

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

105B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
September 17, 2014

SUBJECT: SPECIFIC PLAN NO. 327 AMENDMENT NO. 1, CHANGE OF ZONE NO. 7807, TENTATIVE TRACT MAP NO. 36643, ENVIRONMENTAL IMPACT REPORT NO. 439 ADDENDUM NO. 1 – Applicant/Engineer/Representative: T&B Planning – First/First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial - Retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327– Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road – 960.0 Acres (for entire Specific Plan) – Zoning: Specific Plan (SP) **REQUEST:** The **Specific Plan Amendment** proposes to maintain the maximum unit count of 1,443 as previously approved for the SP, but modifies the design with a smaller footprint. **Tentative Tract Map No. 36643** proposes a Schedule A subdivision of a portion of the Specific Plan totaling 329.86 gross acres into 10 numbered lots. **Change of Zone No. 07807** proposes to do two tasks: 1) revise the Specific Plan Zoning Ordinance, and 2) formalize the boundaries for all Planning Areas where maps are proposed as part of this project.

RECOMMENDED MOTION: The Planning Commission and Staff Recommend that the Board of Supervisors:

JCP:ms


Juan C. Perez
TLMA Director/ Interim Planning
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY


Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

☐ Positions Added
☐ Change Order

☐ A-30
☐ 4/5 Vote

Prev. Agn. Ref.:

District:1/1

Agenda Number:

16-1

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Specific Plan No. 327 Amendment No. 1, Change of Zone No. 7807, Tentative Tract Map No. 36643**

DATE: September 17, 2014

PAGE: Page 2 of 2

CONSIDER ADDENDUM NO. 1 to ENVIRONMENTAL IMPACT REPORT NO. 439, based on the findings and conclusions in Environmental Assessment No. 42621; and,

APPROVE SPECIFIC PLAN NO. 327, AMENDMENT NO. 1, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

APPROVE CHANGE OF ZONE NO. 7807 to revise the Specific Plan zoning ordinance and formalize the planning area boundaries for Planning Areas 1, 2, 3, 4, 5, 15, 18, 17, 26G, F, B, C, and A, based upon the findings and conclusions incorporated in the staff report, and, pending zoning ordinance adoption by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36643, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The **Specific Plan Amendment** proposes to maintain the maximum unit count of 1,443 as previously approved, but reduces the residential acreage from 353.3 acres to 300.7 acres; increases the open space areas from 510 acres to 539.5 acres; eliminates the 4.4 acres of the previously approved commercial land uses, increases the park land uses from 22.3 acres to 33.9 acres; and creates a new 2.1 acre Public Facilities Planning Area for water tanks and modifies all infrastructure to accommodate the new design. **Tentative Tract Map No. 36643** is a Schedule A subdivision of 329.86 gross acres into 10 numbered lots (10) intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1. **Change of Zone No. 7807** proposes to do two tasks: 1) revise the Specific Plan Zoning Ordinance, and 2) to formalize the boundaries for all Planning Areas where maps are proposed as part of this project.

The Planning Commission heard the project on September 17, 2014 and recommended approval by a 4-0 voteP.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS (if needed, in this order):

- A. **Planning Commission Minutes**
- B. **Planning Commission Memo**
- C. **Planning Commission Staff Report**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

DATE: September 17, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: SPECIFIC PLAN NO. 327 AMENDMENT NO. 1, CHANGE OF ZONE NO. 7807, TENTATIVE TRACT MAP NO. 36643

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Addendum to earlier Environmental Document |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

ms
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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 Duna Court, Suite H
Palm Desert, California 92211
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"Planning Our Future... Preserving Our Past"

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




FROM: TLMA – Planning Department

SUBMITTAL DATE:
September 17, 2014

SUBJECT: SPECIFIC PLAN NO. 327 AMENDMENT NO. 1, CHANGE OF ZONE NO. 7807, TENTATIVE TRACT MAP NO. 36643, ENVIRONMENTAL IMPACT REPORT NO. 439 ADDENDUM NO. 1 – Applicant/Engineer/Representative: T&B Planning – First/First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial - Retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327– Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road – 960.0 Acres (for entire Specific Plan) – Zoning: Specific Plan (SP) **REQUEST:** The **Specific Plan Amendment** proposes to maintain the maximum unit count of 1,443 as previously approved for the SP, but modifies the design with a smaller footprint. **Tentative Tract Map No. 36643** proposes a Schedule A subdivision of a portion of the Specific Plan totaling 329.86 gross acres into 10 numbered lots. **Change of Zone No. 07807** proposes to do two tasks: 1) revise the Specific Plan Zoning Ordinance, and 2) formalize the boundaries for all Planning Areas where maps are proposed as part of this project.

RECOMMENDED MOTION: The Planning Commission and Staff Recommend that the Board of Supervisors:

JCP:ms


Juan C. Perez
TLMA Director/ Interim Planning
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

☐ A-30
☐ Positions Added
☐ 4/5 Vote
☐ Change Order

Prev. Agn. Ref.:

District:1/1

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Specific Plan No. 327 Amendment No. 1, Change of Zone No. 7807, Tentative Tract Map No. 36643**

DATE: September 17, 2014

PAGE: Page 2 of 2

CONSIDER ADDENDUM NO. 1 to ENVIRONMENTAL IMPACT REPORT NO. 439, based on the findings and conclusions in Environmental Assessment No. 42621; and,

APPROVE SPECIFIC PLAN NO. 327, AMENDMENT NO. 1, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

APPROVE CHANGE OF ZONE NO. 7807 to revise the Specific Plan zoning ordinance and formalize the planning area boundaries for Planning Areas 1, 2, 3, 4, 5, 15, 18, 17, 26G, F, B, C, and A, based upon the findings and conclusions incorporated in the staff report, and, pending zoning ordinance adoption by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36643, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The **Specific Plan Amendment** proposes to maintain the maximum unit count of 1,443 as previously approved, but reduces the residential acreage from 353.3 acres to 300.7 acres; increases the open space areas from 510 acres to 539.5 acres; eliminates the 4.4 acres of the previously approved commercial land uses, increases the park land uses from 22.3 acres to 33.9 acres; and creates a new 2.1 acre Public Facilities Planning Area for water tanks and modifies all infrastructure to accommodate the new design. **Tentative Tract Map No. 36643** is a Schedule A subdivision of 329.86 gross acres into 10 numbered lots (10) intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1. **Change of Zone No. 7807** proposes to do two tasks: 1) revise the Specific Plan Zoning Ordinance, and 2) to formalize the boundaries for all Planning Areas where maps are proposed as part of this project.

The Planning Commission heard the project on September 17, 2014 and recommended approval by a 4-0 voteP.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS (if needed, in this order):

- A. **Planning Commission Minutes**
- B. **Planning Commission Memo**
- C. **Planning Commission Staff Report**



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 17, 2014**

I. AGENDA ITEM 4.4

SPECIFIC PLAN NO. 327 AMENDMENT NO. 1, CHANGE OF ZONE NO. 7807, TENTATIVE TRACT MAP NO. 36643 - Consider an Addendum to an EIR – Applicant/Engineer/Representative: T&B Planning – First/First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial - Retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327 – Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road – 960 Acres (for entire Specific Plan). (Legislative)

II. PROJECT DESCRIPTION:

The Specific Plan Amendment proposes to maintain the maximum unit count of 1,443 as previously approved for the Specific Plan, but reduces the residential acreage from 353.3 acres to 300.7 acres; increases the open space areas from 510 acres to 539.5 acres; eliminates the 4.4 acres of commercial land uses, increases the park land uses from 22.3 acres to 33.9 acres; and creates a new 2.1 acre Public Facilities Planning Area for water tanks and modifies all infrastructure to accommodate the new design. Tentative Tract Map No. 36643 proposes a Schedule A subdivision of 329.86 gross acres into 10 numbered lots (10) intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1. Change of Zone No. 7807 proposes to do two tasks: 1) Revise the Specific Plan Zoning Ordinance and 2) To formalize the boundaries for all Planning Areas where maps are proposed as part of this project.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

Spoke in favor of the proposed project:

- Joes Morse,
- Jerry Sincich, 25704 Laceback Rd., Temescal Valley,
- Jannlee Watson, 23043 Sunrose St., Temescal Valley, (951) 277-0383,
- Tracy Davis, 8826 Flintridge Lane, Temescal Valley, (951) 277-3253,
- Robert & Barbara Paul, 12035 Spanish Hills Dr., Corona, (951) 277-3783,
- Amie Kinne, 11775 Dawson Cyn. Rd., Temescal Valley,
- Dave Davis, 11021 Sunway Ct., Temescal Valley,
- Martin Lange, 11081 View Lane, Temescal Valley, (951) 277-2393,
- Michelle Randall, 12401 Dawson Cyn. Rd., Corona, (951) 277-3583.

No one spoke in opposition or in a neutral position.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 17, 2014**

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Public Comments: **Closed**

Motion by Commissioner Sloman, 2nd by Commissioner Petty

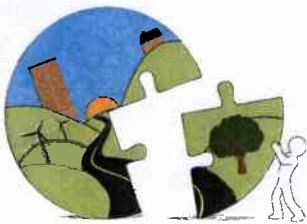
A vote of 4-0, Commissioner Leach recused herself,

APPROVED PLANNING COMMISSION RESOLUTION NO. 2014-07; and,

PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

- **CONSIDER ADDENUM NO. 1 to ENVIRONMENTAL IMPACT REPORT NO. 439;** and,
- **APPROVE SPECIFIC PLAN NO. 327, AMENDMENT NO. 1;** and,
- **APPROVE CHANGE OF ZONE NO. 7807;** and,
- **APPROVE TENTATIVE TRACT MAP NO. 36643.**

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

Memorandum

To: Planning Commission

From: Matt Straite, project planner

RE: Additional Information for Agenda Item No. 4.4 - SP327A1, TR36643, and CZ7807

Condition of Approval Changes

1. On SP327A1 Condition of Approval **30.EPD.3 SP-FEE** was replaced to read-

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project as Prior to Building Permit Issuance:

"Prior to issuance of the first building permit within the boundaries of Specific Plan No. 327, the County shall be paid \$331,500.00 as provided in the Memorandum of Understanding between the County and Sunny Sage LLC dated June 10, 2003 (MOU). Said monies shall be deposited with the Planning Department and then transferred to the Executive Office to be held in a separate trust fund account for disposition pursuant to the terms of said MOU. All checks should be made payable to "County of Riverside"."

2. Regarding TR36643 **50.EPD.1 MAP – MITIGATION FEE** was replaced with **80.EPD.2 MAP – MITIGATION FEE** which reads-

Prior to issuance of the first building permit within the boundaries of Specific Plan No. 327, the County shall be paid \$331,500.00 as provided in the Memorandum of Understanding between the County and Sunny Sage LLC dated June 10, 2003 (MOU). Said monies shall be deposited with the Planning Department and then transferred to the Executive Office to be held in a separate trust fund account for disposition pursuant to the terms of said MOU. All checks should be made payable to "County of Riverside".

3. In addition, Condition of Approval **20.PLANNING.3** has been added to the project to address a last minute change requested by the applicants. This condition requires that two proposed lots from the map be removed from the map to address some ownership timing issues. As shown on the map these lots propose improvements, which would now become offsite improvements. The owner of the property offsite has agreed to the use of

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this property for offsite needs, but they would prefer them to be in an easement, not an actual lot of the proposed map. The proposed condition below requires the applicant to revise the map to reflect this change within 30 days of the project approval by the Board. The proposed condition reads-

Within 30 days of approval by the Board of Supervisors ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 30 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions map has been approved by the County Planning Department. The Amended Per Final Conditions map shall incorporate the following changes:

- *Lot T and Lot N shall be removed from the map, thus reducing the map boundary.*
- *The improvements previously shown on Lot T and N shall be shown on the final map as easements.*

Zoning Ordinance Draft

A draft of the Specific Plan Zoning Ordinance is attached.

Revised Planning Commission Resolution No. 2014-007

The Planning Commission Resolution recommending Adoption of the Specific Plan Amendment to the Board was included in the Staff Report with a small typo. That has been corrected, and the revised version is attached for your review and action. More specifically when referencing the appropriate CEQA action for the case it should have read "consider" the Addendum not "Adoption" of the Addendum at the bottom of the resolution.

Additional letter submitted

Attached is a copy of a letter by the Werner Corporation who operates a nearby mining operation. They support the project.

Outreach information packet

The attached outreach packet includes:

- 16 letters of support
- A support petition including 38 signatures supporting the project

RESOLUTION No. 2014-007
RECOMMENDING ADOPTION OF
SPECIFIC PLAN NO. 327 AMENDMENT NO. 1

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on September 17, 2014, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on September 17, 2014, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

CONSIDER the environmental document, Addendum No. 1 for previously certified FEIR No. 439 ; and,

TENTATIVE APPROVAL of Specific Plan No. 327 Amendment No. 1.

1 and/or the street-side wall of side-in garages. The minimum setback to the
2 garage door shall be eighteen (18') feet for front-in garages.

3 C. Side yards on corner and reversed corner lots shall be not less than ten (10')
4 feet. Side yards on interior and through lots shall be not less than five (5') feet
5 in width.

6 D. The rear yard shall be not less than ten (10') feet.

7 E. In no case shall more than sixty-five (65%) percent of any lot be covered by
8 buildings.

9 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
10 maximum of two (2') feet. Porches, balconies and courtyards shall be allowed
11 to encroach into front yards a maximum of six (6') feet, except for corner and
12 reverse corner lots. Porches, balconies and courtyards shall be allowed to
13 encroach into side and rear yards a maximum of two (2') feet. On lots over
14 five thousand (5,000) square feet, courtyards shall be allowed to encroach into
15 front yards a maximum of eight (8') feet. No other structural encroachment
16 shall be permitted in the front, side or rear yard except as provided for in
17 Section 18.19 of Ordinance No. 348.
18

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

21 b. Planning Areas 2, 3, 7 and 14.

22 (1) The uses permitted in Planning Areas 2, 3, 7 and 14 of Specific Plan No. 327 shall be
23 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the use
24 identified under Sections 6.1 a. (2), (3), (5), (7), and (8); 6.1 b. (1), (3), and (5); and 6.1 c. (1) shall not
25 be permitted.
26

27 (2) The development standards for Planning Areas 2, 3, 7 and 14 of Specific Plan No. 327
28

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

- 4 A. Lot area shall be not less than five thousand four hundred (5,400) square
5 feet.
- 6 B. The minimum average width of that portion of a lot to be used as a
7 building site shall be sixty (60') feet, with a minimum average depth of ninety
8 (90') feet.
- 9 C. The minimum frontage of a lot shall be sixty (60') feet, except that lots
10 fronting on knuckles or cul-de-sacs may have a minimum frontage of
11 thirty-two (32') feet measured along the right-of-way line. Lot frontage
12 along curvilinear streets may be measured at the building setback in
13 accordance with zone development standards.
- 14 D. The front yard shall be not less than twelve (12') feet to living space
15 and/or the street-side wall of side-in garages. The minimum setback to
16 the garage door shall be eighteen (18') feet for front-in garages.
- 17 E. Side yards on interior and through lots shall be not less than five (5') feet
18 in width. Side yards on corner and reversed corner lots shall be not less
19 than ten (10') feet, except that where the lot is less than fifty (50') feet
20 wide the yard need not exceed twenty (20%) percent of the width of the
21 lot.
- 22 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
23 maximum of two (2') feet. Porches and balconies shall be allowed to
24 encroach into front yards a maximum of six (6') feet. Courtyards shall be
25 allowed to encroach into front yards a maximum of eight (8') feet. No
26 allowed to encroach into front yards a maximum of eight (8') feet. No
27
28

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

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

5 c. Planning Areas 4, 6, 10, 12 and 13.

6 (1) The uses permitted in Planning Areas 4, 6, 10, 12 and 13 of Specific Plan No.327 shall
7 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
8 use identified under Sections 6.1 a. (2), (3), (5), (7), and (8); 6.1 b. (1), (3), and (5); and 6.1 c. (1) shall
9 not be permitted.

10 (2) The development standards for Planning Areas 4, 6, 10, 12 and 13 of Specific Plan No.
11 327 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
12 except that the development standards set forth in Articles VI, Sections 6.2b.; c.; d.; and e. (1), (2), and
13 (4); shall be deleted and replaced by the following:

- 14
- 15 A. Lot area shall be not less than four thousand five hundred (4,500) square
16 feet.
 - 17 B. The minimum average width of that portion of a lot to be used as a
18 building site shall be fifty (50') feet, with a minimum average depth of
19 ninety (90') feet.
 - 20 C. The minimum frontage of a lot shall be fifty (50') feet, except that lots
21 fronting on knuckles or cul-de-sacs may have a minimum frontage of
22 thirty (30') feet measured along the right-of-way line. Lot frontage along
23 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 twelve (12') feet to living space
26 and/or the street-side wall of side-in garages. The minimum setback to
27
28

the garage door shall be eighteen (18') feet for front-in garages.

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

F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches, balconies and courtyards shall be allowed to encroach into front yards a maximum of six (6') feet, except for corner and reverse corner lots. Porches, balconies and courtyards shall be allowed to encroach into side and rear yards a maximum of two (2') feet. On lots over five thousand (5,000) square feet, courtyards shall be allowed to encroach into front yards a maximum of eight (8') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

d. Planning Areas 5 and 11.

(1) The uses permitted in Planning Areas 5 and 11 of Specific Plan No. 327 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the use identified under Sections 6.1 a. (2), (3), (5), (7), and (8); 6.1 b. (1), (3), and (5); and 6.1 c. (1) shall not be permitted.

(2) The development standards for Planning Areas 5 and 11 of Specific Plan No. 327 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Articles VI, Sections 6.2b.; c.; d.; and e. (1), (2), and (4); and g.

shall be deleted and replaced by the following:

- A. Lot area shall be not less than five thousand (5,000) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty-five (55') feet, with a minimum average depth of ninety (90') feet.
- C. The minimum frontage of a lot shall be fifty-five (55') feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35') feet measured along the right-of-way line. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The front yard shall be not less than twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages.
- E. Side yards on interior and through lots shall be not less than five (5') feet in width. Side yards on corner and reversed corner lots shall be not less than ten (10') feet, except that where the lot is less than fifty (50') feet wide the yard need not exceed twenty (20%) percent of the width of the lot.
- F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches, balconies and courtyards shall be allowed to encroach into front yards a maximum of six (6') feet, except for corner and reverse corner lots. Porches, balconies and courtyards shall be allowed to encroach into side and rear yards a maximum of two (2') feet. On lots over five thousand (5,000) square feet, courtyards shall be allowed to encroach into front yards a maximum of eight (8') feet. No

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

3 G. In no case shall more than sixty-five (65%) percent of any lot be covered
4 by buildings.

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

7 e. Planning Area 8.

8 (1) The uses permitted in Planning Area 8 of Specific Plan No. 327 shall be the same as
9 those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348 except that the uses identified
10 under Section 8.1 a.(2), (3), (4), (11), (12), (13), (16), (18), (19), (20), (21), (23), (24), (25), (27), and
11 (28); 8.1.b.(1), (2) and (3) shall not be permitted.

12 (2) The development standards for Planning Area 8 of Specific Plan No. 327 shall be the
13 same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the
14 development standards set forth in Articles VIII, Sections 8.2.a.; b.; c.; d.; and e.; shall be deleted and
15 replaced by the following:
16

- 17 A. Lot area shall be not less than eight thousand (8,000) square feet. Lots shall
18 have a minimum average lot width of eighty (80') feet and a minimum average
19 lot depth of eighty (80') feet.
20 B. The minimum front yard setback shall be five (5') feet.
21 C. The minimum rear yard setback shall be ten (10') feet.
22 D. Side yards on corner and reversed corner lots shall be not less than ten (10')
23 feet. Side yards on interior and through lots shall be not less than five (5') feet
24 in width.
25 E. The minimum building separation distance shall not be less than 10' feet.
26 F. In no case shall more than seventy (70%) percent of any lot be covered by
27
28

buildings.

G. The maximum ratio of floor area to lot area shall not exceed seventy-five (75%) percent for any lot, excluding basement and garage floor area.

H. The minimum building setback from interior streets shall be five (5') feet.

I. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

f. Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23.

(1) The uses permitted in Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23 of Specific Plan No. 327 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the permitted uses pursuant to Section 8.100a.(1) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100a shall include parks, paseos, trails, and temporary real estate sales offices to be used only for and during the original sale of dwelling units within Specific Plan No. 327.

(2) The development standards for Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23 of Specific Plan No. 327 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

g. Planning Area 24.

(1) The uses permitted in Planning Area 24 of Specific Plan No. 327 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the permitted

1 uses pursuant to Section 8.100a.(1), (2), (3), (4), (5), (8) and (9); b.(1); and c.(1) shall not be permitted.

2 In addition, the permitted uses identified under Section 8.100a shall include public facilities.

3 (2) The development standards for Planning Area 24 of Specific Plan No. 327 shall be the
4 same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

7 h. Planning Areas 25A and 25B.

8 (1) The uses permitted in Planning Areas 25A and 25B of Specific Plan No. 327 shall be
9 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the
10 permitted uses pursuant to Section 8.100a.(1), (2), (8) and (9); b.(1); and c.(1) shall not be permitted.

11 (2) The development standards for Planning Areas 25A and 25B of Specific Plan No. 327
12 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

15 i. Planning Areas 26A through 26H.

16 (1) The uses permitted in Planning Areas 26A through 26H of Specific Plan No. 327 shall
17 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
18 the permitted uses pursuant to Section 8.100a.(1), (2), (3), (4), (5), (6), (7), (8) and (9); b.(1); and c.(1)
19 shall not be permitted. In addition, the permitted uses identified under Section 8.100a shall include
20 trails.
21

22 (2) The development standards for Planning Areas 26A through 26H of Specific Plan No.
23 327 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
24 348.

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

1 j. Planning Area 27A through 27H.

2 (1) The uses permitted in Planning Area 27A through 27H of Specific Plan No. 327 shall
3 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
4 the permitted uses pursuant to Section 8.100a (1), (2), (3), (4), (5), (7), (8) and (9); b.(1); and c.(1)
5 shall not be permitted. In addition, the permitted uses identified under Section 8.100a shall include
6 paseos, trails, manufactured slopes and access roads, drainage culverts, community monuments, water
7 conveyance features and uses related to fire fuel modification.

8 (2) The development standards for Planning Area 27 through 27H of Specific Plan No.
9 327 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
10 348.

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

13 k. Planning Area 27I.

14 (1) The uses permitted in Planning Area 27I of Specific Plan No. 327 shall be the same as
15 those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the permitted
16 uses pursuant to Section 8.100a (1), (2), (3), (4), (5), (7), (8) and (9); b.(1); and c.(1) shall not be
17 permitted. In addition, the permitted uses identified under Section 8.100a shall include paseos, trails,
18 sewer lift stations, manufactured slops and access roads, drainage culverts, community monuments,
19 water conveyance features and uses related to fire fuel modification.

20 (2) The development standards for Planning Area 27I of Specific Plan No. 327 shall be the
21 same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

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

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

4
5 By: _____
6 Chairman, Board of Supervisors

7 ATTEST:

8 KECIA HARPER-IHEM
9 CLERK OF THE BOARD

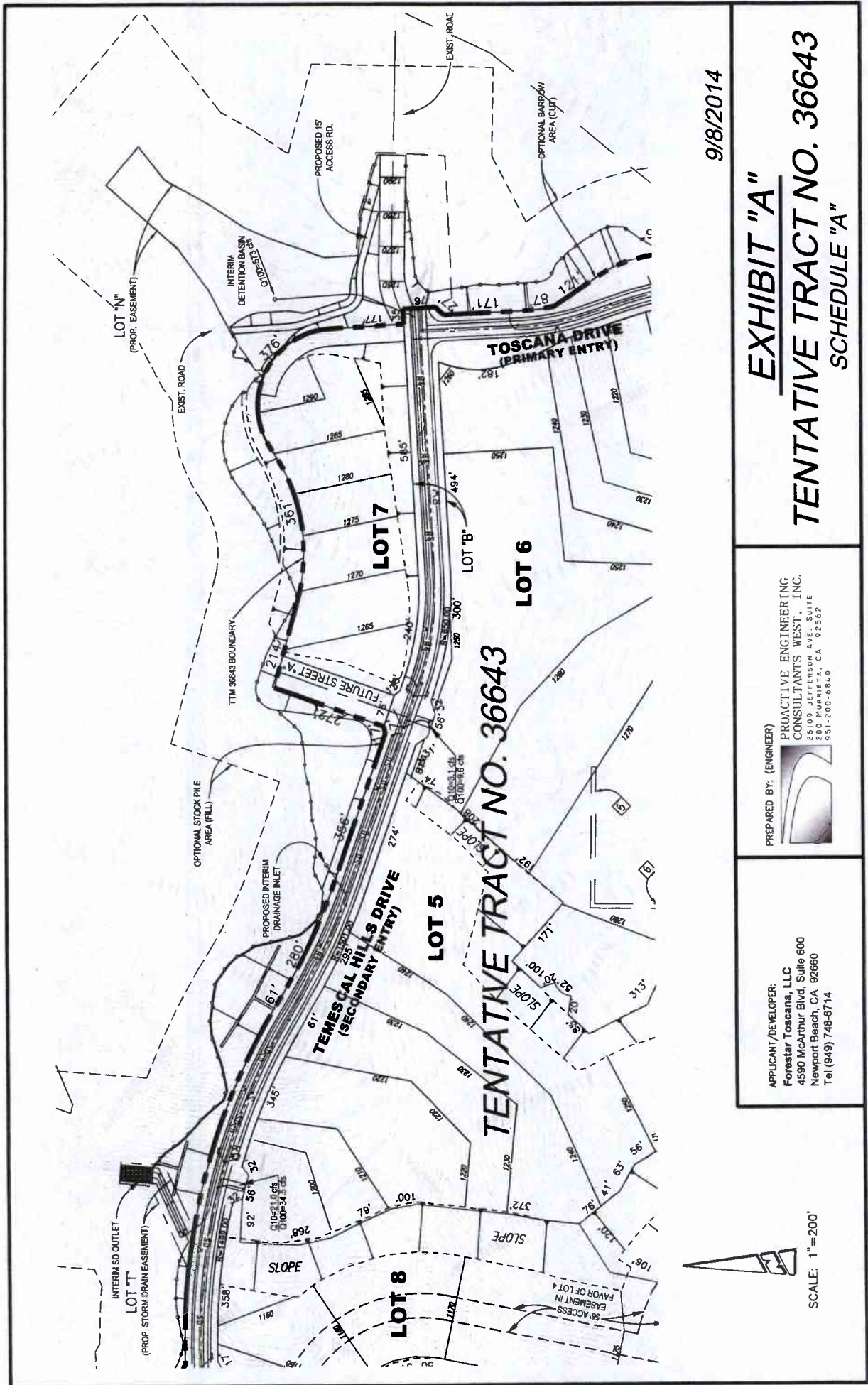
10 By: _____
11 Deputy

12
13
14 (SEAL)

15
16 APPROVED AS TO FORM:

17
18 September _____, 2014

19 By: _____
20 Michelle Clack
21 Deputy County Counsel



9/8/2014

EXHIBIT "A"
TENTATIVE TRACT NO. 36643
SCHEDULE "A"

PREPARED BY: (ENGINEER)

 PROACTIVE ENGINEERING
 CONSULTANTS WEST, INC.
 25109 JEFFERSON AVE., SUITE
 200 MURRIETA, CA 92562
 951-200-6840

APPLICANT/DEVELOPER:
 Forestar Toscana, LLC
 4590 McArthur Blvd, Suite 600
 Newport Beach, CA 92660
 Tel (949) 748-6714



Werner Corporation
Since 1920

September 12, 2014

Riverside County Planning Commission
c/o Matt Straite
Riverside Co. Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

VIA FACSIMILE:
(951) 955-1811

Honorable Chairman Sanchez and Commissioners,

As a business owner in the Temescal Valley, I support the proposed refinements to Specific Plan No. 327 for the Toscana Project.

I believe the refinements being proposed to the plan implement sound planning principles. The development footprint is being reduced, and the permanent open space being dedicated to conservation has increased, all while increasing the average lot size compared to the approved Specific Plan.

Based on my review, the project also provides benefits to existing residents of the Temescal Valley by increasing the amount of public trails, and adding a 5-acre public park along Temescal Canyon Road. Construction of this new community will hopefully eliminate flooding along Temescal Canyon Road, and add recycled and potable water tanks which will also benefit the Temescal Valley in terms of infrastructure improvements.

Finally, the developers of this project have worked closely with local community groups within the Temescal Valley which sets a great example for how all developers should proactively interact with their local community.

Sincerely,

Eric L. Werner



Toscana
Specific Plan SP327
Amendment 1

Forestar Toscana LLC
4590 MacArthur Blvd.
Newport Beach, CA 92660

Support Letters and Support Petition

Prepared by
WellSaid! Communications
31842 Cercle Chambertin
Temecula, CA 92591



TOSCANA

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TOSCANA

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