

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

414B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
November 24, 2009

SUBJECT: ORDINANCE No. 348.4666 for ZONING MAP No. 2.2315 and CHANGE OF ZONE No. 7461 – Mitigated Negative Declaration – Applicant: Rancon Group/Lisle 320/Ranchos Property, LTC – Engineer/Representative: Albert A. Webb Associates/ACD Engineering/T&B Planning Consultants – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Surrounded by multiple land use designations– Location: northerly of Holland Road, easterly of Briggs Road, southerly of McCall Boulevard, and westerly of Rice Road. – 2,840.7 Gross Acres – Zoning: Specific Plan (SP 293) – **REQUEST:** The Change of Zone proposes to modify the Specific Plan zoning ordinance in accordance with the proposed land use designation changes and modify the zoning classifications associated with the adjustment to the Specific Plan Amendment. The Specific Plan Amendment proposes to increase the total allowed dwelling units within the Specific Plan, amend the land use designations within various Planning Areas of the Specific Plan, modify park construction requirements, and provide requirements for fair share participation in infrastructure improvements with other projects in the Specific Plan. – APN's: 466-340-020, et. al.

RECOMMENDED MOTION:

ADOPTION of **ORDINANCE NO. 348.4666** for Change of Zone No. 7461 amending the zoning classification for the subject site as shown on Map No. 2.2315 in accordance with the Board of Supervisor's previous actions.

Ron Goldman

Ron Goldman
Planning Director
(CONTINUED ON ATTACHED PAGE)

FINANCIAL DATA

Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

SOURCE OF FUNDS: N/A

Positions To Be Deleted Per A-30
Requires 4/5 Vote

APPROVE

C.E.O. RECOMMENDATION:

BY: *Tina Grande*
Tina Grande

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: DAVID H.K. HUFF
DATE: 12/31/09
Concurrence

Policy
 Consent
 Policy
 Consent

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

Prev. Agn. Ref.: June 16, 2009; Item 16.4 | **District:** Third | **Agenda Number:**

3.57 e

BACKGROUND:

On February 4, 2009, the Riverside County Planning Commission adopted a Mitigated Negative Declaration for Environmental Assessment No. No. 41176; Tentatively Approved General Plan Amendment No. 1061, the fifth amendment to Specific Plan No. 293, and Change of Zone No. 7461; and, Approved Tentative Tract Map No. 30976, 30977 and 34677; and adopted a resolution recommending adoption of the General Plan and Specific Plan Amendments.

The below listed recommendations were made on the Form 11 to the Board of Supervisor's on **June 16, 2009** as Agenda Item No. **16.4** and the following actions were taken:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41176**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1061** amending the Riverside County General Plan Land Use Element to modify the boundaries of an established Specific Plan (SP293) in accordance with Exhibit #6, based upon final adoption by the Board of Supervisors;

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 293 AMENDMENT NO. 5** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7461** in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors;

APPROVAL of **TENTATIVE TRACT MAP NO. 30976**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **TENTATIVE TRACT MAP NO. 30977**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 34677**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

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

13 C. A design manual which includes:

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

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

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

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

11 b. Planning Area 3.

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

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

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

18 c. Planning Area 5.

19 (1) The uses permitted in Planning Area 5 of Specific Plan No. 293 shall be the same
20 as those uses permitted in Article XI, Sections 11.2 and 11.3 of Ordinance No. 348, except that
21 uses pursuant to Section 11.2.b.(1)e.1., 3. and 4., Section 11.2.b.(1)g.5. and Section 11.2.d. shall
22 not be permitted.

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

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

27 d. Planning Areas 6, 22, 42, and 54A.

28 (1) The uses permitted in Planning Areas 6, 22, 42 and 54A of Specific Plan No. 293

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

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

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

8 e. Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, 47A, 60, and 61.

9 (1) The uses permitted in Planning Areas 7, 28a, 29, 33, 44, 45A, 45B, 46, 47A, 60,
10 and 61 of Specific Planning No. 293 shall be the same as those uses permitted in Article VI,
11 Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and
12 (3), Section 6.1.b.(1) and (3), and Section 6.1.d. shall not be permitted. In addition, the permitted
13 uses identified under Section 6.1.c. shall also include libraries, day care centers, and churches.

14 (2) The development standards for Planning Areas 7, 28a, 29, 33, 44, 45A, 45B, 46,
15 47A, 60, and 61 of Specific Plan No. 293 shall be the same as those standards identified in Article
16 VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article
17 VI, Section 6.2.a., b., c., d., and e.(1), (2) and (4) shall be deleted and replaced by the following:

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

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

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

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

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

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

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

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

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

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

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

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

20 f. Planning Areas 8A and 8B.

21 (1) The uses permitted in Planning Areas 8A and 8B of Specific Plan No. 293 shall be
22 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
23 uses permitted pursuant to Section 6.1.a (2) and (3), and 6.1.b. (1) and (3) shall not be permitted.

24 (2) The development standards for Planning Areas 8A and 8B of Specific Plan No. 293
25 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
26 except that the development standards set forth in Article VI, Section 6.2.a., b., c., and e. (1), (2),
27 and (4) shall be deleted and replaced by the following:

28 A. Building height shall not exceed two stories with a maximum height of

1 forty feet (40').

2 B. Lot area shall be not less than three thousand nine hundred (3,900) square
3 feet. The minimum lot area shall be determined by excluding that portion of a lot that is
4 used solely for access to the portion of a lot used as a building site.

5 C. The minimum average width of that portion of a lot to be used as a building
6 site shall be forty feet (40'), with a minimum average depth of eighty feet (80').

7 D. The front yard shall be not less than fifteen feet (15'), measured from the
8 existing street line or from any future street line as shown on any Specific Plan of
9 Highways, whichever is nearer the proposed structure. Garages shall be setback a
10 minimum of twenty feet (20') from any future street line as shown on any Specific Plan of
11 Highways, whichever is nearer the proposed structure.

12 E. Side yards on interior and through lots shall not be less than five feet (5').
13 Side yards on corner and reverse corner lots shall be not less than eight feet (8') from the
14 existing street line or from any future street line as shown on any Specific Plan of
15 Highways, whichever is nearer the proposed structure, upon which the main building sides.

16 F. Fireplaces and roof eaves may encroach two feet (2') into side yard
17 setbacks. Porches may encroach five feet (5') into front yard setbacks. No other structural
18 encroachments shall be permitted in the front, rear or side yard except as provided for in
19 Section 18.19 of Ordinance No. 348.

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

21 AA. Lot coverage shall not exceed seventy percent (70%).

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

24 CC. The minimum private yard area shall be not less than two hundred
25 fifty (250) square feet per dwelling unit, including a minimum twelve feet (12') by
26 fifteen feet (15') open area void of any obstructions or building encroachments.

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

1 g. Planning Areas 9A and 9B.

2 (1) The uses permitted in Planning Areas 9A and 9B of Specific Plan No. 293 shall be
3 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
4 uses permitted pursuant to Section 6.1.a.(2) and (3), and 6.1.b. (1) and (3) shall not be permitted.

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

9 A. Building height shall not exceed two stories with a maximum height of
10 forty feet (40').

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

14 C. The minimum average width of that portion of a lot to be used as a building
15 site shall be forty feet (40'), with a minimum average depth of seventy-five feet (75').

16 D. The front yard shall be not less than twelve feet (12'), measured 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.

19 E. Side yards on interior and through lots shall not be less than five feet (5').
20 Side yards on corner and reverse corner lots shall be not less than eight feet (8') from the
21 existing street line or from any future street line as shown on any Specific Plan of
22 Highways, whichever is nearer the proposed structure, upon which the main building sides.

23 F. Fireplaces and roof eaves may encroach two feet (2') into side yard
24 setbacks. Porches may encroach four feet (4') into front yard setbacks. No other structural
25 encroachments shall be permitted in the front, rear or side yard except as provided for in
26 Section 18.19 of Ordinance No. 348.

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

28 AA. Lot coverage shall not exceed eighty percent (80%).

1 BB. Where a zero lot line design is utilized, the alternate side yard shall
2 not be less than ten feet (10'0 in width.

3 CC. The minimum private yard area shall be not less than two hundred
4 (200) square feet, including a minimum ten feet (10') by twelve feet (12') open
5 area void of any obstructions or building encroachments.

6 DD. The minimum garage setback from an alley drive is three feet (3').
7 A garage cannot be setback from an alley drive greater than five feet (5'), unless it
8 exceeds eighteen feet (18').

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 h. Planning Areas 10, 18, 38A, 38B, 39, 40, 43, 53, and 57.

12 (1) The uses permitted in Planning Areas 10, 18, 38A, 38B, 39, 43, 53, and 57 of
13 Specific Plan No. 293 shall be the same as those uses permitted in Article VIII, Section 8.1 of
14 Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.d.(1) shall not be
15 permitted. In addition, the permitted uses identified under Section 8.1.a. shall also include non-
16 commercial community association recreation and assembly buildings and facilities, libraries day
17 care centers churches.

18 (2) The development standards for Planning Areas 10, 18, 38A, 38B, 39, 40, 43, 53,
19 and 57 of Specific Plan No. 293 shall be the same as those standards identified in Article VIII,
20 Section 8.2 of Ordinance No. 348, except that the development standards set forth in Article VIII,
21 Section 8.2.d shall be deleted and replaced by the following:

22 A. No lot shall have more than eighty percent (80%) of its net area covered
23 with buildings or structures.

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 i. Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B.

27 (1) The uses permitted in Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B of
28 Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of

1 Ordinance No. 348, except that the uses pursuant to Section 8.100.a.(1) and b.(1) shall not be
2 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include
3 public parks and playgrounds.

4 (2) The development standards for Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and
5 62B of Specific Plan No. 293 shall be the same as those standards identified in Article VIIIe,
6 Section 8.101 of Ordinance No. 348.

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

9 j. Planning Areas 12, 36 and 56.

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

14 (2) The development standards for Planning Areas 12, 36 and 56 of Specific Plan No.
15 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
16 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and
17 e.(1), (2) and (4) shall be deleted and replaced by the following:

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

20 B. Lot area shall be not less than four thousand five hundred (4,500) 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 feet (80'). That
25 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
26 (20').

27 D. The minimum frontage of a lot shall be forty feet (40'), except that the lots
28 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').

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

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

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

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

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

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

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

18 k. Planning Areas 15, 16, and 17

19 (1) The uses permitted in Planning Areas 15, 16, and 17 of Specific Plan No. 293 shall
20 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
21 the uses permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b. (1) and (3), and Section
22 6.1.d. shall not be permitted.

23 (2) The development standards for Planning Areas 15, 16, and 17 of Specific Plan No.
24 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
25 348, except the development standards set forth in Article VI, Section 6.2.a., d., and e. (1), (2), and
26 (4) shall be deleted and replaced by the following:

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

1 B. The minimum frontage of a lot shall be forty feet (40'), except that lots
2 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet
3 (30'). Lot frontage along curvilinear streets may be measured at the building
4 setback in accordance with zone development standards.

5 C. The front yard shall not be less than eighteen feet (18'), measured from the
6 existing street line or from any future street line as shown on any Specific Plan of
7 Highways, whichever is nearer the proposed structure.

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

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

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

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

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

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

23 1. Planning Area 19.

24 (1) The uses permitted in Planning Area 19 of Specific Plan No. 293 shall be the same
25 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
26 permitted pursuant to Section 6.1.a.(2), (3), (5), b.(1) and (3) shall not be permitted. In addition,
27 the permitted uses identified under Section 6.1.a. shall also include schools.

28 (2) The development standards for Planning Area 19 of Specific Plan No. 293 shall be

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

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

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

9 C. The minimum average width of that portion of a lot to be used as a building
10 site shall be forty feet (40') with a minimum average depth of eighty feet (80').
11 That portion of a lot used for access on "flag" lots shall have a minimum width of
12 twenty feet (20').

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

17 E. 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 F. Side yards on interior and through lots shall be not less than five feet (5').
21 Where a zero lot line is used, the alternate side yard shall not be less than five feet (5') in
22 width. Side yards on corner and reverse corner lots shall be not less than ten feet (10')
23 from the existing street line or from any future street line as shown on any Specific Plan of
24 Highways, whichever is nearer the proposed structure, upon which the main building sides.

25 G. Where a rear of a lot is adjacent to another residential lot or a street that is
26 not used for access to the lot, the rear yard shall not be less than ten feet (10').

27 H. Where a rear of a lot is adjacent to an alley or other similar type of access,
28 the garage and any fence or wall shall be setback not less than three feet (3'). The setback

1 shall be measured from the top of curb within the alley or similar type of access.

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

5 In addition, the following development standard shall also apply.

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

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

10 m. Planning Area 25.

11 (1) The uses permitted in Planning Area 25 of Specific Plan No. 293 shall be the same
12 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses
13 pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (7) and (8); b.(1); and c.(1) shall not be
14 permitted.

15 (2) The development standards for Planning Area 25 of Specific Plan No. 293 shall be
16 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

19 n. Planning Area 26.

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

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

27 A. Building height shall not exceed two stories with a maximum height of
28 thirty-five feet (35'), unless cluster development subject to the development standards set

1 forth in Subsection BB. of this Section is utilized.

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

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

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

16 E. The front yard shall be not less than thirty feet (30'), measured 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 unless cluster development subject
19 to the development standards set forth in Subsection BB. of this Section is utilized.

20 F. Side yards on interior and through lots shall be not less than twenty feet
21 (20'), as measured from any structure unless cluster development subject to the
22 development standards set forth in Subsection BB. of this Section is utilized. Side yards on
23 corner and reverse corner lots shall be not less than twenty-five feet (25') from the existing
24 street line or from any future street line as shown on any Specific Plan of Highways,
25 whichever is nearer the proposed structure, upon which the main building sides unless
26 cluster development subject to the development standards set forth in Subsection BB. of
27 this Section is utilized.

28 G. The rear yard shall not be less than twenty-feet (20') unless cluster

1 development subject to the development standards set forth in Subsection BB. of this
2 Section is utilized.

3 In addition, the following standards shall also apply:

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

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

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

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

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

24 4. The minimum frontage of a lot shall be sixty feet (60'), except that
25 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
26 five feet (35'). Lot frontage along curvilinear streets may be measured at the
27 building setback in accordance with zone development standards.

28 5. The front yard shall be not less than twenty feet (20'), measured

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

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

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

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

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

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

20 o. Planning Area 27.

21 (1) The uses permitted in Planning Area 27 of Specific Plan No. 293 shall be the same
22 as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348, except that the uses
23 permitted pursuant to Section 6.1.a.(2) and (3), b.(1) and (3), and d. shall not be permitted.

24 (2) The development standards for Planning Area 27 of Specific Plan No. 293 shall be
25 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
26 the development standards set forth in Article VI, Section 6.2.a., d., and e.(1), (2) and (4) and shall
27 be deleted and replaced by the following:

28 A. Building height shall not exceed two stories with a maximum height of

1 forty feet (40').

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

6 C. The front yard shall be not less than fifteen feet (15'), 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 D. Side yards on interior and through lots shall be not less than five feet (5').
10 Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the
11 existing street line or from any future street line as shown on any Specific Plan of
12 Highways, whichever is nearer the proposed structure, upon which the main building sides.

13 E. Fireplaces and roof eaves may encroach two feet (2') into side yard
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 (3) Except as provided above, all other zoning requirements shall be the same as those
17 requirements identified in Article VI of Ordinance No. 348.

18 p. Planning Area 30.

19 (1) The uses permitted in Planning Area 30 of Specific Plan No. 293 shall be the same
20 as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.

21 (2) The development standards for Planning Area 30 of Specific Plan No. 293 shall be
22 the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348.

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

25 q. Planning Areas 34 and 58.

26 (1) The uses permitted in Planning Areas 34 and 58 of Specific Plan No. 293 shall be
27 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
28 uses permitted pursuant to Section 6.1.a.(2) and (3), 6.1.b.(1) and (3) and 6.1.d shall not be

1 permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include
2 schools.

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

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

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

12 C. 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 feet (80').
14 That portion of a lot used for access on "flag" lots shall have a minimum width of
15 twenty feet (20').

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

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

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

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

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

3 In addition, the following development standard shall also apply.

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

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

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9 r. Planning Area 35

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

15 (2) The development standards for Planning Area 35 of Specific Plan No. 293 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.a., b., c., d. and e. (1), (2) and (4)
18 shall be deleted and replaced by the following:

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

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

24 C. The minimum average width of that portion of a lot to be used as a building
25 site shall be forty feet (40'), with a minimum average depth of eighty feet (80'). That
26 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
27 (20').

28 D. The minimum frontage of a lot shall be thirty feet (30'), except that lots

1 fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty-two feet
2 (22'). Lot frontage along curvilinear streets may be measured at the buildings setback in
3 accordance with zone development standards.

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

7 F. Side yards on interior and through lots shall be not less than five feet (5').
8 Side yards on corner and reverse 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 on
10 Highways, whichever is nearer the proposed structure, upon which the main building sides.

11 G. Fireplaces and roof eaves may encroach two feet (2') into side yard
12 setbacks. Not 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 development standards shall also apply:

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

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

19 s. Planning Areas 47B, 50D, 51, and 52.

20 (1) The uses permitted in Planning Areas 47B, 50D, 51, and 52 of Specific Plan No.
21 293 shall be the same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348,
22 except that the uses permitted pursuant to Section 6.1.a.(2) and (3), b.(1) and (3), and d. shall not
23 be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include
24 libraries, day care centers and churches.

25 (2) The development standards for Planning Areas 47B, 50D, 51, and 52 of Specific
26 Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of
27 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a.,
28 d., and e.(1), (2) and (4) and shall be deleted and replaced by the following:

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

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

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

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

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

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

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

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 t. Planning Areas 49A, 49B, and 59.

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

27 (2) The development standards for Planning Areas 49A, 49B, and 59 of Specific Plan
28 No. 293 shall be the same as those standards identified in Article VIIIe, Section 8.101 of

1 Ordinance No. 348.

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

4 u. Planning Areas 50A and 50B.

5 (1) The uses permitted in Planning Areas 50A and 50B of Specific Plan No. 293 shall
6 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
7 the uses permitted pursuant to Section 6.1.a.(2) and (3), 6.1.b.1 (1), (3) and 6.1.d. shall not be
8 permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include
9 libraries, day care centers, and churches.

10 (2) The development standards for Planning Areas 50A and 50B of Specific Plan No.
11 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
12 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and
13 e.(1), (2) and (4) shall be deleted and replaced by the following:

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

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

19 C. The minimum average width of that portion of a lot to be used as a building
20 site shall be fifty feet (50'), with a minimum average depth of eighty feet (80'). That
21 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet
22 (20').

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

27 E. The front yard shall be not less than fifteen feet (15'), 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 F. Side yards on interior and through lots shall not be less than five feet (5').
3 Side yards on corner and reverse 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 G. Fireplaces and roof eaves may encroach two feet (2') into side yard
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 development standards shall also apply:

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

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

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

16 v. Planning Area 50C.

17 (1) The uses permitted in Planning Area 50C of Specific Plan No. 293 shall be the
18 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
19 permitted pursuant to Section 6.1.a. (2) and (3), 6.1.b. (1) and (3) and 6.1.d. shall not be permitted.
20 In addition, the permitted uses identified under Section 6.1.c. shall also include libraries, day care
21 centers, and churches.

22 (2) The development standards for Planning Area 50C of Specific Plan No. 293 shall
23 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
24 that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), (2) and
25 (4) shall be deleted and replaced by the following:

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

28 B. Lot area shall be not less than four thousand five hundred (4,500) square

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

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

7 D. The minimum frontage of a lot shall be forty feet 940'0, except that lots
8 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
9 Lot frontage along curvilinear streets may be measured at the building setback in
10 accordance with zone development standards.

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

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

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

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

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

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

26 (3) Except as provided above, all other zoning requirements shall be the same as those
27 requirements identified in Article VI 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 _____
Chairman, Board of Supervisors

ATTEST:
CLERK TO THE BOARD

By _____
(Deputy)

(SEAL)

APPROVED AS TO FORM:

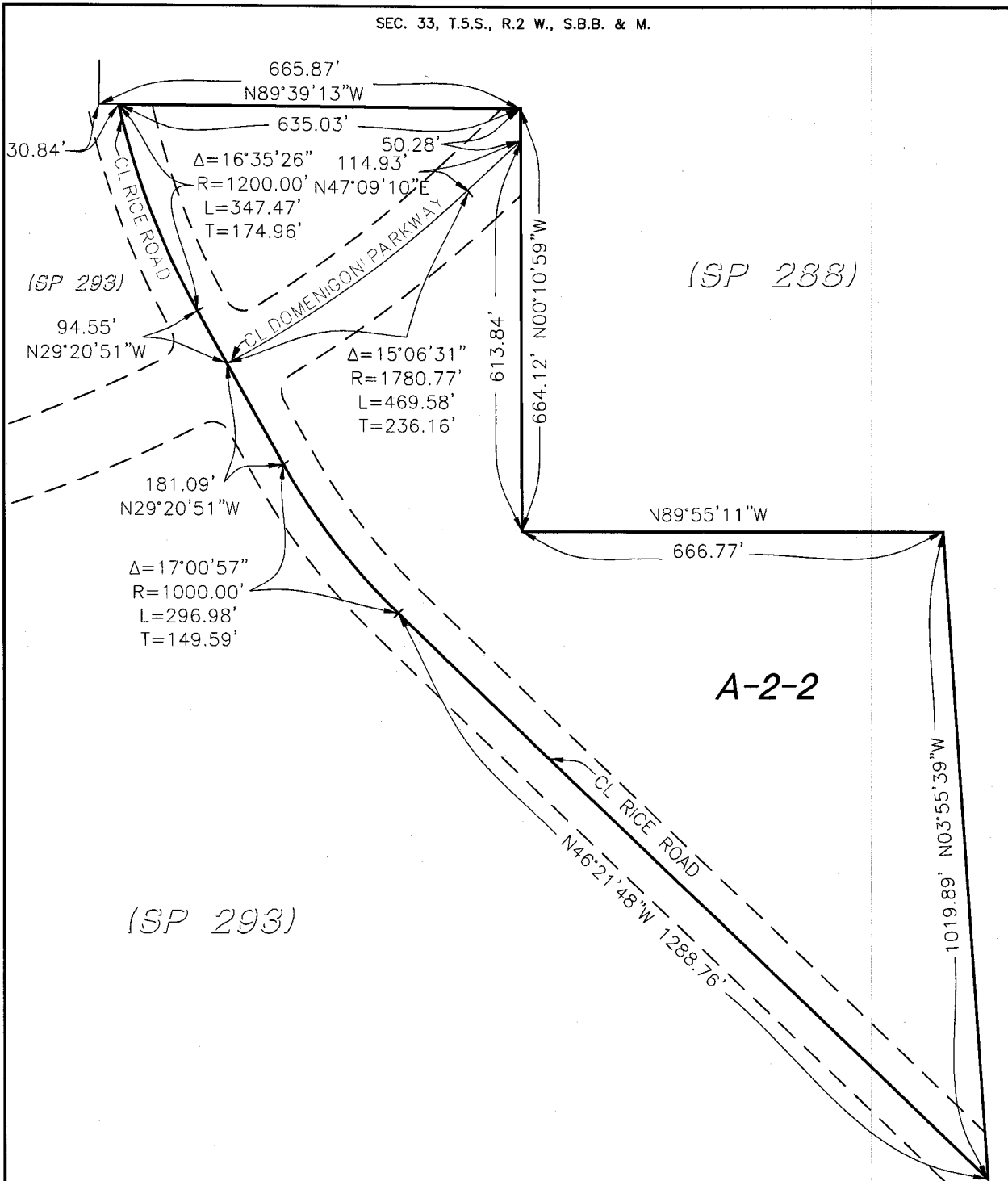
June 10, 2009

December

By Karin Watts-Bazan
KARIN WATTS-BAZAN
Deputy County Counsel

WINCHESTER AREA

SEC. 33, T.5.S., R.2 W., S.B.B. & M.

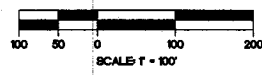


(SP 293)

(SP 288)

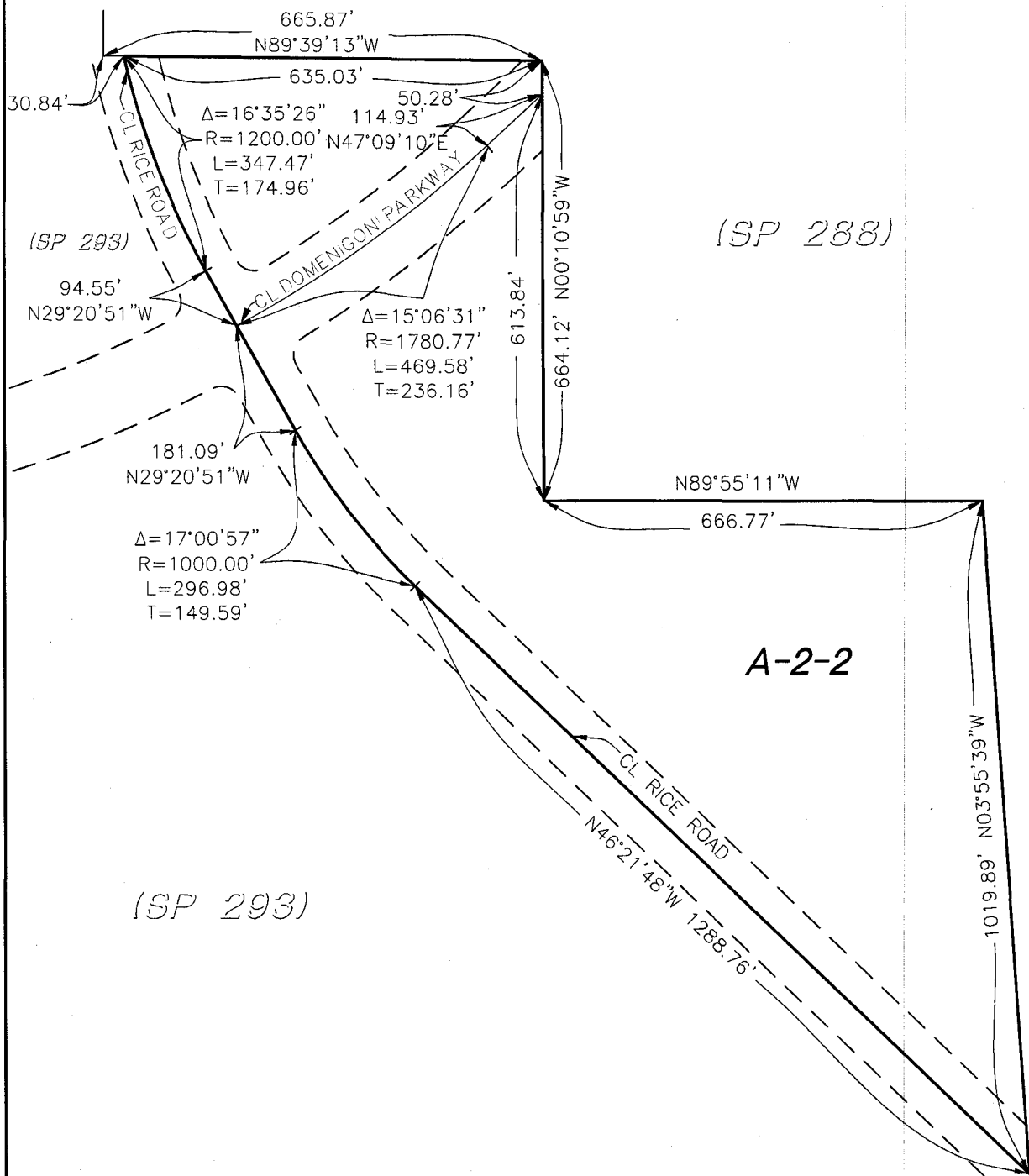
A-2-2

LEGEND
A-2-2 AGRICULTURAL, 2 ACRE MIN.
 MAP NO. 2.2315
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7461
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4666
 ON DECEMBER 22, 2009
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



WINCHESTER AREA

SEC. 33, T.5.S., R.2 W., S.B.B. & M.



LEGEND
A-2-2 AGRICULTURAL, 2 ACRE MIN.
 MAP NO. 2.2315
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7461
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