

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

402B



REVIEWED BY EXECUTIVE OFFICE

DATE 4/25/13mg Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 16, 2013

SUBJECT: ORDINANCE NO. 348.4757 FOR CHANGE OF ZONE NO. 7715, SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1, PLOT PLAN NO. 09967 REVISED PERMIT NO. 1, TENTATIVE TRACT MAP NO. 34552, and TENTATIVE TRACT MAP NO. 34553 – Applicant: Pulte Homes Corporation – Engineer/Representative: Hunsaker & Associates Irvine, Inc. – Fifth/Fourth Supervisorial District - Location: Northerly of Avenue 20, southerly of Avenue 18, westerly of Bubbling Wells Road, and easterly of Palm Drive – 478 Gross Acres - Zoning: Specific Plan (SP) - **REQUEST: Ordinance No. 348.4757 for Change of Zone No. 7715** proposes to 1) modify the approved Specific Plan Zoning Ordinance specifically as it relates to the drainage features and the recreation facility; 2) revise the zoning boundaries for the project; 3) formalize all the Planning Area Boundaries. The **Specific Plan Substantial Conformance** proposes several minor changes to Specific Plan No. 336 (Desert Dunes/Solera). **Plot Plan No. 09967 Revision No. 1** proposes modifications to an approved and constructed golf course and related clubhouse complex. More specifically the revision proposes improvements to the existing golf course clubhouse and surrounding improvements, including parking lots and actual golf course layout in two phases. Phase 1 proposes modifications to the existing golf course to accommodate the surrounding proposed residential development (Solera at Desert Dunes Specific Plan) including access road crossings, grading for flood control improvements and the renovation of the existing golf course clubhouse facilities and parking areas. Phase 2 proposes demolition and construction of a new golf course clubhouse facility and parking areas. **Tentative Tract Map No. 34552** is a Schedule A subdivision of 165.5 Gross Acres into 437 Single-Family Residential Lots, 3 Open Space Lots, 1 Open Space/Flood Control Facility Lot, 3 Water Quality Feature Lots, 2 Storm Drain Easement Lots, 3 Landscaping Lots, 1 Sewer Easement Lot and 1 Bicycle Easement Lot. **Tentative Tract Map No. 34553** proposes a

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:mm

Policy

Consent

Dept Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: 5/4

Agenda Number:

3-15

The Honorable Board of Supervisors

Re: ORDINANCE NO. 348.4757 FOR CHANGE OF ZONE NO. 7715, SPECIFIC PLAN NO. 336, SUBSTANTIAL CONFORMANCE NO. 1, PLOT PLAN NO. 09967 REVISED PERMIT NO. 1, TENTATIVE TRACT MAP NO. 34552, and TENTATIVE TRACT MAP NO. 34553

Page 2 of 2

Schedule A subdivision of 207.6 Gross Acres into 896 Single-Family Residential Lots, 1 Well Site Lot, 2 Water Quality Feature Lots, 3 Storm Drain Easement Lots, 1 Common Access Lot, 9 Landscaping Lots and 5 Open Space Lots.

RECOMMENDED MOTION:

ADOPTION of **ORDINANCE NO. 348.4757** for **CHANGE OF ZONE NO. 7715**, amending the Specific Plan Zoning Ordinance, revising the internal boundaries between the golf course and the Specific Plan, and formalizing the Planning Area Boundaries for all Planning Areas within the Specific Plan, based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **SPECIFIC PLAN No. 336, SUBSTANTIAL CONFORMANCE NO. 1**, revising the Specific Plan, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 34552**, 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. 34553**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 09967 REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

On December 19, 2012, the Riverside County Planning Commission voted to recommend approval of this project (Vote 5-0). On March 12, 2013 the Board of Supervisors tentatively approved the project pending adoption of the Change of Zone Ordinance included in this Form 11.

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

4 C. The minimum average lot width of that portion of a lot to be used as a
5 building site shall be forty feet (40') with a minimum average depth of one hundred feet
6 (100'). Flag lots shall not be permitted.

7 D. The minimum frontage of a lot shall be forty feet (40'), except that lots
8 fronting on a knuckle or cul-de-sac 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. Minimum Yard requirements are as follows:

12 i. The front yard shall not be less than fifteen feet (15'), measured
13 from the existing or future street line to the porches, patios, or covered entries of
14 the main structure.

15 ii. The front yard shall not be less than seventeen feet (17'), measured
16 from the existing or future street line to the street-facing garage door of the main
17 structure.

18 iii. Side yards on interior and through lots shall be not less than five feet
19 (5'), with a minimum separation of ten feet (10') between dwelling units on
20 adjoining properties. Side yards on corner and reversed corner lots shall not be less
21 than fifteen feet (15') from the existing or future street line.

22 iv. The rear yard shall not be less than thirteen feet (13') if adjacent to a
23 golf course or open space. Otherwise, the rear yard shall not be less than ten feet
24 (10').

25 v. No structural encroachments shall be permitted in the front, side or
26 rear yards except as follows:

27 (a) Architectural projections which are exterior ornamentation
28 that do not provide additional floor space within the building may extend

1 into a required yard not to exceed two feet (2'). Eaves may extend into a
2 required yard up to three feet (3') and the street side yard up to two feet
3 (2'). The distance between any architectural projections and a property line
4 shall not be less than three feet (3'). The aggregate length of all architectural
5 projections shall exceed neither a total length of twenty feet (20') nor fifty
6 percent (50%) of the wall on which they are located. Encroachments into
7 the side yard may only occur in one side yard, and the side yard into which
8 a gate opens (for access into the rear yard) must maintain a minimum of
9 five (5') feet in width.

10 (b) Ground mounted air conditioner units and pool or spa
11 equipment shall be screened by a wall up to forty-eight inches (48") in
12 height and may encroach four feet (4') into a street side or rear yard and an
13 interior side yard by three feet six inches (3'6"). Said equipment shall not
14 be permitted in a front yard.

15 F. Automobile storage shall be provided as required by Article XVIII, Section
16 18.12 of Ordinance No. 348.

17 G. In no case shall more than sixty percent (60%) of any lot be covered by
18 main buildings, garages, accessory buildings/guest dwellings and other structures.

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

21 b. Planning Area 17.

22 (1) The uses permitted in Planning Area 17 of Specific Plan No. 336 shall be the same
23 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
24 permitted in Article VIIIe, Section 8.100.a. (8) and (9) shall not be permitted.

25 (2) The development standards for Planning Area 17 of Specific Plan No. 336 shall be
26 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348,
27 except that the development standards set forth in Article VIIIe, Section 8.101.a., b. and e. shall be
28 deleted and replaced with the following:

1 a. Lot Area. Minimum lot area shall be twenty thousand (20,000) square feet.

2 b. Yards. Whenever a building is to be constructed on a lot in this zone, it
3 shall have a front yard minimum setback of forty feet (40'), a minimum interior side yard
4 setback of twenty feet (20'), a minimum street side yard setback of fifteen feet (15'), a
5 minimum rear yard setback of twenty feet (20'), a minimum building-to-parking setback of
6 ten feet (10'), a minimum building-to-building setback of ten feet (10'), and a maximum
7 building coverage of fifty percent (50%) of the gross lot area. No structural encroachments
8 shall be permitted in the front, side or rear yard except for as provided for in Section 18.19
9 of Ordinance No. 348.

10 e. Building Height. The maximum building height shall be forty five feet (45')
11 with allowances for tower projections up to seventy feet (70').

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

14 c. Planning Areas 18-25.

15 (1) The uses permitted in Planning Areas 18, 19, 20, 21, 22, 23, 24, and 25 of Specific
16 Plan No. 336 shall be the same as those uses permitted in Article XVb, Section 15.200.a. of
17 Ordinance No. 348, except that the uses permitted pursuant to Section 15.200a.(1), (3), and (4);
18 15.200.b.(4), (5), (6), and (7); 15.200.c.(1), (3), (4), (5), (6), (7), (9), (11), (12), and (14),
19 15.200.d.(1) and 15.200.e. shall not be permitted. In addition, the permitted uses pursuant to
20 Section 15.200.a. of Ordinance No. 348 shall include golf cart and/or cart paths, open turf
21 areas/sports fields (active and passive uses), trails and/or paths for walking/jogging/bicycle and
22 dog parks.

23 (2) The development standards for Planning Areas 18, 19, 20, 21, 22, 23, 24, and 25 of
24 Specific Plan No. 336 shall be the same as those standards identified in Article XVb, Section
25 15.201 of Ordinance No. 348, except that the development standards set forth in Article XVb,
26 Section 15.201.a., b., and d., shall be deleted.

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

1 d. Planning Areas 26 and 27.

2 (1) The uses permitted in Planning Areas 26 and 27 of Specific Plan No. 336 shall be
3 the same as those uses permitted in Article XVb, Section 15.200 of Ordinance No. 348, except
4 that the uses permitted pursuant to Section 15.200a.(1), (3), and (4); 15.200.b.(4), (5), (6), and (7);
5 15.200.c.(1), (3), (4), (5), (6), (7), (9), (11), (12), and (14), 15.200.d.(1) and 15.200.e. shall not be
6 permitted.

7 (2) The development standards for Planning Areas 26 and 27 of Specific Plan No. 336
8 shall be the same as those standards identified in Article XVb, Section 15.201, except that the
9 development standards set forth in Article XVb, Sections 15.201.a., b., and d., shall be deleted.

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

12 Section 3. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its
13 adoption.

14
15 BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

16 By: _____
17 Chairman, Board of Supervisors

18 ATTEST:
19 KECIA HARPER-IHEM
CLERK OF THE BOARD

20 By: _____
Deputy

21
22 (SEAL)

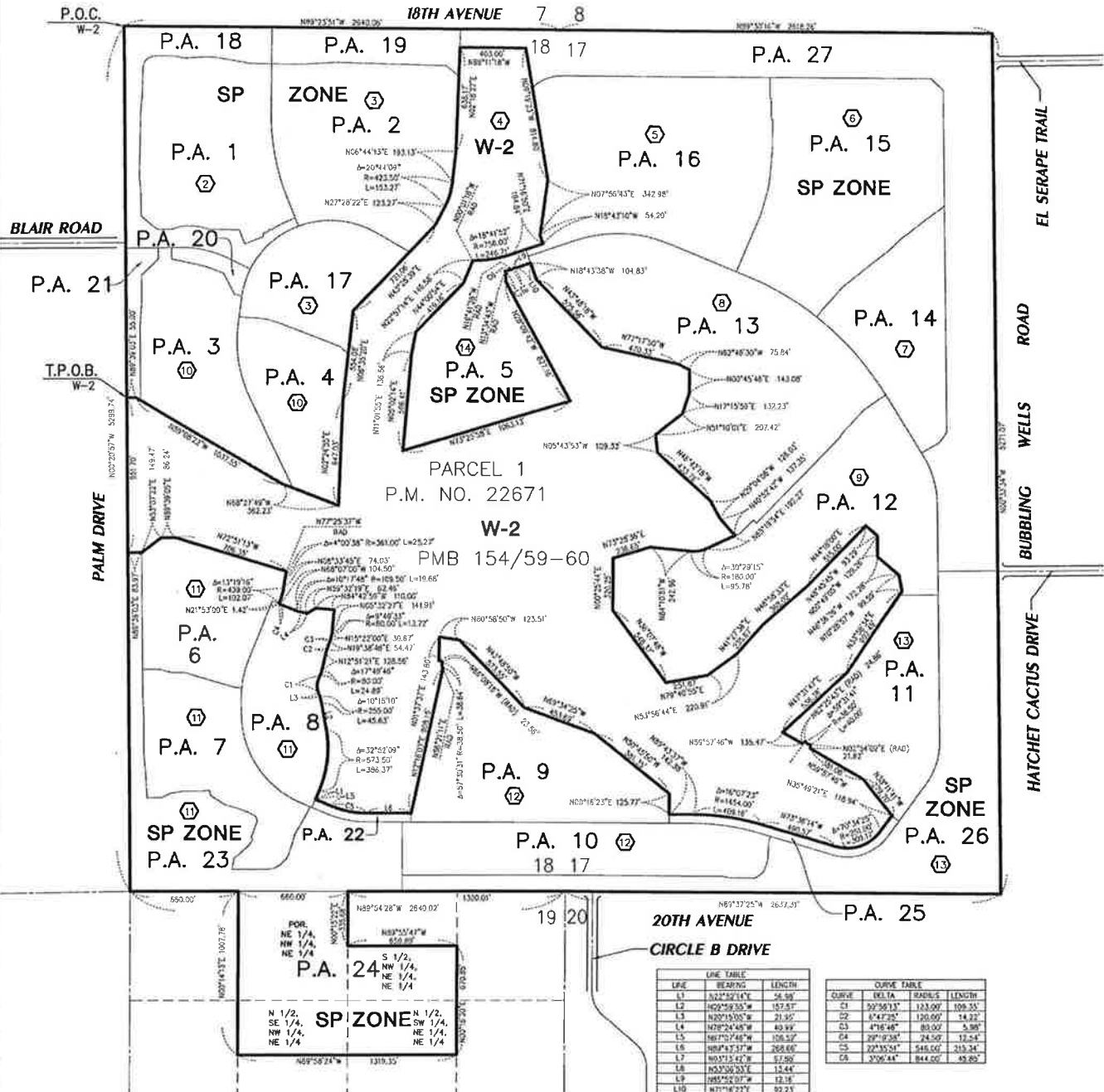
23
24 APPROVED AS TO FORM:
March 13, 2013

25 By: Synthia M. Gunzel
26 Cynthia M. Gunzel
Deputy County Counsel

27 SMG:
07/19/12

28 G:\Contract\SGUNZEL\7 Ordinances\Ordinance No. 348\SP336 Solera at Desert Dunes

SECTIONS 17, 18, 19, T.3S., R.5E., S.B.M.



LEGEND

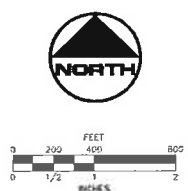
- SP ZONE** SPECIFIC PLAN (SP 336)
- W-2** CONTROLLED DEVELOPMENT AREA
- P.A. 1** PLANNING AREA
- ①** SHEET NUMBER

LINE TABLE		CURVE TABLE			
LINE	BEARING	CURVE	DELTA	RADIUS	LENGTH
L1	S22°52'14"E	C1	59°56'13"	123.00'	109.55'
L2	N02°58'35"W	C2	8°47'28"	126.00'	14.22'
L3	N20°19'05"W	C3	4°16'48"	85.00'	5.98'
L4	N78°24'48"W	C4	2°12'24"	74.50'	11.54'
L5	N62°25'44"W	C5	22°35'54"	545.00'	215.24'
L6	N84°43'37"W	C6	3°06'44"	844.00'	45.28'
L7	N07°15'42"W				
L8	N03°00'00"E				
L9	N80°52'00"W				
L10	N71°16'22"E				

MAP NO. 58.094

**CHANGE OF OFFICIAL ZONING PLAN
PASS AND DESERT
DISTRICT**

CHANGE OF ZONE CASE NO. 07715
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4757
MAY 7, 2013
RIVERSIDE COUNTY BOARD OF SUPERVISORS



- APN: 657-460-005
- APN: 657-460-006
- APN: 657-460-007
- APN: 657-470-004
- APN: 657-470-006
- APN: 657-460-001
- APN: 660-040-003

P.O.C.
P.A. 1-3 & 17-21
N 1/4 CORNER OF
SEC 18, T.3S.,
R.5E, S.B.M.

18TH AVENUE

T.P.O.B.
P.A. 19

P.A. 18

P.A. 19

P.A. 1

P.A. 2

PALM DRIVE

BLAIR ROAD

P.A. 18

T.P.O.B.
P.A. 18

P.A. 20

P.A. 17

P.A. 21

P.A. 3

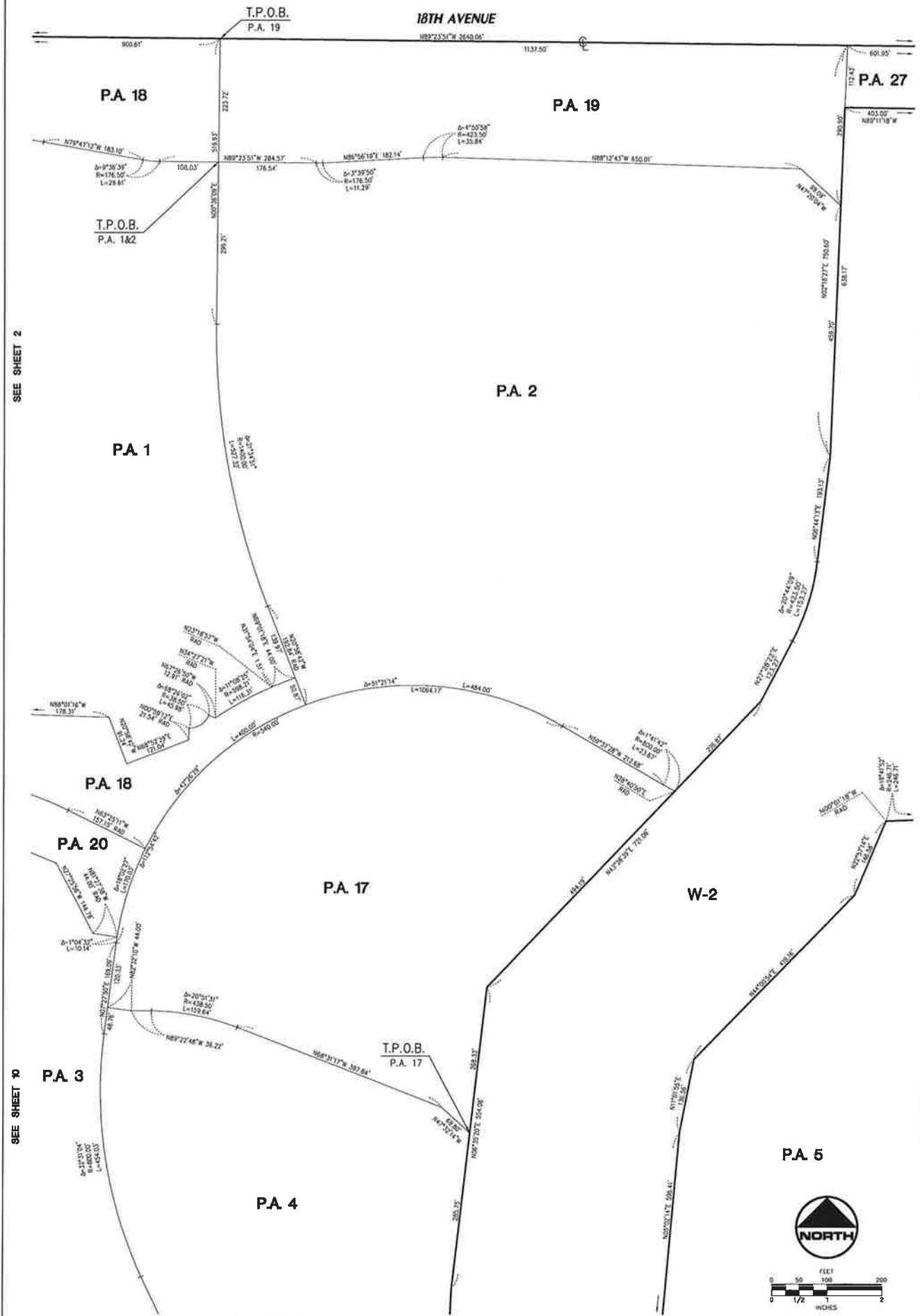
P.A. 4



SEE SHEET 3

SEE SHEET 10

SEE SHEET 10



SEE SHEET 2

SEE SHEET 4

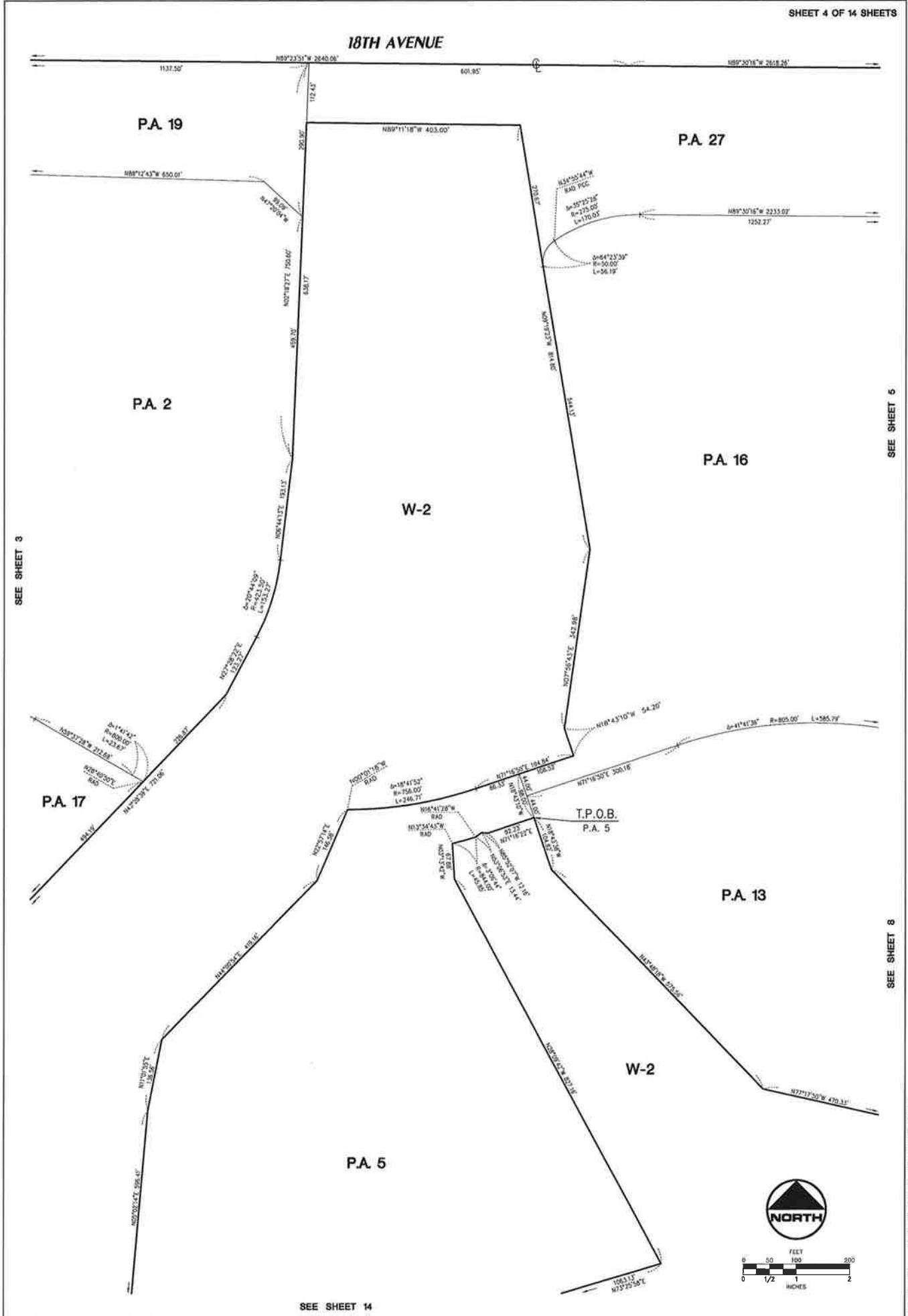
SEE SHEET 10

SEE SHEET 14

SEE SHEET 10

SEE SHEET 14

18TH AVENUE



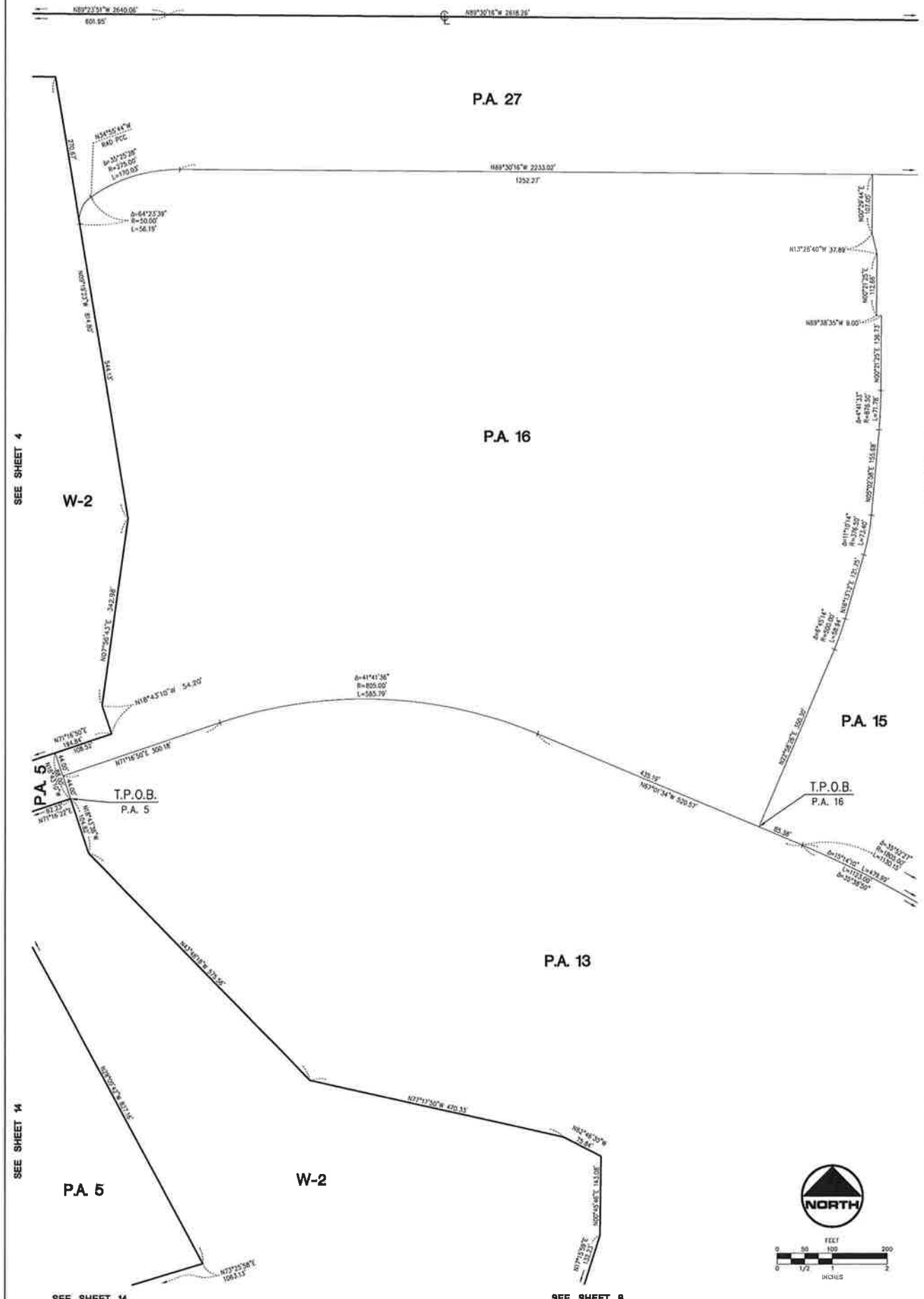
SEE SHEET 3

SEE SHEET 5

SEE SHEET 8

SEE SHEET 14

18TH AVENUE



18TH AVENUE

P.O.B.
P.A. 27

P.O.C.
P.A. 2

PA 27

EL SERAPE TRAIL

PA 16

PA 15

ROAD

WELLS

BUBBLING

ROAD

SEE SHEET 5

SEE SHEET 8

T.P.O.B.
P.A. 15

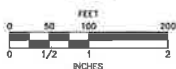
T.P.O.B.
P.A. 15

PA 14

PA 13

T.P.O.B.
P.A. 13

PA 12



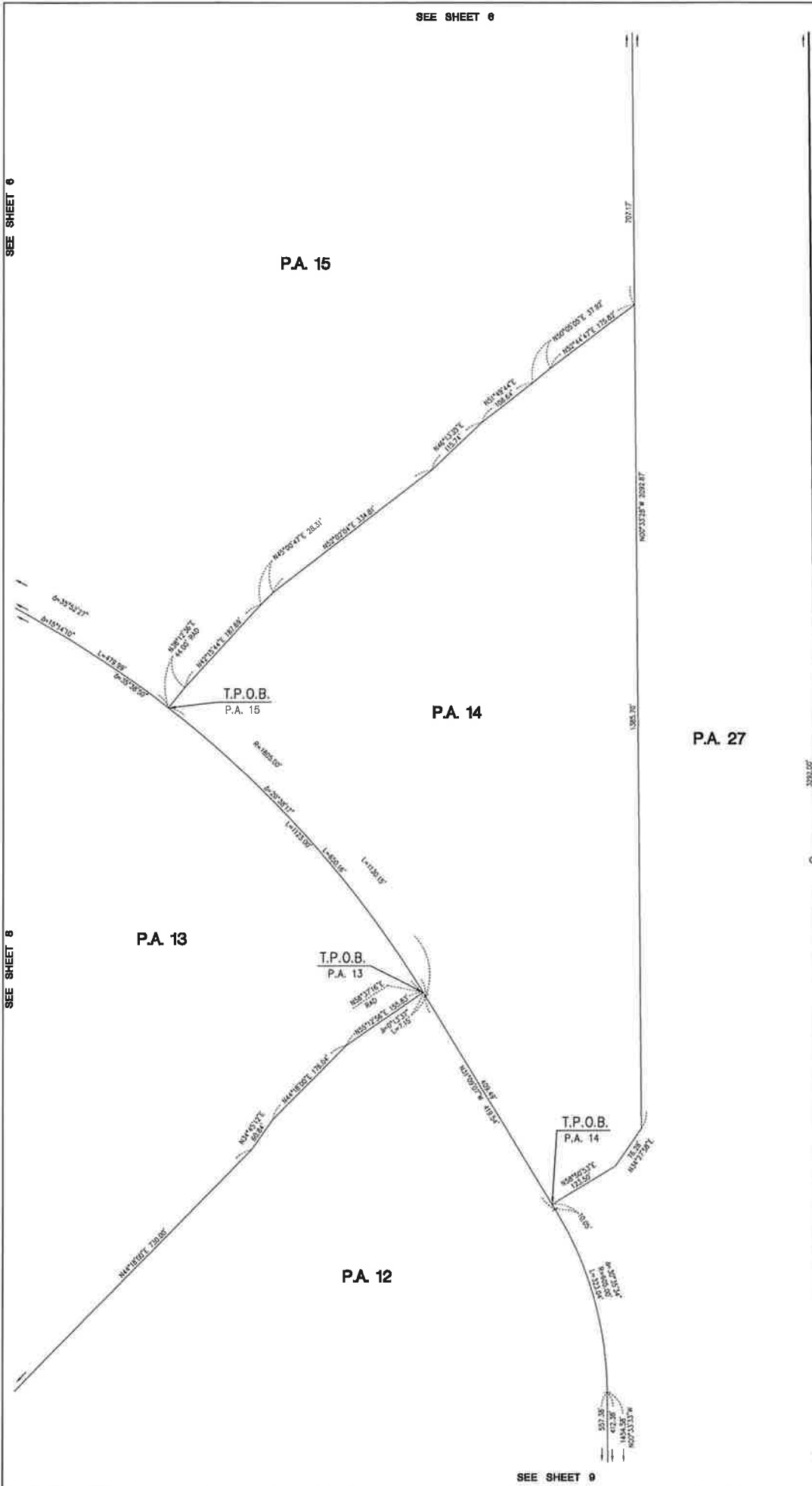
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SEE SHEET 8

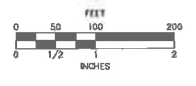
SEE SHEET 7

SEE SHEET 6

SEE SHEET 8



BUBBLING WELLS ROAD



SEE SHEET 9

SEE SHEET 14

SEE SHEET 5

SHEET 8 OF 14 SHEETS

SEE SHEET 14

SEE SHEET 1

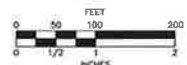
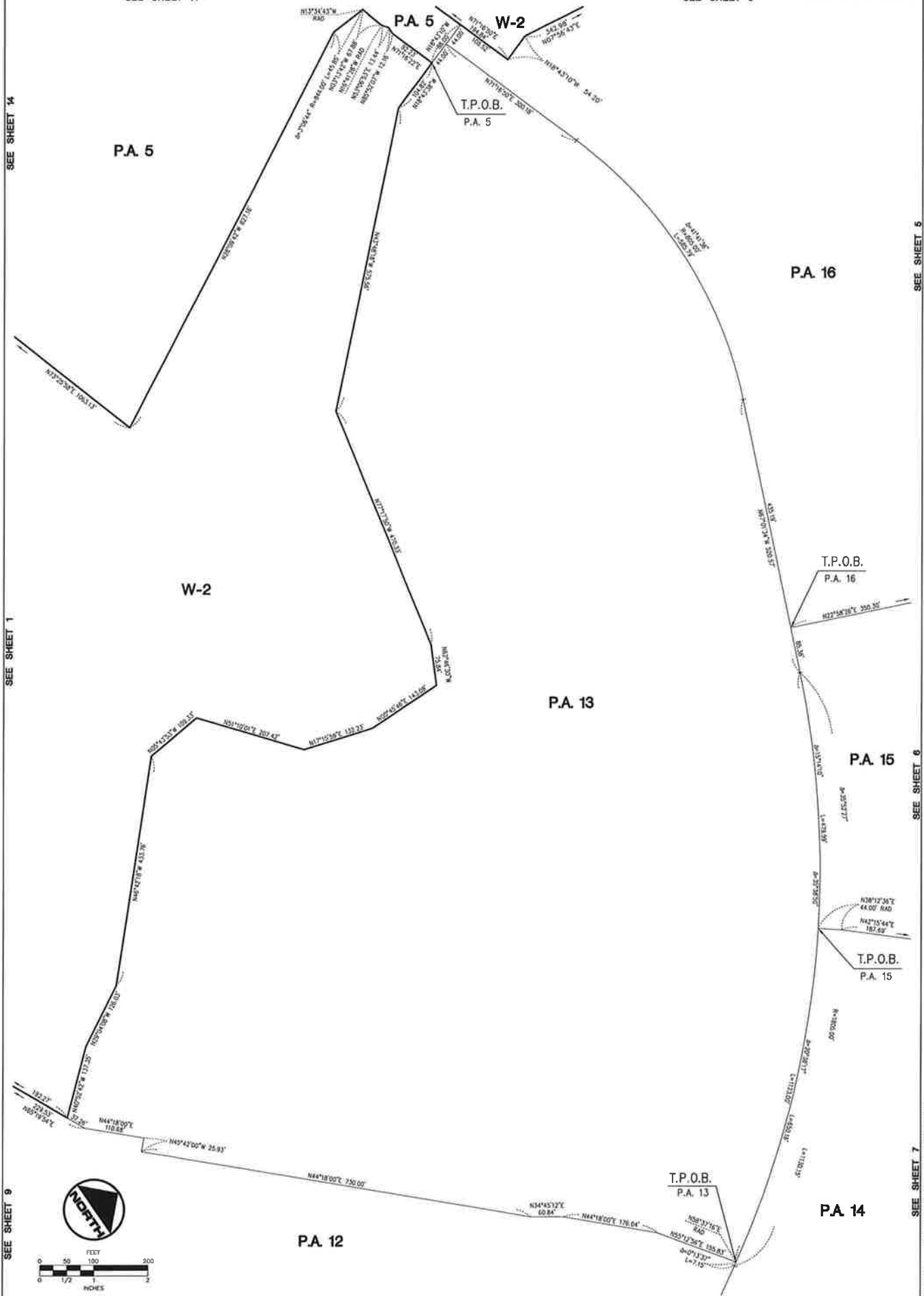
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SEE SHEET 7

PLANNING AND ZONE CHANGE EXHIBIT



SEE SHEET 9

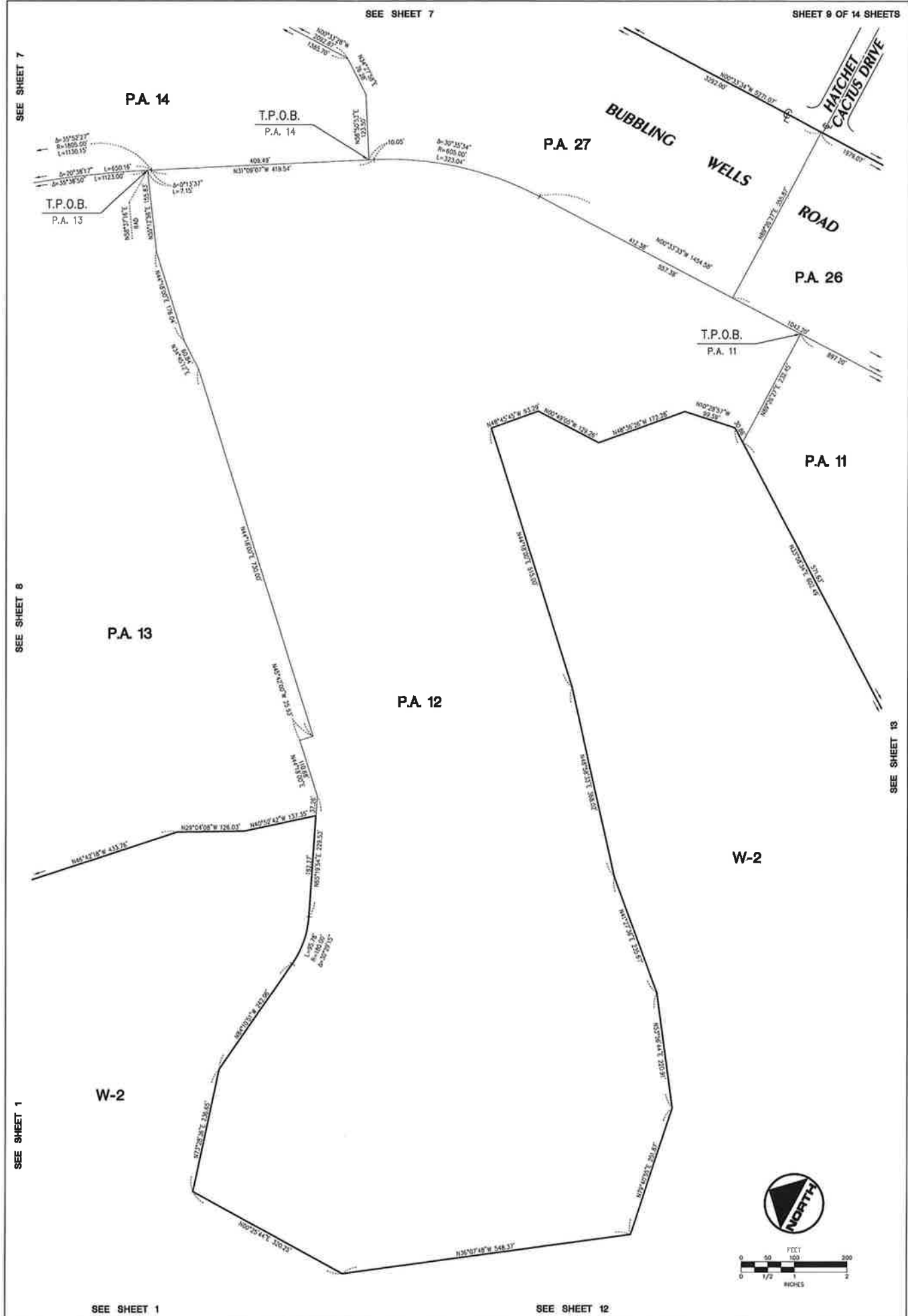
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SEE SHEET 7

SEE SHEET 8

SEE SHEET 1

SEE SHEET 13



SEE SHEET 1

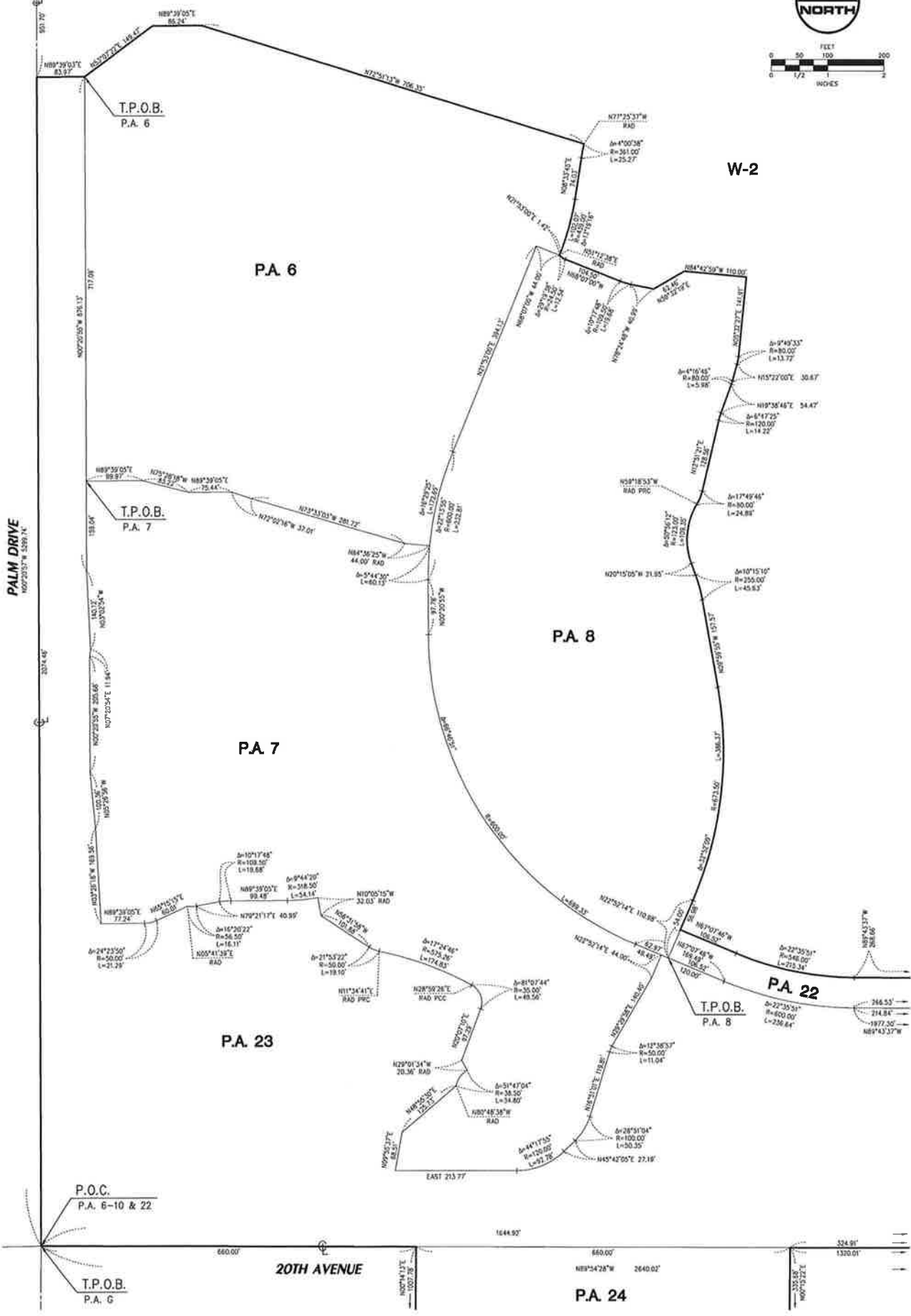
SEE SHEET 12



PALM DRIVE
N02°20'55"W 433.13'

P.O.C.
P.A. 6-10 & 22
T.P.O.B.
P.A. G

20TH AVENUE



W-2

SEE SHEET 12

SEE SHEET 1



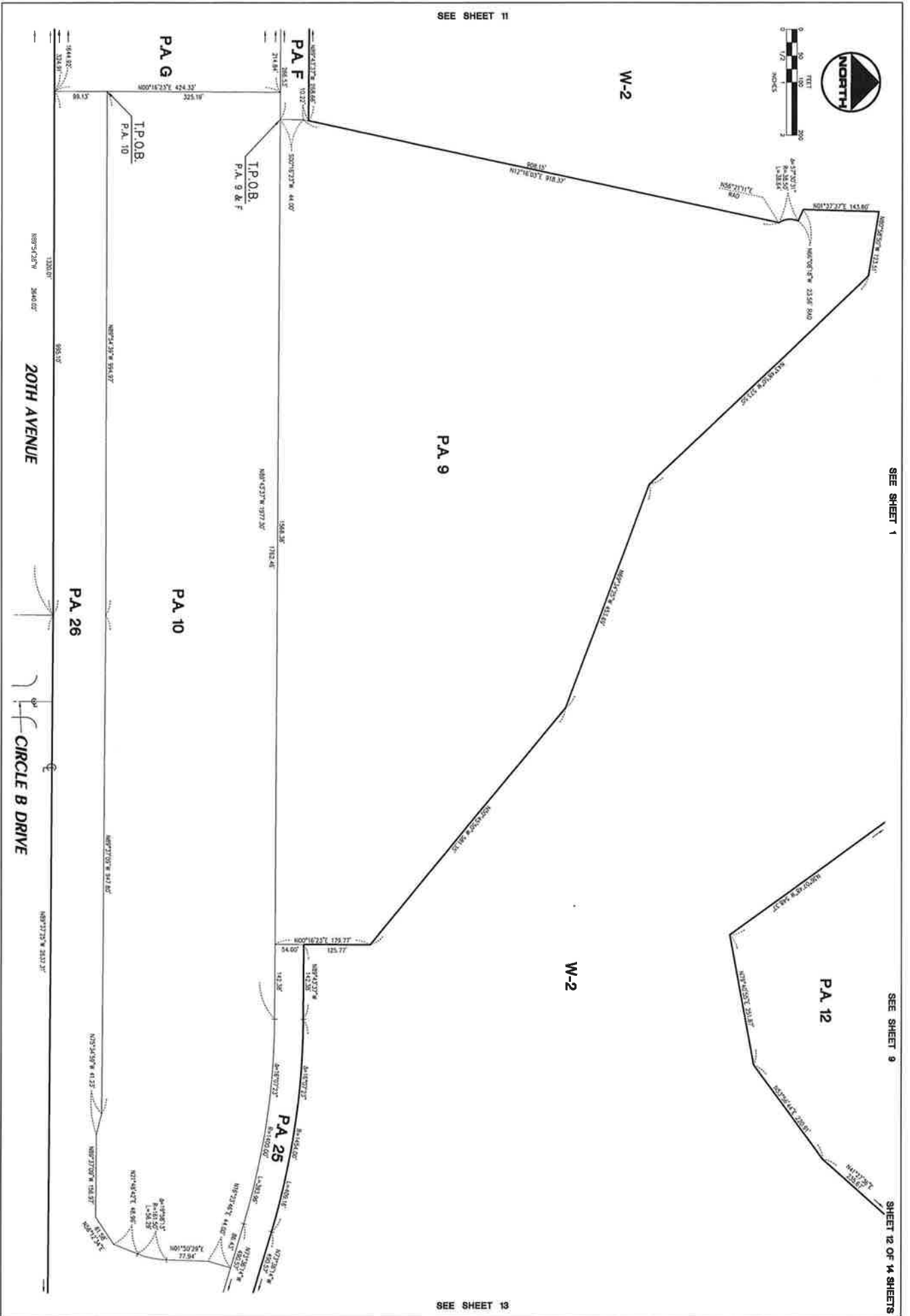
SEE SHEET 1

SEE SHEET 9

SHEET 12 OF 14 SHEETS

SEE SHEET 11

SEE SHEET 13



SEE SHEET 3

SEE SHEET 5

P.A. 2

P.A. 16

P.A. 17

W-2

T.P.O.B.
P.A. 5

P.A. 13

SEE SHEET 8

SEE SHEET 10

T.P.O.B.
P.A. 17

P.A. 5

SEE SHEET 1

W-2

