

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS
 DATE: 12/2/14

Departmental Concurrence

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

516 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
 November 19, 2014

SUBJECT: RESOLUTION NO. 2014-232 FOR SPECIFIC PLAN NO. 327, AMENDMENT NO. 1 (TOSCANA); ORDINANCE NO. 348.4797 FOR CHANGE OF ZONE NO. 7807– Applicant/Engineer/Representative: T&B Planning – First/First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial - Retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327– Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road – 960.0 Acres (for entire Specific Plan) – Zoning: Specific Plan (SP)

RECOMMENDED MOTION: That the Board of Supervisors:

(CONTINUED ON NEXT PAGE)

Initials:
 JCP:ms

Juan C. Perez
 TLMA Director/Interim Planning Director

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost: | POLICY/CONSENT (per Exec. Office) |
|-----------------------------|----------------------|-------------------|-------------|-------------------------------|---|
| COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A | Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/> |
| NET COUNTY COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A | |
| SOURCE OF FUNDS: N/A | | | | Budget Adjustment: N/A | |
| | | | | For Fiscal Year: N/A | |

C.E.O. RECOMMENDATION: APPROVE
 BY:
 Tina Grande
 County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4797 is adopted as recommended with waiver of the reading.

Ayes: Jeffries, Tavaglione, Benoit and Ashley
Nays: None
Absent: None
Date: December 9, 2014
xc: Planning, Building and Safety, MC, COB

Kecia Harper-Ihem
 Clerk of the Board
 By:
 Deputy

Prev. Agn. Ref.: Item 16-1 11/25/14 | District: 1/1 | Agenda Number:

3-32

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: RESOLUTION NO. 2014-232 FOR SPECIFIC PLAN NO. 327, AMENDMENT NO. 1
(TOSCANA); ORDINANCE NO. 348.4797 FOR CHANGE OF ZONE NO. 7807**

DATE: November 19, 2014

PAGE: 2 of 3

ADOPT RESOLUTION NO. 2014-232 adopting Amendment No. 1 to Specific Plan No. 327 consistent with the Board's action on November 25, 2014; and,

ADOPT ORDINANCE NO. 348.4797 amending the Temescal Area shown on Map No. 2.2370 Change of Zone No. 7807 to reflect the Specific Plan development standards and formalize the planning area boundaries.

BACKGROUND:

Summary

The below listed recommendations were made on the Form 11 to the Board of Supervisor's on **November 25, 2014** as Agenda Item No. 16.1 and the following actions were taken:

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

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

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

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

Impact on Citizens and Businesses

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

ATTACHMENTS:

- A. Resolution No. 2014-232 for Specific Plan No. 327, Amendment No. 1
- B. Ordinance No. 348.4797 for Change of Zone No. 7807
- C. Zone Map No. 2.2370

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

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

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

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

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

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

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

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

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

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

- 4 A. Lot area shall be not less than five thousand four hundred (5,400) square
5 feet.
- 6 B. The minimum average width of that portion of a lot to be used as a
7 building site shall be sixty (60') feet, with a minimum average depth of ninety
8 (90') feet.
- 9 C. The minimum frontage of a lot shall be sixty (60') feet, except that lots
10 fronting on knuckles or cul-de-sacs may have a minimum frontage of
11 thirty-two (32') feet measured along the right-of-way line. Lot frontage
12 along curvilinear streets may be measured at the building setback in
13 accordance with zone development standards.
- 14 D. The front yard shall be not less than twelve (12') feet to living space
15 and/or the street-side wall of side-in garages. The minimum setback to
16 the garage door shall be eighteen (18') feet for front-in garages.
- 17 E. Side yards on interior and through lots shall be not less than five (5') feet
18 in width. Side yards on corner and reversed corner lots shall be not less
19 than ten (10') feet, except that where the lot is less than fifty (50') feet
20 wide the yard need not exceed twenty (20%) percent of the width of the
21 lot.
- 22 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
23 maximum of two (2') feet. Porches and balconies shall be allowed to
24 encroach into front yards a maximum of six (6') feet. Courtyards shall be
25 allowed to encroach into front yards a maximum of eight (8') feet. No
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27
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1 other structural encroachment shall be permitted in the front, side or rear
2 yard except as provided for in Section 18.19 of Ordinance No. 348.

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

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

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

10 (2) The development standards for Planning Areas 4, 6, 10, 12 and 13 of Specific Plan No.
11 327 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
12 except that the development standards set forth in Articles VI, Sections 6.2b.; c.; d.; and e. (1), (2), and
13 (4); shall be deleted and replaced by the following:
14

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

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

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

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

19 d. Planning Areas 5 and 11.

20 (1) The uses permitted in Planning Areas 5 and 11 of Specific Plan No. 327 shall be the
21 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the use
22 identified under Sections 6.1 a. (2), (3), (5), (7), and (8); 6.1 b. (1), (3), and (5); and 6.1 c. (1) shall not
23 be permitted.
24

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

- 2 A. Lot area shall be not less than five thousand (5,000) square feet.
- 3 B. The minimum average width of that portion of a lot to be used as a
4 building site shall be fifty-five (55') feet, with a minimum average depth
5 of ninety (90') feet.
- 6 C. The minimum frontage of a lot shall be fifty-five (55') feet, except that
7 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of
8 thirty-five (35') feet measured along the right-of-way line. Lot frontage
9 along curvilinear streets may be measured at the building setback in
10 accordance with zone development standards.
- 11 D. The front yard shall be not less than twelve (12') feet to living space
12 and/or the street-side wall of side-in garages. The minimum setback to
13 the garage door shall be eighteen (18') feet for front-in garages.
- 14 E. Side yards on interior and through lots shall be not less than five (5') feet
15 in width. Side yards on corner and reversed corner lots shall be not less
16 than ten (10') feet, except that where the lot is less than fifty (50') feet
17 wide the yard need not exceed twenty (20%) percent of the width of the
18 lot.
- 19 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
20 maximum of two (2') feet. Porches, balconies and courtyards shall be
21 allowed to encroach into front yards a maximum of six (6') feet, except
22 for corner and reverse corner lots. Porches, balconies and courtyards
23 shall be allowed to encroach into side and rear yards a maximum of two
24 (2') feet. On lots over five thousand (5,000) square feet, courtyards shall
25 be allowed to encroach into front yards a maximum of eight (8') feet. No
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1 other structural encroachment shall be permitted in the front, side or rear
2 yard except as provided for in Section 18.19 of Ordinance No. 348.

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

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

7 e. Planning Area 8.

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

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

17 A. Lot area shall be not less than eight thousand (8,000) square feet. Lots shall
18 have a minimum average lot width of eighty (80') feet and a minimum average
19 lot depth of eighty (80') feet.

20 B. The minimum front yard setback shall be five (5') feet.

21 C. The minimum rear yard setback shall be ten (10') feet.

22 D. Side yards on corner and reversed corner lots shall be not less than ten (10')
23 feet. Side yards on interior and through lots shall be not less than five (5') feet
24 in width.

25 E. The minimum building separation distance shall not be less than 10' feet.

26 F. In no case shall more than seventy (70%) percent of any lot be covered by
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buildings.

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

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

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

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

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

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

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

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

g. Planning Area 24.

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

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

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

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

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

7 h. Planning Areas 25A and 25B.

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

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

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

15 i. Planning Areas 26A through 26H.

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

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

25 (3) Except as provided above, all other zoning requirements shall be the same as those
26 requirements identified in Article VIIIe of Ordinance No. 348.
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1 j. Planning Area 27A through 27H.

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

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

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

13
14 k. Planning Area 27I.

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

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

23 (3) Except as provided above, all other zoning requirements shall be the same as those
24 requirements identified in Article VIIIe of Ordinance No. 348.
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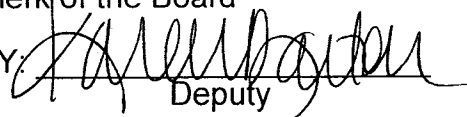
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 9, 2014, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

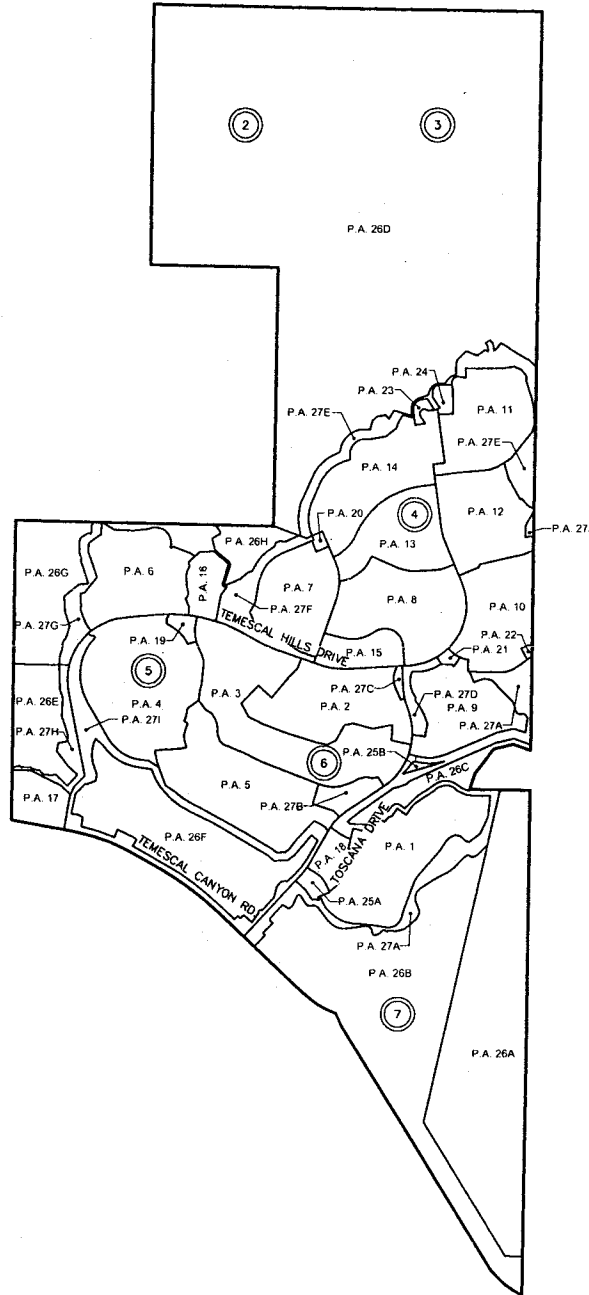
AYES: Jeffries, Tavaglione, Benoit and Ashley
NAYS: None
ABSENT: None

DATE: December 9, 2014

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL

TEMESCAL AREA
 SECTIONS 36, T.4 S., R.6 W. AND
 1 AND 12, T.5 S., R.6 W., S.B.B.&M



A.P.N. NUMBERS:

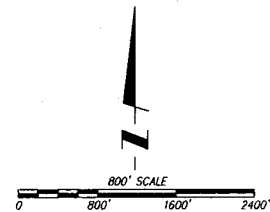
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- 290-080-037
- 290-080-038
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- 290-070-012
- 290-070-013
- 283-240-001
- 283-240-002
- 283-240-003
- 283-240-004
- 283-240-006
- 283-240-007
- 283-021-001
- 283-021-002

LEGEND

[SP ZONE] SPECIFIC PLAN (SP 327 A1)

MAP NO. 2.2370
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348

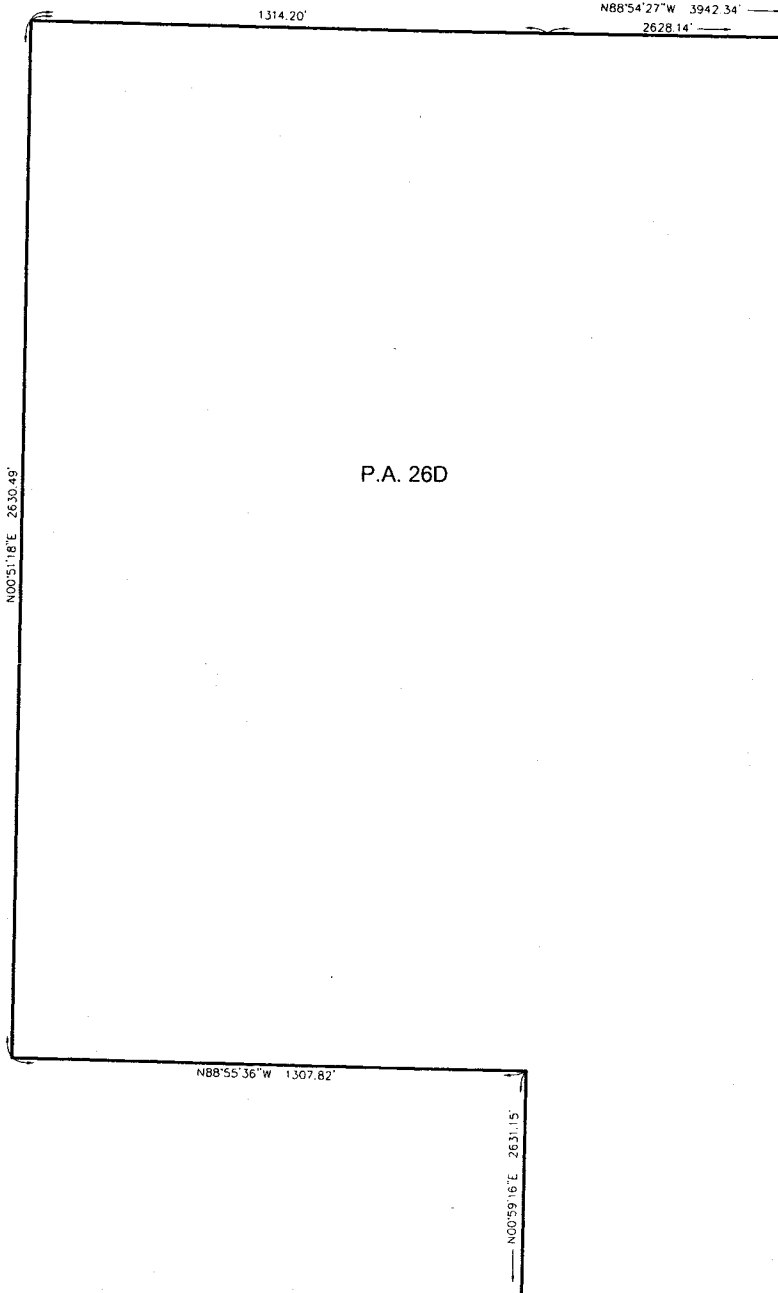
CHANGE OF ZONE CASE NO. 07807
 ADOPTED BY ORDINANCE NO. 348.4797
 DATE: _____
 RIVERSIDE COUNTY OF SUPERVISORS



LEGEND

(#) INDICATES SHEET NUMBER

TEMESCAL AREA
 SECTIONS 36, T.4 S., R.6 W. AND
 1 AND 12, T.5 S., R.6 W., S.B.B.&M



P.A. 26D

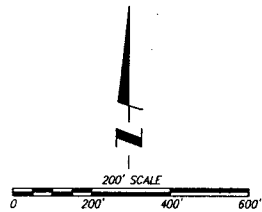
- SEE SHEET 3 -

LEGEND - SEE SHEET 4 -

SP. ZONE SPECIFIC PLAN (SP 327 A1)

MAP NO. 2.2370
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07807
 ADOPTED BY ORDINANCE NO. 348.4797
 DATE: _____
 RIVERSIDE COUNTY OF SUPERVISORS



TEMESCAL AREA
SECTIONS 36, T.4 S., R.6 W. AND
1 AND 12, T.5 S., R.6 W., S.B.B.&M

N88°54'27"W 3942.34'
2628.14'

- SEE SHEET 2 -

P.A. 26D

N00°54'48"E 3596.82'
N00°54'48"E 5259.53'

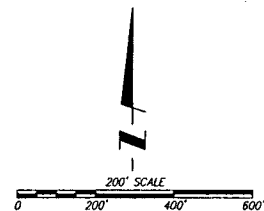
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LEGEND

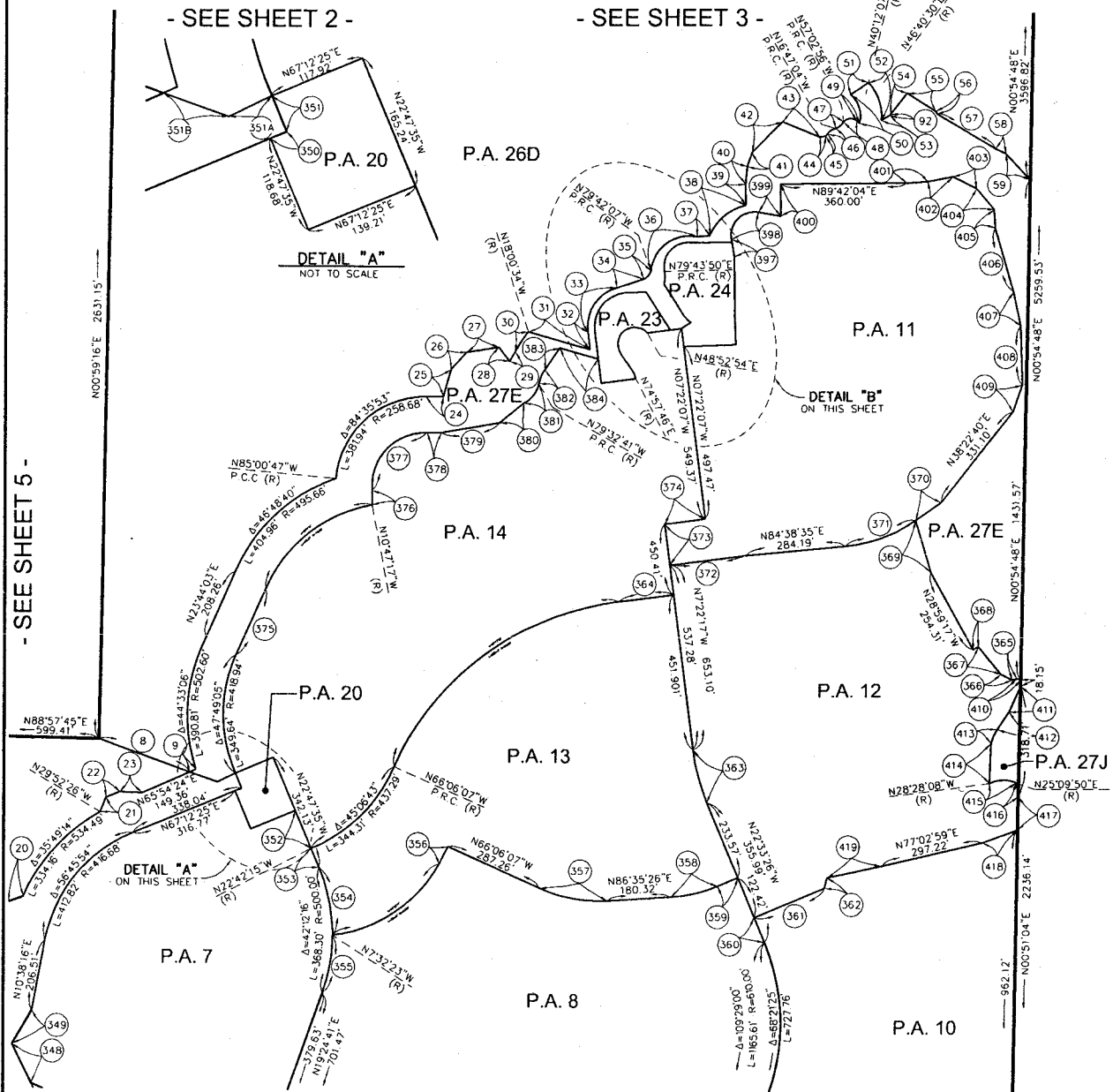
SP ZONE SPECIFIC PLAN (SP 327 A1)

MAP NO. 2.2370
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07807
ADOPTED BY ORDINANCE NO. 348.4797
DATE: _____
RIVERSIDE COUNTY OF SUPERVISORS



TEMESCAL AREA
 SECTIONS 36, T.4 S., R.6 W. AND
 1 AND 12, T.5 S., R.6 W., S.B.B.&M

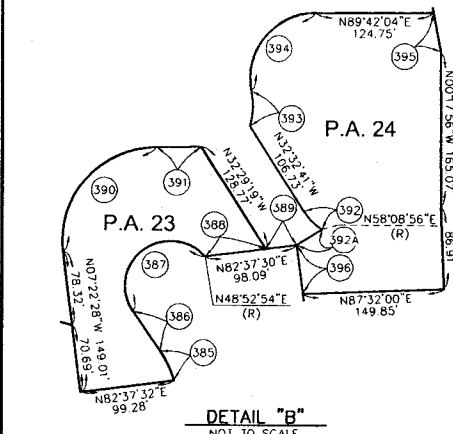


- SEE SHEET 5 -

- SEE SHEET 2 -

- SEE SHEET 3 -

- SEE SHEET 6 -

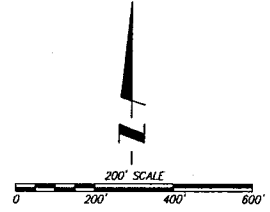


SP ZONE

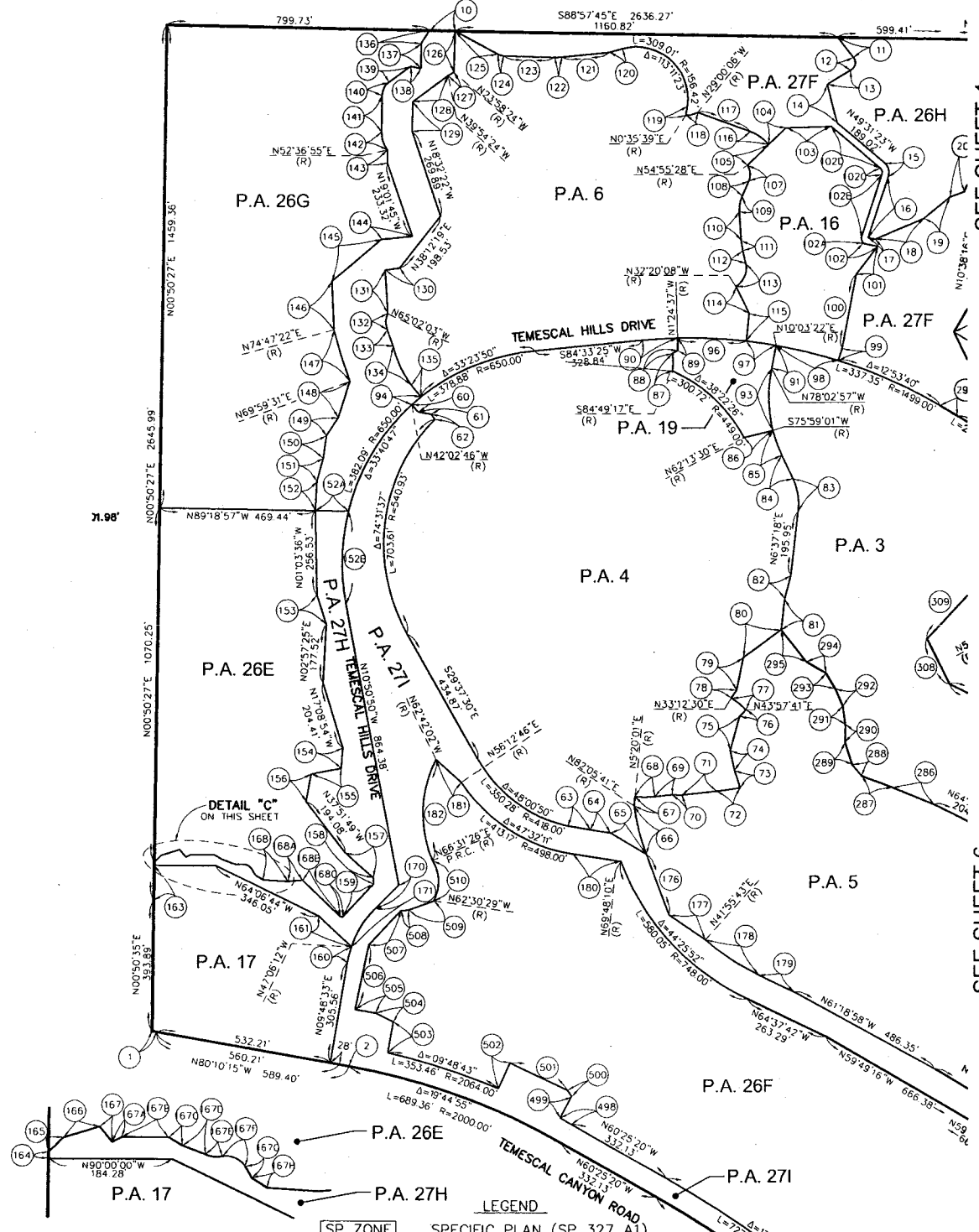
LEGEND
 SPECIFIC PLAN (SP 327 A1)

* SEE SHEET 8 & 9
 FOR DATA TABLES

MAP NO. 2.2370
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 07807
 ADOPTED BY ORDINANCE NO. 348.4797
 DATE: _____
 RIVERSIDE COUNTY OF SUPERVISORS



TEMESCAL AREA
 SECTIONS 36, T.4 S., R.6 W. AND
 1 AND 12, T.5 S., R.6 W., S.B.B.&M

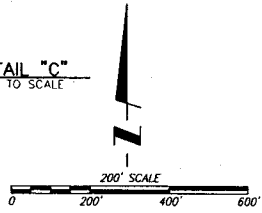


- SEE SHEET 4 -

- SEE SHEET 6 -

- SEE SHEET 7 -

DETAIL "C"
 NOT TO SCALE



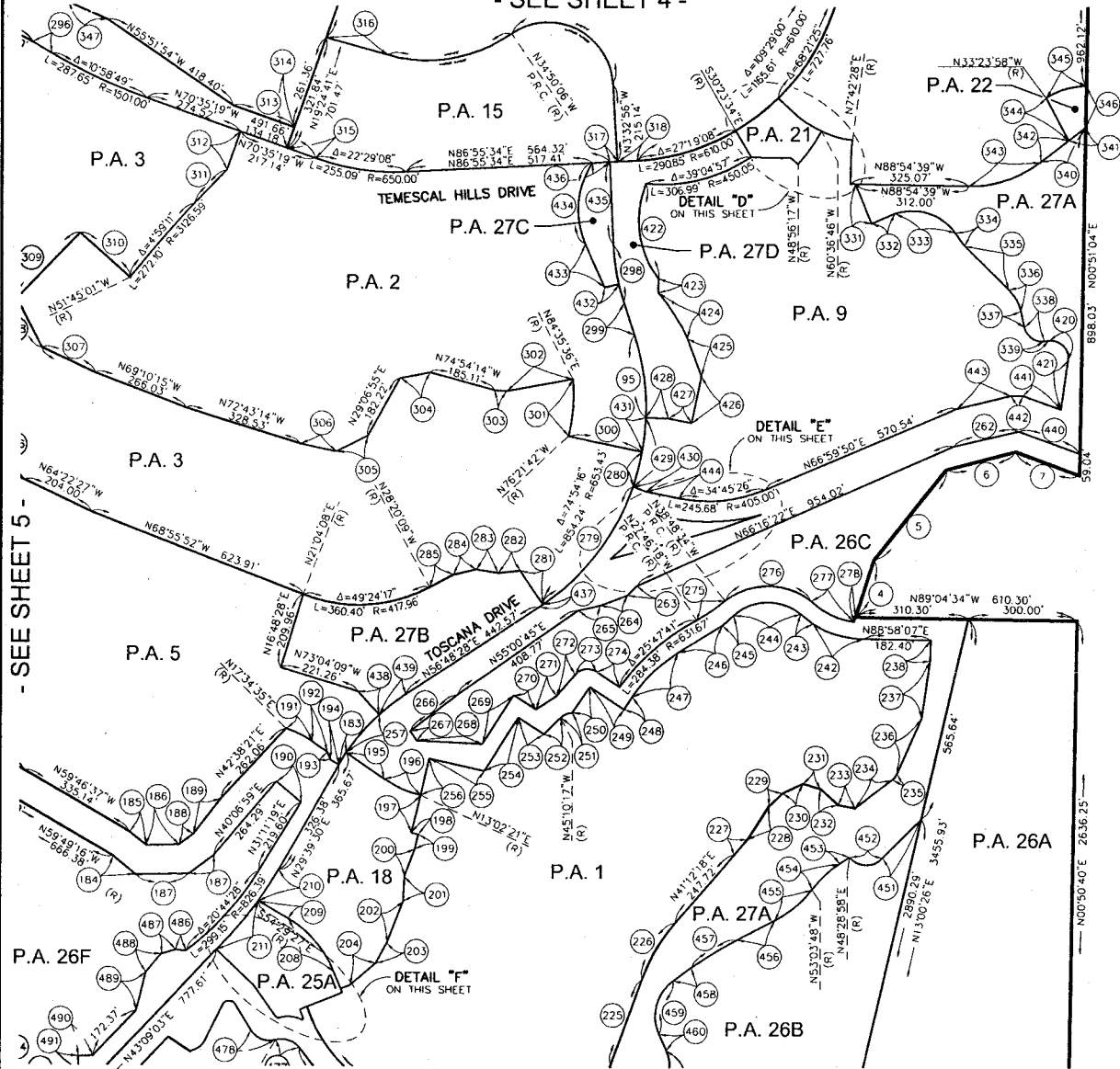
LEGEND
 SP ZONE SPECIFIC PLAN (SP 327 A1)

MAP NO. 2.2370
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07807 * SEE SHEET 8 & 9
 ADOPTED BY ORDINANCE NO. 348.4797 FOR DATA TABLES
 DATE: _____

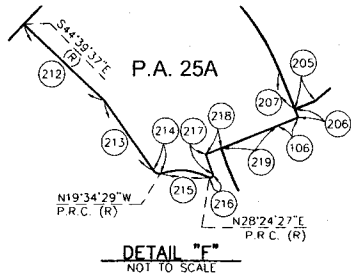
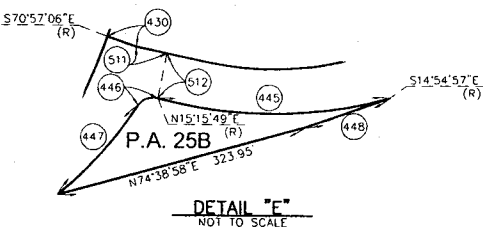
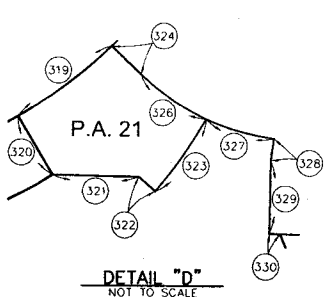
RIVERSIDE COUNTY OF SUPERVISORS

TEMESCAL AREA
 SECTIONS 36, T.4 S., R.6 W. AND
 1 AND 12, T.5 S., R.6 W., S.B.B.&M
 - SEE SHEET 4 -



- SEE SHEET 5 -

- SEE SHEET 7 -

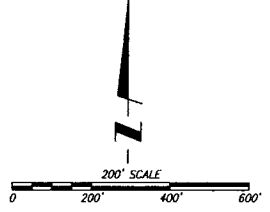


LEGEND
SP. ZONE SPECIFIC PLAN (SP 327 A1)

MAP NO. 2.2370
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348

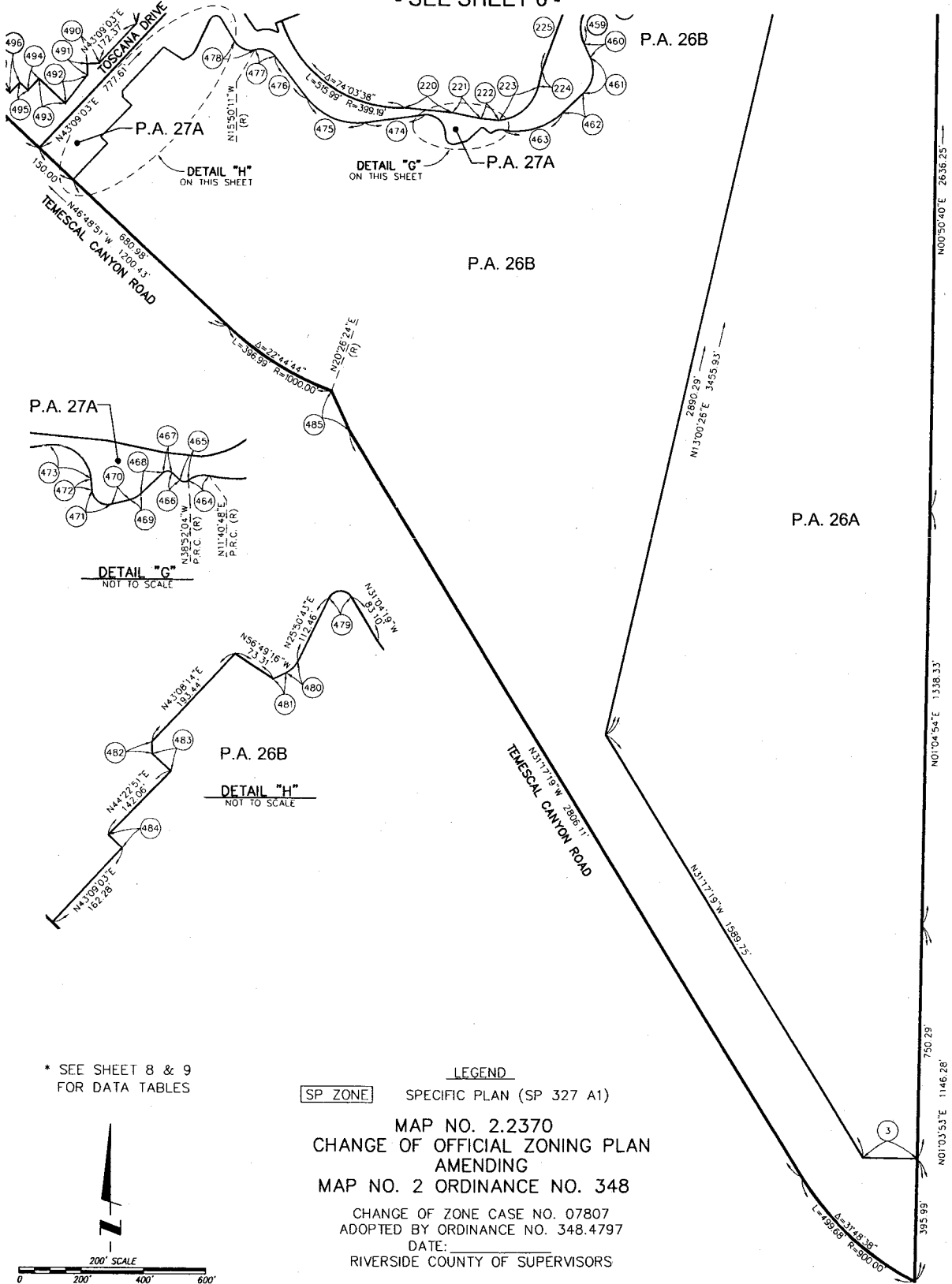
CHANGE OF ZONE CASE NO. 07807
 ADOPTED BY ORDINANCE NO. 348.4797
 DATE: _____
 RIVERSIDE COUNTY OF SUPERVISORS

* SEE SHEET 8 & 9
 FOR DATA TABLES



TEMESCAL AREA
 SECTIONS 36, T.4 S., R.6 W. AND
 1 AND 12, T.5 S., R.6 W., S.B.B.&M

- SEE SHEET 6 -



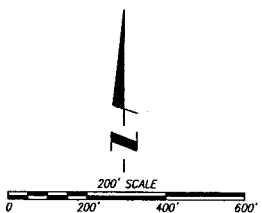
* SEE SHEET 8 & 9
 FOR DATA TABLES

LEGEND

[SP ZONE] SPECIFIC PLAN (SP 327 A1)

MAP NO. 2.2370
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07807
 ADOPTED BY ORDINANCE NO. 348.4797
 DATE: _____
 RIVERSIDE COUNTY OF SUPERVISORS



TEMESCAL AREA
SECTIONS 36, T.4 S., R.6 W. AND
1 AND 12, T.5 S., R.6 W., S.B.B.&M

| DATA TABLE | | | |
|------------|---------------|----------|---------|
| NO. | BEARING/DELTA | RADIUS | LENGTH |
| 1 | 00°37'53" | 1300.00' | 14.33' |
| 2 | N80°10'15"W | --- | 29.19' |
| 3 | N88°55'39"W | --- | 174.14' |
| 4 | N18°13'10"E | --- | 165.47' |
| 5 | N38°31'28"E | --- | 317.85' |
| 6 | N75°36'26"E | --- | 197.32' |
| 7 | N69°36'15"W | --- | 187.04' |
| 8 | N70°12'42"W | --- | 276.45' |
| 9 | N65°54'24"E | --- | 18.21' |
| 10 | S88°57'45"E | --- | 76.30' |
| 11 | N38°35'24"W | --- | 77.39' |
| 12 | 103°01'19" | 25.16' | 45.24' |
| 13 | N58°54'21"E | --- | 81.99' |
| 14 | N14°22'58"W | --- | 118.06' |
| 15 | 71°29'25" | 36.01' | 44.93' |
| 16 | N18°06'02"E | --- | 193.74' |
| 17 | N78°16'17"W | --- | 21.19' |
| 18 | N67°15'55"E | --- | 161.31' |
| 19 | N50°30'31"E | --- | 102.88' |
| 20 | N69°42'14"E | --- | 44.97' |
| 21 | N20°20'48"E | --- | 45.45' |
| 22 | N68°26'55"E | --- | 43.08' |
| 23 | N87°25'45"W | --- | 63.20' |
| 24 | N89°35'06"E | --- | 50.86' |
| 25 | N15°43'43"E | --- | 81.40' |
| 26 | N42°81'18"E | --- | 67.45' |
| 27 | N80°25'02"E | --- | 91.73' |
| 28 | N38°06'29"W | --- | 51.87' |
| 29 | N29°39'31"E | --- | 31.91' |
| 30 | 08°10'49" | 478.17' | 68.27' |
| 31 | N74°30'49"W | --- | 183.56' |
| 32 | N07°22'28"W | --- | 48.19' |
| 33 | 79°41'55" | 120.00' | 166.92' |
| 34 | N72°19'26"E | --- | 79.44' |
| 35 | 62°01'34" | 30.00' | 32.48' |
| 36 | 95°22'49" | 111.77' | 186.06' |
| 37 | N86°10'23"E | --- | 36.69' |
| 38 | 53°36'13" | 148.61' | 139.03' |
| 39 | N00°17'56"W | --- | 61.20' |
| 40 | N05°34'26"E | --- | 50.71' |
| 41 | N18°40'43"E | --- | 42.30' |
| 42 | N44°32'16"E | --- | 124.15' |
| 44 | N67°28'58"W | --- | 115.20' |
| 43 | N82°38'06"E | --- | 16.78' |
| 45 | N35°33'56"E | --- | 7.21' |
| 46 | 37°38'59" | 45.18' | 29.69' |
| 47 | 40°15'51" | 42.29' | 29.72' |
| 48 | 103°43'52" | 23.74' | 42.98' |
| 49 | N44°57'37"W | --- | 11.61' |
| 50 | 66°06'03" | 78.38' | 90.43' |
| 51 | N54°59'06"E | --- | 61.14' |
| 52 | 49°08'14" | 138.38' | 118.68' |
| 53 | N58°52'21"E | --- | 28.70' |
| 54 | N37°20'45"E | --- | 76.38' |
| 55 | N57°36'56"W | --- | 97.37' |
| 56 | N27°15'47"W | --- | 7.29' |
| 57 | N59°46'07"W | --- | 196.55' |
| 58 | N63°34'15"E | --- | 32.32' |
| 59 | N43°08'08"W | --- | 102.84' |
| 60 | N42°02'46"W | --- | 28.05' |
| 61 | N80°22'46"W | --- | 39.76' |
| 62 | N37°49'45"W | --- | 20.03' |
| 63 | N80°36'03"W | --- | 68.50' |
| 64 | N81°19'25"W | --- | 62.00' |
| 65 | N59°14'04"W | --- | 127.43' |
| 66 | 12°56'07" | 668.00' | 150.81' |
| 67 | N05°20'01" | --- | 28.00' |
| 68 | 11°23'28" | 300.00' | 59.64' |
| 69 | N83°56'33"E | --- | 52.87' |
| 70 | N88°13'52"W | --- | 28.28' |
| 71 | N83°31'12"E | --- | 106.04' |
| 72 | N82°47'04"E | --- | 72.18' |
| 73 | N18°09'44"W | --- | 55.34' |
| 74 | N11°46'31"W | --- | 62.00' |
| 75 | N15°25'23"E | --- | 107.10' |
| 76 | N43°57'41"E | --- | 28.00' |
| 77 | 10°45'11" | 300.00' | 56.30' |
| 78 | N33°12'30"E | --- | 28.00' |
| 79 | N11°39'18"E | --- | 100.17' |
| 80 | N54°09'13"E | --- | 142.16' |
| 81 | N06°37'18"E | --- | 93.77' |
| 82 | N14°29'08"E | --- | 73.09' |
| 83 | 31°37'28" | 182.00' | 100.46' |
| 84 | N25°00'10"W | --- | 79.25' |
| 85 | 10°59'11" | 418.00' | 80.15' |
| 86 | N75°59'01"E | --- | 90.31' |
| 87 | 09°29'54" | 328.00' | 54.37' |
| 88 | N61°03'59"E | --- | 17.00' |
| 89 | N01°24'37"W | --- | 38.00' |
| 90 | 04°02'11" | 1499.00' | 105.60' |

| DATA TABLE | | | |
|------------|---------------------|----------|---------|
| NO. | BEARING/DELTA | RADIUS | LENGTH |
| 91 | N10°35'34"E | --- | 70.91' |
| 92 | N44°58'47"E | --- | 4.01' |
| 93 | 25°58'02" | 418.00' | 189.44' |
| 94 | 03°12'21" | 650.00' | 36.37' |
| 95 | 20°16'42" | 653.43' | 231.27' |
| 96 | 07°56'20" | 1499.00' | 207.70' |
| 97 | 03°31'38" | 1499.00' | 92.28' |
| 98 | 07°26'28" | 1499.00' | 194.68' |
| 99 | N17°29'50"E | --- | 38.05' |
| 100 | N10°32'33"E | --- | 226.89' |
| 101 | N38°14'09"E | --- | 107.64' |
| 102 | N78°16'17"W | --- | 47.38' |
| 102A | N14°57'28"W | --- | 16.74' |
| 102B | N18°06'02"W | --- | 201.05' |
| 102C | 62°08'34" | 19.83' | 21.51' |
| 102D | N49°31'23"W | --- | 194.56' |
| 103 | N88°08'03"E | --- | 136.32' |
| 104 | N46°24'35"E | --- | 73.69' |
| 105 | N46°24'35"E | --- | 90.30' |
| 106 | N68°00'00"E | --- | 28.00' |
| 107 | 59°01'54" | 47.89' | 49.34' |
| 108 | N23°58'14"E | --- | 49.97' |
| 109 | 27°41'27" | 101.01' | 46.82' |
| 110 | N03°37'24"W | --- | 86.58' |
| 111 | 09°36'11" | 184.90' | 30.99' |
| 112 | N13°30'42"W | --- | 36.57' |
| 113 | 72°45'51" | 66.40' | 84.33' |
| 114 | N26°07'17"W | --- | 90.25' |
| 115 | N06°34'15"E | --- | 83.24' |
| 116 | 28°37'55" | 138.45' | 69.19' |
| 117 | N69°32'22"W | --- | 169.33' |
| 118 | 29°35'44" | 73.44' | 37.93' |
| 119 | N10°40'47"E | --- | 29.41' |
| 120 | N74°24'40"E | --- | 40.13' |
| 121 | N84°34'44"E | --- | 145.23' |
| 122 | 07°04'58" | 182.14' | 22.52' |
| 123 | N88°20'08"W | --- | 155.39' |
| 124 | 26°58'52" | 37.68' | 17.75' |
| 125 | N62°03'56"W | --- | 148.34' |
| 126 | N01°38'19"E | --- | 123.82' |
| 127 | 15°52'10" | 71.73' | 19.87' |
| 128 | N54°07'41"E | --- | 132.89' |
| 129 | N01°39'58"E | --- | 90.01' |
| 130 | N82°05'28"E | --- | 45.92' |
| 131 | N03°26'53"W | --- | 132.25' |
| 132 | 46°48'33" | 62.11' | 50.74' |
| 133 | N19°56'36"W | --- | 51.71' |
| 134 | 22°02'47" | 343.39' | 132.13' |
| 135 | N38°50'25"W | --- | 45.49' |
| 136 | N33°31'16"E | --- | 47.37' |
| 137 | N01°19'05"E | --- | 74.41' |
| 138 | N79°13'47"W | --- | 29.39' |
| 139 | N55°05'54"E | --- | 83.20' |
| 140 | 55°12'30" | 47.98' | 46.23' |
| 141 | N01°04'39"E | --- | 109.90' |
| 142 | 38°27'44"E | 86.96' | 58.38' |
| 143 | N00°00'00"E | --- | 36.76' |
| 144 | N83°46'46"E | --- | 93.98' |
| 145 | N50°22'19"E | --- | 199.58' |
| 146 | N02°13'59"W | --- | 147.23' |
| 147 | 04°47'51" | 1947.09' | 163.03' |
| 148 | N17°54'56" | --- | 116.01' |
| 149 | N33°17'53"E | --- | 65.39' |
| 150 | N07°46'08"E | --- | 68.91' |
| 151 | N15°27'34"E | --- | 73.17' |
| 152 | N03°34'21"E | --- | 87.63' |
| 152A | N89°18'57"E | --- | 101.98' |
| 152B | 25°07'17"E | 650.00' | 284.99' |
| 153 | N18°00'40"W | --- | 92.20' |
| 154 | N04°55'20"E | --- | 62.33' |
| 155 | N79°07'45"E | --- | 93.25' |
| 156 | N10°11'26"E | --- | 85.71' |
| 157 | N49°07'02"W | --- | 114.91' |
| 158 | N01°36'45"W | --- | 19.41' |
| 159 | N43°26'22"E | --- | 136.34' |
| 160 | 09°33'50" | 300.00' | 50.08' |
| 161 | N47°06'12"W | --- | 136.80' |
| 162 | INTENTIONALLY BLANK | --- | --- |
| 163 | N00°50'27"E | --- | 106.64' |
| 164 | N00°50'27"E | --- | 9.74' |
| 165 | N45°46'48"E | --- | 31.06' |
| 166 | N72°57'16"E | --- | 56.45' |
| 167 | N38°54'43"E | --- | 29.20' |
| 167A | N63°44'22"E | --- | 16.40' |
| 167B | N89°43'45"W | --- | 70.02' |
| 167C | N59°51'58"W | --- | 23.98' |
| 167D | N69°22'12"W | --- | 36.13' |
| 167E | 36°21'43" | 40.70' | 25.83' |
| 167F | 71°42'57"E | 32.03' | 40.09' |
| 167G | N29°26'39"W | --- | 19.37' |

| DATA TABLE | | | |
|------------|---------------|----------|---------|
| NO. | BEARING/DELTA | RADIUS | LENGTH |
| 167H | N58°40'19"E | --- | 27.12' |
| 168 | N86°15'23"W | --- | 76.39' |
| 168A | N85°05'08"E | --- | 44.61' |
| 168B | N46°16'36"W | --- | 157.96' |
| 168C | N85°56'06"W | --- | 9.55' |
| 169 | N56°23'02"W | --- | 22.04' |
| 170 | N45°38'30"W | --- | 101.20' |
| 171 | 26°16'07"E | 300.00' | 137.54' |
| 172 | 35°49'57" | 272.00' | 170.11' |
| 173 | N45°38'30"E | --- | 75.45' |
| 174 | 31°24'45" | 79.00' | 43.31' |
| 175 | 133°26'17" | 56.00' | 130.42' |
| 176 | N20°05'43"W | --- | 196.44' |
| 177 | N55°52'31"W | --- | 133.41' |
| 178 | 16°33'25" | 668.00' | 193.03' |
| 179 | N64°37'42"W | --- | 119.68' |
| 180 | N81°19'25"W | --- | 148.00' |
| 181 | N48°14'49"W | --- | 103.09' |
| 182 | 50°46'32" | 356.14' | 315.61' |
| 183 | N29°39'30"E | --- | 39.29' |
| 184 | N88°40'45"W | --- | 146.91' |
| 185 | N50°30'59"W | --- | 57.36' |
| 186 | N88°40'45"E | --- | 91.51' |
| 187 | N53°19'54"E | --- | 86.39' |
| 188 | N53°19'54"E | --- | 49.40' |
| 189 | N37°37'11"E | --- | 123.87' |
| 190 | N49°15'28"W | --- | 88.44' |
| 191 | 16°46'25" | 272.00' | 79.63' |
| 192 | N55°39'00"W | --- | 50.89' |
| 193 | N20°16'23"W | --- | 23.22' |
| 194 | N60°20'30"W | --- | 28.00' |
| 195 | N55°39'00"W | --- | 127.12' |
| 196 | 21°17'57" | 299.35' | 111.28' |
| 197 | N13°40'58"E | --- | 106.02' |
| 198 | N75°48'13"W | --- | 20.31' |
| 199 | N14°11'47"E | --- | 40.86' |
| 200 | N20°29'03"E | --- | 80.30' |
| 201 | N02°57'49"E | --- | 68.43' |
| 202 | N21°21'09"E | --- | 124.84' |
| 203 | N27°47'19"E | --- | 63.62' |
| 204 | N49°44'42"E | --- | 93.67' |
| 205 | N68°00'00"E | --- | 28.00' |
| 206 | N22°00'00"W | --- | 11.45' |
| 207 | N22°00'00"W | --- | 50.96' |
| 208 | 37°27'44" | 300.00' | 196.15' |
| 209 | N59°27'35"W | --- | 94.43' |
| 210 | 05°40'27" | 1036.25' | 109.01' |
| 211 | 09°49'50" | 1036.25' | 177.79' |
| 212 | N46°50'57"W | --- | 139.56' |
| 213 | N34°58'48"W | --- | 107.70' |
| 214 | 61°42'49" | 9.38' | 10.10' |
| 215 | 47°58'56" | 76.09' | 63.72' |
| 216 | 138°34'50" | 3.00' | 7.26' |
| 217 | N20°10'23"W | --- | 26.61' |
| 218 | N68°00'00"E | --- | 20.64' |
| 219 | N68°00'00"E | --- | 104.06' |
| 220 | N84°30'00"W | --- | 158.00' |
| 221 | N78°25'39"W | --- | 94.53' |
| 222 | N84°28'27"W | --- | 58.69' |
| 223 | 71°50'40" | 141.65' | 177.62' |
| 224 | N13°17'57"E | --- | 52.56' |
| 225 | N20°11'55"E | --- | 252.12' |
| 226 | 21°22'18" | 489.00' | 182.40' |
| 227 | N01°15'58"E | --- | 57.26' |
| 228 | N32°53'55"E | --- | 108.79' |
| 229 | N46°30'53"E | --- | 50.63' |
| 230 | N6°41'31"0"E | --- | 62.37' |
| 231 | N7°34'07"W | --- | 49.86' |
| 232 | N47°55'43"W | --- | 66.55' |
| 233 | N79°00'00"W | --- | 47.00' |
| 234 | N52°25'55"E | --- | 129.53' |
| 235 | 28°33'52"W | 40.00' | 19.94' |
| 236 | N23°52'03" | --- | 167.30' |
| 237 | N08°14'01"E | --- | 160.87' |
| 238 | N01°01'53"E | --- | 56.37' |
| 239 | 64°20'40" | 48.00' | 53.90' |
| 240 | N49°57'42"E | --- | 32.64' |
| 241 | N01°01'53"E | --- | 72.02' |
| 242 | 30°52'14" | 276.29' | 148.86' |
| 243 | N50°55'06"W | --- | 43.06' |
| 244 | 80°35'35" | 143.00' | 201.15' |
| 245 | N48°29'18"E | --- | 43.06' |
| 246 | N58°47'06"E | --- | 142.66' |
| 247 | 25°12'06" | 404.73' | 178.02' |
| 248 | N33°34'30"W | --- | 42.01' |
| 249 | N56°03'32"W | --- | 112.89' |
| 250 | N33°56'28"E | --- | 86.72' |
| 251 | 43°27'49" | 47.99' | 36.40' |
| 252 | N44°49'43"E | --- | 65.40' |
| 253 | N57°04'44"W | --- | 83.68' |

LEGEND

[SP ZONE] SPECIFIC PLAN (SP 327 A1)
MAP NO. 2.2370
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07807
ADOPTED BY ORDINANCE NO. 348.4797
DATE: _____

RIVERSIDE COUNTY OF SUPERVISORS

TEMESCAL AREA

SECTIONS 36, T.4 S., R.6 W. AND 1 AND 12, T.5 S., R.6 W., S.B.B.&M

| DATA TABLE | | | |
|------------|---------------|---------|---------|
| NO. | BEARING/DELTA | RADIUS | LENGTH |
| 253 | N57°04'44"W | --- | 83.68 |
| 254 | N32°55'16"E | --- | 174.48 |
| 255 | N77°40'59"W | --- | 156.51 |
| 256 | N13°07'54"E | --- | 104.99 |
| 257 | 13°05'07" | 608.31' | 138.93' |
| 258 | 05°08'02" | 600.00' | 53.76' |
| 259 | 20°16'42" | 653.43' | 231.27' |
| 260 | INTENTIONALLY | BLANK | |
| 261 | INTENTIONALLY | BLANK | |
| 262 | N76°59'41"E | --- | 184.37' |
| 263 | N44°52'06"E | --- | 36.16' |
| 264 | N69°25'24"E | --- | 81.99' |
| 265 | N77°03'08"E | --- | 60.65' |
| 266 | N52°03'12"E | --- | 165.39' |
| 267 | N34°53'30"W | --- | 30.37' |
| 268 | N87°22'30"W | --- | 182.66' |
| 269 | N32°55'16"E | --- | 160.79' |
| 270 | N57°04'44"W | --- | 72.91' |
| 271 | N57°08'07"E | --- | 68.60' |
| 272 | N39°34'30"E | --- | 78.61' |
| 273 | 84°21'58" | 45.00' | 66.26' |
| 274 | N56°03'32"E | --- | 76.16' |
| 275 | 11°02'16" | 500.00' | 96.32' |
| 276 | 77°53'28" | 188.00' | 255.58' |
| 277 | 35°49'50" | 211.00' | 131.95' |
| 278 | N17°57'41"E | --- | 13.25' |
| 279 | 36°30'31" | 653.43' | 416.31' |
| 280 | 08°47'39" | 653.43' | 100.29' |
| 281 | N34°26'53"W | --- | 113.10' |
| 282 | N83°24'02"E | --- | 61.00' |
| 283 | N80°50'33"W | --- | 61.89' |
| 284 | N76°59'46"E | --- | 65.81' |
| 285 | N61°40'37"E | --- | 74.20' |
| 286 | N67°42'46"W | --- | 136.03' |
| 287 | N69°30'17"W | --- | 100.53' |
| 288 | N39°01'34"W | --- | 45.56' |
| 289 | N17°28'48"W | --- | 70.99' |
| 290 | N00°54'18"E | --- | 53.36' |
| 291 | N07°27'43"W | --- | 56.16' |
| 292 | N23°44'38"W | --- | 54.91' |
| 293 | N30°25'20"W | --- | 55.65' |
| 294 | N60°02'56"W | --- | 70.04' |
| 295 | N38°28'38"W | --- | 121.63' |
| 296 | N59°36'30"W | --- | 61.50' |
| 297 | INTENTIONALLY | BLANK | |
| 298 | 10°29'05" | 600.00' | 109.80' |
| 299 | N18°20'30"W | --- | 93.65' |
| 300 | N78°14'44"W | --- | 208.49' |
| 301 | 19°02'43" | 475.00' | 157.89' |
| 302 | N79°17'09"E | --- | 188.35' |
| 303 | N85°23'32"W | --- | 33.57' |
| 304 | N78°43'47"E | --- | 84.89' |
| 305 | N63°02'44"E | --- | 96.90' |
| 306 | N78°00'46"W | --- | 102.88' |
| 307 | N64°49'59"W | --- | 161.65' |
| 308 | N26°57'57"W | --- | 153.02' |
| 309 | N43°50'59"E | --- | 250.73' |
| 310 | N47°56'58"W | --- | 183.41' |
| 311 | N43°51'01"E | --- | 127.48' |
| 312 | N19°24'41"E | --- | 112.24' |
| 313 | N70°35'19"W | --- | 177.41' |
| 314 | N19°24'41"E | --- | 60.48' |
| 315 | N70°35'19"W | --- | 82.96' |
| 316 | N74°45'41"W | --- | 176.25' |
| 317 | N86°55'34"E | --- | 21.49' |
| 318 | N86°55'34"E | --- | 54.38' |
| 319 | 13°48'26" | 610.00' | 147.00' |
| 320 | N30°23'56"W | --- | 85.24' |
| 321 | N88°57'20"W | --- | 107.61' |
| 322 | N48°56'17"W | --- | 28.00' |
| 323 | 11°40'29" | 550.00' | 112.07' |
| 324 | N46°20'36"W | --- | 51.40' |
| 325 | INTENTIONALLY | BLANK | |
| 326 | 19°07'16" | 300.00' | 100.12' |
| 327 | 16°49'40" | 300.00' | 88.11' |
| 328 | N07°42'28"E | --- | 28.00' |
| 329 | N01°05'21"E | --- | 92.21' |
| 330 | N88°54'39"W | --- | 13.07' |
| 331 | N22°52'30"W | --- | 118.59' |
| 332 | N66°57'23"E | --- | 69.27' |
| 333 | 73°44'00" | 145.00' | 187.89' |
| 334 | N35°13'42"W | --- | 42.79' |
| 335 | N45°31'30"W | --- | 172.14' |
| 336 | 32°46'43" | 120.00' | 68.65' |
| 337 | N12°44'46"W | --- | 45.51' |
| 338 | 84°34'32" | 50.00' | 73.81' |
| 339 | N82°40'42"E | --- | 12.06' |
| 340 | N52°35'04"E | --- | 154.36' |
| 341 | N52°35'04"E | --- | 57.25' |
| 342 | N52°35'04"E | --- | 97.11' |

| DATA TABLE | | | |
|------------|---------------|---------|---------|
| NO. | BEARING/DELTA | RADIUS | LENGTH |
| 343 | 38°30'17" | 318.00' | 213.71' |
| 344 | N28°7'51"W | --- | 132.99' |
| 345 | 33°26'19" | 200.00' | 116.72' |
| 346 | N00°51'04"E | --- | 115.36' |
| 347 | N66°09'42"W | --- | 117.01' |
| 348 | N26°11'50"W | --- | 125.10' |
| 349 | N30°29'22"E | --- | 111.20' |
| 350 | N67°12'25"E | --- | 21.27' |
| 351 | N22°47'35"W | --- | 46.59' |
| 351A | N64°01'31"E | --- | 57.42' |
| 351B | N70°38'11"W | --- | 83.64' |
| 352 | N22°47'35"W | --- | 118.44' |
| 353 | N22°47'35"W | --- | 58.45' |
| 354 | 22°45'08" | 500.00' | 198.55' |
| 355 | 19°27'08" | 500.00' | 169.75' |
| 356 | N26°53'33"E | --- | 56.39' |
| 357 | 27°18'27" | 418.00' | 199.22' |
| 358 | 19°08'53" | 418.00' | 139.69' |
| 359 | N67°26'33"E | --- | 62.43' |
| 360 | N22°33'26"W | --- | 77.74' |
| 361 | N67°26'33"E | --- | 216.63' |
| 362 | N12°11'07"E | --- | 30.92' |
| 363 | 15°16'44" | 588.17' | 156.85' |
| 364 | N82°37'30"E | --- | 156.39' |
| 365 | N77°13'32"E | --- | 14.09' |
| 366 | N62°48'32"W | --- | 36.31' |
| 367 | N39°29'24"W | --- | 101.85' |
| 368 | N58°56'31"E | --- | 17.35' |
| 369 | N16°32'53"W | --- | 153.99' |
| 370 | N55°34'04"E | --- | 88.91' |
| 371 | 29°19'22" | 420.85' | 215.38' |
| 372 | N82°42'08"E | --- | 221.34' |
| 373 | N07°22'17"W | --- | 117.31' |
| 374 | N82°37'14"E | --- | 117.96' |
| 375 | N23°55'27"E | --- | 210.22' |
| 376 | N00°24'14"W | --- | 41.06' |
| 377 | 94°47'30" | 156.00' | 258.09' |
| 378 | N89°28'55"W | --- | 41.89' |
| 379 | N80°13'17"E | --- | 169.75' |
| 380 | N50°43'22"E | --- | 89.32' |
| 381 | 52°32'54" | 80.67' | 73.99' |
| 382 | 26°36'19" | 90.99' | 42.25' |
| 383 | N33°55'07"E | --- | 77.60' |
| 384 | N74°30'49"W | --- | 113.81' |
| 385 | 19°56'06" | 100.00' | 34.79' |
| 386 | N34°58'20"W | --- | 50.00' |
| 387 | 17°35'15" | 48.00' | 145.65' |
| 388 | N82°37'30"E | --- | 65.14' |
| 389 | N82°37'30"E | --- | 32.95' |
| 390 | 96°43'15" | 100.00' | 168.81' |
| 391 | N89°20'47"E | --- | 47.19' |
| 392 | 25°29'53"E | 62.50' | 27.81' |
| 392A | N58°08'56"E | --- | 31.88' |
| 393 | 23°27'23" | 93.37' | 38.23' |
| 394 | 100°28'53" | 70.02' | 122.80' |
| 395 | N10°29'30"W | --- | 41.76' |
| 396 | N07°22'07"W | --- | 51.91' |
| 397 | N10°29'30"W | --- | 49.39' |
| 398 | 110°29'21" | 67.00' | 129.20' |
| 399 | N80°00'08"W | --- | 63.92' |
| 400 | N00°17'56"W | --- | 92.78' |
| 401 | N85°41'02"E | --- | 60.15' |
| 402 | N79°24'16"E | --- | 73.68' |
| 403 | N64°08'41"W | --- | 76.02' |
| 404 | N40°07'30"W | --- | 79.68' |
| 405 | N01°48'33"W | --- | 52.39' |
| 406 | N16°21'13"W | --- | 190.29' |
| 407 | N12°07'11"W | --- | 101.09' |
| 408 | N01°43'29"W | --- | 169.45' |
| 409 | N19°02'48"E | --- | 81.10' |
| 410 | 65°07'20" | 10.32' | 11.73' |
| 411 | N23°21'58"E | --- | 81.54' |
| 412 | N33°40'26"E | --- | 60.66' |
| 413 | 19°06'11" | 132.68' | 44.24' |
| 414 | N01°43'04"E | --- | 114.93' |
| 415 | 53°37'58" | 84.70' | 79.29' |
| 416 | N08°30'28"W | --- | 40.92' |
| 417 | N00°51'04"E | --- | 95.88' |
| 418 | N69°31'29"E | --- | 108.15' |
| 419 | N77°44'37"E | --- | 159.25' |
| 420 | 102°20'50" | 48.00' | 88.26' |
| 421 | N08°01'31"E | --- | 138.33' |
| 422 | 61°24'10" | 258.70' | 277.24' |
| 423 | N00°52'30"E | --- | 39.14' |
| 424 | 16°27'18" | 528.62' | 151.82' |
| 425 | N20°21'13"W | --- | 111.56' |
| 426 | N11°45'16"E | --- | 130.97' |
| 427 | N78°14'44"W | --- | 66.29' |
| 428 | N88°03'47"W | --- | 82.70' |
| 429 | 17°06'41" | 653.43' | 195.15' |

| DATA TABLE | | | |
|------------|---------------|----------|---------|
| NO. | BEARING/DELTA | RADIUS | LENGTH |
| 429 | 17°06'41" | 653.43' | 195.15' |
| 430 | N70°56'56"W | --- | 38.85' |
| 431 | 08°19'02" | 653.43' | 94.85' |
| 432 | N76°47'21"E | --- | 40.56' |
| 433 | N23°59'13"W | --- | 131.11' |
| 434 | 58°11'46" | 230.00' | 233.61' |
| 435 | N02°43'34"W | --- | 227.52' |
| 436 | N86°55'34"E | --- | 46.91' |
| 437 | N01°00'38"E | 653.43' | 11.53' |
| 438 | N42°35'06"W | --- | 87.84' |
| 439 | 08°47'22" | 608.31' | 93.32' |
| 440 | N69°41'34"W | --- | 179.36' |
| 441 | N69°43'29"W | --- | 112.13' |
| 442 | N89°23'54"W | --- | 33.07' |
| 443 | N76°28'35"E | --- | 153.72' |
| 444 | N78°14'44"W | --- | 92.49' |
| 445 | 29°33'15" | 575.48' | 296.84' |
| 446 | 71°44'49" | 23.00' | 28.80' |
| 447 | 16°43'02" | 519.20' | 151.49' |
| 448 | N71°07'32"E | --- | 113.42' |
| 449 | INTENTIONALLY | BLANK | |
| 450 | INTENTIONALLY | BLANK | |
| 451 | N44°32'24"E | --- | 150.87' |
| 452 | 93°56'35" | 62.77' | 102.92' |
| 453 | N56°41'50"E | --- | 31.92' |
| 454 | 19°45'38" | 300.00' | 103.47' |
| 455 | 25°54'33" | 300.00' | 135.66' |
| 456 | N62°50'45"E | --- | 116.93' |
| 457 | 08°28'54" | 1000.00' | 148.03' |
| 458 | N54°21'50"E | --- | 62.22' |
| 459 | 78°54'45" | 120.00' | 165.27' |
| 460 | N24°32'55"W | --- | 48.99' |
| 461 | 71°34'17" | 100.00' | 124.92' |
| 462 | N4°01'22"E | --- | 92.06' |
| 463 | 54°39'27" | 215.00' | 205.10' |
| 464 | 50°32'53" | 40.00' | 35.29' |
| 465 | 81°41'02" | 10.00' | 14.26' |
| 466 | N47°11'02"W | --- | 17.53' |
| 467 | 86°09'57" | 10.00' | 15.04' |
| 468 | N46°39'01"E | --- | 49.05' |
| 469 | 29°08'58" | 40.00' | 20.35' |
| 470 | N75°47'59"E | --- | 29.71' |
| 471 | 98°47'03" | 25.00' | 43.10' |
| 472 | N05°24'58"W | --- | 18.23' |
| 473 | 93°24'20" | 60.00' | 97.81' |
| 474 | N82°31'45"E | --- | 192.76' |
| 475 | 59°45'17" | 200.00' | 208.58' |
| 476 | N37°42'58"W | --- | 170.26' |
| 477 | 68°07'13" | 60.00' | 71.34' |
| 478 | 74°45'52" | 60.00' | 78.29' |
| 479 | 123°04'58" | 20.00' | 42.96' |
| 480 | 38°40'21" | 40.00' | 27.00' |
| 481 | N64°31'03"E | --- | 22.87' |
| 482 | N01°50'57"W | --- | 19.10' |
| 483 | N46°50'57"W | --- | 40.41' |
| 484 | N46°50'57"W | --- | 30.04' |
| 485 | N24°30'27"W | --- | 142.75' |
| 486 | N84°30'39"W | --- | 30.82' |
| 487 | N72°25'04"E | --- | 40.56' |
| 488 | N40°22'57"E | --- | 65.93' |
| 489 | N14°01'19"E | --- | 109.08' |
| 490 | N88°09'03"E | --- | 39.72' |
| 491 | N01°50'57"W | --- | 37.65' |
| 492 | N37°54'54"E | --- | 115.06' |
| 493 | N46°50'46"W | --- | 116.13' |
| 494 | N43°09'03"E | --- | 51.63' |
| 495 | N46°50'57"W | --- | 36.82' |
| 496 | N43°36'00"E | --- | 46.45' |
| 497 | N46°48'51"W | --- | 179.78' |
| 498 | 01°04'29" | 2064.00' | 38.71' |
| 499 | N28°30'11"E | --- | 74.51' |
| 500 | N35°17'48"W | --- | 23.51' |
| 501 | N64°37'46"W | --- | 192.70' |
| 502 | N24°29'27"E | --- | 85.04' |
| 503 | N10°06'46"E | --- | 94.17' |
| 504 | N64°37'20"W | --- | 59.62' |
| 505 | N80°03'14"W | --- | 63.55' |
| 506 | N12°09'22"E | --- | 199.24' |
| 507 | N43°23'15"E | --- | 143.75' |
| 508 | N88°03'09"E | --- | 23.08' |
| 509 | N69°50'02"E | --- | 81.70' |
| 510 | 58°34'15" | 125.50' | 128.29' |
| 511 | N78°14'44"W | --- | 39.76' |
| 512 | N11°45'16"E | --- | 57.58' |

LEGEND
SP ZONE SPECIFIC PLAN (SP 327 A1)
MAP NO. 2.2370
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 07807
 ADOPTED BY ORDINANCE NO. 348.4797
 DATE:
 RIVERSIDE COUNTY OF SUPERVISORS

**RESOLUTION NO. 2014-232
ADOPTING AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 327
(TOSCANA)**

WHEREAS, pursuant to the provisions of Government Code Section 65450 et seq., public hearings were held before the Riverside County Board of Supervisors on November 25, 2014 and before the Riverside County Planning Commission on September 17, 2014 to consider Amendment No. 1 to Specific Plan No. 327 (Toscana), which was adopted by the Board of Supervisors pursuant to Resolution No. 2006-463 on December 19, 2006; and,

WHEREAS, the Board of Supervisors closed the November 25, 2014 public hearing and tentatively approved Specific Plan No. 327, Amendment No.1; and,

WHEREAS, all provisions of the California Environmental Quality Act ("CEQA") and Riverside County CEQA implementing procedures have been satisfied and an Addendum to Environmental Impact Report No. 439 (EIR No. 439), which was prepared in connection with this Amendment No.1 to Specific Plan No. 439 and related cases Change of Zone No. 7807 and Tentative Tract Map No. 36643 (referred to alternatively herein as "the project"), is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and implementing procedures; and,

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

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on December 9, 2014 that:

- A. Amendment No. 1 modifies Specific Plan No. 327 by the following:
 1. Reduces the overall residential acreage from 353.3 to 300.5;
 2. Increases the natural open space areas from 510 acres to 544.3 acres;
 3. Increases the park land use from 22.3 acres to 33.9 acres;
 4. Eliminates commercial retail land use; and

FORM APPROVED COUNTY CLERK
MICHELLE CLACK
DATE 12/2/14

1 5. Creates Planning Area 24 for a public facility land use which will be designated for
2 potable and recycled water storage tanks.

3 B. Specific Plan No. 327, Amendment No. 1 also modifies Planning Area land use
4 designations to be consistent with the Riverside County General Plan's designations and
5 modifies the design guidelines to be consistent with the Land Use Plan for Specific Plan
6 No. 327.

7 C. Specific Plan No. 327, Amendment No. 1 is associated with Change of Zone No. 7807 and
8 Tentative Tract Map No. 36643, which were considered concurrently at the public hearings
9 before the Planning Commission and the Board of Supervisors.

10 D. The environmental assessment prepared for the Project concluded that some changes or
11 additions are necessary but none sufficient to necessitate the preparation of a subsequent
12 EIR. Accordingly, in compliance with State CEQA Guidelines Sections 15162 and 15164,
13 an Addendum to EIR No. 439 ("Addendum") was prepared.

14 E. As provided in the attached Environmental Assessment No. 42621, no potentially
15 significant environmental impacts are associated with the project other than those
16 identified in EIR No. 439 as modified by the Addendum and those impacts would be
17 avoided or lessened (reduced to a level of insignificance) by the mitigation measures listed
18 in Resolution No. 2006-463 adopting EIR No. 439, which is incorporated herein by this
19 reference in its entirety, with the exception of those identified as significant and
20 unavoidable in EIR No. 439

21 F. Additionally, the project will not result in any new significant environmental impacts not
22 identified in the previously certified EIR No. 439. The project will not result in a
23 substantial increase in the severity of previously identified significant effects, does not
24 propose any substantial changes which will require major revisions to EIR No. 439, no
25 considerably different mitigation measures have been identified and no mitigation
26 measures found infeasible have become feasible because of the following:
27
28

- 1 1. The project reduces the dedicated residential acreage from 353.3 to 300.5 acres and
2 converts the previously proposed commercial retail land use into an open space public
3 park. The change in residential acreage will not affect the Specific Plan's maximum
4 residential density of 1,433 units. Therefore, the project will not increase the
5 environmental impact beyond or create new significant environmental impacts that
6 were not disclosed in the certified EIR No. 439.
- 7 2. The project increases the total amount of designated open space areas within the
8 Specific Plan from 510 acres to 544.3 acres and reduces the development footprint by
9 approximately 32.6 acres. As a result, environmental effects to natural land resources,
10 including biological resources and hydrology/water quality, will be no greater than the
11 effects previously disclosed in the certified EIR No. 439.
- 12 3. By reclassifying the commercial retail land use into a designated open space use, daily
13 traffic circulation along the former commercial retail area will significantly be reduced
14 in comparison with the analysis in the certified EIR No. 439. Based on a traffic trip
15 comparison analysis conducted for the project area, daily vehicular trips will be
16 reduced by 3,434 trips including a reduction of 20 trips during the AM peak hours
17 (7AM-9AM) and a reduction of 334 trips during the PM peak commute hours (4PM-
18 6PM). The land use redesignation will also reduce operational air pollutant, noise
19 emissions and demand for utilities/service systems.
- 20 4. The project does not identify any operational or construction characteristics that are
21 significantly different than those identified within certified EIR No. 439, with the
22 exception of the commercial retail land use area being redesignated as an open space
23 recreational area.

24
25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 1 to Specific
26 Plan No. 327 is consistent with the intent, design, and mitigation approved for Specific Plan No. 327 and
27 is consistent with the Riverside County General Plan.
28

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it accepts the findings of the
2 Addendum, on the basis of which the Board of Supervisors finds that no further environmental
3 documentation is required because only minor changes or additions are necessary but none of the
4 conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have
5 occurred.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
7 **CONSIDERED** the Addendum with EIR No. 439 in evaluating Specific Plan No. 327, Amendment No. 1
8 and the related cases referenced above, that the Addendum to EIR No. 439 is an accurate and objective
9 statement that complies with CEQA and reflects the County's independent judgment, and that EIR No.
10 439 and the Addendum are incorporated herein by this reference.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No.
12 327, Amendment No. 1, on file with the Clerk of the Board, including the final conditions of approval and
13 exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property described and
14 shown in the Specific Plan, and said real property shall be developed substantially in accordance with the
15 Specific Plan as amended, unless the Specific Plan is repealed or further amended by the Board.

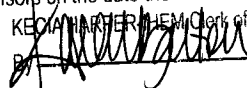
16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No.
17 327, Amendment No. 1 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
18 Planning Director, and in the Office of the Building and Safety Director, and that no applications for
19 subdivision maps, conditional use permits or other development proposals shall be accepted for the real
20 property described and shown in the Specific Plan, as amended, unless such applications are substantially
21 in accordance therewith.

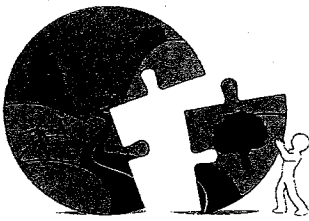
22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
23 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County of
24 Riverside Planning Department and that such documents are located at 4080 Lemon Street, Riverside,
25 California.

26 ROLL CALL:

27 Ayes: Jeffries, Tavaglione, Benoit and Ashley
28 Nays: None
 Absent: None

The foregoing is certified to be a true copy of a
resolution duly adopted by said Board of Super-
visors on the date therein set forth.

KECIA WARTER, Clerk of said Board
 Deputy



RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

12/10/14
Date

KB via prop. owner (David & Melas)
Initial

Juan C. Perez
Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

SP00327A1/CZ07807/TR36643
Project Title/Case Numbers

Set # 200112/105

Matt Straite
County Contact Person

951-955-8631
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Forestar Toscana, LLC
Project Applicant

2151 Michelson Drive Suite 250, Irvine, CA92612
Address

Project area located northerly of Temescal Canyon Road, southerly of Spanish Hills Drive, easterly of Mayhew Road, and westerly of Indian Truck Trail.
Project Location

SP00327A1 proposes to maintain the maximum unit count of 1,443 permitted by the Specific Plan but reduce the overall residential acreage from 353.3 acres to 300.5; increase the natural open space areas from 510 acres to 544.3 acres; eliminate 4.4 acres of the commercial retail land use; increase the park land use from 22.3 acres to 33.9 acres and create a 1.2 acre planning area for a Public Facility land use which will be designated for potable and recycled water storage tanks. TTR36643 proposes a Schedule "A" subdivision of 329.86 gross acres into ten (10) numbered lots intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1,2,3,4, and 5 of the proposed SP327A1. CZ07807 proposes to revise the Specific Plan Zoning Ordinance and to formalize the boundaries for all Planning Areas where maps are proposed as part of this project. Zone change would be applicable to Planning Areas (PA) 1-22 of the Toscana Specific Plan (SP) No. 327.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 12/9/14, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to Certified EIR No. 439 prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the EIR No 439.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

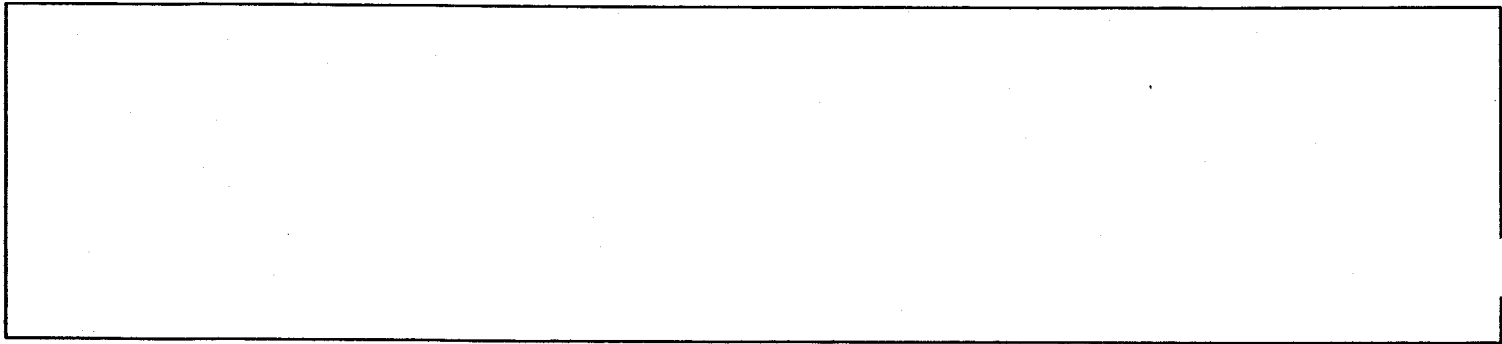
Karen Baxter
Signature

Board Assistant
Project Planner Title

12/9/14
Date

Date Received for Filing and Posting at OPR: _____

DEC 09 2014 3 32



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1309130

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

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P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

December 15, 2014

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

FAX: (951) 368-9018
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4797

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Thursday, December 18, 2014**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Monday, December 15, 2014 9:26 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. NO. 348.4797

Received for publication on Dec. 18. Proof with cost to follow.

Thank You!

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****Additional days required for larger ad sizes****

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Monday, December 15, 2014 8:46 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: Adoption of Ord. NO. 348.4797

Good morning! Attached is an Adoption of Ordinance, for publication on Thursday, December 18, 2014. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

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

ORDINANCE NO. 348.4797
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in Temescal Area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2370, Change of Zone Case No. 7807," which is made a part of this ordinance.

Section 2. Section 17.107 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

SECTION 17.107 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 327.

a. Planning Areas 1 and 9.

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

(2) The development standards for Planning Areas 1 and 9 of Specific Plan No. 327 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the development standards set forth in Articles VIII, Sections 8.2.a.; b.; c.; d.; and e. shall be deleted and replaced by the following:

- A. Lot area shall be not less than three thousand six hundred (3,600) square feet. Lots shall have a minimum average lot width of forty-seven (47') feet and a minimum average lot depth of seventy-seven (77') feet.
- B. The minimum front yard setback shall be twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages.
- C. Side yards on corner and reversed corner lots shall be not less than ten (10') feet. Side yards on interior and through lots shall be not less than five (5') feet in width.
- D. The rear yard shall be not less than ten (10') feet.
- E. In no case shall more than sixty-five (65%) percent of any lot be covered by buildings.
- F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches, balconies and courtyards shall be allowed to encroach into front yards a maximum of six (6') feet, except for corner and reverse corner lots. Porches, balconies and courtyards shall be allowed to encroach into side and rear yards a maximum of two (2') feet. On lots over five thousand (5,000) square feet, courtyards shall be allowed to encroach into front yards a maximum of eight (8') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

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

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

(2) The development standards for Planning Areas 2, 3, 7 and 14 of Specific Plan No. 327 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Articles VI, Sections 6.2b.; c.; d.; and e. (1), (2), and (4); shall be deleted and replaced by the following:

- A. Lot area shall be not less than five thousand four hundred (5,400) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be sixty (60') feet, with a minimum average depth of ninety (90') feet.
- C. The minimum frontage of a lot shall be sixty (60') feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-two (32') feet measured along the right-of-way line. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The front yard shall be not less than twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages.
- E. Side yards on interior and through lots shall be not less than five (5') feet in width. Side yards on corner and reversed corner lots shall be not less than ten (10') feet, except that where the lot is less than fifty (50') feet wide the yard need not exceed twenty (20%) percent of the width of the lot.
- F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches and balconies shall be allowed to encroach into front yards a maximum of six (6') feet. Courtyards shall be allowed to encroach into front yards a maximum of eight (8') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

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

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

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

- A. Lot area shall be not less than four thousand five hundred (4,500) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty (50') feet, with a minimum average depth of ninety (90') feet.
- C. The minimum frontage of a lot shall be fifty (50') feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty (30') feet measured along the right-of-way line. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The front yard shall be not less than twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages.
- E. Side yards on interior and through lots shall be not less than five (5') feet in width. Side yards on corner and reversed corner lots shall be not less than ten (10') feet, except that where the lot is less than fifty (50') feet wide the yard need not exceed twenty (20%) percent of the width of the lot.

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

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

d. Planning Areas 5 and 11.

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

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

- A. Lot area shall be not less than five thousand (5,000) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty-five (55') feet, with a minimum average depth of ninety (90') feet.
- C. The minimum frontage of a lot shall be fifty-five (55') feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35') feet measured along the right-of-way line. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The front yard shall be not less than twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages.
- E. Side yards on interior and through lots shall be not less than five (5') feet in width. Side yards on corner and reversed corner lots shall be not less than ten (10') feet, except that where the lot is less than fifty (50') feet wide the yard need not exceed twenty (20%) percent of the width of the lot.
- F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches, balconies and courtyards shall be allowed to encroach into front yards a maximum of six (6') feet, except for corner and reverse corner lots. Porches, balconies and courtyards shall be allowed to encroach into side and rear yards a maximum of two (2') feet. On lots over five thousand (5,000) square feet, courtyards shall be allowed to encroach into front yards a maximum of eight (8') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- G. In no case shall more than sixty-five (65%) percent of any lot be covered by buildings.

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

e. Planning Area 8.

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

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

- A. Lot area shall be not less than eight thousand (8,000) square feet. Lots shall have a minimum average lot width of eighty (80') feet and a minimum average lot depth of eighty (80') feet.
- B. The minimum front yard setback shall be five (5') feet.
- C. The minimum rear yard setback shall be ten (10') feet.
- D. Side yards on corner and reversed corner lots shall be not less than ten (10') feet. Side yards on interior and through lots shall be not less than five (5') feet in width.
- E. The minimum building separation distance shall not be less than 10' feet.
- F. In no case shall more than seventy (70%) percent of any lot be covered by buildings.
- G. The maximum ratio of floor area to lot area shall not exceed seventy-five (75%) percent for any lot, excluding basement and garage floor area.
- H. The minimum building setback from interior streets shall be five (5') feet.
- I. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

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

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

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

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

g. Planning Area 24.

(1) The uses permitted in Planning Area 24 of Specific Plan No. 327 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the permitted uses pursuant to Section 8.100a.(1), (2), (3), (4), (5), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100a shall include public facilities.

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

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

h. Planning Areas 25A and 25B.

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

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

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

i. Planning Areas 26A through 26H.

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

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

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

j. Planning Area 27A through 27H.

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

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

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

k. Planning Area 27I.

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

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

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

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

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **December 9, 2014**, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Benoit and Ashley

NAYS: None

ABSENT: None

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

FOR BILLING INQUIRIES:
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 EMAIL: BillingInquiry@pe.com

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Ordered By: Cecilia Gil

COUNTY OF RIVERSIDE
 BOARD OF SUPERVISORS
 2014 DEC 22 PM 12:22

*Planning
 3-32 of 12/9/14
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Riverside, CA 92507
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951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: ADOPTION OF ORDINANCE NO. 348.4797 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

12/18/2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: December 18, 2014
At: Riverside, California

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010000646-01

P.O. Number:

Ad Copy:

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

ORDINANCE NO. 348.4797
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348
RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in Temescal Area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2370, Change of Zone Case No. 7807," which is made a part of this ordinance.

Section 2. Section 17.107 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

SECTION 17.107 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 327.

a. Planning Areas 1 and 9.

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

(2) The development standards for Planning Areas 1 and 9 of Specific Plan No. 327 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the development standards set forth in Articles VIII, Sections 8.2.a.; b.; c.; d.; and e. shall be deleted and replaced by the following:

- A. Lot area shall be not less than three thousand six hundred (3,600) square feet. Lots shall have a minimum average lot width of forty-seven (47') feet and a minimum average lot depth of seventy-seven (77') feet.
- B. The minimum front yard setback shall be twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages.
- C. Side yards on corner and reversed corner lots shall be not less than ten (10') feet. Side yards on interior and through lots shall be not less than five (5') feet in width.
- D. The rear yard shall be not less than ten (10') feet.
- E. In no case shall more than sixty-five (65%) percent of any lot be covered by buildings.
- F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches, balconies and courtyards shall be allowed to encroach into front yards a maximum of six (6') feet, except for corner and reverse corner lots. Porches, balconies and courtyards shall be allowed to encroach into side and rear yards a maximum of two (2') feet. On lots over five thousand (5,000) square feet, courtyards shall be allowed to encroach into front yards a maximum of eight (8') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

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

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

(2) The development standards for Planning Areas 2, 3, 7 and 14 of Specific Plan No. 327 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Articles VI, Sections 6.2b.; c.; d.; and e. (1), (2), and (4); shall be deleted and replaced by the following:

- A. Lot area shall be not less than five thousand four hundred (5,400) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be sixty (60') feet, with a minimum average depth of ninety (90') feet.
- C. The minimum frontage of a lot shall be sixty (60') feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-two (32') feet measured along the right-of-way line. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The front yard shall be not less than twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages.
- E. Side yards on interior and through lots shall be not less than five (5') feet in width. Side yards on corner and reversed corner lots shall be not less than ten (10') feet, except that where the lot is less than fifty (50') feet wide the yard need not exceed twenty (20%) percent of the width of the lot.
- F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches and balconies shall be allowed to encroach into front yards a maximum of six (6') feet. Courtyards shall be allowed to encroach into front yards a maximum of eight (8') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

2014 DEC 22 PM 12:22
COUNTY OF RIVERSIDE
BOARD OF SUPERVISORS

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

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

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

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

- A. Lot area shall be not less than four thousand five hundred (4,500) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty (50') feet, with a minimum average depth of ninety (90') feet.
- C. The minimum frontage of a lot shall be fifty (50') feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty (30') feet measured along the right-of-way line. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The front yard shall be not less than twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages.
- E. Side yards on interior and through lots shall be not less than five (5') feet in width. Side yards on corner and reversed corner lots shall be not less than ten (10') feet, except that where the lot is less than fifty (50') feet wide the yard need not exceed twenty (20%) percent of the width of the lot.
- F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches, balconies and courtyards shall be allowed to encroach into front yards a maximum of six (6') feet, except for corner and reverse corner lots. Porches, balconies and courtyards shall be allowed to encroach into side and rear yards a maximum of two (2') feet. On lots over five thousand (5,000) square feet, courtyards shall be allowed to encroach into front yards a maximum of eight (8') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

d. Planning Areas 5 and 11.

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

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

- A. Lot area shall be not less than five thousand (5,000) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be fifty-five (55') feet, with a minimum average depth of ninety (90') feet.
- C. The minimum frontage of a lot shall be fifty-five (55') feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35') feet measured along the right-of-way line. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The front yard shall be not less than twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages.
- E. Side yards on interior and through lots shall be not less than five (5') feet in width. Side yards on corner and reversed corner lots shall be not less than ten (10') feet, except that where the lot is less than fifty (50') feet wide the yard need not exceed twenty (20%) percent of the width of the lot.
- F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. Porches, balconies and courtyards shall be allowed to encroach into front yards a maximum of six (6') feet, except for corner and reverse corner lots. Porches, balconies and courtyards shall be allowed to encroach into side and rear yards a maximum of two (2') feet. On lots over five thousand (5,000) square feet, courtyards shall be allowed to encroach into front yards a maximum of eight (8') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- G. In no case shall more than sixty-five (65%) percent of any lot be covered by buildings.

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

e. Planning Area 8.

(1) The uses permitted in Planning Area 8 of Specific Plan No. 327 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348 except that the uses identified under Section 8.1 a.(2), (3), (4), (11), (12), (13), (16), (18), (19), (20), (21), (23), (24),

(25), (27), and (28); 8.1.b.(1), (2) and (3) shall not be permitted.

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

- A. Lot area shall be not less than eight thousand (8,000) square feet. Lots shall have a minimum average lot width of eighty (80') feet and a minimum average lot depth of eighty (80') feet.
- B. The minimum front yard setback shall be five (5') feet.
- C. The minimum rear yard setback shall be ten (10') feet.
- D. Side yards on corner and reversed corner lots shall be not less than ten (10') feet. Side yards on interior and through lots shall be not less than five (5') feet in width.
- E. The minimum building separation distance shall not be less than 10' feet.
- F. In no case shall more than seventy (70%) percent of any lot be covered by buildings.
- G. The maximum ratio of floor area to lot area shall not exceed seventy-five (75%) percent for any lot, excluding basement and garage floor area.
- H. The minimum building setback from interior streets shall be five (5') feet.
- I. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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

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

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

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

g. Planning Area 24.
(1) The uses permitted in Planning Area 24 of Specific Plan No. 327 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the permitted uses pursuant to Section 8.100a.(1), (2), (3), (4), (5), (6) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100a shall include public facilities.

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

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

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

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

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

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

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

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

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

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

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

k. Planning Area 27I.
(1) The uses permitted in Planning Area 27I of Specific Plan No. 327 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the permitted uses pursuant to Section 8.100a (1), (2), (3), (4), (5), (7), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100a shall include paseos.

trails, sewer lift stations, manufactured slops and access roads, drainage culverts, community monuments, water conveyance features and uses related to fire fuel modification.

(2) The development standards for Planning Area 271 of Specific Plan No. 327 shall be the same as those standards identified in Article VIII, Section 8.101 of Ordinance No. 348.

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

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

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on December 9, 2014, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Benoit and Ashley
NAYS: None
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

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