

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

706B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
April 21, 2016

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, TENTATIVE TRACT MAP NO. 36730, AGRICULTURAL CASE NO. 1046 - Intent to adopt a Mitigated Negative Declaration – Applicant: Christopher Development Group, Inc. – First Supervisorial District – Lake Mathews – Lake Mathews/Woodcrest Area Plan: Community Development: Medium Density Residential (CD:MDR), Rural Community: Low Density Residential (RC:LDR), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Retail (CD:CR) – 103.62 Gross Acres – Location: northerly of El Sobrante Road and easterly of McAllister Street - Zoning: A-1-10 – REQUEST: The General Plan Amendment proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD:CR) 12.9-acre portion of the property to Community Development: Medium Density Residential (CD:MDR). The Change of Zone proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4). The Tentative Tract Map proposes a Schedule A subdivision of 103.62 gross acres into 272 residential lots ranging in size from 5,400 square feet up to 27,015 square feet, three water quality detention basin lots (plus one off-site detention basin on 7.7 acres), one 2.18-acre park site, one sewage lift station lot, and 17 open space lots. Agricultural Case No. 1046 proposes to disestablish the approximately 100 acre El Sobrante Agricultural Preserve No. 3. [100% DBF funds ongoing]

Steve Weiss  
Steve Weiss, AICP  
Planning Director

Juan C. Perez  
Juan C. Perez  
TLMA 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:					Budget Adjustment:	
					For Fiscal Year:	

**C.E.O. RECOMMENDATION:**

APPROVE  
BY: Tina Grande  
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.:

District:1

Agenda Number:

16-1

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, TENTATIVE  
TRACT MAP NO. 36730, AGRICULTURAL CASE NO. 1046**

**DATE:** April 21, 2016

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**RECOMMENDED MOTIONS:** Staff and the Planning Commission Recommend that the Board of Supervisors:

**ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42710**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1127** to amend the General Plan Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7844** to change the zoning of the project site from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4) in accordance with the Change of Zone exhibit; subject to adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE TRACT MAP NO. 36730**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**ADOPT RESOLUTION NO. 2016-084** approving Agricultural Preserve Case No. 1046, issuing a Certificate of Tentative Cancellation and disestablishing El Sobrante Agricultural Preserve No. 3, Map No. 1046; and,

**TENTATIVELY APPROVE AGRICULTURAL PRESERVE CASE NO. 1046**, a proposal to disestablish El Sobrante Agricultural Preserve No. 3, Map No. 1046 and cancel a land conservation Contract as depicted on Map No. 1046 subject to the conditions in Resolution No. 2016-084.

**BACKGROUND:**

The project site is located within the El Sobrante Policy Area of the Lake Mathews-Woodcrest Area Plan. The purpose of this policy area is to preserve the generally rural character of lands located north of El Sobrante Road and east of McAllister Street. As provided in the attached staff report findings and as further detailed in the memo provided by T&B, the proposed project would comply with the El Sobrante Policy Area, specifically the limitation on dwelling units within the policy area, density limits within Medium Density Residential, and clustering provisions.

The project does include the clustering of development to retain the drainages in the northeastern and southwestern portions of the site and to limit lot size in the northern portion of the site while allowing smaller lot sizes in the southern portion of the site. Based on the gross acreages of Medium Density Residential, Low Density Residential, and Estate Density Residential areas, a maximum of 282 single-family detached dwelling units could be developed on the project site. The Tentative Tract Map proposes a total of 272 residential lots with lot sizes ranging from 5,400 square feet up to 27,015 square feet. Lots within the Low Density Residential and Estate Density Residential areas where clustering would occur have a minimum lot size of 10,150 square feet and a minimum pad size of 10,000 square feet. Overall, the Tentative Tract Map has an average lot size of 8,617 square feet.

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The project involves the conversion of the land use designation from Commercial Retail (CD: CR) to Medium Density Residential (CD: MDR). This would result in the loss of a potential commercial development in an area on the fringe of urban and rural development. No other Commercial Retail (CD: CR) designations exist in the immediate vicinity within either unincorporated Riverside County or City of Riverside reflecting either existing or potential new commercial development. The closest significant retail uses would be at La Sierra Avenue and Indiana Avenue (approximately 4.2 miles away), Van Buren Boulevard and Washington Avenue (approximately 7.2 miles away), or Cajalco Road and Temescal Canyon Road (approximately 7.7 miles away). While the retention of the commercial land use designation could allow for future commercial development to serve the surrounding area, given that the project site is generally on the fringe of urban to rural development, this location is not as preferable or viable to develop with any substantive neighborhood serving retail uses to serve the needs of the existing or future planned residents of the area.

The Transportation Department has negotiated with the applicant to pay a per unit fee of \$500 to be used for road improvements on El Sobrante Road. This per unit fee is in addition to other transportation impact fees.

The project is currently within the El Sobrante Agricultural Preserve No. 3 ("Preserve"). The proposed Tentative Tract Map is not allowed to be within the Preserve. AG No. 1046 proposes to disestablish the El Sobrante Agricultural Preserve No. 3. This disestablishment is needed to accommodate non-agricultural uses related to the proposed Tentative Tract Map.

On September 24, 2014, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered the application to disestablish El Sobrante Agricultural Preserve No. 3, Map No. 1046. CAPTAC recommended denial of the proposed application citing that the cancellation was not consistent with the provisions of the Agricultural Land Conservation Act of 1965; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the disestablishment of the agricultural preserve and cancellation of the land conservation contract based upon the conditions of approval, findings, and conclusions set forth in Resolution No. 2016-084. The proposed project is consistent with the Riverside County General Plan. Therefore, the Planning Department considers this proposal the best use of the land.

At the March 2, 2016 Planning Commission hearing the Planning Commission recommended approval of the project to the Board of Supervisors. No controversial issues were raised at the meeting by the Commissioners and no one spoke in opposition to the project.

Should the Board of Supervisors tentatively approve the proposed cancellation and disestablishment, the applicant would be required to comply with the conditions of approval set forth in Resolution No. 2016-084 prior to the issuance of a Certificate of Final Cancellation as outlined in Government Code Section 51283.4.

**Impact on Citizens and Businesses**

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
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**PAGE:** Page 4 of 4

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

- A. RESOLUTION No. 2016-084 for Agricultural Case No. 1046**
- B. STAFF REPORT**
- C. PLANNING COMMISSION STAFF REPORT**

**RESOLUTION NO. 2016-084**  
**APPROVING AGRICULTURAL PRESERVE CASE NO. 1046**  
**ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND**  
**DISESTABLISHMENT OF EL SOBRANTE**  
**AGRICULTURAL PRESERVE NO. 3**  
**(Government Code Section 51283.4)**

**WHEREAS**, a Land Conservation contract was executed by Sannosuke Madokoro and Fukue Madokoro pursuant to the Land Conservation Act of 1965 (Government Code Section 51200 et. seq.) for land within the El Sobrante Agricultural Preserve No. 3; and,

**WHEREAS**, such Land Conservation contract, dated January 1, 1981, with the County of Riverside is for land currently identified as APNs 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, 270-170-011, 270-180-010 and 285-020-006 ("Property") and was recorded on January 14, 1981, as Instrument No. 6752 16185, in the Office of the County Recorder of Riverside County, California; and,

**WHEREAS**, the Property is further described in Exhibit A for the El Sobrante Agricultural Preserve Case No. 1046 which is attached hereto and incorporated herein by reference; and,

**WHEREAS**, the total gross acreage of the Property is 100.48 acres; and

**WHEREAS**, CF/CDG Lake Ranch Venture, LLC ("Property Owner") currently owns the Property and filed a Notice of Nonrenewal on December 10, 2013, which notice was recorded on April 15, 2014, as instrument No. 2014-0136698, in the Office of the County Recorder of Riverside County, California; and

**WHEREAS**, the Property Owner also petitioned to cancel the Land Conservation contract for the Property and to disestablish the El Sobrante Agricultural Preserve No. 3, as amended through Map No. 528A, by removing the Property from the boundaries of the agricultural preserve; and

**WHEREAS**, Agricultural Preserve Case No. 1046 will disestablish the El Sobrante Agricultural Preserve No. 3 in accordance with the map entitled Map No. 528 El Sobrante Agricultural Preserve No. 3 as amended through Map No. 528A; and,

FORM APPROVED COUNTY COUNSEL  
DATE 4/28/16  
BY MICHELLE CLACK

1       **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and the  
2 Rules and Regulations Governing Agricultural Preserves in Riverside County (Resolution No. 84-526)  
3 have been satisfied, including the preparation of a Mitigated Negative Declaration for Environmental  
4 Assessment No. 42710; and,

5       **WHEREAS**, the Property Owner has proposed, if the cancellation is approved, that the land will  
6 be used for the following alternative use: 272 residential lots, three water quality detention basin lots, one  
7 park site, one sewage lift station lot, and 17 open space lots ( "Project"); and,

8       **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section 51283.4  
9 of the Government Code, has been determined and certified by the Board of Supervisors to be  
10 \$1,444,375.00 and,

11       **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of  
12 Supervisors on May 24, 2016.

13       **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors  
14 of the County of Riverside, State of California, in regular session assembled on May 24, 2016, that:

- 15       1. The above recitals are incorporated herein by this reference.
- 16       2. The subject parcels affected by the proposed disestablishment are included under the Land  
17 Conservation contract.
- 18       3. Pursuant to the Notice of Nonrenewal submitted on December 10, 2013, the Land  
19 Conservation Contract on the 100.48 acres will expire on January 1, 2023 (GC 51245 and  
20 R&T Code 426(c)).
- 21       4. The cancellation fee was determined by the Riverside County Assessor's Office to be a total of  
22 \$1,444,375.00.
- 23       5. According to the Natural Resource Conservation Service, the Soils Capability Classification as  
24 indicated in the USDA Soil Survey for Riverside County indicates that the site is twenty (20)  
25 percent within Class I and II and eighty (80) percent within Class III, IV, and VI.
- 26       6. A Tentative Tract Map (Tract Map No. 36730) is being processed with this Agricultural  
27 Preserve case and constitutes the proposed alternative land use for the 100.48 gross acres area  
28 that is the subject of this disestablishment and cancellation. The proposed alternative land use  
is consistent with the Riverside County General Plan, as described in more detail below.

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

1. The cancellation is for land on which a Notice of Nonrenewal has been served.

2. The cancellation is not likely to result in the removal of adjacent lands from agricultural use as the Project will not affect the ability to use adjacent lands for agriculture. Land adjacent to the Project site does not currently include agricultural uses. To the west of the Project is a residential development of around 7,200 square foot lots; to the south is water district land; and to the north and east is land designated Rural Community that has a density requirement that equates to between ½ acre lots to 2 acre lots. The properties to the north and east are also either fallow or are under agricultural production, and this cancellation would not change that circumstance. Additionally, in the event that a subdivision were to be proposed on the current agricultural lands to the north and east, it would include large lots ranging from ½ acre to 2 acre lots size which would not preclude agricultural uses. As a result, this cancellation will not remove these lands from agricultural use.
3. El Sobrante Agricultural Preserve No. 3 originally consisted of 100.48 acres. This cancellation proposes to remove the entire 100.48 gross acres from the Agricultural Preserve. The underlying General Plan land use designation for the land within Agricultural Preserve No. 3 is primarily Medium Density Residential – 2 to 5 Dwelling Units per acre, which would allow for typical residential tract development that has a lot size of around 7,200 square feet. The subdivision accompanying the proposed cancelation will be conditioned that all future residences be notified that there are adjacent agricultural uses and that these agricultural uses are not subject to nuisance complaints. Therefore, based upon the above, the cancellation is not likely to result in the removal of adjacent lands from agricultural use.
4. The cancellation is for an alternative use that is consistent with the applicable provisions of the Riverside County General Plan. The alternative use is a single family subdivision which is consistent with both the existing General Plan designations of Medium Density Residential, Low Density Residential and Estate Density Residential and the proposed General Plan Amendment to change portions of the project site from Commercial and Public Facilities to Medium Density Residential. Based upon the above, the cancellation for an alternative use is consistent with the applicable provisions of the Riverside County General Plan.
5. The cancellation will not result in discontinuous patterns of urban development because the existing General Plan land use designations and zoning classifications for the surrounding parcels to the north, south and east limit commercial and residential development; and, therefore, provide a buffer for the surrounding parcels from urbanization by limiting lot sizes

1 to north and east to a minimum of at least half acre lots which can maintain agricultural uses.  
2 The lots to the south are designated in the General Plan as Public Facility and are owned and  
3 operated by the Metropolitan Water District and will be maintained as largely vacant for the  
4 water district's operations. Additionally, the parcels to the west are already built out as single  
5 family residential homes at urban densities, therefore, the project will continue urban  
6 development from the west in a contiguous manner with no other uses between the proposed  
7 project and the urban uses to the west. Therefore, the Project is not expected to result in  
8 discontinuous patters of urban development.

- 9 6. There is also no other nearby parcel that is not subject to a land conservation contract and that  
10 is both available and suitable for the Project. The Project is located adjacent to an existing  
11 subdivision to the west, a water district property to the south, and low density General Plan  
12 designated property to the north and east. No adjacent or even nearby parcels would be  
13 available for the proposed medium density project because of either the existing uses of the  
14 properties or the low density designations applied to those properties. Therefore, there is no  
15 other nearby parcel that is not subject to a land conservation contract and that is both available  
16 and suitable for the Project.
- 17 7. Therefore, based on the above, the public's interest in implementing the goals and policies of  
18 the Riverside County General Plan substantially outweighs the purpose of the Williamson Act  
19 and there is no proximate, noncontracted alternative land available and suitable for the  
20 proposed Project.
- 21 8. Disestablishing Agricultural Preserve No. 3 will not have a significant adverse effect upon the  
22 environment and a Mitigated Negative Declaration for Environmental Assessment No. 42710  
23 is adopted based on the findings incorporated in the initial study.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the applicant shall comply with  
25 the following conditions prior to issuance of a Certificate of Final Cancellation with respect to the  
26 Property as outlined in Government Code Section 51283.4:

- 27 1. The cancellation fee of \$1,444,375.00 shall be paid; and,  
28 2. All conditions necessary for the County to issue grading permits for any portion of Tract Map  
No. 36730 shall have been met; and,  
3. The landowner shall notify the Board of Supervisors when all conditions and contingencies  
enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to the

1 Land Conservation Contract. Within 30 days of receipt of such notice, and upon determination  
2 that the conditions and contingencies have been satisfied, the Board of Supervisors shall cause  
3 to be executed and recorded a Certificate of Final Cancellation with respect to the Land  
4 Conservation Contract.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board shall  
6 file and record copies of this resolution, Property description as shown in Exhibit A and the map entitled  
7 Map No. 528 El Sobrante Agricultural Preserve No. 3 as amended through Map No. 1046, in the Office of  
8 the County Recorder of Riverside County, California, and transmit copies thereof to the Director of  
9 Conservation of the State of California, the Treasurer of Riverside County, and the Assessor of Riverside  
10 County; and that upon fulfillment of all of the conditions, the landowners will be entitled to a Certificate  
11 of Final Cancellation that provides as follows:

- 12 1. Map No. 528 El Sobrante Agricultural Preserve No. 3 as adopted on January 6, 1981, amended  
13 by Map No. 528A, is further amended by Map No. 1046 deleting therefrom the area shown  
14 and described in Exhibit A, attached hereto, being on file in the Office of the Clerk of the  
15 Board.
- 16 2. The Land Conservation Contract will be canceled to the extent said contract applies to the land  
17 referenced in the petition for cancellation of the aforementioned property owner, thereby  
18 removing from the effect of said contract the real property in the County of Riverside, State of  
19 California, described in Exhibit A attached hereto.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the  
21 cancellation fee of \$1,444,375.00 is not paid within one year following the recordation of this Certificate  
22 of Tentative Cancellation, that portion of the fee shall be recomputed pursuant to Government Code  
23 Section 5.1283.4 (a), and the applicable landowner shall be required to pay the applicable portion of the  
24 recomputed fee as a condition to issuance of a Certificate of Final Cancellation of the Land Conservation  
25 Contract.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, upon application of the  
27 landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use  
28 if the Board finds that such amendment is consistent with the findings made pursuant to Government  
Code Section 51282.

## **EXHIBIT "A"**

### **"EL SOBRANTE AGRICULTURAL PRESERVE NO. 3"**

All of El Sobrante Agricultural Preserve No. 3, Map No. 528 A, as shown in Corrected Legal Description recorded as Instrument No. 16186, dated January 28, 1981, records of Riverside County, California, located in Section 31, Township 3 South, Range 5 West, San Bernardino Base Meridian, in the County of Riverside, State of California, being described as follows:

#### **PARCEL 1:**

Those portions of the Northeast quarter of the Southwest quarter and the South half of the South half of the Southwest quarter of the Northeast quarter of Section 31. Township 3 South, Range 5 West, and those portions of the Southwest quarter of the Northwest quarter and the Southwest quarter of Section 32, Township 3 South, Range 5 West, as said sections are shown on map of the Rancho El Sobrante De San Jacinto on file in Book 1, page 8 of Maps, San Bernardino County Records, described as a whole as follows:

Beginning at the Southeast corner of said Northeast quarter of the Southeast quarter of Section 31; thence Westerly along the Southerly line of said Northeast quarter of the Southeast quarter to the center line of McAllister Street, 60 feet wide, as described in the Right-Of-Way Easement to the County of Riverside, recorded July 19, 1939, in book 421, page 583 of Official Records, Riverside County Records; thence along said center line, North 08°07'00" West to a line which bears North 81° 53'00" East, at right angle to said center line and which passes through the most Southerly corner of the land described in the deed to Andrew L. Guzman and wife Erika, recorded May 15, 1969 as Instrument No. 47603. Riverside County Records; thence North 81° 53'00" East 30 feet to said most Southerly corner; thence along the Southeasterly, Easterly and Northerly boundary lines of said land of Guzman, North 55° 53'20" East 265.58 feet, North 23° 31' 40" West 146.82 feet, North 11°54'45" East 222.35 feet, North 74° 43'20" East 109.17 feet, North 40° 31'20" East 234.47 feet, North 00° 26'20" East 80.17 feet, and South 86° 38'23" West 316.92 feet to the Southerly line of said Northeast quarter of Section 31; thence along the last mentioned Southerly line, North 89° 33'40" West to said center line of McAllister Street, 60 feet wide; thence Northerly along said center line to the Northerly line of said South half of the Southeast quarter of the Northeast quarter of Section 31; thence Easterly along said Northerly line to the Easterly line of said Northeast quarter of Section 31, also being the Westerly line of said Northwest quarter of Section 32; thence Northerly along said Westerly line to a point distant Northerly thereon. 350 feet from the West quarter corner of said Section 32, said point also being Northwest corner of the land described in Parcel 1 of the deed to Sannosuke Madokoro, recorded May 23, 1956 as Instrument No. 36287, Riverside County Records; thence Easterly along the Northerly line of said Parcel 1 of said land of Madokoro, a distance of 833.36 feet to the Southwesterly boundary line of the land described in the deed to El Sobrante Land and Development Company, recorded November 14, 1955 as Instrument No. 72403; thence Southeasterly along said Southwesterly boundary lines through its various courses and distances therein to the most Northerly corner of the land described as Parcel 2 in the deed to Herbert E. Grimm and wife Eunice G., recorded December 31, 1958 as Instrument No. 94197, Riverside County Records; thence Southwesterly and Southerly along the Northwesterly and Westerly lines of said

Parcel 2 of said land of Grimm to the Northerly terminus of certain course therein recited as having a bearing and length of "South 07° 39'15" East 1028.03 feet"; thence Southerly along said certain course a distance of 1028.03 feet to its Southerly terminus thereof; thence Easterly along the Southerly boundary line of said Parcel 2 of said land of Grimm to the Westerly terminus of that certain course recited as having a bearing and length of "North 60° 29'20" West 115.78 feet" in said Parcel 2 of said land of Grimm; thence Easterly along the last mentioned certain course a distance of 115.78 feet to its Easterly terminus thereof; also being the most Easterly Southeast corner of the land described as Parcel 2 in said deed Sannosuke Madokoro, recorded May 23, 1956; thence Westerly and Southerly along the Southerly and Easterly lines, respectively, of the last mentioned land described as Parcel 2, to the Southerly line of said Southwest quarter of Section 32; thence Westerly along the last mentioned Southerly line to the Southwest corner of said Section 32; thence Northerly along the Westerly line of said Section 32 to **THE POINT OF BEGINNING.**

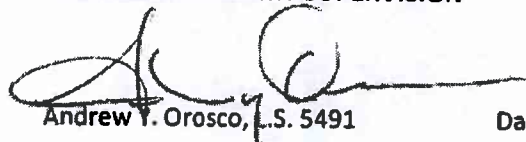
**PARCEL 2:**

That portion of the Southeast quarter of the Southwest quarter of Section 31, Township 3 South, Range 5 West, as said sections is shown on map of the Rancho El Sobrante De San Jacinto on file in Book 1, page 8 of Maps, San Bernardino County Records, described as follows:

Beginning at the Southeast corner of said Section 31; thence along the Southerly line of said Section 31, North 88° 43' West 840.31 feet to the Southerly continuation of the center line of McAllister Street, 60 feet wide, as described in the Right-Of-Way Easement to the County of Riverside, recorded July 19, 1939 in Book 421, page 583 of Official Records, Riverside County Records; thence along said continuation and said center line, North 00° 37' East 712.32 feet to the beginning of a tangent curve therein concave Westerly having a radius of 1200 feet; thence Northerly along said curve through the central angle of 08° 44' an arc distance of 182.91 feet; thence tangent to said curve, North 08° 07' West to the Northerly line of said Southeast quarter of the Southeast quarter of Section 31; thence Easterly along said Northerly line to the Easterly line of said Section 31; thence Southerly along said Easterly line to **THE POINT OF BEGINNING.**

**EXCEPTING** from Parcel 1 of the legal description, shown herein, all that portion lying within Parcel 1 of Parcel Map 16797, as shown on Parcel Map recorded in Book 86 of Page 39 and 40, inclusive.

**PREPARED UNDER MY SUPERVISION**

  
Andrew Y. Orosco, L.S. 5491                      Date

Prepared By: AYO

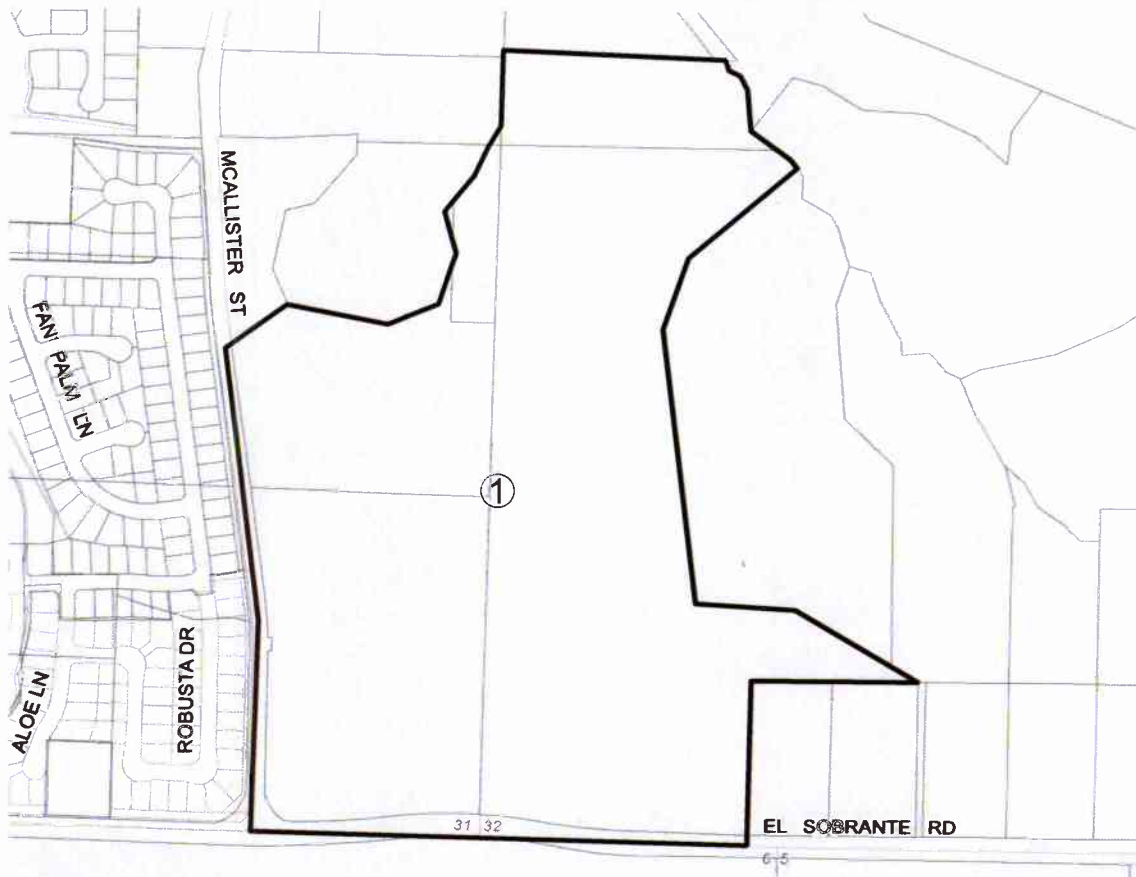
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MAP NO. 528A  
EL SOBRANTE  
AGRICULTURAL  
PRESERVE  
NO. 3

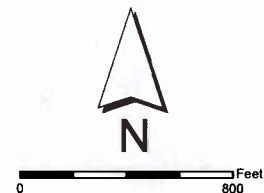
AMENDED BY MAP NO. 1046

*SECS 31 & 32 T. 3 S., R. 5 W*



AMENDMENTS:  
NO. 1, (DISESTABLISHMENT), MAY 24, 2016, MAP NO. 1046


ADOPTED ON JANUARY 26, 1981  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.



COUNTY OF RIVERSIDE

**Agenda Item No.:**  
**Area Plan:** Lake Mathews/Woodcrest  
**Zoning District:** Lake Mathews  
**Supervisory District:** First  
**Project Planner:** Russell Brady  
**Board of Supervisors:** May 24, 2016

**GENERAL PLAN AMENDMENT NO. 1127**  
**CHANGE OF ZONE NO. 7844**  
**TENTATIVE TRACT MAP NO. 36730**  
**AGRICULTURAL CASE NO. 1046**  
**Environmental Assessment No. 42710**  
**Applicant:** Christopher Development Group, Inc.  
**Engineer/Representative:** MDS Consulting

  
Steve Weiss, AICP  
Planning Director

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

The General Plan Amendment proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) for a 12.9-acre portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre).

The Change of Zone proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4).

The Tentative Tract Map is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 square feet to 27,015 square feet, three water quality detention basin lots (plus one off-site detention basin on 7.7 acres), one 2.18-acre park site, one sewage lift station lot, and 17 open space lots (including 3 lots for Multiple Species Habitat Conservation Plan [MSHCP] riparian/riverine mitigation and avoidance). Ten (10) foot wide equestrian and hiking trails are proposed on the east side of McAllister Street and north side of El Sobrante Road along the project's boundaries. The 2.18-acre park area is anticipated to include a private pool and grills for use by the residents, playground, and open turf area.

The Agricultural Case proposes to disestablish the approximately 100 acre El Sobrante Agricultural Preserve No. 3.

The project site is located northerly of El Sobrante Road and easterly of McAllister Street in the unincorporated community of Woodcrest.

### **ISSUES OF POTENTIAL CONCERN:**

#### *Agricultural Preserve*

On September 24, 2014, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered the application to disestablish El Sobrante Agricultural Preserve No. 3, Map No. 1046. CAPTAC recommended denial of the proposed application citing that the cancellation was not consistent with the provisions of the Agricultural Land Conservation Act of 1965; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the disestablishment of the agricultural preserve and cancellation of the land conservation contract based upon the conditions of approval, findings, and conclusions set forth in Resolution No. 2016-084. The proposed project is consistent with the Riverside County General Plan. Therefore, the Planning Department considers this proposal the best use of the land.

*El Sobrante Policy Area*

The project site is located within the El Sobrante Policy Area of the Lake Mathews-Woodcrest Area Plan. The purpose of this policy area is to preserve the generally rural character of lands located north of El Sobrante Road and east of McAllister Street. As shown in the included Findings and as further detailed in the memo provided by T&B, the proposed project would comply with the El Sobrante Policy Area, specifically the limitation on dwelling units within the policy area, density limits within Medium Density Residential, and clustering provisions.

*Clustering of Development*

The project does include the clustering of development to retain the drainages in the northeastern and southwestern portions of the site and to limit lot size in the northern portion of the site while allowing smaller lot sizes in the southern portion of the site. Based on the gross acreages of Medium Density Residential, Low Density Residential, and Estate Density Residential areas, a maximum of 282 single-family detached dwelling units could be developed on the project site. The Tentative Tract Map proposes a total of 272 residential lots with lot sizes ranging from 5,400 square feet up to 27,015 square feet. Lots within the Low Density Residential and Estate Density Residential areas where clustering would occur have a minimum lot size of 10,150 square feet and a minimum pad size of 10,000 square feet. Overall, the Tentative Tract Map has an average lot size of 8,617 square feet.

*Commercial Retail to Medium Density Residential*

The project involves the conversion of Commercial Retail (CD: CR) to Medium Density Residential (CD: MDR). This would result in the loss of a potential commercial development in an area on the fringe of urban and rural development. No other Commercial Retail (CD: CR) designations exist in the immediate vicinity within either unincorporated Riverside County or City of Riverside reflecting either existing or potential new commercial development. The closest retail uses would be at La Sierra Avenue and Indiana Avenue (approximately 4.2 miles away), Van Buren Boulevard and Washington Avenue (approximately 7.2 miles away), or Cajalco Road and Temescal Canyon Road (approximately 7.7 miles away). While the retention of the commercial land use could allow for future commercial development to serve the surrounding area, given that the project site is generally on the fringe of urban to rural development, this location is not as preferable or viable to develop with any substantive neighborhood serving retail uses to serve the needs of the existing or future planned residents of the area.

**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), and Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) to the north and east,  |

**GENERAL PLAN AMENDMENT NO. 1127**

**CHANGE OF ZONE NO. 7844**

**TENTATIVE TRACT MAP NO. 36730**

**AGRICULTURAL CASE NO. 1046**

**Board of Supervisors Staff Report: May 24, 2016**

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Community Development: Public Facilities (CD: PF) to the south, Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) to the west

3. Proposed Zoning (Ex. #2):

One Family Dwellings (R-1) and Planned Residential (R-4)

4. Surrounding Zoning (Ex. #2):

Light Agriculture - 10 Acre Minimum (A-1-10) to the north, Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture with Poultry (A-P) to the east, Watercourse, Watershed & Conservation Areas (W-1), Light Agriculture - 10 Acre Minimum (A-1-10) to the south, and One family Dwellings (R-1), Light Agriculture - 5 Acre Minimum (A-1-5), Residential Agriculture- 5 Acre Minimum (R-A-5) Specific Plan (SP) to the west.

5. Existing Land Use (Ex. #1):

Vacant Land and Agricultural Land

6. Surrounding Land Use (Ex. #1):

Single family residential, agriculture and vacant land to the north, vacant land and agricultural uses to the east, vacant land and Lake Matthews to the south, single family residential to the west

7. Project Data:

Total Acreage: 103.62

Total Proposed Lots: 289

Total Proposed Residential Lots: 272

Proposed Min. Lot Size: 5,400 sq. ft.

Schedule: A

8. Environmental Concerns:

See attached environmental assessment

**RECOMMENDATIONS:**

**STAFF AND THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42710**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1127** to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7844** to change the zoning of the project site from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4) in accordance with the Change of Zone exhibit; and,

**APPROVE TENTATIVE TRACT MAP NO. 36730**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**ADOPT RESOLUTION NO. 2016-084** approving Agricultural Preserve Case No. 1046, issuing a Certificate of Tentative Cancellation and disestablishing El Sobrante Agricultural Preserve No. 3, Map No. 1046; and,

**TENTATIVELY APPROVE AGRICULTURAL PRESERVE CASE NO. 1046**, a proposal to disestablish El Sobrante Agricultural Preserve No. 3, Map No. 1046 and cancel a land conservation Contract as depicted on Map No. 1046 subject to the conditions in Resolution No. 2016-084; and,

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (½ acre minimum), Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum), and Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, residential parcels with a minimum lot size of 5,400 sq. ft., is permitted use in the Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) designation.
3. The proposed General Plan Amendment does not conflict with the Riverside County Vision. The proposed Medium Density Residential designation would minimize potential land use conflicts and compatibility issues which would result from development of the site according to the existing General Plan Commercial Retail designation. The Proposed Project would result in a land use designation that is consistent with existing development in the immediate vicinity of the site and represents a logical continuation of land use in the area. Lands located to the north, east, and west of the project site are designated "Medium Density Residential" and land located to the east are developed with single family homes.
4. The proposed General Plan Amendment would not conflict with any General Plan Principle. The proposed General Plan Amendment meets the General Plan principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances within the El Sobrante Policy Area than provided by the current designation.
5. The proposed General Plan Amendment would not conflict with any foundation component of the General Plan. The proposed designation would be within the same Foundation Component of the General Plan. Thus, the proposed amendment is consistent with the Community Development Foundation.

6. The proposed project would not be detrimental to the purposes of the General Plan and Lake Mathews/Woodcrest Area Plan because the proposed amendment would maintain the rural and suburban style residential atmosphere of the community.
7. There are new conditions or special circumstances that were unanticipated in preparing the General Plan. Although the intent of the existing designation of Community Development: Commercial Retail (CD: CR) was to provide a site to potentially attract commercial development to this fringe suburban and rural area, retail development has yet to be pursued on the site since the adoption of the Riverside County General Plan in 2003. In the past, commercial development in this location and at this size of 12.9 acres may have had more potential. However, given the site's location on the fringe of suburban development and its relatively small size to develop a commercial shopping center, the site is not as attractive or viable for a commercial development to serve the existing and planned residents for the area.
8. The project site is located within the El Sobrante Policy Area of the Lake Mathews-Woodcrest Area Plan.
9. The El Sobrante Policy Area limits additional residential development to 1,500 dwelling units. The proposed Tentative Tract Map includes 272 residential lots and two other Tentative Tract Maps (36390 and 36475) propose collectively a total of 786 residential dwelling units above those dwelling units already existing or entitled to when the policy was created in 2003. Therefore, the proposed Tentative Tract Map would not exceed the dwelling unit threshold for the policy area.
10. The El Sobrante Policy Area limits density within Medium Density Residential areas to no more than 3.0 dwelling units per acre. The proposed Tentative Tract Map includes approximately 228 dwelling units within the approximately 78.9 acre Medium Density Residential area for a density of 2.89 dwelling units per acre.
11. The El Sobrante Policy Area requires coordination with local agencies to ensure adequate service provisions. Such coordination has been included and will continue to be included pursuant to standard procedure, requirements, and conditions of approval for the proposed Tentative Tract Map.
12. The El Sobrante Policy Area requires coordination of development strategies with the City of Riverside. This policy is more applicable to larger planning strategy than specific development proposals. However, the City of Riverside has been involved during the review of this project pursuant to the Memorandum of Understanding with the City as discussed further below.
13. The El Sobrante Policy Area encourages the use of Specific Plans to implement land use designations. This is a recommendation and not a formal requirement. The Tentative Tract Map and proposed R-1 and R-4 zoning would does include variation in lot sizes and Design Guidelines pursuant to R-4 requirements that implement the land use designations similar to a Specific Plan.
14. The El Sobrante Policy Area encourages clustering of dwelling units to avoid development of areas constrained by physical features or sensitive resources. Clustering is specifically encouraged within Low Density Residential Areas rather than Very Low Density Residential or Estate Density Residential areas, although it does not prohibit clustering in Very Low Density

Residential or Estate Density Residential areas. The proposed Tentative Tract Map proposes to cluster development within the Low Density Residential and Estate Density Residential portion of the site to avoid the drainage area located in the northeastern and southwestern portions of the project site. Where clustering is allowed, lots shall have a minimum pad size of 8,000 square feet. Clustering would technically not occur within the Medium Density Residential portion since there are no stated minimum lot sizes for this designation and development within this area would comply with the applicable density criteria. Lots within the Low Density Residential and Estate Density Residential areas where clustering would occur have a minimum lot size of 10,150 square feet and a minimum pad size of 10,000 square feet.

15. The El Sobrante Policy Area requires development to be sensitive to and retain unique topographical features. While the project site does not include any unique topographical features, the project is designed to be sensitive to the existing undulating terrain and retention of the drainages in the northeastern and southwestern portions of the project site.
16. The El Sobrante Policy Area requires that developments blend with the natural surroundings through architecture, construction materials and colors, and retention of natural vegetation. The proposed grading is sensitive to the natural terrain and manufactured slopes would be constructed and landscaped to blend with the natural surroundings as feasible. Building design would be required to comply with the Countywide Design Guidelines as well as the project's specific Design Guidelines which emphasize construction materials and colors to complement the natural surroundings.
17. The El Sobrante Policy Area restricts hillside development that does not comply with the policies in the Open Space, Habitat & Natural Resources section and Hillside Development and Slope section of the General Plan Land Use Element. The proposed project complies with these policies through preservation of water courses, provision of recreation areas, clustering to preserve open space, minimize alteration to natural landforms and vegetation, minimize hazards from slope erosion and failures.
18. The El Sobrante Policy Area encourages open space and recreational amenities. The Tentative Tract Map includes 15.34 acres of common and natural open space and a 2.18-acre park and includes extension of existing equestrian and pedestrian trails along McAllister Street and El Sobrante Road.
19. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
20. The proposed use, a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three water quality detention basins, one 2.18-acre park site, one sewage lift station, and 17 open space lots, is consistent with the Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural

**GENERAL PLAN AMENDMENT NO. 1127**

**CHANGE OF ZONE NO. 7844**

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Community: Low Density Residential (RC: LDR) (1/2 acre minimum lot size), Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum lot size) designations. Including the El Sobrante provision for Medium Density Residential areas to be limited to no more than 3.0 dwelling units per acre and the standard density provisions for the Low Density Residential and Estate Density Residential of 2 dwelling units per acre and 0.5 dwelling units per acre, respectively, the site could be allowed a maximum of 282 dwelling units. The General Plan's provisions for clustering allow for variation in density and lot sizes across the development. As previously noted, the El Sobrante Policy Area encourages clustering within the Low Density Residential area, but does not restrict it in Estate Density Residential areas.

21. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum) to the north, Rural Community: Low Density Residential (RC: LDR) (1/2 acre minimum) to the north and east, Community Development: Public Facilities (CD: PF) to the south, Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) to the west.
22. The existing zoning for the subject site is Light Agriculture – 10 Acre Minimum (A-1-10).
23. The proposed zoning for the subject site is One-Family Dwellings (R-1) and Planned Residential (R-4).
24. The proposed development, a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three water quality detention basins, one park site, one sewage lift station, and 17 open space lots, is consistent with the development standards set forth in the One Family Dwelling (R-1) and Planned Residential (R-4) zone.
25. The project site is surrounded by properties which are zoned Light Agriculture- 10 acre minimum (A-1-10) to the north, Light Agriculture- 10 acre minimum (A-1-10), Light Agriculture with Poultry (A-P) to the east, Watercourse, Watershed & Conservation Areas (W-1), Light Agriculture- 10 acre minimum (A-1-10) to the south, and One family Dwelling(R-1), Light Agriculture- 5 acre minimum (A-1-5), Residential Agriculture- 5 acre minimum (R-A-5) Specific Plan (SP) to the west.
26. The project site is located within El Sobrante Agricultural Preserve No. 3. Agricultural Preserve Case No. 1046 for the Disestablishment of the Agricultural Preserve has been filed and will be presented for consideration by the Riverside County Board of Supervisors concurrently with this project and shall be approved prior to any change from the current agricultural zoning.
27. Single family and agricultural uses have been constructed and are operating in the project vicinity.
28. The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the applicable habitat conservation/planning program for Western Riverside County. The Project site and off-site areas occur within the Lake Mathews/Woodcrest Area Plan portion of the MSHCP but are not within a Criteria Cell, a designated Cell Group, or a subunit within the Lake Mathews/Woodcrest Area Plan that requires conservation of land for inclusion in the MSHCP Conservation Area. The Project site also is not within any cores or linkages (i.e., Special Linkage

Areas) as identified on MSHCP Figure 3-2. As such, the Project would only be required to contribute MSHCP Mitigation Fees pursuant to County Ordinance No. 810.

29. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. Initial comments from the City of Riverside noted concerns both with land use consistency with the City's General Plan and traffic. The City of Riverside had requested that the applicant file a General Plan Amendment to address the inconsistency with land use designations. Riverside County staff cannot require applicants file applications within another jurisdiction. The land use and traffic concerns have been discussed between Riverside County and City of Riverside staff and certain traffic provisions have been agreed to adequately mitigate impacts to the City of Riverside, in particular for the development to pay standard traffic impact fees for intersections within the City of Riverside impacted by the project
30. This land division is located within a CAL FIRE state responsibility area.
31. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
32. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
33. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by complying with minimum road standards for fire equipment access, standards for signs identifying streets, hydrant spacing, roofing materials, fuel modification, and building fire sprinklers.
34. The proposed project complies with both Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52) requirements for notification and consultation with Native American tribes. A list of 10 tribes as provided by the Native American Heritage Commission were initially sent requests for consultation on March 24, 2014 pursuant to SB 18 requirements. Subsequently, requests for notification were sent to 4 tribes on July 13, 2015 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Both the Pechanga Band of Luiseno Indians and Soboba Band of Luiseno Indians requested consultation with Riverside County. In person meetings with Pechanga representatives were held on April 18, 2013 and May 14, 2014 and in person meetings with Soboba representatives were held on January 27, 2014, May 1, 2014, and July 28, 2014. The project Cultural Resource Report and applicable mitigation and conditions of approval were provided to both tribes. No response has been received from either tribe with comments or concerns on the report, mitigation measures, or conditions of approval. A letter confirming conclusion of consultation was sent on February 18, 2016.

35. Environmental Assessment No. 42710 identified the following potentially significant impacts:

- |                         |                                  |
|-------------------------|----------------------------------|
| a. Air Quality          | e. Hazards & Hazardous Materials |
| b. Biological Resources | f. Noise                         |
| c. Cultural Resources   | g. Transportation/Traffic        |
| d. Geology/Soils        |                                  |

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) Land Use Designations, the El Sobrante Policy Area, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One Family Dwellings (R-1) and Planned Residential (R-4) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design and with the incorporated conditions of approval and mitigation measures
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A 100-year flood plain; or
  - b. An airport influence area.
3. The project site is located within:
  - a. The City of Riverside sphere of influence;
  - b. The Riverside County Recreation and Parks District;

**GENERAL PLAN AMENDMENT NO. 1127**

**CHANGE OF ZONE NO. 7844**

**TENTATIVE TRACT MAP NO. 36730**

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- c. The Southwest Riverside Area Drainage Plan;
  - d. The Lake Mathews dam inundation area;
  - e. The Stephens Kangaroo Rat Fee Area;
  - f. Low potential for liquefaction area;
  - g. An area potentially susceptible to subsidence; and,
  - h. Moderate to high Fire Hazard area.
4. The subject site is currently designated as Assessor's Parcel Numbers 270-050-026, 270-160-001, 270-060-010, 270-170-009, 010, 011, 270-180-010, and 285-020-006.

RB:rb

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Date Prepared: 02/16/16

Date Revised: 04/26/16



**PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

Assessor  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 955-6200

Website: [www.riversideacr.com](http://www.riversideacr.com)  
Portal: [www.riversidetaxinfo.com](http://www.riversidetaxinfo.com)

**To:** Marion Ashley, Board of Supervisors, Chairman  
**From:** Peter Aldana, Assessor-County Clerk-Recorder  
By: John E. O'Neil, Supervising Appraiser, Agriculture Division  
**Re:** Certification of Cancellation Valuation of Land, Agriculture Preserve El Sobrante Number 3,  
Map No. 1046, 02/24/2016  
**Date:** February 24, 2016

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**CERTIFICATE OF CANCELLATION VALUE BASED ON CURRENT MARKET VALUE**

I, the undersigned, hereby certify, pursuant to the provisions of Government Code Section 51283 that the cancellation valuation for the below described property is as follows:

<u>Assessor's Parcel No.</u>	<u>Current Market Value</u>	<u>Cancellation Value</u>	<u>Cancellation Fee</u>
270050026-2 (.02 A.)	\$ 2,000	\$ 2,000	\$ 250
270060010-8 (7.35 A.)	845,000	845,000	105,625
270160001-9 (52.67 A.)	6,057,000	6,057,000	757,125
270170009-8 (.22 A.)	25,000	25,000	3,125
270170010-8 (14.11 A.)	1,623,000	1,623,000	202,875
270170011-9 (2.20 A.)	253,000	253,000	31,625
270180010-9 (23.70 A.)	2,726,000	2,726,000	340,750
285020006-9 (.21 A.)	24,000	24,000	3,000

Total Cancellation Fee [Per Section 51283] **\$1,444,375**

In accordance with Government Code Section 51203 (c), this cancellation value is considered valued for one year, expiring August 27, 2016.

Very truly yours,

Peter Aldana  
Assessor-County Clerk-Recorder

By:   
John E. O'Neil, Supervising Appraiser, Agriculture Division

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD  
RIVERSIDE CO. CLERK OF THE BOARD  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR CAC  
PO BOX 1147 - RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: **STOP #1010**  
RIVERSIDE COUNTY CLERK OF THE BOARD  
PO BOX 1147 - RIVERSIDE, CA 92502

DOC # 2014-0136698

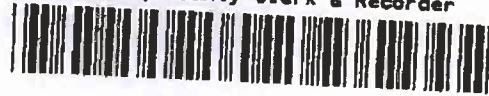
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Recorded in Official Records  
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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**NOTICE OF NON-RENEWAL**  
**AGRICULTURAL PRESERVE (AGN00165)**  
**Client Submittal Date: April 15, 2014**

C  
524

**El Sobrante Agricultural Preserve No. 3, Map No. 528A**

Current Owners:  
CF/CDG Lake Ranch Venture LLC

**TLMA/PLANNING**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE  
FOR RECORDING INFORMATION

2014-4-122435

**EXHIBIT A**  
**EL SOBRANTE AGRICULTURAL PRESERVE NO. 3**  
**MAP NO. 528A**  
**(NOTICE OF NON-RENEWAL)**

The following described Real Property of Riverside County, State of California, described as follows:

Description:

All of El Sobrante Agricultural Preserve No. 3, Map No. 528 A, as shown in Corrected Legal Description recorded as Instrument No. 16186, dated January 28, 1981, records of Riverside County, California, located in Section 31, Township 3 South, Range 5 West, San Bernardino Base Meridian, in the County of Riverside, State of California, being described as follows:

PARCEL 1:

(APNs 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, and 270-170-011) Those portions of the Northeast quarter of the Southwest quarter and the South half of the Southwest quarter of the Northeast quarter of Section 31, Township 3 South, Range 5 West, and those portions of the Southwest quarter of the Northwest quarter and the Southwest quarter of Section 32, Township 3 South, Range 5 West, as said sections are shown on map of the Rancho El Sobrante De San Jacinto on file in Book 1, page 8 of Maps, San Bernardino County Records, described as a whole as follows:

**Beginning** at the Southeast corner of said Northeast quarter of the Southeast quarter of Section 31; thence Westerly along the Southerly line of said Northeast quarter of the Southeast quarter to the center line of McAllister Street, 60 feet wide, as described in the Right-Of-Way Easement to the County of Riverside, recorded July 19, 1939, in book 421, page 583 of Official Records, Riverside County Records; thence along said center line, North 08°07'00" West to a line which bears North 81° 53'00" East, at right angle to said center line and which passes through the most Southerly corner of the land described in the deed to Andrew L. Guzman and wife Erika, recorded May 15, 1969 as Instrument No. 47603, Riverside County Records; thence North 81° 53'00" East 30 feet to said most Southerly corner; thence along the Southeasterly, Easterly and Northerly boundary lines of said land of Guzman, North 55° 53'20" East 265.58 feet, North 23° 31' 40" West 146.82 feet, North 11°54'45" East 222.35 feet, North 74° 43'20" East 109.17 feet, North 40° 31'20" East 234.47 feet, North 00° 26'20" East 80.17 feet, and South 86° 38'23" West 316.92 feet to the Southerly line of said Northeast quarter of Section 31; thence along the last mentioned Southerly line, North 89° 33'40" West to said center line of McAllister Street, 60 feet wide; thence Northerly along said center line to the Northerly line of said South half of the Southeast quarter of the Northeast quarter of Section 31; thence Easterly along said Northerly line to the Easterly line of said Northeast quarter of Section 31, also being the Westerly line of said Northwest quarter of Section 32; thence Northerly along said Westerly line to a point distant Northerly thereon, 350 feet from the West quarter corner of said Section 32, said point also being Northwest corner of the land described in Parcel 1 of the deed to Sannosuke Madokoro, recorded May 23, 1956 as Instrument No. 36287, Riverside County Records; thence Easterly along the Northerly line of said Parcel 1 of said land of Madokoro, a distance of 833.36 feet to the Southwesterly boundary line of the land described in the deed to El Sobrante Land and Development Company, recorded November 14, 1955 as Instrument No. 72403; thence Southeasterly along said Southwesterly boundary lines through its various courses and distances therein to the most Northerly corner of the land described as Parcel 2 in the deed to Herbert E. Grimm and wife Eunice G., recorded December 31, 1958 as Instrument No. 94197, Riverside County Records; thence Southwesterly and Southerly along the Northwesterly and Westerly lines of said Parcel 2 of said land of Grimm to the Northerly terminus of certain course therein recited as having a bearing and length of "South 07° 39'15" East 1028.03 feet"; thence Southerly along said certain course a distance of 1028.03 feet to its Southerly terminus thereof; thence Easterly along the Southerly boundary line of said Parcel 2 of said land of Grimm to the Westerly terminus of that certain course recited as having a bearing and length of "North 60° 29'20" West 115.78 feet" in said Parcel 2 of said land of Grimm; thence Easterly along the last mentioned certain course a distance of 115.78 feet to its Easterly terminus thereof; also being the most Easterly Southeast corner of the land described as Parcel 2 in said deed Sannosuke Madokoro, recorded May 23, 1956; thence Westerly and Southerly along the Southerly and Easterly lines, respectively, of the last mentioned land described as Parcel



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2, to the Southerly line of said Southwest quarter of Section 32; thence Westerly along the last mentioned Southerly line to the Southwest corner of said Section 32; thence Northerly along the Westerly line of said Section 32 to **THE POINT OF BEGINNING**.

**PARCEL 2:**

(APNs 170-180-010 and 285-020-006) That portion of the Southeast quarter of the Southwest quarter of Section 31, Township 3 South, Range 5 West, as said sections is shown on map of the Rancho El Sobrante De San Jacinto on file in Book 1, page 8 of Maps, San Bernardino County Records, described as follows: **Beginning** at the Southeast corner of said Section 31; thence along the Southerly line of said Section 31, North 88° 43' West 840.31 feet to the Southerly continuation of the center line of McAllister Street, 60 feet wide, as described in the Right-Of-Way Easement to the County of Riverside, recorded July 19, 1939 in Book 421, page 583 of Official Records, Riverside County Records; thence along said continuation and said center line, North 00° 37' East 712.32 feet to the beginning of a tangent curve therein concave Westerly having a radius of 1200 feet; thence Northerly along said curve through the central angle of 08° 44' an arc distance of 182.91 feet; thence tangent to said curve, North 08° 07' West to the Northerly line of said Southeast quarter of the Southeast quarter of Section 31; thence Easterly along said Northerly line to the Easterly line of said Section 31; thence Southerly along said Easterly line to **THE POINT OF BEGINNING**.

**EXCEPTING** from Parcel 1 of the legal description, shown herein, all that portion lying within Parcel 1 of Parcel Map 16797, as shown on Parcel Map recorded in Book 86 of Page 39 and 40, inclusive.

Assessor Parcel No.	Acres (net)	Owners
<b><u>Parcel 1</u></b>		
270-050-026	0.02	CF/CDG Lake Ranch Venture LLC
270-060-010	7.35	CF/CDG Lake Ranch Venture LLC
270-160-001	52.67	CF/CDG Lake Ranch Venture LLC
270-170-009	0.22	CF/CDG Lake Ranch Venture LLC
270-170-010	14.11	CF/CDG Lake Ranch Venture LLC
270-170-011	2.2	CF/CDG Lake Ranch Venture LLC
<b><u>Parcel 2</u></b>		
170-180-010	23.7	CF/CDG Lake Ranch Venture LLC
285-020-006	0.21	CF/CDG Lake Ranch Venture LLC
<b>Total</b>	<b>100.48</b>	



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PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CLERK OF THE BOARD  
DEPARTMENT  
(CAC - 1<sup>st</sup> Floor)

AND WHEN RECORDED MAIL TO:

RETURN TO STOP#1010

Clerk of the Board  
(CAC Bldg. - 1<sup>st</sup> Floor)

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. AGN00165 FOR THE ENTIRE PROPERTY  
UNDER A LAND CONSERVATION CONTRACT

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated \_\_\_\_\_ and recorded on January 7, 1981 as Instrument No. 2337, 6752 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the El Sobrante Agricultural Preserve No. 3, Map No. 528A, dated Jan. 26, 1981.

(See attached Legal)

Assessor's Parcel Number(s) of land affected: 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, 270-170-11, 270-180-010, 285-020-006

ORIGINAL OWNER(S)

Sannusuke Madokoro

Fukue Madokoro

CURRENT OWNER(S)

Daniel O'Bannon  
Signature (Title and Company if applicable)  
CF/CDG Lake Ranch Venture, LLC  
DANIEL O'BANNON, CFO  
Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

(All original and current owners must be listed)

Acknowledgement of Receipt  
Kecia Harper-Ihem, Clerk of the Board

By:

Deputy

Date:

4/15/14



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NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA )

COUNTY OF ORANGE )

On MARCH 21, 2014, before me, PATRICIA ALEXIS HANSON, NOTARY PUBLIC,  
(Date) (Name and title of officer (e.g. "James Doe, Notary Public"))

personally appeared DANIEL O'BANNON who  
(Name(s) of signer(s))

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Patricia Alexis Hanson  
Notary Public

SEAL



# MAP NO. 528A

## EL SOBRONTE

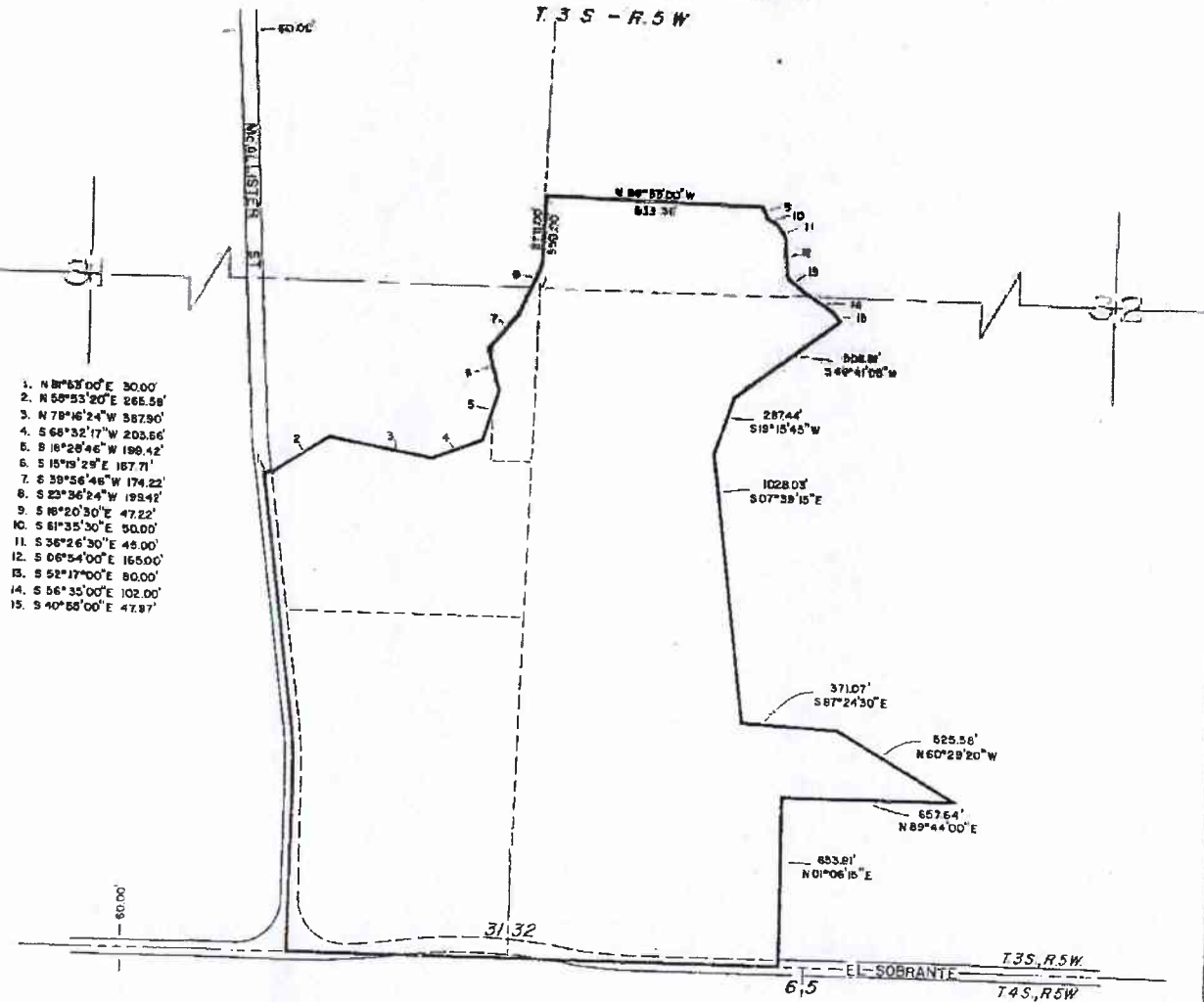
## AGRICULTURAL

## PRESERVE

### NO. 3

AMENDED BY MAP NO. 528A

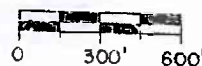
T. 3 S. - R. 5 W.



#### AMENDMENTS

AMENDMENT NO. 1, CORRECTION OF LEGAL, JANUARY 27, 1981, MAP NO. 528A

ADOPTED ON JANUARY 6, 1981  
 BY THE BOARD OF SUPERVISORS  
 OF THE COUNTY OF RIVERSIDE,  
 STATE OF CALIFORNIA.



RIVERSIDE

COUNTY

PLANNING

COMMISSION

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**LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

**Recorder**  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

<http://riverside-assessor.com>

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors  
(embossed on document)



Date:

4/15/14

Signature:

*Karen Barton*

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board



# AG01046 – EL SOBRIANTE AGRICULTURAL PRESERVE NO. 3, MAP NO. 528<sup>a</sup> – CAPTAC Report

Findings:	Planning	Ag. Commissioner	Cooperative Extension	Natural Resource Conservation Service	Assessor
1. That the cancellation is for land on which a notice of nonrenewal has been served.	True	True	True	True	True
2. The cancellation is not likely to result in the removal of adjacent lands from agriculture	False	True	False	True	False
3. The cancellation is for an alternative use which is consistent with the applicable provisions of the County general plan.	True	True	True	True	True
4. The cancellation will not result in discontinuous patterns of urban development.	True	True	True	True	True
5. A. There is no proximate non-contracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, B. Development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land.	False	True	False	False	False
	True	Not Applicable	False	True	True

Use True (Agree) or False (Do Not Agree) to answer each statement.



**PLANNING COMMISSION  
MINUTE ORDER  
MARCH 2, 2016**

**I. AGENDA ITEM 4.2**

**GENERAL PLAN AMENDMENT NO. 1127, CHANGE OF ZONE NO. 7844, AND TENTATIVE TRACT MAP NO. 36730** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Christopher Development Group, Inc. – Engineer/Representative: MDS Consulting – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre.), Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum); El Sobrante Policy Area – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 103.62 Gross Acres - Zoning: Light Agriculture - 10 Acre Minimum (A-1-10).

**II. PROJECT DESCRIPTION:**

The General Plan Amendment proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre). The Change of Zone proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4). The Tentative Tract Map is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three (3) water quality detention basins, one (1) park site, one (1) sewage lift station, and 17 open space lots.

**III. MEETING SUMMARY:**

Project Planner: Russell Brady at (951) 955-3025 or email [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

Joel Morse, the Representative, and Bill Holman, the Applicant spoke in favor of the proposed project. No one spoke in opposition or in a neutral position.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

Motion by Chairman Leach, 2<sup>nd</sup> by Commissioner Taylor Berger

A vote of 5-0

**ADOPTED PLANNING COMMISSION RESOLUTION NO. 2016-006; and,**

**THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**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](mailto:mcstark@rctlma.org).



**PLANNING COMMISSION  
MINUTE ORDER  
MARCH 2, 2016**

**RIVERSIDE COUNTY  
PLANNING DEPARTMENT**

**ADOPT a MITIGATED NEGATIVE DECLARATION; and,**  
**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1127; and,**  
**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7844; and,**  
**APPROVE TENTATIVE TRACT MAP NO. 36730, as modified and corrected at hearing.**

**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](mailto:mcstark@rctlma.org).

**Agenda Item No.:****Area Plan:** Lake Mathews/Woodcrest**Zoning District:** Lake Mathews**Supervisory District:** First**Project Planner:** Russell Brady**Planning Commission:** March 2, 2016**GENERAL PLAN AMENDMENT NO. 1127****CHANGE OF ZONE NO. 7844****TENTATIVE TRACT MAP NO. 36730****Environmental Assessment No. 42710****Applicant:** Christopher Development Group, Inc.**Engineer/Representative:** MDS Consulting


Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### **PROJECT DESCRIPTION AND LOCATION:**

The General Plan Amendment proposes to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) for a 12.9-acre portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre).

The Change of Zone proposes to change the site's zoning from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4).

The Tentative Tract Map is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 square feet to 27,015 square feet, three water quality detention basin lots (plus one off-site detention basin on 7.7 acres), one 2.18-acre park site, one sewage lift station lot, and 17 open space lots (including 3 lots for Multiple Species Habitat Conservation Plan [MSHCP] riparian/riverine mitigation and avoidance). Ten (10) foot wide equestrian and hiking trails are proposed on the east side of McAllister Street and north side of El Sobrante Road along the project's boundaries. The 2.18-acre park area is anticipated to include a private pool and grills for use by the residents, playground, and open turf area.

The project site is located northerly of El Sobrante Road and easterly of McAllister Street in the unincorporated community of Woodcrest.

### **ISSUES OF POTENTIAL CONCERN:**

#### *El Sobrante Policy Area*

The project site is located within the El Sobrante Policy Area of the Lake Mathews-Woodcrest Area Plan. The purpose of this policy area is to preserve the generally rural character of lands located north of El Sobrante Road and east of McAllister Street. As shown in the included Findings and as further detailed in the memo provided by T&B, the proposed project would comply with the El Sobrante Policy Area, specifically the limitation on dwelling units within the policy area, density limits within Medium Density Residential, and clustering provisions.

#### *Clustering of Development*

The project does include the clustering of development to retain the drainages in the northeastern and southwestern portions of the site and to limit lot size in the northern portion of the site while allowing smaller lot sizes in the southern portion of the site. Based on the gross acreages of Medium Density Residential, Low Density Residential, and Estate Density Residential areas, a maximum of 282 single-

family detached dwelling units could be developed on the project site. The Tentative Tract Map proposes a total of 272 residential lots with lot sizes ranging from 5,400 square feet up to 27,015 square feet. Lots within the Low Density Residential and Estate Density Residential areas where clustering would occur have a minimum lot size of 10,150 square feet and a minimum pad size of 10,000 square feet. Overall, the Tentative Tract Map has an average lot size of 8,617 square feet.

*Commercial Retail to Medium Density Residential*

The project involves the conversion of Commercial Retail (CD: CR) to Medium Density Residential (CD: MDR). This would result in the loss of a potential commercial development in an area on the fringe of urban and rural development. No other Commercial Retail (CD: CR) designations exist in the immediate vicinity within either unincorporated Riverside County or City of Riverside reflecting either existing or potential new commercial development. The closest retail uses would be at La Sierra Avenue and Indiana Avenue (approximately 4.2 miles away), Van Buren Boulevard and Washington Avenue (approximately 7.2 miles away), or Cajalco Road and Temescal Canyon Road (approximately 7.7 miles away). While the retention of the commercial land use could allow for future commercial development to serve the surrounding area, given that the project site is generally on the fringe of urban to rural development, this location is not as preferable or viable to develop with any substantive neighborhood serving retail uses to serve the needs of the existing or future planned residents of the area.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), and Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio)
2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) to the north and east, Community Development: Public Facilities (CD: PF) to the south, Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) to the west
3. Proposed Zoning (Ex. #2): One Family Dwellings (R-1) and Planned Residential (R-4)
4. Surrounding Zoning (Ex. #2): Light Agriculture - 10 Acre Minimum (A-1-10) to the north, Light Agriculture - 10 Acre Minimum (A-1-10), Light Agriculture with Poultry (A-P) to the east, Watercourse, Watershed & Conservation Areas (W-1), Light Agriculture - 10 Acre Minimum (A-1-10) to the south, and One family Dwellings (R-1), Light Agriculture - 5 Acre Minimum (A-1-5),

- |                                   |  |
|-----------------------------------|--|
| 5. Existing Land Use (Ex. #1):    | Residential Agriculture- 5 Acre Minimum (R-A-5) Specific Plan (SP) to the west.  |
| 6. Surrounding Land Use (Ex. #1): | Vacant Land and Agricultural Land<br>Single family residential, agriculture and vacant land to the north, vacant land and agricultural uses to the east, vacant land and Lake Matthews to the south, single family residential to the west |
| 7. Project Data:                  | Total Acreage: 103.62<br>Total Proposed Lots: 289<br>Total Proposed Residential Lots: 272<br>Proposed Min. Lot Size: 5,400 sq. ft.<br>Schedule: A  |
| 8. Environmental Concerns:        | See attached environmental assessment  |

**RECOMMENDATIONS:**

**STAFF RECOMMENDS THAT THE PLANNING COMMISSION:**

**ADOPT** PLANNING COMMISSION RESOLUTION NO. 2016-006 recommending adoption of General Plan Amendment No. 1127 to the Riverside County Board of Supervisors; and,

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

**ADOPT** a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42710, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE** GENERAL PLAN AMENDMENT NO. 1127 to amend the General Plan Land Use Designation of the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) portion of the property to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) in accordance with the Proposed General Plan Land Use Exhibit #6; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

**TENTATIVELY APPROVE** CHANGE OF ZONE NO. 7844 to change the zoning of the project site from Light Agriculture – 10 Acre Minimum (A-1-10) to One Family Dwellings (R-1) and Planned Residential (R-4) in accordance with the Change of Zone exhibit; and,

**APPROVE** TENTATIVE TRACT MAP NO. 36730, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (½ acre minimum), Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum), and Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) on the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, residential parcels with a minimum lot size of 5,400 sq. ft., is permitted use in the Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) designation.
3. The proposed General Plan Amendment does not conflict with the Riverside County Vision. The proposed Medium Density Residential designation would minimize potential land use conflicts and compatibility issues which would result from development of the site according to the existing General Plan Commercial Retail designation. The Proposed Project would result in a land use designation that is consistent with existing development in the immediate vicinity of the site and represents a logical continuation of land use in the area. Lands located to the north, east, and west of the project site are designated "Medium Density Residential" and land located to the east are developed with single family homes.
4. The proposed General Plan Amendment would not conflict with any General Plan Principle. The proposed General Plan Amendment meets the General Plan principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances within the El Sobrante Policy Area than provided by the current designation.
5. The proposed General Plan Amendment would not conflict with any foundation component of the General Plan. The proposed designation would be within the same Foundation Component of the General Plan. Thus, the proposed amendment is consistent with the Community Development Foundation.
6. The proposed project would not be detrimental to the purposes of the General Plan and Lake Mathews/Woodcrest Area Plan because the proposed amendment would maintain the rural and suburban style residential atmosphere of the community.
7. There are new conditions or special circumstances that were unanticipated in preparing the General Plan. Although the intent of the existing designation of Community Development: Commercial Retail (CD: CR) was to provide a site to potentially attract commercial development to this fringe suburban and rural area, retail development has yet to be pursued on the site since the adoption of the Riverside County General Plan in 2003. In the past, commercial development in this location and at this size of 12.9 acres may have had more potential. However, given the site's location on the fringe of suburban development and its relatively small size to develop a commercial shopping center, the site is not as attractive or viable for a commercial development to serve the existing and planned residents for the area.
8. The project site is located within the El Sobrante Policy Area of the Lake Mathews-Woodcrest Area Plan.
9. The El Sobrante Policy Area limits additional residential development to 1,500 dwelling units. The proposed Tentative Tract Map includes 272 residential lots and two other Tentative Tract

Maps (36390 and 36475) propose collectively a total of 786 residential dwelling units above those dwelling units already existing or entitled to when the policy was created in 2003. Therefore, the proposed Tentative Tract Map would not exceed the dwelling unit threshold for the policy area.

10. The El Sobrante Policy Area limits density within Medium Density Residential areas to no more than 3.0 dwelling units per acre. The proposed Tentative Tract Map includes approximately 228 dwelling units within the approximately 78.9 acre Medium Density Residential area for a density of 2.89 dwelling units per acre.
11. The El Sobrante Policy Area requires coordination with local agencies to ensure adequate service provisions. Such coordination has been included and will continue to be included pursuant to standard procedure, requirements, and conditions of approval for the proposed Tentative Tract Map.
12. The El Sobrante Policy Area requires coordination of development strategies with the City of Riverside. This policy is more applicable to larger planning strategy than specific development proposals. However, the City of Riverside has been involved during the review of this project pursuant to the Memorandum of Understanding with the City as discussed further below.
13. The El Sobrante Policy Area encourages the use of Specific Plans to implement land use designations. This is a recommendation and not a formal requirement. The Tentative Tract Map and proposed R-1 and R-4 zoning would include variation in lot sizes and Design Guidelines pursuant to R-4 requirements that implement the land use designations similar to a Specific Plan.
14. The El Sobrante Policy Area encourages clustering of dwelling units to avoid development of areas constrained by physical features or sensitive resources. Clustering is specifically encouraged within Low Density Residential Areas rather than Very Low Density Residential or Estate Density Residential areas, although it does not prohibit clustering in Very Low Density Residential or Estate Density Residential areas. The proposed Tentative Tract Map proposes to cluster development within the Low Density Residential and Estate Density Residential portion of the site to avoid the drainage area located in the northeastern and southwestern portions of the project site. Where clustering is allowed, lots shall have a minimum pad size of 8,000 square feet. Clustering would technically not occur within the Medium Density Residential portion since there are no stated minimum lot sizes for this designation and development within this area would comply with the applicable density criteria. Lots within the Low Density Residential and Estate Density Residential areas where clustering would occur have a minimum lot size of 10,150 square feet and a minimum pad size of 10,000 square feet.
15. The El Sobrante Policy Area requires development to be sensitive to and retain unique topographical features. While the project site does not include any unique topographical features, the project is designed to be sensitive to the existing undulating terrain and retention of the drainages in the northeastern and southwestern portions of the project site.
16. The El Sobrante Policy Area requires that developments blend with the natural surroundings through architecture, construction materials and colors, and retention of natural vegetation. The proposed grading is sensitive to the natural terrain and manufactured slopes would be constructed and landscaped to blend with the natural surroundings as feasible. Building design would be required to comply with the Countywide Design Guidelines as well as the project's

specific Design Guidelines which emphasize construction materials and colors to complement the natural surroundings.

17. The El Sobrante Policy Area restricts hillside development that does not comply with the policies in the Open Space, Habitat & Natural Resources section and Hillside Development and Slope section of the General Plan Land Use Element. The proposed project complies with these policies through preservation of water courses, provision of recreation areas, clustering to preserve open space, minimize alteration to natural landforms and vegetation, minimize hazards from slope erosion and failures.
18. The El Sobrante Policy Area encourages open space and recreational amenities. The Tentative Tract Map includes 15.34 acres of common and natural open space and a 2.18-acre park and includes extension of existing equestrian and pedestrian trails along McAllister Street and El Sobrante Road.
19. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
20. The proposed use, a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three water quality detention basins, one 2.18-acre park site, one sewage lift station, and 17 open space lots, is consistent with the Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (1/2 acre minimum lot size), Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum lot size) designations. Including the El Sobrante provision for Medium Density Residential areas to be limited to no more than 3.0 dwelling units per acre and the standard density provisions for the Low Density Residential and Estate Density Residential of 2 dwelling units per acre and 0.5 dwelling units per acre, respectively, the site could be allowed a maximum of 282 dwelling units. The General Plan's provisions for clustering allow for variation in density and lot sizes across the development. As previously noted, the El Sobrante Policy Area encourages clustering within the Low Density Residential area, but does not restrict it in Estate Density Residential areas.
21. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum) to the north, Rural Community: Low Density Residential (RC: LDR) (1/2 acre minimum) to the north and east, Community Development: Public Facilities (CD: PF) to the south, Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) to the west.
22. The existing zoning for the subject site is Light Agriculture – 10 Acre Minimum (A-1-10).
23. The proposed zoning for the subject site is One-Family Dwellings (R-1) and Planned Residential (R-4).

24. The proposed development, a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three water quality detention basins, one park site, one sewage lift station, and 17 open space lots, is consistent with the development standards set forth in the One Family Dwelling (R-1) and Planned Residential (R-4) zone.
25. The project site is surrounded by properties which are zoned Light Agriculture- 10 acre minimum (A-1-10) to the north, Light Agriculture- 10 acre minimum (A-1-10), Light Agriculture with Poultry (A-P) to the east, Watercourse, Watershed & Conservation Areas (W-1), Light Agriculture- 10 acre minimum (A-1-10) to the south, and One family Dwelling(R-1), Light Agriculture- 5 acre minimum (A-1-5), Residential Agriculture- 5 acre minimum (R-A-5) Specific Plan (SP) to the west.
26. The project site is located within El Sobrante Agricultural Preserve No. 3. Agricultural Preserve Case No. 1046 for the Disestablishment of the Agricultural Preserve has been filed and will be presented for consideration by the Riverside County Board of Supervisors concurrently with this project and shall be approved prior to any change from the current agricultural zoning.
27. Single family and agricultural uses have been constructed and are operating in the project vicinity.
28. The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the applicable habitat conservation/planning program for Western Riverside County. The Project site and off-site areas occur within the Lake Mathews/Woodcrest Area Plan portion of the MSHCP but are not within a Criteria Cell, a designated Cell Group, or a subunit within the Lake Mathews/Woodcrest Area Plan that requires conservation of land for inclusion in the MSHCP Conservation Area. The Project site also is not within any cores or linkages (i.e., Special Linkage Areas) as identified on MSHCP Figure 3-2. As such, the Project would only be required to contribute MSHCP Mitigation Fees pursuant to County Ordinance No. 810.
29. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. Initial comments from the City of Riverside noted concerns both with land use consistency with the City's General Plan and traffic. The City of Riverside had requested that the applicant file a General Plan Amendment to address the inconsistency with land use designations. Riverside County staff cannot require applicants file applications within another jurisdiction. The land use and traffic concerns have been discussed between Riverside County and City of Riverside staff and certain traffic provisions have been agreed to adequately mitigate impacts to the City of Riverside, in particular for the development to pay standard traffic impact fees for intersections within the City of Riverside impacted by the project
30. This land division is located within a CAL FIRE state responsibility area.
31. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

32. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
33. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by complying with minimum road standards for fire equipment access, standards for signs identifying streets, hydrant spacing, roofing materials, fuel modification, and building fire sprinklers.
34. The proposed project complies with both Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52) requirements for notification and consultation with Native American tribes. A list of 10 tribes as provided by the Native American Heritage Commission were initially sent requests for consultation on March 24, 2014 pursuant to SB 18 requirements. Subsequently, requests for notification were sent to 4 tribes on July 13, 2015 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Both the Pechanga Band of Luiseno Indians and Soboba Band of Luiseno Indians requested consultation with Riverside County. In person meetings with Pechanga representatives were held on April 18, 2013 and May 14, 2014 and in person meetings with Soboba representatives were held on January 27, 2014, May 1, 2014, and July 28, 2014. The project Cultural Resource Report and applicable mitigation and conditions of approval were provided to both tribes. No response has been received from either tribe with comments or concerns on the report, mitigation measures, or conditions of approval. A letter confirming conclusion of consultation was sent on February 18, 2016.
35. Environmental Assessment No. 42710 identified the following potentially significant impacts:
  - a. Air Quality
  - b. Biological Resources
  - c. Cultural Resources
  - d. Geology/Soils
  - e. Hazards & Hazardous Materials
  - f. Noise
  - g. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

### **CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) Land Use Designations, the El Sobrante Policy Area, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One Family Dwellings (R-1) and Planned Residential (R-4) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design and with the incorporated conditions of approval and mitigation measures
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A 100-year flood plain; or
  - b. An airport influence area.
3. The project site is located within:
  - a. The City of Riverside sphere of influence;
  - b. The Riverside County Recreation and Parks District;
  - c. The Southwest Riverside Area Drainage Plan;
  - d. The Lake Mathews dam inundation area;
  - e. The Stephens Kangaroo Rat Fee Area;
  - f. Low potential for liquefaction area;
  - g. An area potentially susceptible to subsidence; and,
  - h. Moderate to high Fire Hazard area.
4. The subject site is currently designated as Assessor's Parcel Numbers 270-050-026, 270-160-001, 270-060-010, 270-170-009, 010, 011, 270-180-010, and 285-020-006.

RB:rb

X:\Planning Case Files-Riverside office\TR36730\DH-PC-BOS Hearings\DH-PC\GPA01127.CZ07844.TR36730.Staff Report.docx

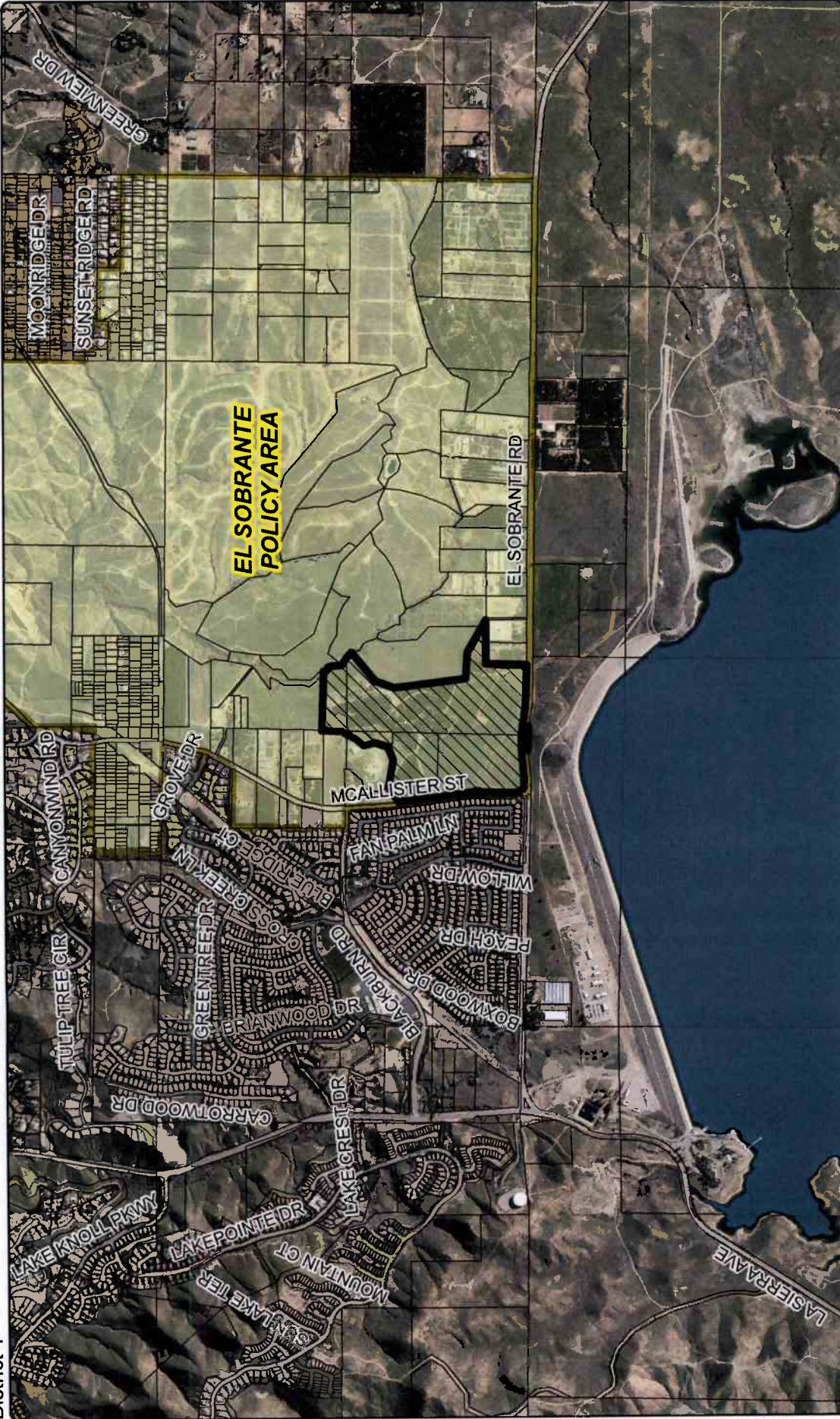
Date Prepared: 02/16/16

Date Revised: 02/24/16

# RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07844 GPS01127 TR36730 VICINITY/POLICY AREAS

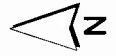
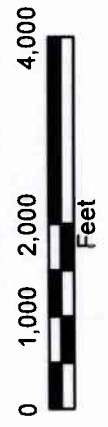
Supervisor: Jeffries  
District 1

Date Drawn: 02/10/2016  
Vicinity Map



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. The new General Plan may contain designations for land use that differ from the previous General Plan. The new General Plan may also contain designations for land use that differ from the Riverside County Planning Department's office in Riverside at (951)955-3000 (Western County) or in Palm Desert at (760)865-4477 (Eastern County) or Whittier (909)798-4444.

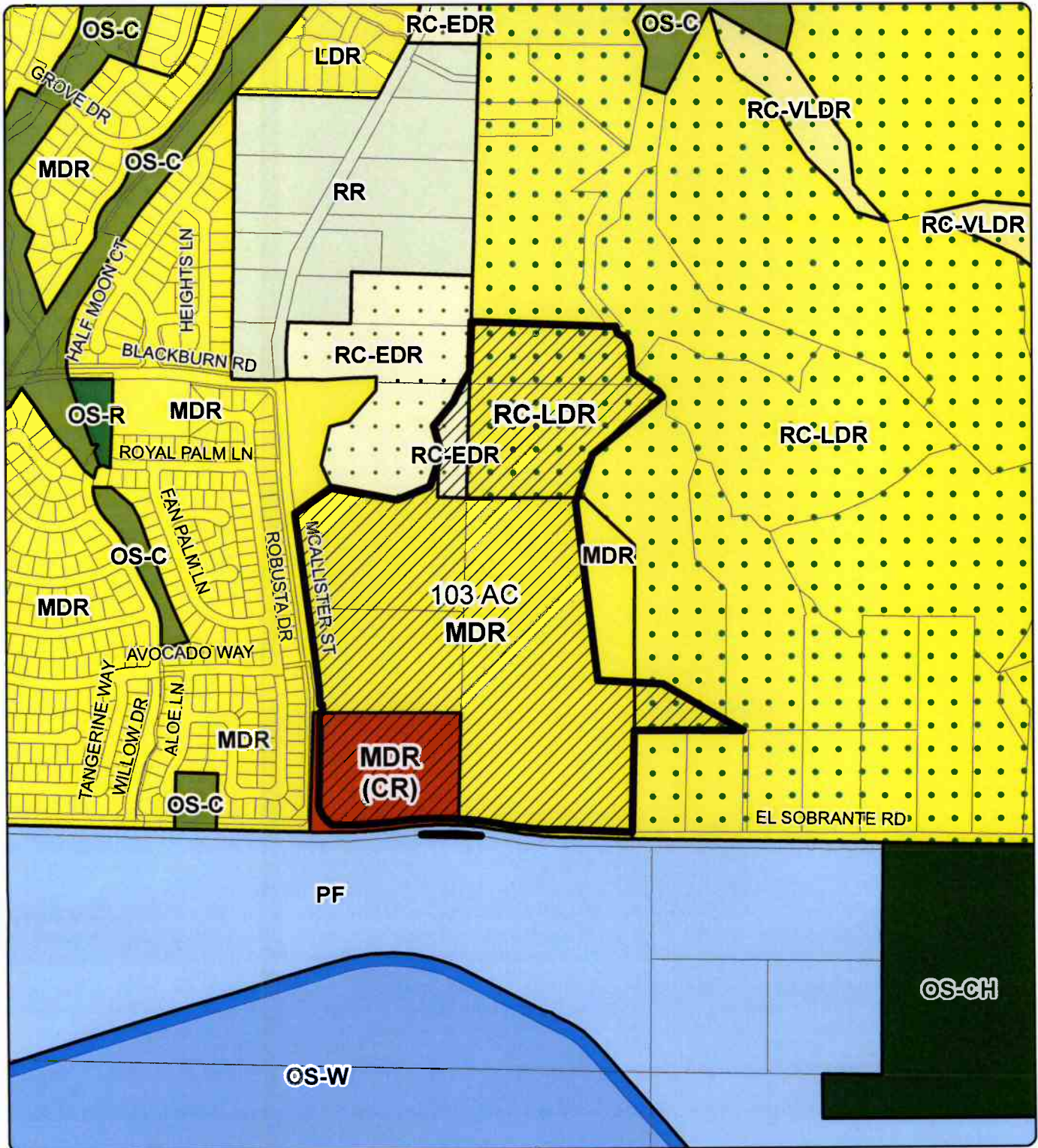
# RIVERSIDE COUNTY PLANNING DEPARTMENT

**CZ07844 GPA01127 TR36730**

## PROPOSED GENERAL PLAN

Supervisor Jefferies  
District: 1

Date Drawn: 02/10/2016  
Exhibit 6



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctimes.org>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

**CZ07844 GPS01127 TR36730**

Supervisor: Jeffries  
District 1

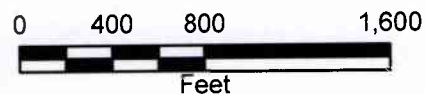
**PROPOSED ZONING**

Date Drawn: 02/10/2016  
Exhibit 3



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctimes.org>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

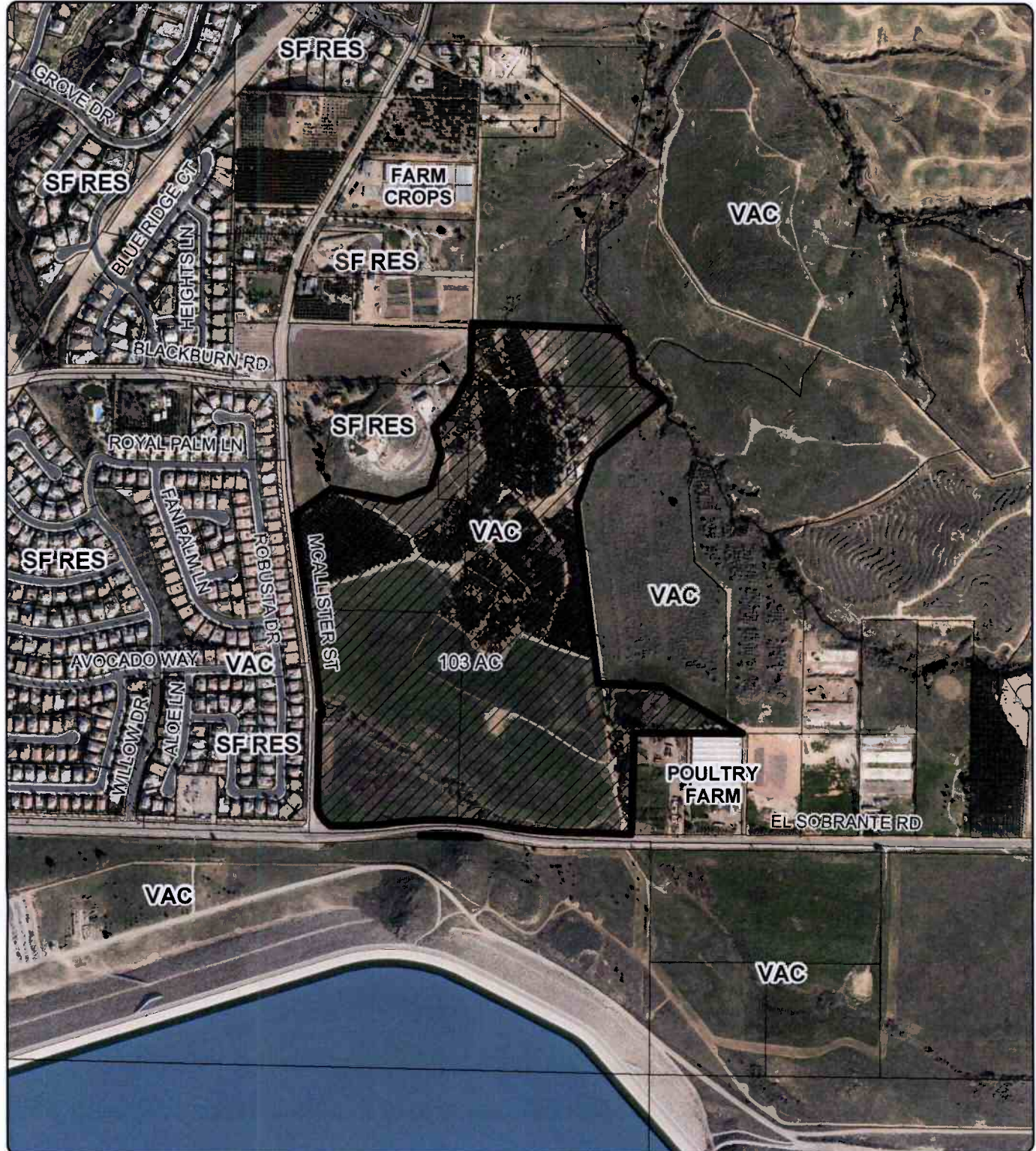
## CZ07844 GPS01127 TR36730

Supervisor: Jeffries  
District 1

**LAND USE**

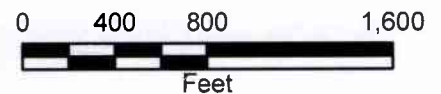
Date Drawn: 02/10/2016

Exhibit 1



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctmwa.org>



PREPARED FOR:

CHRISTOPHER HOMES

PREPARED BY:



SCHEDULE 'A'  
 LAKE RANCH  
 TENTATIVE TRACT NO. 36730  
 AERIAL PHOTOGRAPH  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**OWNER**

HARVARD FARMS, INC.  
13100 EL SOBRANTE ROAD  
RIVERSIDE, CA 92503

**APPLICANT**

CHRISTOPHER DEVELOPMENT GROUP, INC.  
23 CORPORATE PLAZA, SUITE 246  
NEWPORT BEACH, CA 92660  
(949) 729-1237

**ENGINEER**

ALBERT A. WEBB ASSOCIATES  
3788 MCCRAY STREET  
RIVERSIDE, CA 92506  
(951) 686-1070

**ASSESSOR'S PARCEL NO.**

270-180-010

**ACREAGE**

23.70 AC

**LAND USE**

EXISTING LAND USE DESIGNATION: CR - COMMERCIAL RETAIL AND  
PROPOSED LAND USE DESIGNATION: MDR - MEDIUM DENSITY RESIDENTIAL  
EXISTING ZONING: MDR - MEDIUM DENSITY RESIDENTIAL

**LEGAL DESCRIPTION**

THOSE PORTIONS OF THE NORTHEAST QUARTER OF THE  
SOUTHEAST QUARTER AND THE SOUTH HALF OF THE  
SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AND THOSE  
PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST  
QUARTER AND THE SOUTHWEST QUARTER OF SECTION 32,  
TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SAID SECTIONS ARE  
SHOWN ON MAP OF THE RANCHO EL SOBRANTE DE SAN  
JACINTO OF FILE IN BOOK 1, PAGE 8 OF MAPS, SAN  
BERNARDINO COUNTY RECORDS

**UTILITIES**

WATER.....WESTERN MUNICIPAL WATER DISTRICT  
SEWER.....SOUTHERN CALIFORNIA WATER COMPANY  
ELECTRIC.....SOUTHERN CALIFORNIA EDISON COMPANY  
GAS.....SOUTHERN CALIFORNIA GAS COMPANY  
TELEPHONE.....ATT  
TELEVISION.....INDIVIDUAL RECEPTION/CABLE  
**NOTES**  
1. 2007 EDITION THOMAS BROS. MAP BOOK: PAGE 745,  
GRID A7



**VICINITY MAP**

CR, MDR TO MDR

GROSS = 25.8 AC.  
NET = 21.8 AC.

APN  
270-180-001

MDR

N07°29'28"W  
955.23

L=183.35  
R=1200.00

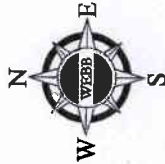
TRACT NO. 28878  
MB 8/4/83-71

S01°16'19"W  
711.17

EL SOBRANTE RD

L=478.66, R=3000.00  
S82°46'59"W  
38.49

APN  
286-020-006



GRAPHIC SCALE  
1" = 200'



**GENERAL PLAN AMENDMENT #**

SEC 31, T3S, R5W

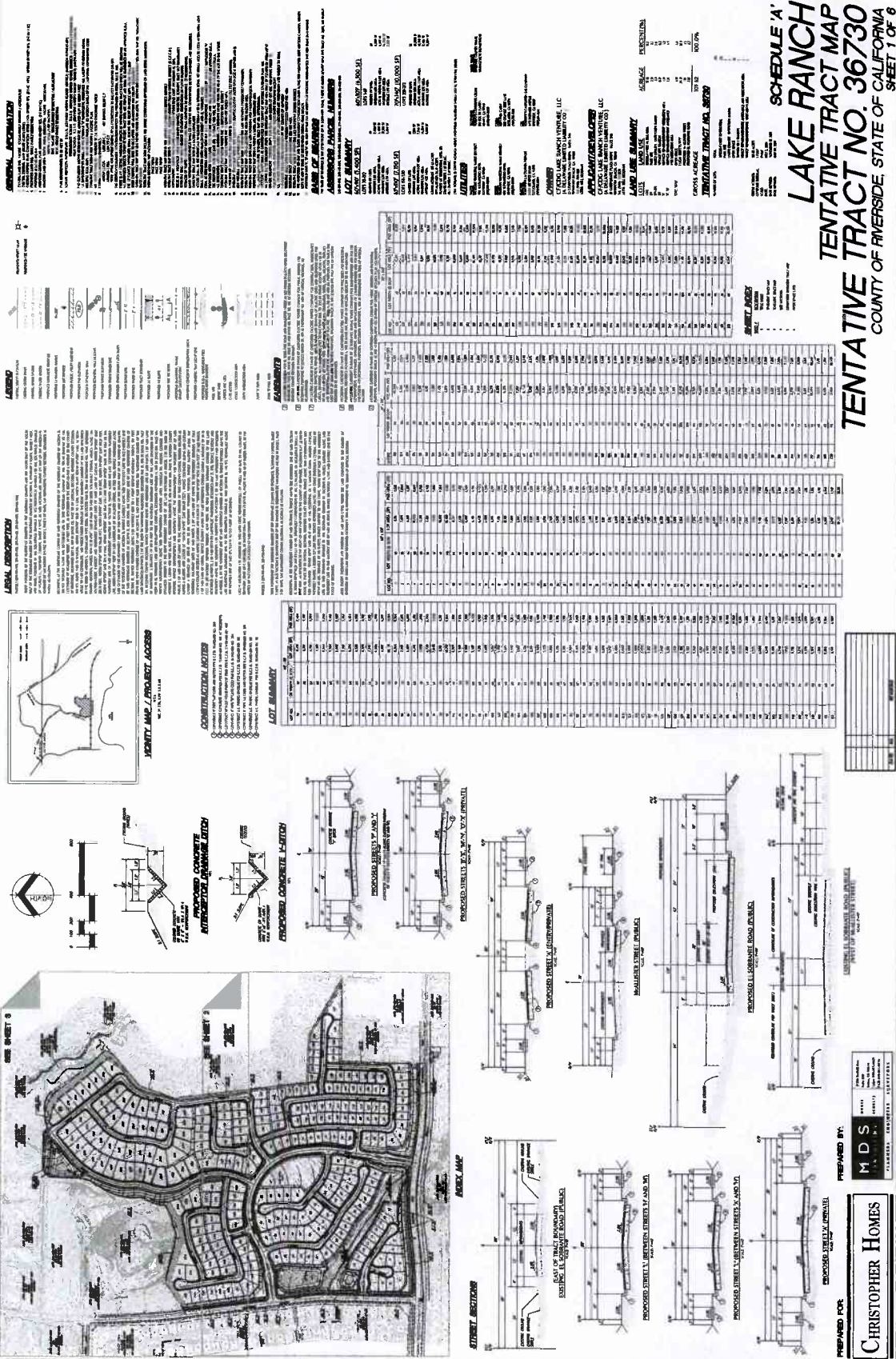
REVISIONS	DATE	BY

SCALE: 1"=200'	DATE: 10/11/2013	DESIGNED: ALBERT A. WEBB ASSOCIATES	CHECKED: ALBERT A. WEBB ASSOCIATES	PLN CK REF: F.B.	W.D. 13-0182	SHEET 1	OF 1 SHEETS	DWG. NO.
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CASE: GPA01127  
EXHIBIT: A  
DATE: 12/30/14  
PLANNER: D. Abraham



SCHEDULE 'A'  
LAKE RANCH  
TENTATIVE TRACT MAP  
TENTATIVE TRACT NO. 36730  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
SHEET 1 OF 6

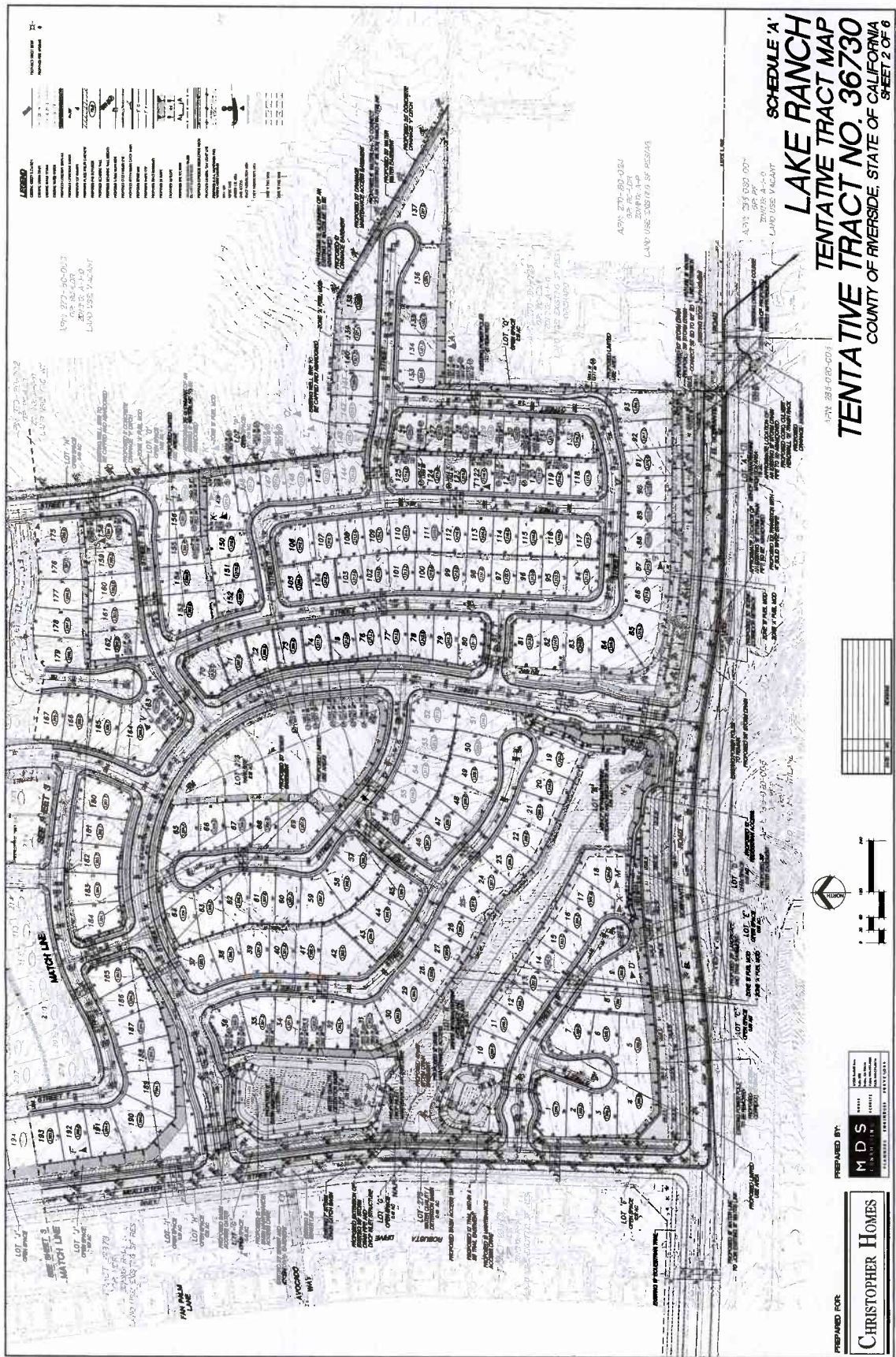


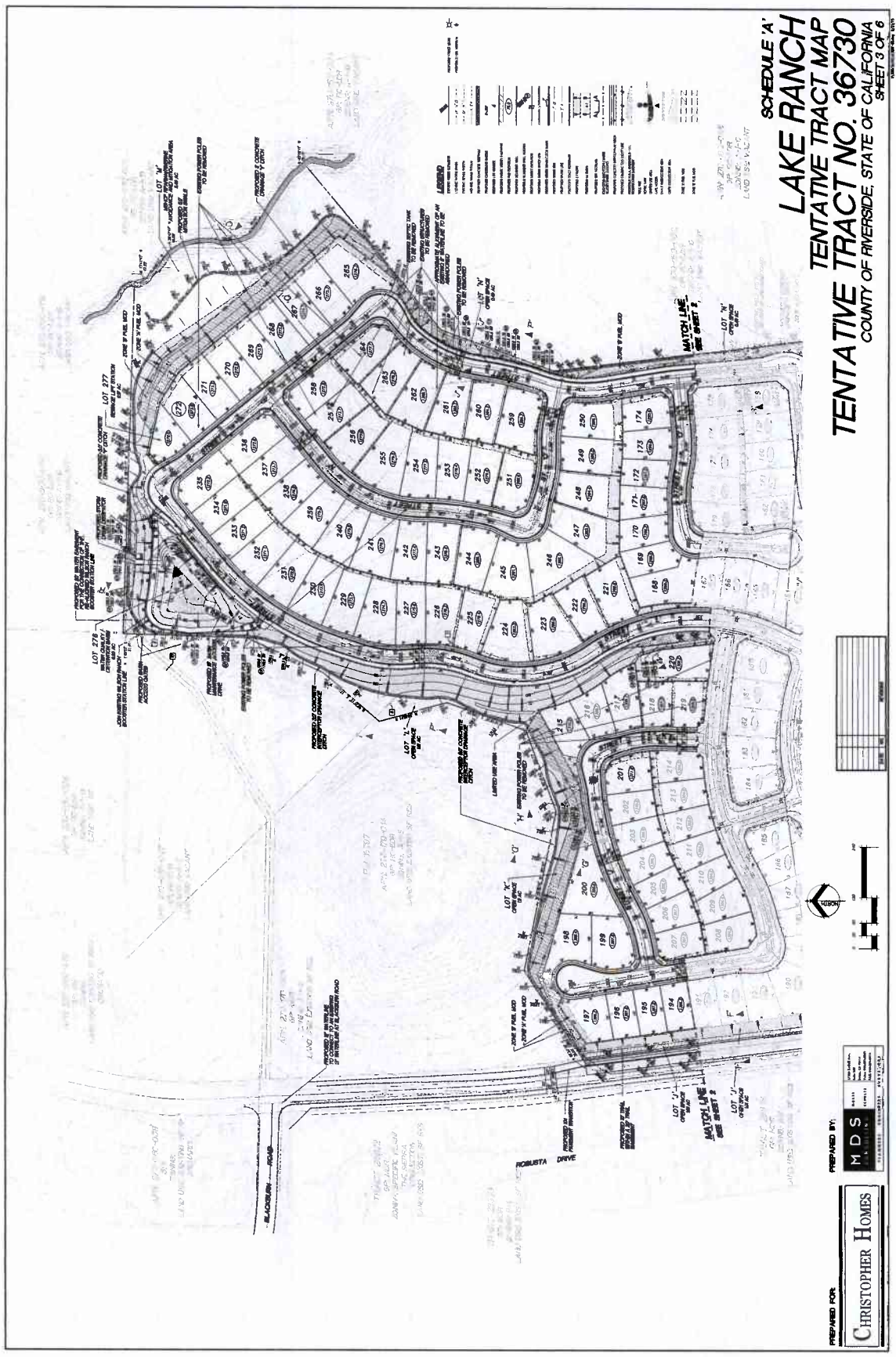
PREPARED FOR:  
**CHRISTOPHER HOMES**

PREPARED BY:  
**MDS**  
M. D. S. & S. ENGINEERS  
1000 N. GATEWAY AVENUE  
SUITE 100  
RIVERSIDE, CA 92507  
(951) 514-1111

CENTRAL RIVERSIDE ROAD  
PART OF TRACT NO. 36730

LAKE RANCH DRIVE





**SCHEDULE 'A'**  
**LAKE RANCH**  
**TENTATIVE TRACT MAP**  
**TENTATIVE TRACT NO. 36730**  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 3 OF 6

149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289
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PREPARED BY:

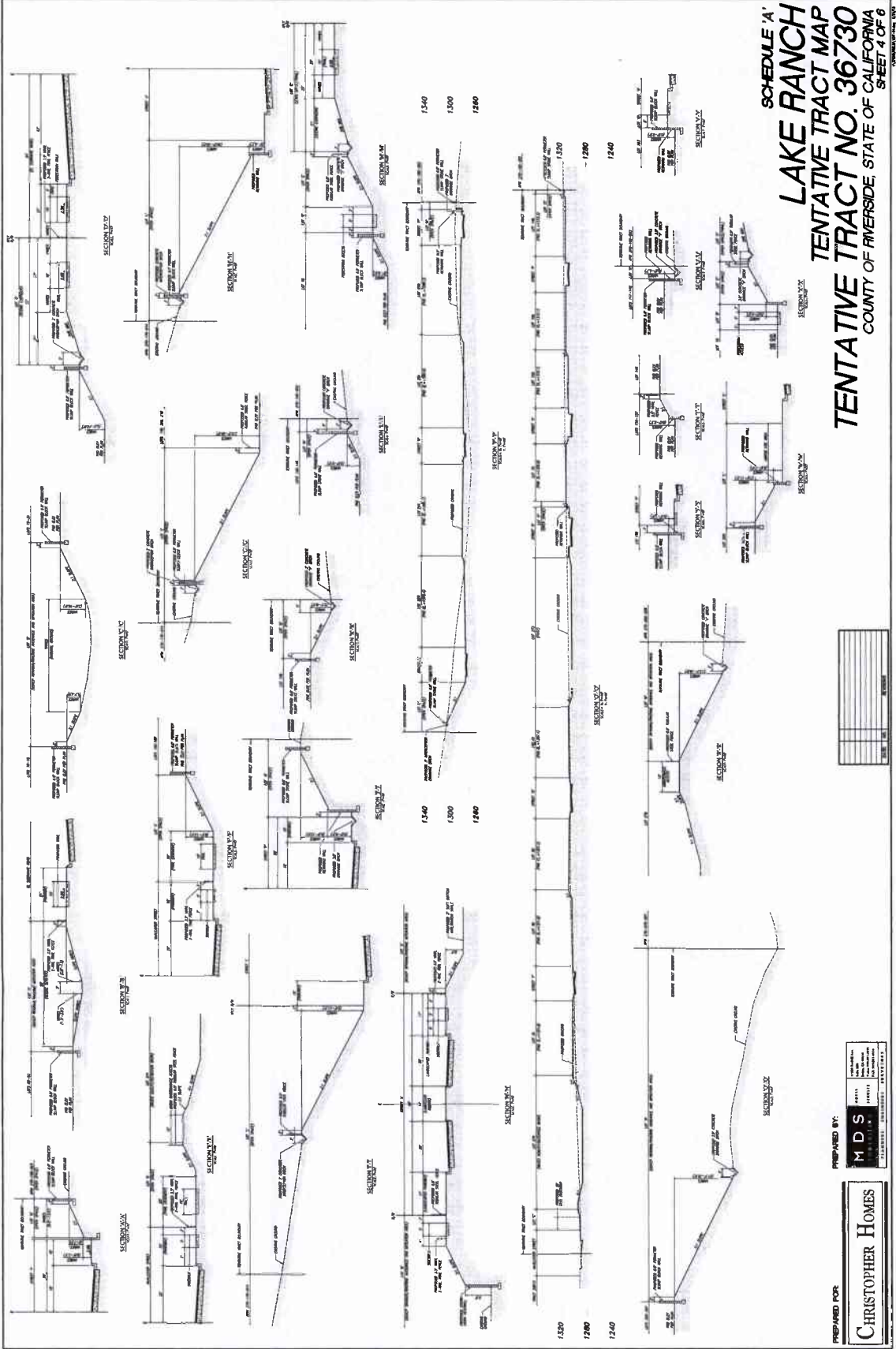
**MDS**

Map Design Services, Inc.

1000 N. GATEWAY AVENUE, SUITE 100  
 ANAHEIM, CALIFORNIA 92816  
 (714) 771-1111  
 FAX (714) 771-1112

PREPARED FOR:

**CHRISTOPHER HOMES**

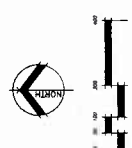
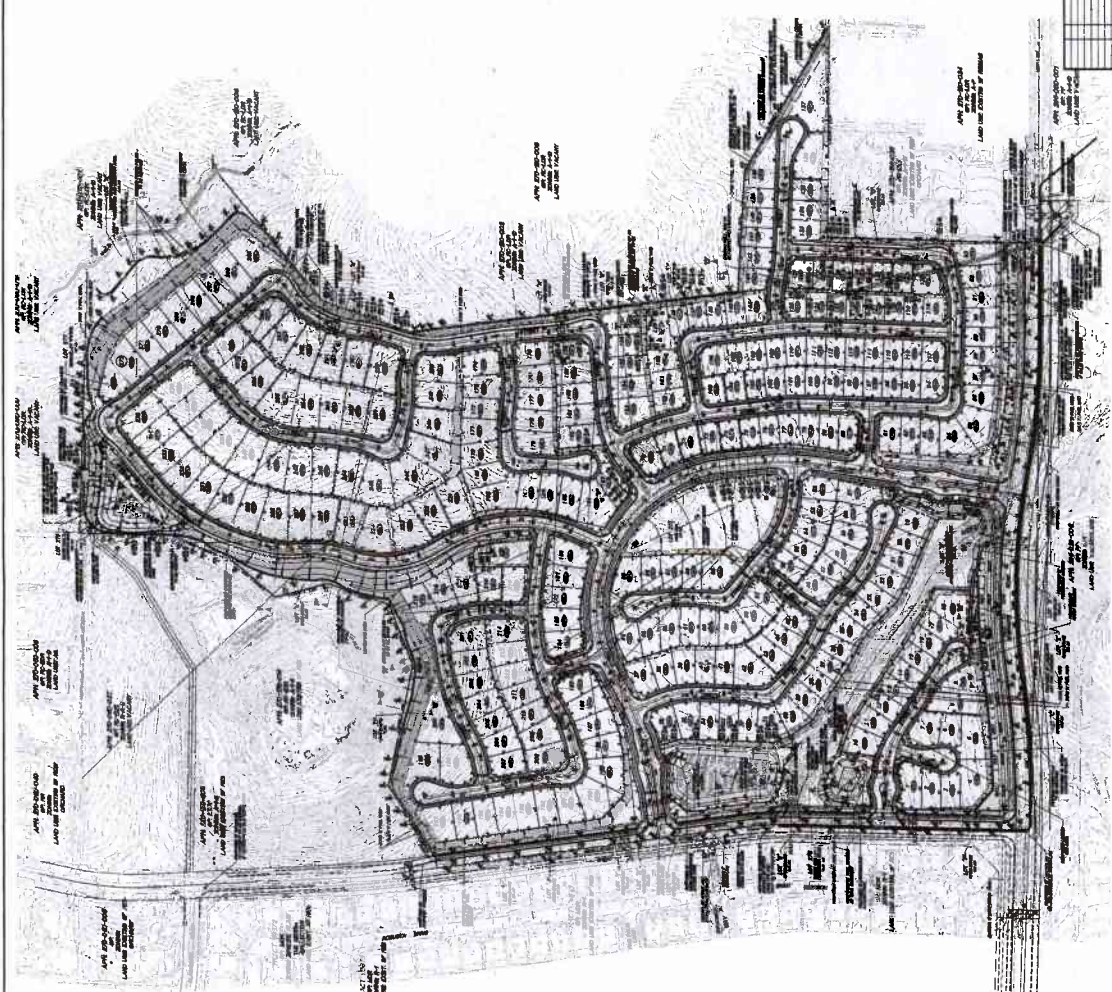


**SCHEDULE 'A'**  
**LAKE RANCH**  
**TENTATIVE TRACT MAP**  
**TENTATIVE TRACT NO. 36730**  
**COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**SHEET 4 OF 6**

DATE	12/1/2011
BY	M.D.S.
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	

PREPARED BY:  
**M.D.S.**  
 CIVIL ENGINEER  
 LICENSE NO. 10001

PREPARED FOR:  
**CHRISTOPHER HOMES**



PREPARED FOR:  
**CHRISTOPHER HOMES**

PREPARED BY:  
**MDS**

**SCHEDULE 'A'**  
**LAKE RANCH**  
 TENTATIVE TRACT MAP  
 TENTATIVE TRACT NO. 36730  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 5 OF 6

DATE	10/10/00
BY	MD
CHECKED	
APPROVED	

LOT	AREA (Ac.)
-----	------------

LOT	AREA (%)
A	1.15
B	0.97
C	0.97
D	0.92
E	0.12
F	0.16
G	0.41
H	0.12
I	0.30
J	1.01
K	1.11
L	1.12
M	5.49
N	6.49
O	0.22
P	0.18
Q	0.15
TOTAL	15.24



PREPARED FOR

CHRISTOPHER HOMES

PREPARED BY:



**SCHEDULE 'A'**  
**LAKE RANCH**  
**TENTATIVE TRACT 36730**  
**OPEN SPACE LOTS**  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
SHEET 6 OF 6



CASE: TR36730, AMD.#1  
EXHIBIT: L  
DATE: 12/30/14  
PLANNER: D. Abraham

NEIGHBORHOOD  
ENTRY LANDSCAPE

- COMMUNITY ENTRY
- CITRUS GROVE PLANTING AT CORNERS
  - VEHICULAR & PEDESTRIAN ENTRY GATES
  - MONUMENTATION

- COMMUNITY PARK/  
RECREATION CENTER
- POOL AND SPA
  - BBQ/GRILLING AREA W/SEATING
  - SHADE STRUCTURES
  - CHILDREN'S PLAY AREA
  - OPEN TURF PLAY AREA
  - MAINTENANCE/RESTROOM BUILDING
  - PARKING LOT

WATER QUALITY/  
DETENTION BASIN

NEIGHBORHOOD  
ENTRY WITH  
VEHICULAR &  
PEDESTRIAN  
ENTRY  
GATES

- MCALLISTER STREETSCAPE
- 5' WIDE SIDEWALK
  - 10' WIDE REGIONAL TRAIL
  - PARKWAY TREES
  - PALM GROUPINGS
  - BACKGROUND VERTICAL SCREEN TREES

CITRUS GROVE  
PLANTING @  
CORNER

WATER QUALITY  
DETENTION BASIN

COMMUNITY SLOPE

PRIVATE SLOPES  
OVER 5' IN VERTICAL  
HEIGHT TO BE  
PLANTED WITH  
TREES, SHRUBS, AND  
GROUND COVER

FUEL MODIFICATION  
ZONE

- EL SOBRANTE ROAD STREETSCAPE
- 50' SCENIC SETBACK
  - 10' WIDE SIDEWALK
  - 10' WIDE REGIONAL TRAIL
  - PARKWAY TREES
  - PALM GROUPINGS
  - BACKGROUND VERTICAL SCREEN TREES

HABITAT PRESERVATION/  
MITIGATION AREA

SEWAGE LIFT STATION

FUEL MODIFICATION  
ZONE

HABITAT PRESERVATION/  
MITIGATION AREA

70' X 140' LOTS  
10,000 S.F.  
(52 LOTS)

65' X 110' LOTS  
7,150 S.F.  
(68 LOTS)

60' X 105' LOTS  
6,300 S.F.  
(69 LOTS)

60' X 90' LOTS  
5,400 S.F.  
(83 LOTS)

THEMATIC LANDSCAPE  
TREATMENT ALONG  
MAIN COMMUNITY  
ROAD

NEIGHBORHOOD  
ENTRY LANDSCAPE

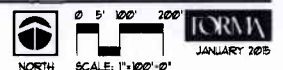
NEIGHBORHOOD  
STREET TREES @  
APPROXIMATELY 30'  
O.C.

- COMMUNITY ENTRY
- VEHICULAR AND PEDESTRIAN ENTRY GATES
  - MONUMENTATION

LAKE RANCH

CHRISTOPHER HOMES

LANDSCAPE SITE PLAN



---

# **LAKE RANCH**

## **DESIGN GUIDELINES**

**TENTATIVE TRACT MAP No 36730**

***DECEMBER 2014***

CASE: TR36730, AMD.#1  
EXHIBIT: D  
DATE: 12/30/14  
PLANNER: D. Abraham



---

# LAKE RANCH

## DESIGN GUIDELINES

*A Residential Community by:*

**CHRISTOPHER DEVELOPMENT GROUP, INC.**

23 Corporate Plaza Drive, Suite 246

Newport Beach, CA 92660

(949) 721-8200

Contact: Bill Holman

*Prepared For:*

**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT**

**12<sup>TH</sup> FLOOR**

4080 Lemon Street

Riverside, CA 92501

*Prepared By:*

**T&B PLANNING CONSULTANTS, INC.**

17542 East 17<sup>th</sup> Street, Suite 100

Tustin, CA 92790

(714) 505-6360

Contact: Joel Morse

December 2014

---

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## **I. INTRODUCTION**

### **A. EXECUTIVE SUMMARY**

#### **1. PURPOSE**

This Design Guidelines document has been prepared for the County of Riverside to facilitate processing, discretionary approval and development of LAKE RANCH (Tentative Tract Map No. 36730). The LAKE RANCH Design Guidelines provide detailed text and exhibits which identify site planning and architectural design components which create a cohesive project identity. This Design Guidelines document ensures the build-out of LAKE RANCH in a manner which is consistent with County policies and standards.

These Design Guidelines provide the essential link between the requirements of the Countywide Design Standards and Guidelines (adopted January 13, 2004) and actual development within the project area. By functioning as a regulatory document, the LAKE RANCH Design Guidelines provide a means of developing the project, taking into account all local goals, objectives, and policies.

These Design Guidelines are intended to be flexible and are subject to modification over time to allow for response to unanticipated conditions, such as changes in taste, community desires and the marketplace, or significant changes in areas adjacent to LAKE RANCH. Yet, it is critical that these guidelines are followed in a manner consistent with this design theme to create a unified concept while providing the opportunities for diversity and visual interest, which are key components in the most successful communities in Southern California.

#### **a. Planning Objectives**

These Design Guidelines establish design standards and criteria that are

consistent with the Countywide Design Standards and Guidelines. Implementation of these guidelines will ensure that the LAKE RANCH community is developed as a high quality, aesthetically cohesive community.

Based on the Design Strategies outlined in the Riverside County General Plan, it is the County's desire to advance several specific development goals including:

- Ensure that new homes are constructed in neighborhoods that are interesting and varied in appearance.
- Utilizing building materials to promote a look of quality, both at the time of initial occupancy, as well as in future years.
- Encouraging efficient use of land while creating high quality communities that will maintain their economic values and long-term desirability as places to live and work.

In addition to the County's objectives, the LAKE RANCH Design Guidelines:

- Provide guidance to builders, engineers, architects, and other professionals to achieve the desired design quality envisioned for LAKE RANCH.
- Provide the County of Riverside with the necessary assurances that LAKE RANCH will be developed in accordance with the quality and character set forth in this document.

- Provide guidance to County staff, the Planning Commission, and the Board of Supervisors in the review of future development within the LAKE RANCH area.
- Provide design guidelines which permit the LAKE RANCH area to develop its own theme and character while allowing it to interface with and respond to the character and design fabric of adjacent communities.

**b. Applicability of Design Guidelines**

Provisions of the Riverside County Residential Design Standards and Guidelines supplement the minimum specifications for land development in Riverside County Ordinance No. 348, and should be incorporated by reference in all applicable development Conditions of Approval for LAKE RANCH. The Standards and Guidelines pertain to residential subdivisions with a minimum lot size of one-half acre or less, and located within certain residential zoning categories, including zones R-1 and R-4. As such, the LAKE RANCH project is subject to the provisions of the County's Design Standards and Guidelines.

**c. Discretionary Actions and Approvals**

Concurrent with the filing of these Design Guidelines, the project applicant also is filing Tentative Tract Map No. 36730. The project applicant seeks to subdivide ±103 acres into 272 single-family lots, a private park, open space, and associated infrastructure improvements in the El Sobrante Policy Area and Lake Mathews/Woodcrest Area Plan (LMWAP) of Riverside County.

The County of Riverside is the Lead Agency for the LAKE RANCH project, under whose authority these Design Guidelines have been prepared. This document will be used by the following public agencies in connection with the following discretionary actions:

**1. County of Riverside Planning Commission**

- Recommendation to the Board of Supervisors as to approval of General Plan Amendment No. 01127 to change the land use designations from *Rural Community – Estate Density Residential* (RC-EDR), *Rural Community – Low Density Residential* (RC-LDR), and *Commercial Retail* (CR) to *Medium Density Residential* (MDR) and Change of Zone No. 7844 to change the zoning designation of the property from *Light Agriculture* (A-1-10) to *Planned Residential* (R-4) and *One-Family Dwellings* (R-1).
- Recommendation to the Board of Supervisors as to approval of Tentative Tract Map No. 36730 implementing the LAKE RANCH residential development.
- Recommendation to the Board of Supervisors as to approval of the Design Guidelines document associated with Tentative Tract Map No. 36730 guiding the LAKE RANCH residential development.

**2. County of Riverside Board of Supervisors**

- Adoption by resolution of General Plan Amendment No. 01127 to change the land use designation from *Rural Community – Estate Density Residential* (RC-EDR), *Rural Community – Low Density Residential* (RC-LDR), and *Commercial Retail* (CR) to *Medium Density Residential* (MDR) and approval by Ordinance of Change of Zone No. 7844 to rezone the property from *Light Agriculture* (A-1-10) to *Planned Residential* (R-4) and *One-Family Dwellings* (R-1).
- Adoption by resolution of Tentative Tract Map No. 36730 implementing the LAKE RANCH residential development.

- Adoption by resolution of the Design Guidelines document associated with Tentative Tract Map No. 36730 guiding the LAKE RANCH residential development.

d. **Design Guidelines Format**

This Design Guidelines document is organized into two chapters, as detailed below:

- **Chapter 1 – Introduction:** includes the document's purpose and intent, authority and scope, and this guide to the Design Guidelines.
- **Chapter 2 – Architectural Design Guidelines:** contains design guidelines which will define architecture, including but not limited to, site design, building massing, and colors and materials.

2. **PROJECT SUMMARY**

The ±103-acre LAKE RANCH project is envisioned as a master planned community, integrating residential, recreational, and open space uses within the unincorporated portions of western Riverside County. LAKE RANCH will be developed with four neighborhoods differentiated by lot size, totaling 272 residential units. Figure 1, *Tentative Tract Map No. 36730*, graphically depicts the location and proposed zoning of each neighborhood. LAKE RANCH will also consist of a private park, open space including two existing ephemeral drainage courses with riparian habitat, and associated infrastructure improvements. The proposed land uses for LAKE RANCH will enhance the County of Riverside through a strong design theme that creates a unique project identity and establishes a clear community character. Specific information on each land use is provided in Table 1, *Statistical Summary*.

**TABLE 1  
STATISTICAL SUMMARY**

LAND USE	ACRES	DWELLING UNITS
<b>RESIDENTIAL</b>		
Neighborhood 1(5,400 s.f. lot min.)	13.0	83
Neighborhood 2 (6,300 s.f. lot min.)	12.6	69
Neighborhood 3 (7,150 s.f. lot min.)	13.7	68
Neighborhood 4 (10,000 s.f. lot min.)	14.1	52
<i>Residential Subtotal</i>	53.3	272
<b>NON-RESIDENTIAL</b>		
Park	2.2	--
Open Space	15.4	--
Water Quality/Detention Basins	3.0	--
Circulation	29.6	--
Sewage Lift Station	0.2	--
<i>Non-Residential Subtotal</i>	50.3	--
<b>TOTAL</b>	<b>103.6</b>	<b>272</b>

3. **PROJECT GOALS**

The goal of creating a successful community that is compatible with surrounding land use patterns are met with implementation of the LAKE RANCH Design Guidelines.

More specifically, the objectives and goals of the LAKE RANCH project are to create:

- A balance of compatible and complementary residential, recreational, and open space land uses in a well designed community.
- A community that enhances the character of the region by embracing compatible architectural style elements that have historical precedence in Southern California.
- An aesthetically pleasing and distinctive community identity through the establishment of design criteria for architecture.
- A community that is consistent with the Riverside County General Plan and the Riverside County Design Standards and Guidelines.

## **B. PROJECT SETTING**

### **1. SETTING AND LOCATION**

The ±103-acre LAKE RANCH project is located within the El Sobrante Policy Area and LMWAP portion of unincorporated Riverside County (see Figure 2, *Regional Map*).

Regional access to the site is provided by Interstate 15 (I-15), Interstate 215 (I-215), and State Route 91 (SR-91). The property is bounded by McAllister Street to the west, El Sobrante Road to the south, and undeveloped land to the east and north (see Figure 3, *Vicinity Map*). Under existing conditions, the site generally consists of citrus groves in the northern portions and former agricultural lands that have become fallow (see Figure 4, *Aerial Photograph*).

### **2. SURROUNDING LAND USES AND DEVELOPMENT**

LAKE RANCH is located within a developing portion of western Riverside County. Specifically, a large master planned community (Victoria Grove) is located to the west of the site across McAllister Road, and a planned residential development (Citrus Heights) is located within a mile, northeast of the site. To the north and east of the project site are a mixture of fallow and active agricultural lands, greenhouses, and single-family residences. To the south of the site is El Sobrante Road, beyond which is Lake Mathews.

Land Use	Acres	Dwelling Units
<b>Residential</b>		
Neighborhood 1 (5,400 s.f. lot min.)	13.0	83
Neighborhood 2 (6,300 s.f. lot min.)	12.6	69
Neighborhood 3 (7,150 s.f. lot min.)	13.7	68
Neighborhood 4 (10,000 s.f. lot min.)	14.1	52
Residential Subtotal	53.3	272
<b>Non-Residential</b>		
Park	2.2	--
Open Space	15.4	--
Water Quality/Detention Basins	3.0	--
Circulation	29.6	--
Sewage Lift Station	0.2	--
Non-Residential Subtotal	50.3	--
<b>PROJECT TOTALS</b>	<b>103.6</b>	<b>272</b>



FIGURE 1

TENTATIVE TRACT MAP NO. 36730

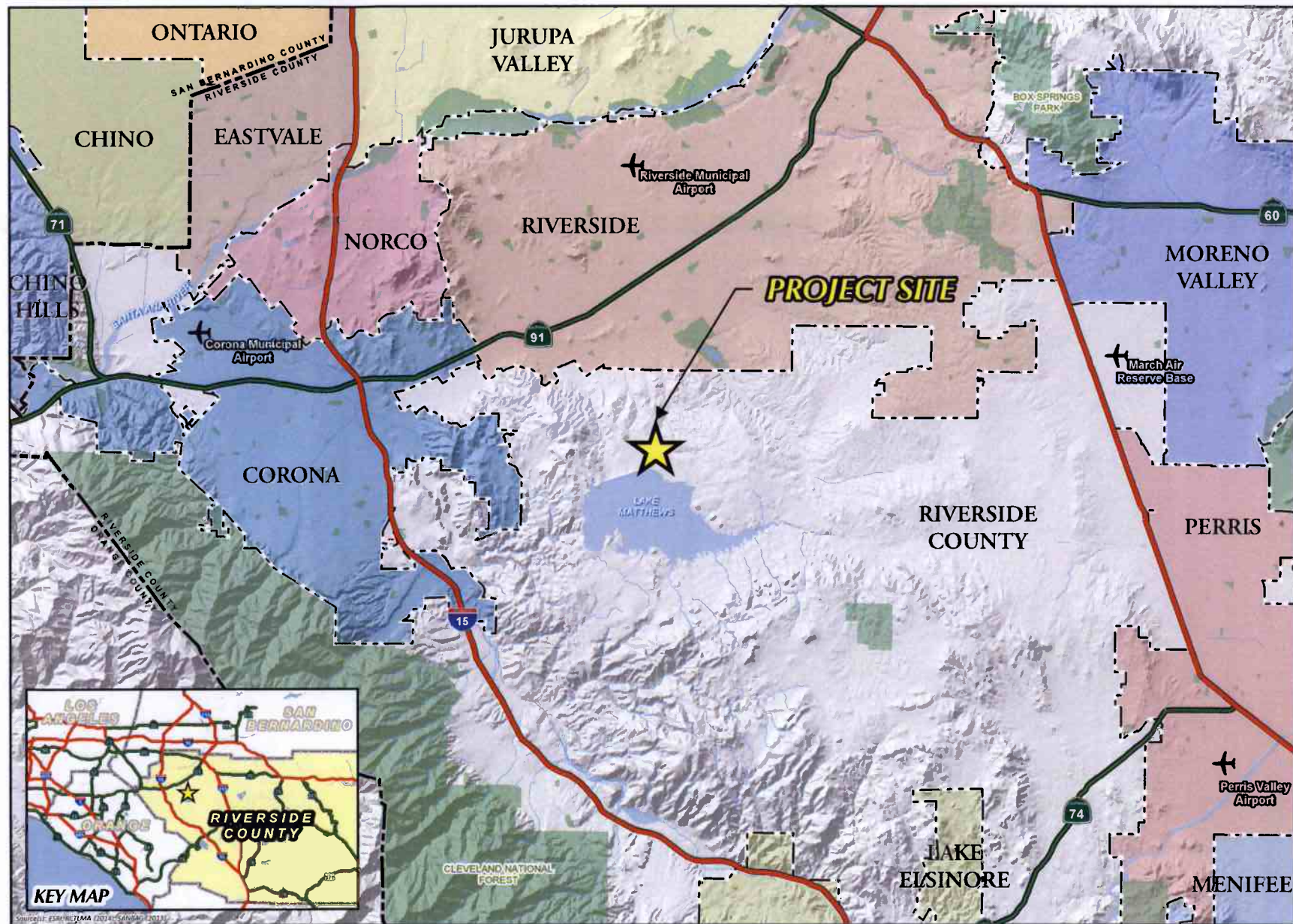


FIGURE 2

REGIONAL MAP



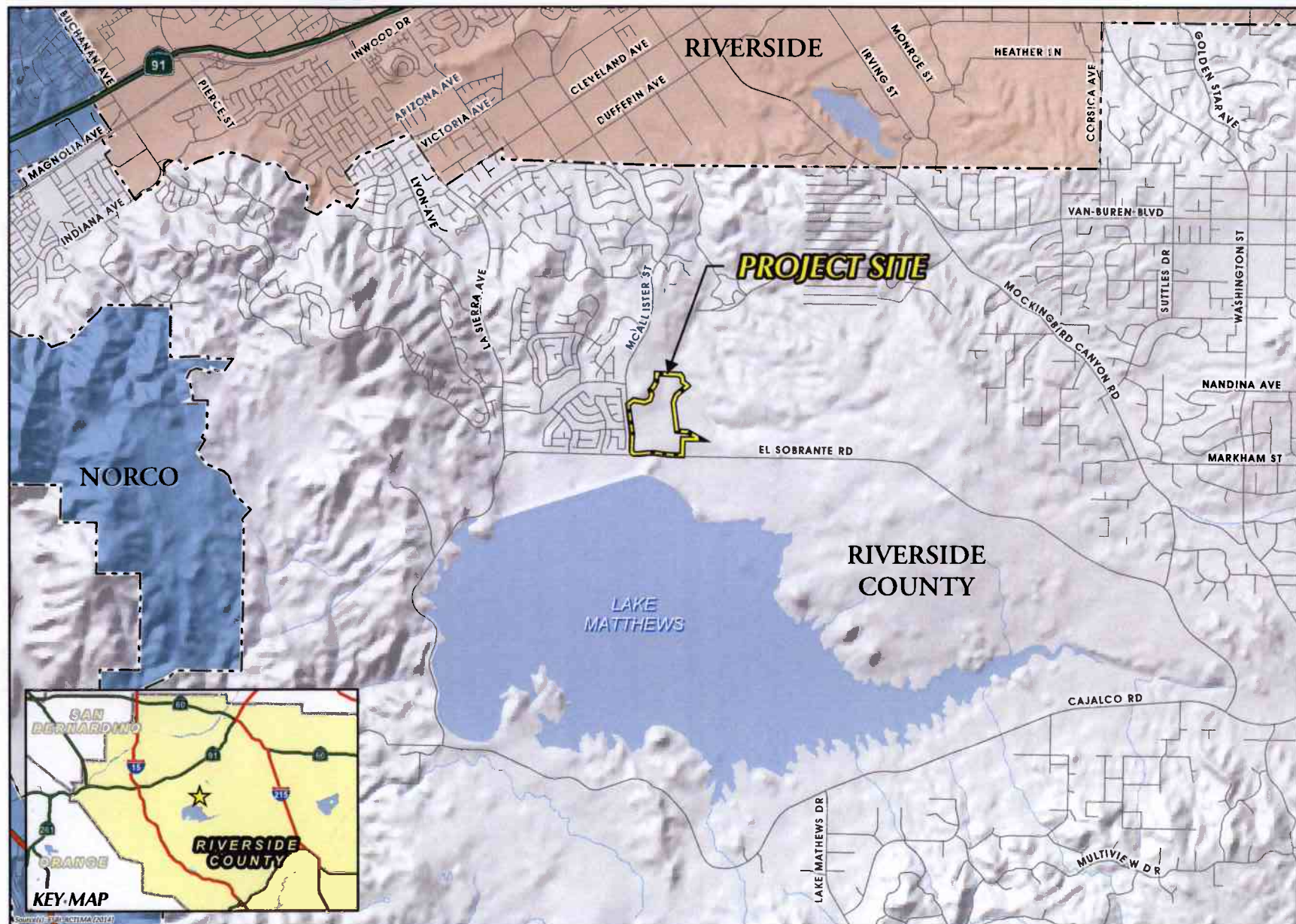


FIGURE 3  
VICINITY MAP

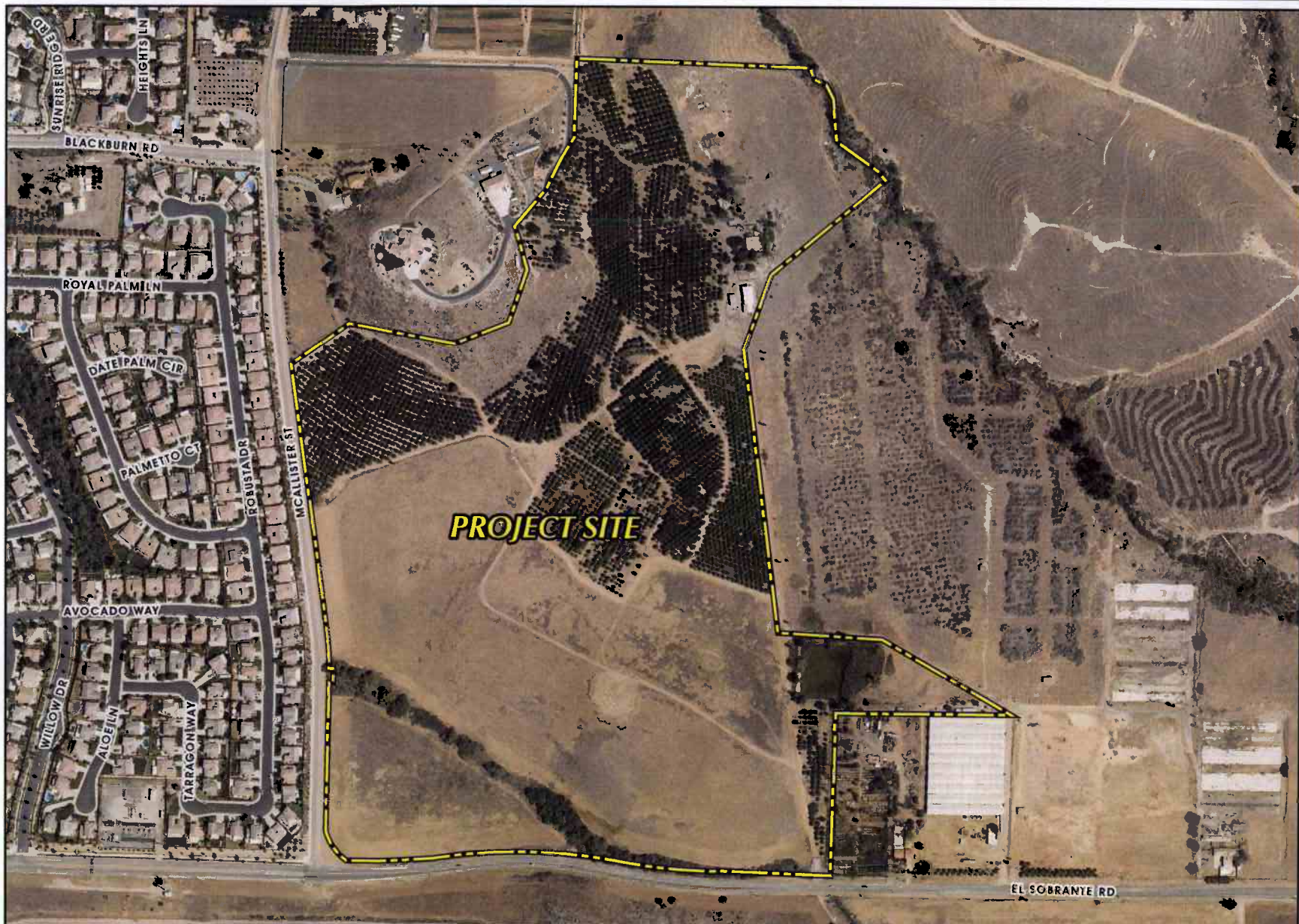


FIGURE 4

AERIAL PHOTOGRAPH



## **II. ARCHITECTURAL DESIGN GUIDELINES**

### **A. DESIGN STYLE**

The design goal of LAKE RANCH is to draw on established architectural styles that provide for a pedestrian friendly environment while fitting with the design of the County and the climate of the region. The County's Design Standards and Guidelines encourage the use of a design theme or architectural style(s) to establish a unique identity for each neighborhood or community. Although a minimum number of design styles is not required by the County, development of each neighborhood within LAKE RANCH shall include a minimum of three from the list of the following styles:

- American Farmhouse
- Andalusian
- Cottage
- French Country
- Italianate
- Monterey
- Santa Barbara/Spanish
- St. Augustine
- Tuscan

Requiring a variety of architectural styles emphasizes the importance of designing creative and fresh residential neighborhoods and homes. Architectural design creativity, attention to detail, and respect of the building's scale and massing along residential streets will be expected to be at a level comparable to the residential homes and neighborhoods within the surrounding communities. Design features typical of each architectural style will be incorporated into each residence and may include front porches, interesting doors and windows, creative garage placement, dormers, front yard setback variations, and varying architectural setbacks. Additionally, architectural details distinctive to each style, including roofs, windows, building color, and accent

materials, will be incorporated into each residence. The intent is to give each neighborhood a unique identity, while creating a community of quality homes.

These guidelines convey the architectural design theme required in this community. It is not the intent of these Design Guidelines to mandate that all of the identified design components and elements described herein be incorporated into the actual building designs. Rather, these guidelines serve as a "palette" of character-defining exterior elements that should be used in home design. It is expected that builders and their architects will prepare architectural building plans that substantially conform to these Guidelines, while also applying creativity and innovation in response to housing design trends, homebuyer expectations, and other market conditions. If the builder would like to add additional style(s), the builder may propose and submit for approval with the master developer. The nine architectural styles and associated design features and architectural details are described on the following pages.



## **AMERICAN FARMHOUSE STYLE**

The American Farmhouse style is a melting pot of early American styles and forms including Cape Cod, Ranch, Dutch and Victorian. Many of the details overlap in their detailing and massing to create a very eclectic style that is both charming and friendly. Low- to high-pitched roofs, usually with little or no eave overhang, normally with predominant porches, symmetrical and asymmetrical facades and extensive use of wood siding, plus occasional use of dormers typically characterize this architectural style.

### **DESIGN FEATURES**

- Porches
- Columns
- Wood balconies
- Some Victorian details

### **ROOFS**

- Shallow to high-pitched roofs
- Simple front-to-back or side-to-side forms
- Flat tile character

### **WINDOWS**

- Rectangular (vertical)
- Single hung
- Window break-ups



**COLOR**

- White
- Brown
- Barn red
- White trims

**ACCENT MATERIALS**

- Shingle or wood siding





### ANDALUSIAN STYLE

Andalusian architecture retains its Roman and Arab roots, with a marked Mediterranean character strongly conditioned by the climate. One of the most characteristic elements is the interior patio or courtyard. Andalusian style is organic in nature, reflecting the region's agrarian roots. Warmth is expressed through widespread use of natural materials such as wood, brick, and stucco. Rich textures in the wall treatments enhance this glow. Andalusian homes have been added onto over the centuries so the terra cotta tiled roof lines vary in height and direction. Ironwork, shutters, and balconies accenting vine covered walls also express Andalusian style.

### DESIGN FEATURES

- Heavy exposed beams
- Iron or wood balconies and rails
- Masonry or wood column and balustrades
- Time-worn finishes of stucco, stone, and brick

### ROOFS

- Shallow pitched roofs
- Simple, hip, gable, and shed forms
- Terra cotta tiles
- Varying heights for roof lines



### **WINDOWS**

- Recessed windows
- Arched, segmental or half round window heads

### **COLOR**

- Earth tones
- Golden hues
- Dark brown accents
- White
- Beige
- Vibrant accents

### **ACCENT MATERIALS**

- Wrought iron grating, both decorative and functional
- Cut stone accents
- Brick
- Terra cotta tiles



## **COTTAGE STYLE**

The magic of cottage living lies in its simplicity and romance. As one of the prominent features, the porch serves as an outdoor room for lounging, dining, and napping. This style was derived from Cape Cod in the east coast and later adapted to other styles commonly found in coastal towns. All cottages are small, informal and possess a cozy nature not only in plan form, but also in their elevations. Being compact, they are scaled to simple human needs and are associated with country life.

### **DESIGN FEATURES**

- Small porches
- White wood picket fences
- Asymmetrical and informal facades
- White trims

### **ROOFS**

- Low-pitched roof
- Shingle or flat tile
- Tight rakes

### **WINDOWS**

- Single hung
- Vertical in proportion
- Occasional use of shutters



**COLOR**

- White
- Grey tones
- Light browns

**ACCENT MATERIALS**

- Shingle or wood siding
- Occasional use of stucco





## **FRENCH COUNTRY STYLE**

French architecture is a combination of several styles that collided mainly during the French revolution. Across the French countryside lies one of these styles - French Country. French Country architecture depicts the casual, romantic charm of traditional countryside estates, and is not easily defined by a set of specifics. In fact, the rural homes of France that provide the basis for French Country style are diverse in all but their charm. French Country homes are often very stately and formal and usually designed in a square, symmetrical shape. Many design aspects, materials and color schemes are indigenous to the area.

### **DESIGN FEATURES**

- Detailed mouldings, sconces, and banisters
- Courtyard entries with low stone walls
- Wrought iron or wood balconies

### **ROOFS**

- Heavier emphasis on hipped roofs – “French hips”
- Steeper roof pitches
- Hip and gable forms
- Slate or shake character roofing
- Asymmetrical swept roof lines, especially at entry



### WINDOWS

- Recessed windows on front elevation
- Tall second story windows
- Often elliptical or arched
- Multi-paned windows that extend to the floor – “French windows”
- Wood plank shutters that echo window shape (2x material)
- Columns framing windows

### COLOR

- Normally light colors with vibrant accents and ornate dormers
- Earth tones
- Indigenous to the area

### ACCENT MATERIAL

- Smooth stucco or sand finish
- Common brick or stone accents
- Log and timber details



### ITALIANATE STYLE

This style pays homage to larger, more formal styles found throughout Italy that were occupied by the region's elite. Palladian architectural principles dominate while placing emphasis on symmetry, proportion and orderly arrangements of columns, pilasters and lintels, as well as the use of semicircular arches, which can dominate the building profile. Key visual components of this style include low pitched - frequently hipped roofs, large projecting eaves supported by corbels, imposing cornice structures, tall first floor windows and angled bay windows. Balconies with ornate wrought iron railings and loggias with balustrades capitalized on the temperate Mediterranean climate.

### DESIGN FEATURES

- Precast columns
- Shutters
- Wrought iron balconies or "stone" balconies with balustrades
- Detailed trims & surrounds
- Long covered loggias with arches & round columns
- Corner columns
- Elaborate entry surrounds

### ROOFS

- Low-pitched hipped roof
- Terra cotta tiles (Barrel & 'S')
- Soffited eaves with & without flat corbels
- Moulded eaves



### **WINDOWS**

- Recessed windows on front elevation
- Arched top and rectangular windows
- Narrow & tall with muntins (grids)
- French doors

### **COLOR**

- Lighter to middle earth tones
- White or Beige window frames
- Lighter trims & “stone”

### **ACCENT MATERIAL**

- Stucco prominently utilized
- Precast “stone” mouldings



## MONTEREY STYLE

In the early part of the 18th Century, Californians sought to define an indigenous style of architecture by fusing local Spanish-influences with Colonial designs from the East Coast. Their search eventually led to the emergence of the Monterey style. This style was developed in Monterey, California and can be traced back to as early as the mid-19<sup>th</sup> century. A modified version of this style was revived from about 1920 to 1960, combining Spanish Colonial architecture with some elements of early New England colonial architecture. This Monterey Revival represents one of California's few native architectural styles.

### DESIGN FEATURES

- Second floor, front facing cantilevered balcony with wood railings
- Different use of materials on first and second floors
- Windows decorated with fixed shutters
- Low-pitched gabled roofs covered with shingles
- Exterior walls in stucco, brick or wood

### ROOFS

- Low-pitched side gabled roof
- Eave with little or no overhang
- Wood or composition shingles, red clay tile roofing materials



**WINDOWS**

- Colonial single hung windows
- Paired with fixed shutters
- Full-length windows or glazed doors open onto balcony
- Each bay usually has one window or door

**COLOR**

- Light earth tones
- Contrasting accents

**ACCENT MATERIAL**

- Stucco, brick or wood (clapboard)
- Plaster walls
- Wood posts and rails for balcony
- Picket fences around gardens
- Simple details



### **SPANISH/SANTA BARBARA STYLE**

Inspired by architecture from the coastal regions of Spain where intense sunlight bathes everything and from the low slung haciendas of the plains, the Spanish style emerged as a response to a wonderful climate. Long rectangular and cruciform masses intersect and pinwheel quadrantally out from a high, offset center. The style features long verandas, low-pitched red tile roofs, little or no overhanging eaves, smooth stucco siding and arches, especially above doors, porch entries and main windows. Other defining characteristics include an asymmetrical shape with cross gables and side wings, carved doors, spiral columns and pilasters, courtyards, carve stonework or cat ornaments and patterned tile accents.

#### **DESIGN FEATURES**

- Heavy exposed beams
- Wrought iron or wood balconies and rails
- Arcades and trellis features
- Terra Cotta clay pipe vents
- Elaborate entry surrounds
- Semi-circular arcades and fenestration

#### **ROOFS**

- Low pitched roofs with s-tile
- Simple, hip, gable and shed forms
- Concrete or terra cotta s-tile



### **WINDOWS**

- Recessed windows on front elevation
- Arched or half elliptical windows with decorative iron grills
- Wood casement or tall, single-hung windows

### **COLOR**

- White
- Earth tones
- Brown or Beige window frames
- Dark brown accents
- Vibrant accent colors at shutters

### **ACCENT MATERIAL**

- Smooth stucco or sand finish
- Cut “stone” accents
- Painted ceramic tiles



### ST. AUGUSTINE STYLE

St. Augustine style architecture, like the city's original street plan, has a sense of consistency, pattern, symmetry, and pleasing proportions, elements of great value to the original 16th century Spaniards who settled the region. Prime features of St. Augustine homes are long porches, wood balconies and shutters, large windows and broad roof overhangs.

#### DESIGN FEATURES

- Long Porches, single or two-story
- Wood balconies
- Shutters

#### ROOFS

- Shallow pitched roofs
- Broad overhangs
- Tiles or shingle
- Consistent roof lines



**WINDOWS**

- Large Windows
- Square shape

**COLOR**

- Bright hues
- White
- Cream
- Bold color accents

**ACCENT MATERIAL**

- Wood siding
- Smooth stucco