a 2:1 slope ratio.
23 Retaining walls up to four feet (4') high may be used to reduce vertical slope height to
24 twenty-five feet (25') or less.

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.

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1 l. Planning Areas 27A, 27B, 27C and 36.

2 (1) The uses permitted in Planning Areas 27A, 27B, 27C and 36 of Specific Plan No. 246
3 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
4 that the uses permitted in Section 8.100.a.(1), (2), (3), (5), and (8)b.(1) and c.(1) shall not be
5 permitted. In addition, the permitted uses under Section 8.100.a. shall also include water tanks and
6 undeveloped open space.

7 (2) The development standards for Planning Area 27A, 27B, 27C and 36 of Specific Plan
8 No. 246 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
9 No. 348.

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

12 m. Planning Areas 31 and 51.

13 (1) The uses permitted in Planning Areas 31 and 51 of Specific Plan No. 246 shall be the
14 same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses
15 permitted pursuant to Section 9.50.a. (28), (30), (32), (43), (52), (83), (95) and (97); b.(1), (2), (3), (5),
16 (6), (7), (8), (9), (17), (18), (19) and (22); and c. shall not be permitted.

17 (2) The development standards for Planning Areas 31 and 51 of Specific Plan No. 246
18 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

19 In addition, the following standard shall apply:

20 A. Lot Coverage. The maximum lot coverage of a building site shall be sixty
21 percent (60%).

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

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

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

By: _____
Marion Ashley
Chairman, Board of Supervisors

ATTEST:

NANCY ROMERO
Clerk of the Board

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM AND CONTENT:

August 15, 2005

By: 
KARIN WATTS-BAZAN
Deputy County Counsel