

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



**ITEM  
16.2  
(ID # 2819)**

**MEETING DATE:**

Tuesday, November 15, 2016

**FROM :** TLMA-PLANNING:

**SUBJECT:** TLMA-PLANNING: SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 7, CHANGE OF ZONE NO. 7825, ORDINANCE NO. 348.4851, TENTATIVE TRACT MAP NO. 36467 - Consider an Addendum to Certified Environmental Impact Report No. 380 – Applicant: San Pedro Farms – Rancon LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 Du/Ac) (MDR), High Density Residential (8-14 Du/Ac) (HDR), Commercial, Schools, Parks, and Open Space as reflected in the Specific Plan No. 293 Land Use Plan - Location: Easterly of Leon Road, northerly of Holland Rd, and westerly of Eucalyptus Road – Zoning: Specific Plan (SP) – The proposed map is 158.87 acres. REQUEST: The Specific Plan Substantial Conformance No. 7 proposes to slightly modify the design of the planning areas on the southerly 159 acres of the Specific Plan (southerly of Ano Crest Road), more specifically Planning Areas 55, 57, 58, 60, and 61 as well as portions of Planning Areas 52, 54A, 56, and 59. The Change of Zone will formalize the Planning Area boundaries for the affected Planning Areas and Ordinance No. 348.4851 will revised the Specific Plan's uses and development standards consistent with the Substantial Conformance No. 7. The Tentative Tract Map proposes a Schedule A subdivision of 158.87 acres into 422 lots: 382 residential lots, 1 school site, 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 park lots, 1 natural open space (21.02 acres), 12 basin/swale lots and 20 private open space lots. [100% DBF funds ongoing]

**ACTION: Policy**


  
Juan C. Perez, Director of Transportation & Land Management 11/9/2016

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Benoit, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4851 is adopted with waiver of the reading.

Ayes: Jeffries, Benoit and Ashley  
Nays: None  
Absent: Tavaglione and Washington  
Date: November 15, 2016  
xc: Planning, Co.Co., MC, Recorder, COB

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

**16-2**

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**BACKGROUND:**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost:</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: 100% DBF funds ongoing</b>			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	N/A

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **CONSIDER ADDENDUM NO. 5 TO EIR NO. 380**, based on the findings incorporated in EIR No. 380, and Addendum No. 5 concluding that the project is consistent with State CEQA Guidelines Sections 15162 and 15164 and will not have a significant effect on the environment; and,
2. **APPROVE SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO 7**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,
3. **APPROVE CHANGE OF ZONE NO. 7825**, formalizing the Planning Area boundaries for Specific Plan No. 293 as shown on Map No. 2.2407 attached hereto; and,
4. **ADOPT ORDINANCE NO. 348.4851** amending the zoning requirements and standards for Specific Plan No. 293 consistent with Substantial Conformance No. 7 to Specific Plan No. 293 and placing in effect in the Winchester Zoning Area the zone as shown on the map entitled Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2407, Change of Zone No. 7825; and,
5. **APPROVE TENTATIVE TRACT MAP NO. 36467** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

*Specific Plan Background*

The Winchester Hills Specific Plan (Specific Plan No. 293) was originally adopted by the Riverside County Board of Supervisors on October 28, 1997. The adopted specific plan included a mix of residential, commercial, industrial, recreational, and open space land uses on a 2,065.6-acre project site. Since the original adoption of the Specific Plan, it has been modified six times through multiple Amendments and Substantial Conformance

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applications. Substantial Conformance No. 7 proposes slight modifications to the design of the planning areas on the southerly portion of the 159 acre of the Specific Plan (southerly of Ano Crest Road). The accompanying Change of Zone will formalize the Planning Area boundaries for the affected Planning Areas and Ordinance No. 348.4851 will revised the Specific Plan's uses and development standards consistent with the proposed Substantial Conformance No. 7. The accompanying Tentative Tract Map proposes a Schedule A subdivision of 158.87 acres into 422 lots including 382 residential lots, a school site, one commercial lot, an RV/boat storage lot, an HOA recreation area, three park lots, and one natural open space lot, basin/swale lots and 20 private open space lots.

*Tribal concerns*

Although formal AB 52 consultation is not required with an addendum to a previously certified Environmental Impact Report, Planning staff met with representatives from both Soboba and Pechanga Tribes to discuss concerns with the proposed substantial conformance. TR No. 36467 was revised and mitigation measures were added to the project in response to these discussions which met the concerns of the tribes.

*RV and Boat Storage*

Lot C of the proposed tentative tract map was added to the project to include storage area for RVs, trailers, and boats due to the small lot design that would not typically provide for private storage of RVs, trailers, and boats. This lot will be an HOA maintained boat and storage area available to the residents of the community. The idea is that the proposed residential lots are smaller and cannot accommodate the storage of larger vehicles. An HOA provided storage location will allow a place to store such vehicles.

*Expanded Open Space*

The project incorporates community parks such as those shown on lots F and G (2 and 5.61 acres respectively) as well as several smaller open space lots intended to help address views and landscape needs. The project proposes higher single-family densities that are less common in the County. As the density increases, the greater the number of units, the more building mass will results. Therefore, the County generally asks for more landscape and additional open space areas to offset the increase in density and the corresponding decrease in yard space. These landscaped and open space areas ultimately create a more aesthetically pleasing design and meet the recreational needs of the residents. This project addresses that need with numerous open space areas. The project provides 8.73 acres of developed recreation area on 3 lots to be maintained by Valley-Wide Recreation and Parks District and a 1.27 acre private recreation facility to be maintained by the project's HOA. This total 10.0 acres of parkland for the 382 residential units, which results in an approximate ratio of 8.72 acres of parkland per 1,000 people. Additionally, the project is preserving 21.02 acres of natural open space in the northwest portion of the project.

*Parks Construction Timelines*

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Most Specific Plans traditionally have one master builder/owner that orchestrates the backbone development of roads, and other infrastructure, including parks, however, this Specific Plan is large and has many different owners. Additionally, this Specific Plan has been amended various times with the associated tentative tract maps. These amendments have resulted in varying park construction timelines between the multiple tentative maps, resulting in conflicting triggers for park construction. Substantial Conformance No. 7 to the Specific Plan corrects this inconsistency by including provisions in the Specific Plan text and conditions of approval that will more accurately align phasing of the Specific Plan and construction of parks. More specifically, developers will no longer be required to build parks far from their tracts; rather, the parks will now be built near the homes developers are building. All Planning Area Groups are, however, required to participate in the development of the Sports Park in Planning Area 28B.

Specifically, Condition of Approval 20 Planning 2 for the Specific Plan's Substantial Conformance No. 7 provides for the new park construction timeline. The new timelines apply to the individual Planning Area Groups and are based on the issuance of a specific building permit. The previously approved tentative maps in the Specific Plan include conditions of approval that require a Quimby agreement between the developer and the Valley Wide Parks and Recreation District. Valley Wide Parks and Recreation District, Planning and a consortium of the developers who own property within the Specific Plan have agreed to the new park construction timelines and have agreed to include the timeline requirements in the Quimby agreements. As the tentative maps record, the developers and Valley Wide will enter into the Quimby agreements.

For park construction, the County normally tracks the building permits and clears the conditions for park when appropriate (such as when the park is constructed). However, this will be difficult with this Specific Plan because the previously approved tentative maps have conflicting construction conditions. The Quimby agreements will now be the tool to monitor when the parks are required and who will be building them. The County will ask for clearance letters from Valley Wide that explain that the park construction condition has been met to the satisfaction of Valley Wide.

Additionally, it is important to understand that the Quimby agreements are the only tool that can be used because there is no way to change a previously approved tentative map's conditions of approval unless a Minor Change or Revised Map is processed for the tentative map. Utilizing the Quimby agreements will ensure proper park construction timing, responsibility and ensure that the intent of the existing conditions of approval has been met. The intent is not to set a precedent and relinquish all control of park construction timelines in all Specific Plans; this solution is distinct to this Specific Plan.

*Access to the property to the west of the site*

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The alignment for Leon Road is being changed in a way that will eliminate access to Leon Road from the property to the west of the site. Internal streets are included in the proposed map to assure a connection is made to the property located west of the project site.

**ORDINANCE NO. 348.4851**

Minor changes were made to the language of Ordinance No. 348.4851 after the Planning Commission's action on July 20, 2016. These changes are non-substantial and correct formatting inconsistencies as well as revise language clarifying the driveway length requirement for the Specific Plan. A redline and clean version of the ordinance are included as Attachment A.

**Impact on Citizens and Businesses**

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

- A. ORDINANCE NO. 348.4851
- B. PLANNING COMMISSION MINUTES
- C. PLANNING COMMISSION MEMO
- D. PLANNING COMMISSION STAFF REPORT
- E. SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 7
- F. TENTATIVE TRACT MAP NO. 36467
- G. NOTICE OF DETERMINATION

ORDINANCE NO. 348.4851

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 the Winchester Zoning Area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2407, Change of Zone Case No. 7825," which map is made a part of this ordinance.

Section 2. Article XVII, Section 17.82 of Ordinance No. 348 is amended to read as follows:  
"SECTION 17.82 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 293.

a. Planning Areas 1 and 2.

(1) The uses permitted in Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348. In addition, the permitted uses identified under Section 9.72.a. shall also include congregate care residential facilities, public and private recreation areas, paseos/trails and all permitted uses set forth in Article IXd, Section 9.50 except that the uses permitted pursuant to Section 9.50.a. (11), (23), (30), (32), (52) and (64); Section 9.50.b.(5) and (7) shall not be permitted.

(2) Any land division application submitted within Planning Areas 1 and 2 shall be heard concurrently with a comprehensive plot plan application for the entire affected Planning Area by the Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in accordance with provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum include the following:

A. A statement indicating how the land division and comprehensive plot plan applications implement Specific Plan No. 293 and comply with the conditions of approval for said specific plan.

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- 1 B. A comprehensive plot plan for the entire planning area, a conceptual  
2 grading plan and a tentative subdivision map, based upon a contour interval  
3 no greater than four feet, which in addition to the requirements of  
4 Ordinance No. 460 and Section 18.30 of Ordinance No. 348 include:
- 5 i. the proposed lots including lot lines and proposed easements, if any;
  - 6 ii. building footprints;
  - 7 iii. floor plan assignments;
  - 8 iv. pad elevations, street grades and all cut and fill slopes in excess of  
9 one (1) foot in vertical height;
  - 10 v. the proposed uses, their location, and architectural designs;
  - 11 vi. buffers, if any.
- 12 C. A design manual which includes:
- 13 i. a description of floor plans and their mix;
  - 14 ii. the lot and building calculations for each lot and building as follows:
    - 15 (a) lot area and lot pad area,
    - 16 (b) building footprint area,
    - 17 (c) percentage of lot coverage,
    - 18 (d) front setback,
    - 19 (e) usable rear yard area and depth,
    - 20 (f) building square-footage for commercial uses;
  - 21 iii. a fencing plan including details of proposed materials to be used;
  - 22 iv. dimensioned conceptual floor plans and elevations, including details  
23 of proposed materials for elevations, and square-footages and heights of  
24 individual units; and
  - 25 v. a proposed phasing plan showing the planned sequence of  
26 subdivision map recordation and development.
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1           (3)     Except for congregate care residential facilities, the development standards within  
2     Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those standards identified in  
3     Article IXd, Section 9.73 of Ordinance No. 348.

4           (4)     The development standards for congregate care residential facilities shall be the  
5     same as those standards identified in Article XIXe of Ordinance No. 348.

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

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

14    b.     Planning Area 3.

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

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

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

21    c.     Planning Area 5.

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

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



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

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

4 (1) The uses permitted in Planning Areas 6, 22, 42 and 54A of Specific Plan No. 293  
5 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except  
6 that uses pursuant to Section 9.1.a.(7), and Section 9.1.d.(4) and (6) shall not be permitted.

7 (2) The development standards for Planning Areas 6, 22, 42 and 54A of Specific Plan  
8 No. 293 shall be the same as those standards identified in Article IX, Section 9.4 or Ordinance No.  
9 348.

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

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

13 (1) The uses permitted in Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, and 47A of  
14 Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of  
15 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section  
16 6.1.b.(1) and (3), and Section 6.1.d. shall not be permitted. In addition, the permitted uses  
17 identified under Section 6.1.c. shall also include libraries, day care centers, and churches.

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

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

25 B. Lot area shall be not less than six thousand (6,000) square feet. The  
26 minimum lot area shall be determined by excluding that portion of a lot that  
27 is used solely for access to the portion of a lot used as a building site.  
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- 1 C. The minimum average width of that portion of a lot to be used as a building  
2 site shall be fifty-feet (50'), with a minimum average depth of ninety-feet  
3 (90'). That portion of a lot used for access on "flag" lots shall have a  
4 minimum width of twenty feet (20').
- 5 D. The minimum frontage of a lot shall be forty-feet (40'), except that lots  
6 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
7 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
8 straight line from the furthest point behind the right of way between curves.
- 9 E. The front yard shall be not less than eighteen-feet (18'), measured from the  
10 existing street line or from any future street line, whichever is nearer the  
11 proposed structure.
- 12 F. Side yards on interior and through lots shall be not less than five-feet (5').  
13 Side yards on corner and reverse corner lots shall not be less than ten-feet  
14 (10') from the existing street line or from any future street line.
- 15 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
16 setbacks. No other structural encroachments shall be permitted in the front,  
17 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
18 348.

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

- 20 AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty  
21 percent (40%) for two story buildings.
- 22 BB. Where a zero lot line design is utilized, the alternate side yard shall not be  
23 less than ten-feet (10') in width.

24 (3) Except as provided above, all other zoning requirements shall be the same as those  
25 requirements identified in Article VI of Ordinance No. 348.  
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1 f. Planning Areas 8A and 8B.

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

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

- 10 A. Building height shall not exceed two stories with a maximum height of  
11 forty-feet (40').
- 12 B. Lot area shall be not less than three thousand nine hundred (3,900) square  
13 feet. The minimum lot area shall be determined by excluding that portion of  
14 a lot that is used solely for access to the portion of a lot used as a building  
15 site.
- 16 C. The minimum average width of that portion of a lot to be used as a building  
17 site shall be forty-feet (40'), with a minimum average depth of eighty-feet  
18 (80').
- 19 D. The front yard shall be not less than fifteen-feet (15'), measured from the  
20 existing street line or from any future street line, whichever is nearer the  
21 proposed structure. Garages shall be setback a minimum of twenty-feet (20')  
22 from any future street line whichever is nearer the proposed structure.
- 23 E. Side yards on interior and through lots shall not be less than five-feet (5').  
24 Side yards on corner and reverse corner lots shall be not less than eight-feet  
25 (8') from the existing street line or from any future street line.
- 26 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
27 setbacks. Porches may encroach five-feet (5') into front yard setbacks. No  
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1 other structural encroachments shall be permitted in the front, rear or side  
2 yard except as provided for in Section 18.19 of Ordinance No. 348.

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

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

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

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

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

13 g. Planning Areas 9A, 9B, and 15.

14 (1) The uses permitted in Planning Areas 9A, 9B, and 15 of Specific Plan No. 293  
15 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except  
16 that the uses permitted pursuant to Section 6.1.a.(2) and (3), and 6.1.b.(1) and (3) shall not be  
17 permitted.

18 (2) The development standards for Planning Areas 9A, 9B, and 15 of Specific Plan No.  
19 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
20 348, except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;  
21 Section 6.2.c.; and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

22 A. Building height shall not exceed two stories with a maximum height of  
23 forty-feet (40').

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

- 1 C. The minimum average width of that portion of a lot to be used as a building  
2 site shall be forty-feet (40'), with a minimum average depth of seventy-five  
3 feet (75').
- 4 D. The front yard shall be not less than twelve-feet (12'), measured from the  
5 existing street line or from any future street line, whichever is nearer the  
6 proposed structure.
- 7 E. Side yards on interior and through lots shall not be less than five-feet (5').  
8 Side yards on corner and reverse corner lots shall be not less than eight-feet  
9 (8') from the existing street line or from any future street line.
- 10 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
11 setbacks. Porches may encroach four-feet (4') into front yard setbacks. No  
12 other structural encroachments shall be permitted in the front, rear or side  
13 yard except as provided for in Section 18.19 of Ordinance No. 348.

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

- 15 AA. Lot coverage shall not exceed eighty percent (80%).
- 16 BB. Where a zero lot line design is utilized, the alternate side yard shall not be  
17 less than ten-feet (10') in width.
- 18 CC. The minimum private yard area shall be not less than two hundred (200)  
19 square feet, including a minimum ten-feet (10') by twelve-feet (12') open  
20 area void of any obstructions or building encroachments.
- 21 DD. The minimum garage setback from an alley drive is three-feet (3'). A garage  
22 cannot be setback from an alley drive greater than five-feet (5'), unless it  
23 exceeds eighteen-feet (18').

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

26 h. Planning Areas 10A and 10B.

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1 (1) The uses permitted in Planning Areas 10A and 10B of Specific Plan No. 293 shall  
2 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except  
3 that the uses permitted pursuant to Section 8:100.a.(1), (2), (3), (4), (5), (6), (7), (8) and (9);  
4 Section 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In addition, the permitted uses  
5 identified under Section 8.100.a. shall also include green belts and open space.

6 (2) The development standards for Planning Areas 10A and 10B of Specific Plan No.  
7 293 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance  
8 No. 348.

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

11 i. Planning Areas 18, 38A, 38B, 39, 40, 43, 53, and 57.

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

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

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

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

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

1 (1) The uses permitted in Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B of  
2 Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of  
3 Ordinance No. 348, except that the uses pursuant to Section 8.100.a.(1) and Section 8.100.b.(1)  
4 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also  
5 include public parks and playgrounds.

6 (2) The development standards for Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and  
7 62B of Specific Plan No. 293 shall be the same as those standards identified in Article VIIIe,  
8 Section 8.101 of Ordinance No. 348.

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

11 k. Planning Areas 12, 36 and 56.

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

17 (2) The development standards for Planning Areas 12, 36 and 56 of Specific Plan No.  
18 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
19 348, except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;  
20 Section 6.2.c.; Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the  
21 following:

- 22 A. Building height shall not exceed two stories with a maximum height of  
23 thirty-five feet (35').
- 24 B. Lot area shall be not less than four thousand five hundred (4,500) square  
25 feet. The minimum lot area shall be determined by excluding that portion of  
26 a lot that is used solely for access to the portion of a lot used as a building  
27 site.

- 1 C. The minimum average width of that portion of a lot to be used as a building  
2 site shall be fifty-feet (50') with a minimum average depth of eighty-feet  
3 (80'). That portion of a lot used for access on "flag" lots shall have a  
4 minimum width of twenty-feet (20').
- 5 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots  
6 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
7 five feet (35'). Lot frontage along curvilinear streets shall be measured in a  
8 straight line from the furthest point behind the right of way between curves.
- 9 E. The front yard shall be not less than fifteen-feet (15'), measured from the  
10 existing street line or from any future street line, whichever is nearer the  
11 proposed structure.
- 12 F. Side yards on interior and through lots shall be not less than five-feet (5').  
13 Side yards on corner and reverse corner lots shall be not less than ten-feet  
14 (10') from the existing street line or from any future street line.
- 15 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
16 setbacks. No other structural encroachments shall be permitted in the front,  
17 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
18 348.

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

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

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

24 1. Planning Area 17.

25 (1) The uses permitted in Planning Area 17 of Specific Plan No. 293 shall be the same  
26 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
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1 permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b. (1) and (3), and Section 6.1.d. shall  
2 not be permitted.

3 (2) The development standards for Planning Area 17 of Specific Plan No. 293 shall be  
4 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except the  
5 development standards set forth in Article VI, Section 6.2.a.; Section 6.2.d.; and Section 6.2.e. (1),  
6 (2), and (4) shall be deleted and replaced by the following:

- 7 A. Building height shall not exceed two stories with a maximum height of  
8 thirty-five feet (35').
- 9 B. The minimum frontage of a lot shall be forty-feet (40'), except that lots  
10 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
11 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
12 straight line from the furthest point behind the right of way between curves.
- 13 C. The front yard shall not be less than eighteen-feet (18'), measured from the  
14 existing street line or from any future street line.
- 15 D. Side yards on interior and through lots shall not be less than five-feet (5').  
16 Side yards on corner and reverse corner lots shall not be less than ten-feet  
17 (10') from the existing street line or from any future street line.
- 18 E. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
19 setbacks. No other structural encroachments shall be permitted in the front,  
20 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
21 348.

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

- 23 AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty  
24 percent (40%) for two story buildings.
- 25 BB. Where a zero lot line design is utilized, the alternate side yard shall not be  
26 less than ten-feet (10') in width.
- 27  
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1           (3)     Except as provided above, all other zoning requirements shall be the same as those  
2 requirements identified in Article VI of Ordinance No. 348.

3     m.     Planning Area 19.

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

8           (2)     The development standards for Planning Area 19 of Specific Plan No. 293 shall be  
9 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
10 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;  
11 Section 6.2.d. and Section 6.2.e. (1), (2), and (4) shall be deleted and replaced by the following:

- 12           A.     Building height shall not exceed two stories with a maximum height of  
13                   thirty-five feet (35').
- 14           B.     Lot area shall be not less than three thousand five hundred (3,500) square  
15                   feet. The minimum lot area shall be determined by excluding that portion of  
16                   a lot that is used solely for access to the portion of a lot used as a building  
17                   site.
- 18           C.     The minimum average width of that portion of a lot to be used as a building  
19                   site shall be forty-feet (40') with a minimum average depth of eighty-feet  
20                   (80'). That portion of a lot used for access on "flag" lots shall have a  
21                   minimum width of twenty-feet (20').
- 22           D.     The minimum frontage of a lot shall be forty-feet (40'), except that the lots  
23                   fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
24                   feet (30'). Lot frontage along curvilinear streets shall be measured in a  
25                   straight line from the furthest point behind the right of way between curves.

- 1 E. The front yard shall be not less than ten-feet (10'), measured from the  
2 existing street line or from any future street line, whichever is nearer the  
3 proposed structure.
- 4 F. Side yards on interior and through lots shall be not less than five-feet (5').  
5 Where a zero lot line is used, the alternate side yard shall be not less than  
6 five-feet (5') in width. Side yards on corner and reverse corner lots shall be  
7 not less than ten-feet (10') from the existing street line or from any future  
8 street line.
- 9 G. Where the rear of a lot is adjacent to another residential lot or a street that is  
10 not used for access to the lot, the rear yard shall not be less than ten-feet  
11 (10').
- 12 H. Where the rear of a lot is adjacent to an alley or other similar type of access,  
13 the garage and any fence or wall shall be setback not less than three-feet  
14 (3'). The setback shall be measured from the top of curb within the alley or  
15 similar type of access.
- 16 I. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
17 setbacks. No other structural encroachments shall be permitted in the front  
18 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
19 348.

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

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

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

25 n. Planning Area 25.

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

3 (2) The development standards for Planning Area 25 of Specific Plan No. 293 shall be  
4 the 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 o. Planning Area 26A.

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

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

- 15 A. Building height shall not exceed two stories with a maximum height of  
16 thirty-five feet (35'), unless cluster development subject to the development  
17 standards set forth below in subsection BB. is utilized.
- 18 B. Lot area shall be not less than forty thousand (40,000) square feet, unless  
19 cluster development subject to the development standards set forth below in  
20 subsection BB. is utilized. The minimum lot area shall be determined by  
21 excluding that portion of a lot that is used solely for access to the portion of  
22 a lot used as building site.
- 23 C. The minimum average width of that portion of a lot to be used as a building  
24 site shall be one hundred-feet (100'), with a minimum average depth of two  
25 hundred-feet (200') unless cluster development subject to the development  
26 standards set forth below in subsection BB. is utilized. That portion of a lot

1 used for access on "flag" lots shall have a minimum width of twenty-feet  
2 (20').

3 D. The minimum frontage of a lot shall be seventy-feet (70') except that lots  
4 fronting on knuckles or cul-de-sacs may have a minimum frontage lot forty-  
5 five feet (45') unless cluster development subject to the development  
6 standards set forth below in subsection BB. is utilized. Lot frontage along  
7 curvilinear streets shall be measured in a straight line from the furthest point  
8 behind the right of way between curves.

9 E. The front yard shall be not less than thirty-feet (30'), measured from the  
10 existing street line or from any future street line unless cluster development  
11 subject to the development standards set forth below in subsection BB. is  
12 utilized.

13 F. Side yards on interior and through lots shall be not less than twenty feet  
14 (20'), as measured from any structure unless cluster development subject to  
15 the development standards set forth below in subsection BB is utilized. Side  
16 yards on corner and reverse corner lots shall be not less than twenty-five  
17 feet (25') from the existing street line or from any future street line unless  
18 cluster development subject to the development standards set forth below in  
19 subsection BB. is utilized.

20 G. The rear yard shall not be less than twenty-feet (20') unless cluster  
21 development subject to the development standards set forth below in  
22 subsection BB.

23 In addition, the following standards shall also apply:

24 AA. No lot shall have more than twenty-five percent (25%) of its net buildable  
25 area covered by buildings or structures unless cluster development subject  
26 to the development standards set forth below in subsection BB is utilized.  
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1 BB. CLUSTER DEVELOPMENT. It may be desirable to permit the  
2 development of subdivisions containing open areas that will be used for  
3 recreation purposes or will tend to preserve the rural atmosphere of the area.  
4 Therefore, when a cluster development design is utilized, the following  
5 development standards shall be applicable:

- 6 1. The height of single family dwellings shall not exceed thirty-five  
7 feet (35'). All other buildings and structures shall not exceed fifty-feet (50')  
8 in height, unless a height up to seventy-five feet (75') is specifically  
9 permitted under the provisions of Section 18.34 of Ordinance No. 348.
- 10 2. Lot area shall be not less than seven thousand two hundred (7,200)  
11 square feet. The minimum lot area shall be determined by excluding that  
12 portion of a lot that is used solely for access to the portion of a lot used as a  
13 building site.
- 14 3. The minimum average width of that portion of a lot to be used as a  
15 building site shall be sixty feet (60') with a minimum average depth of one  
16 hundred-feet (100'). That portion of a lot used for access on "flag" lots shall  
17 have a minimum width of twenty-feet (20').
- 18 4. The minimum frontage of a lot shall be sixty-feet (60'), except that  
19 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of  
20 thirty five feet (35'). Lot frontage along curvilinear streets shall be measured  
21 in a straight line from the furthest point behind the right of way between  
22 curves.
- 23 5. The front yard shall be not less than twenty-feet (20'), measured  
24 from the existing street line or from any future street line, whichever is  
25 nearer the proposed structure.
- 26 6. Side yards on interior and through lots shall be not less than ten  
27 percent (10%) of the width of the lot, but not less than three-feet (3') in  
28

1 width in any event, and need not exceed a width of five-feet (5'). Side yards  
2 on corner and reverse corner lots shall be not less than ten-feet (10') from  
3 the existing street line or from any future street line, whichever is nearer the  
4 proposed structure, upon which the main building sides, except that where  
5 the lot is less than fifty feet (50') wide the yard need not exceed twenty  
6 percent (20%) of the width of the lot.

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

8 8. The minimum overall area for each dwelling unit, exclusive of the  
9 area set aside for street right of way, but including recreation and open  
10 space areas, shall be forty thousand (40,000) square feet.

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

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

15 p. Planning Area 27.

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

20 (2) The development standards for Planning Area 27 of Specific Plan No. 293 shall be  
21 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
22 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.d.; and Section  
23 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

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

26 B. The minimum frontage of a lot shall be fifty-feet (50'), except that lots  
27 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-

1 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
2 straight line from the furthest point behind the right of way between curves.

3 C. The front yard shall be not less than fifteen-feet (15'), measured from the  
4 existing street line or from any future street, whichever is nearer the  
5 proposed structure.

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

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

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

16 q. Planning Area 30.

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

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

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

23 r. Planning Area 34.

24 (1) The uses permitted in Planning Area 34 of Specific Plan No. 293 shall be the same  
25 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
26 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3) and Section 6.1.d. shall  
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1 not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include  
2 public schools.

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

- 7 A. Building height shall not exceed two stories with a maximum height of  
8 thirty-five feet (35').
- 9 B. Lot area shall be not less than five thousand (5,000) square feet. The  
10 minimum lot area shall be determined by excluding that portion of a lot that  
11 is used solely for access to the portion of a lot used as a building site.
- 12 C. The minimum average width of that portion of a lot to be used as a building  
13 site shall be fifty-feet (50') with a minimum average depth of eighty-feet  
14 (80'). That portion of a lot used for access on "flag" lots shall have a  
15 minimum width of twenty-feet (20').
- 16 D. The minimum frontage of a lot shall be forty-feet (40'), except that the lots  
17 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
18 five feet (35'). Lot frontage along curvilinear streets shall be measured in a  
19 straight line from the furthest point behind the right of way between curves.
- 20 E. The front yard shall be not less than fifteen-feet (15'), measured from the  
21 existing street line or from any future street line.
- 22 F. Side yards on interior and through lots shall be not less than five-feet (5').  
23 Side yards on corner and reverse corner lots shall be not less than ten-feet  
24 (10') from the existing street line or from any future street line.
- 25 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
26 setbacks. No other structural encroachments shall be permitted in the front,  
27  
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1 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
2 348.

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

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

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

8 s. Planning Area 35.

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

14 (2) The development standards for Planning Area 35 of Specific Plan No. 293 shall be  
15 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
16 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;  
17 Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the following:

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

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

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

- 1 D. The minimum frontage of a lot shall be thirty-feet (30'), except that lots  
2 fronting on knuckles or cul-de-sacs may have a minimum frontage of  
3 twenty-two feet (22'). Lot frontage along curvilinear streets shall be  
4 measured in a straight line from the furthest point behind the right of way  
5 between curves.
- 6 E. The front yard shall be not less than fifteen-feet (15'), measured from the  
7 existing street line or from any future street line, whichever is nearer the  
8 proposed structure.
- 9 F. Side yards on interior and through lots shall be not less than five-feet (5').  
10 Side yards on corner and reverse corner lots shall be not less than ten-feet  
11 (10') from the existing street line or from any future street line, whichever is  
12 nearer the proposed structure, upon which the main building sides.
- 13 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
14 setbacks. No other structural encroachments shall be permitted in the front,  
15 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
16 348.

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

- 18 AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty  
19 percent (50%) for two story buildings.
- 20 BB. Where a zero lot line design is utilized, the alternate side yard shall not be  
21 less than ten feet (10') in width.

22 t. Planning Areas 47B, 50D, 47C and 51.

23 (1) The uses permitted in Planning Areas 47B, 50D, 47C and 51 of Specific Plan No.  
24 293 shall be the same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348,  
25 except that the uses permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and  
26 Section 6.1.d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.c.  
27 shall also include libraries, day care centers and churches.  
28

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

- 5           A.    Building height shall not exceed two stories with maximum height of thirty-  
6                five feet (35').
- 7           B.    The minimum frontage of a lot shall be fifty-feet (50') except that lots  
8                fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
9                feet (30'). Lot frontage along curvilinear streets shall be measured in a  
10              straight line from the furthest point behind the right of way between curves.
- 11          C.    The front yard shall be not less than fifteen-feet (15'), measured from the  
12                existing street line or from any future street line, whichever is nearer the  
13                proposed structure.
- 14          D.    Side yards on interior and through lots shall be not less than five-feet (5').  
15                Side yards on corner and reverse corner lots shall be not less than ten-feet  
16                (10') from the existing street line or from any future street line whichever is  
17                nearer the proposed structure, upon which the main building sides.
- 18          E.    Fireplaces and roof eaves may encroach two-feet (2 ') into side yard  
19                setbacks. No other structural encroachments shall be permitted in the front,  
20                rear, or side yard except as provided for in Section 18.19 of Ordinance No.  
21                348.

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

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

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

27           u.    Planning Areas 48A, 48B, 49A, 49B, 54B, and 59.

1 (1) The uses permitted in Planning Areas 48A, 48B, 49A, 49B, , 54B and 59 of  
2 Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, of Section 8.100  
3 of Ordinance No. 348, except that uses pursuant to Section 8.100.a.(1), (2), (3), (4), (5),(6) and (7)  
4 and Section 8.100.b.(1) shall not be permitted.

5 (2) The development standards for Planning Areas 48A, 48B, 49A, 49B, 54B, and 59  
6 of Specific Plan No. 293 shall be the same as those standards identified in Article VIIIe, Section  
7 8.101 of Ordinance No. 348.

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

10 v. Planning Areas 50A and 50B.

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

16 (2) The development standards for Planning Areas 50A and 50B of Specific Plan No.  
17 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
18 348, except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;  
19 Section 6.2.c.; Section 6.2.d. and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the  
20 following:

- 21 A. Building height shall not exceed two stories with a maximum height of  
22 thirty-five feet (35').
- 23 B. Lot area shall be not less than five thousand (5,000) square feet. The  
24 minimum lot area shall be determined by excluding that portion of a lot that  
25 is used solely for access to the portion of a lot used as a building site.
- 26 C. The minimum average width of that portion of a lot to be used as a building  
27 site shall be fifty-feet (50'), with a minimum average depth of eighty-feet  
28

1 (80'). That portion of a lot used for access on "flag" lots shall have a  
2 minimum width of twenty-feet (20').

3 D. The minimum frontage of a lot shall be forty-feet (40'), except that lots  
4 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
5 five feet (35'). Lot frontage along curvilinear streets shall be measured in a  
6 straight line from the furthest point behind the right of way between curves.

7 E. The front yard shall not be less than fifteen-feet (15'), measured from the  
8 existing street line or from any future street line, whichever is nearer the  
9 proposed structure.

10 F. Side yards on interior and through lots shall not be less than five-feet (5').  
11 Side yards on corner and reverse corner lots shall be not less than ten-feet  
12 (10') from the existing street line or from any future street line.

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

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

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

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

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

24 w. Planning Area 50C.

25 (1) The uses permitted in Planning Area 50C of Specific Plan No. 293 shall be the  
26 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
27 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3) and Section 6.1.d. shall  
28

1 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include  
2 libraries, day care centers, and churches.

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

- 7 A. Building height shall not exceed two stories with a maximum height of  
8 thirty-five feet (35').
- 9 B. Lot area shall be not less than four thousand five hundred (4,500) square  
10 feet. The minimum lot area shall be determined by excluding that portion of  
11 a lot that is used solely for access to the portion of a lot as a building site.
- 12 C. The minimum average width of that portion of a lot to be used as a building  
13 site shall be fifty-feet (50'), with a minimum average depth of eighty-feet  
14 (80'). That portion of a lot used for access on "flag" lots shall have a  
15 minimum width of twenty-feet (20').
- 16 D. The minimum frontage of a lot shall be forty feet (40'), except that lots  
17 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
18 five feet (35'). Lot frontage along curvilinear streets shall be measured in a  
19 straight line from the furthest point behind the right of way between curves.
- 20 E. The front yard shall be not less than fifteen-feet (15'), measured from the  
21 existing street line or from any future street line, whichever is nearer the  
22 proposed structure.
- 23 F. Side yards on interior and through lots shall be not less than five-feet (5').  
24 Side yards on corner and reverse corner lots shall be not less than ten-feet  
25 (10') from the existing street line or from any future street line.

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

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

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

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

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

11 x. Planning Area 52.

12 (1) The uses permitted in Planning Area 52 of Specific Plan No. 293 shall be the same  
13 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
14 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3), and Section 6.1.d. shall  
15 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include  
16 libraries, day care centers and churches.

17 (2) The development standards for Planning Area 52 of Specific Plan No. 293 shall be  
18 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
19 the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.d.; and Section  
20 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:

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

23 B. The minimum frontage of a lot shall be fifty-feet (50') except that lots  
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
25 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
26 straight line from the furthest point behind the right of way between curves.



- 1 C. The front yard shall be not less than fifteen-feet (15'), measured from the  
2 existing street line or from any future street line, whichever is nearer the  
3 proposed structure.
- 4 D. Side yards on interior and through lots shall be not less than five-feet (5').  
5 Side yards on corner and reverse corner lots shall be not less than ten-feet  
6 (10') from the existing street line or from any future street line, whichever is  
7 nearer the proposed structure, upon which the main building sides.
- 8 E. Fireplaces and roof eaves may encroach two-feet (2 ') into side yard  
9 setbacks. No other structural encroachments shall be permitted in the front,  
10 rear, or side yard except as provided for in Section 18.19 of Ordinance No.  
11 348.

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

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

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

17 y. Planning Area 52A.

18 (1) The uses permitted in Planning Area 52A of Specific Plan No. 293 shall be the  
19 same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348, except that the uses  
20 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall  
21 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include  
22 libraries and day care centers.

23 (2) The development standards for Planning Area 52A of Specific Plan No. 293 shall  
24 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except  
25 that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.; Section 6.2.c.;  
26 Section 6.2.d.; and Section 6.2.e.(1), (2) and (4) and shall be deleted and replaced by the following:  
27  
28

- 1 A. Building height shall not exceed two stories with a maximum height of  
2 thirty-five feet (35').
- 3 B. Lot area shall be not less than six thousand (6,000) square feet. The  
4 minimum lot area shall be determined by excluding that portion of a lot that  
5 is used solely for access to the portion of a lot used as a building site.
- 6 C. The minimum frontage of a lot shall be fifty-feet (50') except that lots  
7 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
8 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
9 straight line from the furthest point behind the right of way between curves.
- 10 D. The front yard shall be not less than fifteen-feet (15'), measured from the  
11 existing street line. The front yard for homes configured with a side-entry  
12 garage shall not be less than ten (10') feet.
- 13 E. Side yards on interior and through lots shall be not less than five feet (5').  
14 Side yards on corner and reverse corner lots shall be not less than ten feet  
15 (10') from the existing street line or from any future street line upon which  
16 the main building sides.
- 17 F. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
18 setbacks. No other structural encroachments shall be permitted in the front,  
19 rear, or side yard except as provided for in Section 18.19 of Ordinance No.  
20 348.

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

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

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

26 z. Planning Area 58.

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1           (1)     The uses permitted in Planning Area 58 of Specific' Plan No. 293 shall be the same  
2 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
3 permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d. shall  
4 not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include  
5 public schools.

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

- 10           A.     Building height shall not exceed two stories with a maximum height of  
11                   thirty-five (35') feet.
- 12           B.     Lot area shall be not less than four thousand (4,000) square feet. The  
13                   minimum lot area shall be determined by excluding that portion of a lot that  
14                   is used solely for access to the portion of a lot used as a building site.
- 15           C.     The minimum average width of that portion of a lot to be used as a building  
16                   site shall be forty-feet (40') with a minimum average depth of eighty-feet  
17                   (80'). That portion of a lot used for access on "flag" lots shall have a  
18                   minimum width of twenty-feet (20').
- 19           D.     The minimum frontage of a lot shall be forty-feet (40'), except that the lots  
20                   fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
21                   five feet (35'). Lot frontage along curvilinear streets shall be measured in a  
22                   straight line from the furthest point behind the right of way between curves.
- 23           E.     The front yard shall be not less than fifteen feet (15'), measured from the  
24                   existing street line or from any future street line. The front yard for homes  
25                   configured with a side-entry garage shall not be less than ten feet (10').
- 26           F.     Except for zero lot line designs, side yards on interior and through lots shall  
27                   be not less than five feet (5'). Where a zero lot line design is utilized, the  
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1 alternate side yard shall not be less than ten feet (10') in width. Side yards  
2 on corner and reverse corner lots shall be not less than ten feet (10') from the  
3 existing street line upon which the main building sides.

4 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
5 setbacks. No other structural encroachments shall be permitted in the front,  
6 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
7 348.

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

9 AA. Lot coverage shall not exceed seventy percent (70%) for one story and sixty  
10 percent (60%) for two story buildings.

11 BB. The length of driveways shall be between two feet (2') and three feet (3')  
12 or a minimum of eighteen feet (18'). Driveway lengths between three feet  
13 (3') and eighteen feet (18') are not permitted.

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

16 aa. Planning Areas 60 and 61.

17 (1) The uses permitted in Planning Areas 60 and 61 of Specific Plan No. 293 shall be  
18 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the  
19 uses permitted pursuant to Section 6.1.a.(2) and (3); Section 6.1.b.(1) and (3); and Section 6.1.d.  
20 shall not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also  
21 include libraries, day care centers, and churches.

22 (2) The development standards for Planning Areas 60 and 61 of Specific Plan No. 293  
23 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,  
24 except that the development standards set forth in Article VI, Section 6.2.a.; Section 6.2.b.;  
25 Section 6.2.c.; Section 6.2.d., and Section 6.2.e.(1), (2) and (4) shall be deleted and replaced by the  
26 following:

- 1 A. Building height shall not exceed two stories with a maximum height of  
2 thirty five feet (35').
- 3 B. Lot area shall be not less than four thousand (4,000) square feet. The  
4 minimum lot area shall be determined by excluding that portion of a lot that  
5 is used solely for access to the portion of a lot used as a building site.
- 6 C. The minimum average width of that portion of a lot to be used as a building  
7 site shall be forty feet (40'), with a minimum average depth of ninety-feet  
8 (90'). That portion of a lot used for access on "flag" lots shall have a  
9 minimum width of twenty feet (20').
- 10 D. The minimum frontage of a lot shall be forty-feet (40'), except that lots  
11 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-  
12 feet (30'). Lot frontage along curvilinear streets shall be measured in a  
13 straight line from the furthest point behind the right of way between the  
14 curves.
- 15 E. The front yard shall be not less than fifteen feet (15'), measured from the  
16 existing street line. Front yard for homes configured with a side-entry  
17 garage may be reduced to ten feet (10').
- 18 F. Except for zero lot line designs, side yards on interior and through lots shall  
19 be not less than five-feet (5'). Where a zero lot line design is utilized, the  
20 alternate side yard shall not be less than ten feet (10') in width. Side yards  
21 on corner and reverse corner lots shall not be less than ten feet (10') from  
22 the existing street line upon which the main building sides.
- 23 G. Fireplaces and roof eaves may encroach two-feet (2') into side yard  
24 setbacks. No other structural encroachments shall be permitted in' the front,  
25 rear or side yard except as provided for in Section 18.19 of Ordinance No.  
26 348.

27 In addition, the following development standards shall also apply:  
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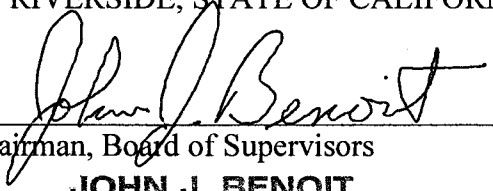
AA. Lot coverage shall not exceed seventy percent (70%) for one story and sixty percent (60%) for two story buildings.

BB. The length of driveways shall be between two feet (2') and three feet (3') or a minimum of eighteen feet (18'). Driveway lengths between three feet (3') and eighteen feet (18') are not permitted.

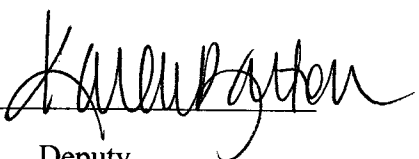
(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

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

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

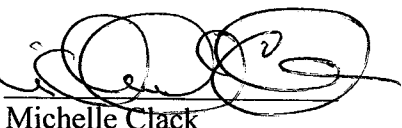
By   
Chairman, Board of Supervisors  
**JOHN J. BENOIT**

ATTEST:  
KECIA HARPER-IHEM  
CLERK OF THE BOARD

By:   
Deputy

(SEAL)

APPROVED AS TO FORM:  
October 31, 2016

By:   
Michelle Clack  
Deputy County Counsel


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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 November 15, 2016, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

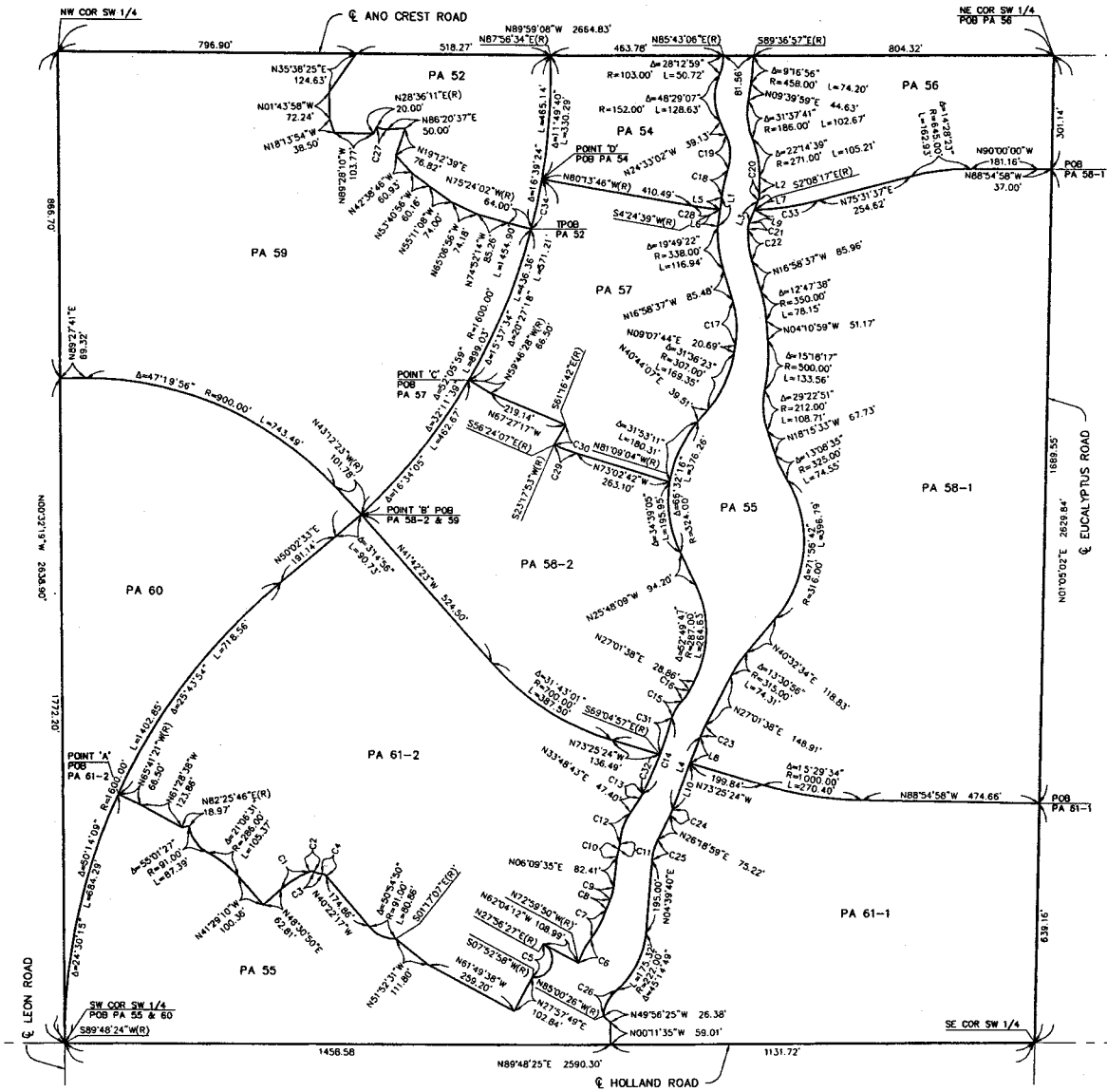
AYES:                   Jeffries, Benoit and Ashley  
NAYS:                   None  
ABSENT:                 Tavaglione and Washington

DATE:           November 15, 2016

KECIA HARPER-IHEM  
Clerk of the Board  
BY:   
Deputy

SEAL

Item 16.2



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	Δ=19°02'47"	R=272.00'	L=90.42'
C2	Δ=49°25'40"	R=15.00'	L=12.94'
C3	Δ=25°56'31"	R=50.00'	L=22.64'
C4	Δ=48°34'57"	R=15.00'	L=12.72'
C5	Δ=156°56'31"	R=48.00'	L=133.99'
C6	Δ=20°43'12"	R=202.00'	L=73.05'
C7	Δ=19°48'59"	R=256.00'	L=88.54'
C8	Δ=6°20'20"	R=192.00'	L=27.94'
C9	Δ=20°05'08"	R=100.00'	L=35.06'
C10	Δ=14°04'57"	R=75.00'	L=18.43'
C11	Δ=17°36'15"	R=50.00'	L=15.36'
C12	Δ=31°10'28"	R=165.00'	L=89.77'
C13	Δ=6°20'58"	R=100.00'	L=11.08'
C14	Δ=12°21'35"	R=1023.00'	L=220.68'
C15	Δ=31°06'18"	R=97.00'	L=52.86'
C16	Δ=19°10'50"	R=100.00'	L=33.48'
C17	Δ=26°06'21"	R=263.00'	L=119.83'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C18	Δ=10°34'38"	R=411.00'	L=75.87'
C19	Δ=42°28'53"	R=126.00'	L=93.42'
C20	Δ=21°45'47"	R=50.00'	L=18.99'
C21	Δ=20°02'29"	R=50.00'	L=17.49'
C22	Δ=18°58'52"	R=258.00'	L=85.47'
C23	Δ=6°06'55"	R=300.00'	L=32.02'
C24	Δ=5°24'16"	R=150.00'	L=14.15'
C25	Δ=21°39'19"	R=150.00'	L=56.89'
C26	Δ=44°54'56"	R=103.00'	L=80.74'
C27	Δ=32°15'34"	R=48.00'	L=27.03'
C28	Δ=5°21'35"	R=800.00'	L=74.84'
C29	Δ=6°20'35"	R=587.00'	L=64.99'
C30	Δ=45°23'35"	R=728.00'	L=61.96'
C31	Δ=5°48'53"	R=1023.00'	L=103.82'
C32	Δ=6°32'42"	R=1023.00'	L=116.86'
C33	Δ=12°20'06"	R=800.00'	L=172.23'
C34	Δ=4°49'44"	R=1600.00'	L=134.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N72°13'E	78.69'
L2	N016°57'E	44.93'
L3	N22°02'44"E	83.61'
L4	N20°54'43"E	209.62'
L5	N72°11'3"E	33.05'
L6	N72°11'3"E	45.64'
L7	N22°02'44"E	26.72'
L8	N20°54'43"E	77.32'
L9	N22°02'44"E	36.89'
L10	N20°54'43"E	132.30'

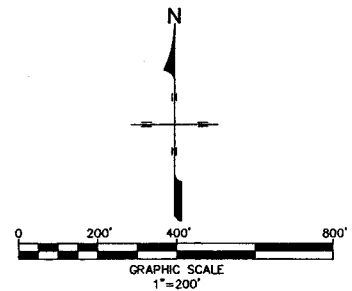
LEGEND

SP ZONE SPECIFIC PLAN (SP 293)

MAP NO. 2.2407  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 07825  
ADOPTED BY ORDINANCE NO. 348.4851

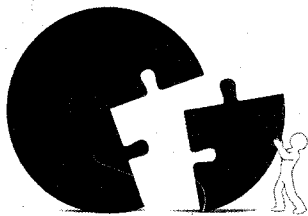
DATE: \_\_\_\_\_  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN: 466-035-018





2819 11-15-16  
16-2



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

DATE: 11/10/16

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside

SUBJECT: SP00293S7, CZ07825, TR36467

(Charge your time to these case numbers)

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

- Place on Administrative Action
  - Receive & File
  - EOT
- Labels provided If Set For Hearing
  - 10 Day  20 Day  30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
  - \*\*SELECT Advertisement\*\*
  - \*\*SELECT CEQA Determination\*\*
    - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)

**Please Place on November 15, 2016 Agenda**

Questions please call Russell Brady, Contract Planner (5-3025)

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
JULY 20, 2016**

**I. AGENDA ITEM 4.2**

**SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 7 (to SP293A5), CHANGE OF ZONE NO. 7825, TENTATIVE TRACT MAP NO. 36467** – Applicant: San Pedro Farms – Rancon LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 Du/Ac) (MDR), High Density Residential (8-14 Du/Ac) (HDR), Commercial, Schools, Parks, and Open Space as reflected in the Specific Plan No. 293 Land Use Plan - Location: Easterly of Leon Road, northerly of Holland Rd, and westerly of Eucalyptus Road – Zoning: Specific Plan (SP) – The proposed map is 158.87 acres.

**II. PROJECT DESCRIPTION:**

The Specific Plan Substantial Conformance proposes to slightly modify the design of the planning areas on the southerly 159 acres of the Specific Plan (southerly of Ano Crest Road), more specifically Planning Areas 55, 57, 58, 60, and 61 as well as portions of Planning Areas 52, 54a, 56, and 59. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the effected Planning Areas. The Tentative Tract Map proposes a Schedule A subdivision of 158.87 acres into 422 lots: 382 residential lots, 1 school site, 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 park lots, 1 natural open space (21.02 acres), 12 basin/swale lots and 20 private open space lots.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

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

Spoke in favor of the proposed project:

- Dan Lang, Applicant, 41341 Kalmia St. #200, Murrieta (951) 200-2367
- Ron Douvas, Neighbor, 31625 Ano Crest, Winchester (951) 897-2267
  
- Charlie Green, neighbor, 31152 Norma Way, Winchester 92596 spoke in a neutral position.

No one spoke in favor or in opposition to the proposed project.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

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

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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
JULY 20, 2016**

A vote of 4-0 (Commissioner Hake absent)

The Planning Commission recommends that the Board of Supervisors take the following actions:

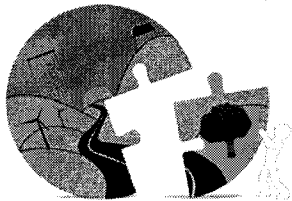
**CONSIDER ADDENDUM NO. 5 TO EIR NO. 380; and,**

**APPROVE SPECIFIC PLAN NO 293, SUBSTANTIAL CONFORMANCE NO. 7; and,**

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7825; and,**

**APPROVE TENTATIVE TRACT MAP NO. 36467, as modified at hearing.**

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



*Steve Weiss, AICP*  
*Planning Director*

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

## Memorandum

**DATE:** July 20, 2016  
**TO:** Planning Commission  
**FROM:** Russell Brady, Project Planner  
**RE:** Item No. 4.2 - SP00293S7, CZ07825, TR36467

1. Attached are updated findings to include for approval of the proposed Tentative Tract map
2. Since the writing of the staff report the following changes were made to the conditions of approval:
  - a. SP00293S7 Condition of Approval 20.PLANNING.2, corrected the proposed condition to add titled "100.PLANNING.XXPAG 7 PARKS CONST REQ" to properly refer to Planning Area Group 7 rather than 6 in the body of the proposed condition to add as attached.
  - b. TR36467 Condition of Approval 10.EVERY.1, clarified the project description to note the gross acreage, total number of lots, total number of single-family residential lots, and other lots included in the subdivision as attached.
  - c. TR36467 Condition of Approval 10.PLANNING.8 has been modified to correctly refer to the appropriate development standards based on the proposed Specific Plan Substantial Conformance and Specific Plan Zoning Ordinance as attached.
  - d. TR36467 Conditions of Approval 50.PARKS.3 and 50.PARKS.5 which requires the developer to "provide" trails along Leon Road and Eucalyptus Road have been clarified that it is the dedication that needs to be provided prior to map recordation and not construction of the trails prior to map recordation. This has been clarified by incorporating these locations into the existing Condition of Approval 50.PARKS.1 OFFER OF DEDICATION and deleting Conditions of Approval 50.PARKS.3 and 50.PARKS.5. The details of the equestrian crossing design for these trails have been included in Condition of Approval 60.PARKS.1 to be included in the trails plans to be submitted for review and approval. See attached.
  - e. TR36467 Conditions of Approval 50.PARKS.4 required provision of a trail along Ano Crest. The location of this trail is shown in the General Plan on Ano Crest; however, the Winchester Hills Specific Plan provides an alternate location for this east-west trail

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

further to the north, outside of the boundaries of this tentative tract map. This condition has been deleted to comply with the Specific Plan.


- f. TR36467 Condition of Approval 50.TRANS.21 was revised to require improvements consistent with the Collector Street standard

10. Tentative Tract Map No. 36467 proposes a density of 4.09 dwelling units per acre based on the 381 single-family lots proposed and the acreages of Planning Areas 52, 58, 60, and 61, which is consistent with the allowed density ranges of 2 to 5 dwelling units per acre for Medium Density Residential as designated by the Specific Plan for the subject Planning Areas.
11. The design of Tentative Tract Map No. 36467 is consistent with the County's General Plan. The General Plan's Vision Statement encourages critical community facilities such as parks, schools, healthcare and mental health facilities to be distributed throughout Riverside County so that they are accessible to and benefit all residents. The Vision Statement also emphasizes the importance of partnerships between school districts and local governments in providing quality educational facilities in the County. Appendix B of the General Plan, Principle II.C. and IV.G., encourages usable open space, parks connected to schools and recreational facilities that are available for persons of all ages to enjoy. Tentative Tract Map No. 36467 includes multiple park areas throughout the site with a variety of amenities, including but not limited to a baseball field, soccer field, basketball courts, playground, pool and spa, community clubhouse, open turf area, amphitheater, and paseos/trails. Additionally, General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. Moreover, General Plan Principle IV.A. 4 provides that low density residential development should not be the predominant use or standard by which residential desirability is determined. Tentative Tract Map No. 36467 will create a different type of residential development with smaller private lot area, but with a high level of community amenities to provide a variety of housing products and lot sizes compared to the more typical larger lot.
12. The site is physically suitable for the proposed residential development and density because it consists of primarily lightly rolling terrain with steeper hillside area in the northwest portion of the site that will generally be left in its current condition. The site, is located within a CAL Fire state responsibility area and partially within a very high fire hazard severity zone. The project has been designed to comply with sections 4290 and 4291 of the Public Resources Code as detailed in Finding 19. The project site is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Medium Density Residential land use designations. The parks and athletic fields included in Tentative Tract Map No. 36467 will also serve as recreational areas for the development's residents.
13. The Initial Study and Addendum prepared for the project analyzed the potential environmental impacts of the project in context of EIR No. 380 prepared for the original Specific Plan which was certified in 1997. Tentative Tract Map No. 36467 is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan. Based on the findings and conclusions in the EIR and the project specific Initial Study and Addendum, the design of Tentative Tract Map No. 36467 is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.

14. The design of Tentative Tract Map No. 36467 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Within the tentative map there are no apparent existing recorded easements for public access roads. Additionally, the existing alignment of the right-of-way and physical improvements for Leon Road through the project site will be realigned for a more gentle curve to enhance traffic safety. This realignment will continue to provide access across the site and may be temporarily be interrupted during construction activities.

Agenda Item No.: **4.2**  
Area Plan: Harvest Valley / Winchester  
Zoning Area: Winchester  
Supervisory District: Third  
Project Planner: Russell Brady  
Planning Commission: July 20, 2016

**SPECIFIC PLAN NO. 293,  
SUBSTANTIAL CONFORMANCE NO. 7;  
CHANGE OF ZONE NO. 7825;  
TENTATIVE TRACT MAP NO. 36467**  
Applicant: San Pedro Farms  
Engineer/Representative: Rancon LLC

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Specific Plan No. 293, Substantial Conformance No. 7** proposes to modify the design of the Specific Plan's planning areas on the southerly 159 acres of the Specific Plan (southerly of Ano Crest Road), more specifically Planning Areas 55, 57, 58, 60, and 61 as well as portions of Planning Areas 52, 54a, 56, and 59. Tentative Tract Map No. 36467 (TR No. 36467) includes the following Planning Areas: 52 (portion), 54a (portion), 55, 56 (portion), 57, 58, 59, 60, and 61. Substantial Conformance No. 7 to Specific Plan No. 293 incorporates edits to the Specific Plan so the Specific Plan document is consistent with the lotting detail of TR36467. The edits are as follows:

- Planning Area 55: The parkland acreage is increased from 8.4 acres to 18.5 acres.
- Planning Area 57: The acreage of PA 57 is increased from 7.3 acres to 9.4 acres. The average density is reduced from 11.8 d.u./ac to 9.9 d.u./ac.
- Planning Area 58: The acreage of PA 58 is increased from 30.1 acres to 34.8 acres. The average density is reduced from 5.0 d.u./ac to 4.7 d.u./ac.
- Planning Area 60: The acreage for PA 60 is increased from 9.0 acres to 9.7 acres. The average density is reduced from 3.8 d.u./ac to 3.6 d.u./ac.
- Planning Area 61: The acreage of PA 61 is reduced from 51.6 acres to 33.2 acres to accommodate a public park and stormwater detention facilities. The average density is increased from 3.6 d.u./ac to 5.0 d.u./ac.

It is important to note that the total number of dwelling units previously approved for the project site remains unchanged. Additionally, the cost sharing provisions included in Amendment No. 5 to the Specific Plan have been removed and new park milestones have been added as conditions of approval.

**Change of Zone No. 7825** proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the affected Planning Areas- 52, 54a, 55, 56, 57, 58, 59, 60, and 61.

**Tentative Tract Map No. 36467** is a Schedule "A" subdivision of 158.87 acres into 421 lots, consisting of 381 residential lots, 1 school site, 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 park lots, 1 natural open space (21.02 acres), 12 basin/swale lots and 20 private open space lots.



The Project is located in the Harvest Valley/Winchester Area Plan, more specifically northerly of Holland Road, easterly of Briggs Road, southerly of Ano Crest Road, and westerly of Eucalyptus Road.

**ISSUES OF POTENTIAL CONCERN:**

*Tribal concerns*

Although formal AB 52 consultation is not required with an addendum to a previously certified Environmental Impact Report, Planning met with representatives from both Soboba and Pechanga to discuss concerns with the proposed substantial conformance. TR No. 36467 was revised and mitigation measures were added to the project in response to these discussions which met the concerns of the tribes.

*RV and Boat Storage*

Lot C in Planning Area 60 was added to the project in response to prior Planning Commission comments. This lot will be an HOA maintained boat and storage area available to the residents of the community. The idea is that the lots are smaller and cannot afford the storage of larger vehicle storage on a lot. An HOA provided location will allow a place to store such vehicles.

*Expanded Open Space*

The project incorporates community parks such as those shown on lots F and G (2 and 5.61 acres respectively) as well as several smaller open space lots intended to help address views and landscape needs. The project proposes higher single-family densities that are less common in the County. As the density increases, the County generally asks for more HOA maintained landscape areas to offset the increase in density, the decrease in yard space, and to create a more aesthetically pleasing design. The greater the number of units, the more building mass will result. The greater the building mass, the greater the landscape need to break up the mass of structures and meet recreational needs of the residents. This project addresses that need with numerous open space HOA maintained areas.

*Parks Triggers*

This Specific Plan is unlike others. Most Specific Plans have one master builder/owner that orchestrates the backbone development of roads, and other infrastructure, including parks. This Specific Plan is large and has many different owners. Additionally, this Specific Plan has been amended numerous times with the associated tentative tract maps. These amendments have resulted in varying park triggers between the multiple tentative maps, resulting in conflicting triggers for park construction. Substantial Conformance No. 7 to the Specific Plan corrects this inconsistency by including provisions in the Specific Plan text and conditions of approval that will more accurately align phasing of the Specific Plan and construction of parks. More specifically, developers will no longer be required to build parks far from their tracts; rather, the parks will now be built near the homes developers are building.

More specifically, the conditions of approval for all previously approved maps in the Specific Plan, regardless of owner, require a Quimby agreement with the Valley Wide Parks and Recreation District. Normally the County tracks the building permits and clears the conditions for construction when appropriate (such as when the park is constructed). However, because the previous maps have such conflicting construction conditions, the Quimby agreements will now be the tool used to trigger and monitor the construction of the parks. Valley Wide, Planning, and a consortium of the developers who own property within the Specific Plan have agreed to new trigger points being added to Specific Plan Substantial Conformance No. 7 and will be included in Quimby agreements on all projects within the

Specific Plan. These triggers function because, to date, Valley Wide has not entered into any Quimby agreements with any maps in the Specific Plan. Thus, as the maps record, they will enter into Quimby agreements and be required to comply with the triggers in the Quimby agreements. Planning will essentially look to the Quimby agreements to monitor when the parks are required and who will be building them; the County will only ask for clearance letters from Valley Wide that explain that the intent of the park trigger condition has been met to the satisfaction of the District.

Additionally, it is important to understand that the Quimby agreements are the only tool that can effectively be used because there is no way to change the conditions on previously approved maps or apply new triggers to previously approved projects. Using the Quimby agreements as a tool will assure proper park construction timing, responsibility and assure that the intent of the existing conditions of approval has been met. The intent is not to set a precedent and relinquish all control of park triggers in all Specific Plans; this solution is distinct to this Specific Plan.

*Access to the property to the west of the site*

The alignment for Leon Road is being changed in a way that will eliminate access to Leon Road from the property to the west of the site. Internal streets are included in the proposed map to assure a connection is made to the property located west of the project site.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Medium Density Residential (MDR) (3.5 du/ac or 7200 SF min.), MDR (4.5 du/ac or 6000 SF min.), MDR (5.0 du/ac or 5000 SF min.), High Density Residential (HDR) (12.0 du/ac), Commercial, Schools, Parks, and Open Space as reflected in the Specific Plan No. 293 Land Use Plan.
2. Surrounding General Plan Land Use (Ex. #5): Medium Density Residential (MDR) (3.5 du/ac or 7200 SF min.), Commercial, Parks, and Schools as reflected in the Specific Plan No. 293 Land Use Plan to the north, Community Development: Medium Density Residential (CD: MDR) to the east and south, Estate Density Residential (CD: EDR) and Rural: Rural Mountainous (R: RM) to the east.
3. Existing Zoning (Ex. #2): Specific Plan No. 293 (SP No. 293)
4. Surrounding Zoning (Ex. #2): Specific Plan (SP) to the north, Rural Residential (R-R) to the east, One Family Dwelling (R-1) to the south, and, Light Agriculture -2 ½ Acre Minimum (A-1-2 ½) to the east.
5. Existing Land Use (Ex. #1): Agricultural Land
6. Surrounding Land Use (Ex. #1): Agricultural/ Farm Land

**SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 7 (to SP293A5)  
CHANGE OF ZONE NO. 7825  
TENTATIVE TRACT MAP NO. 36467  
Planning Commission Staff Report: July 20, 2016  
Page 4 of 6**

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7. Project Data: Total Acreage of Proposed Map: 158.87  
Total Proposed Lots: 422  
Proposed Min. Lot Size: 4,000  
Schedule: A
8. Environmental Concerns: See attached Addendum

**RECOMMENDATIONS:**

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

**CONSIDER ADDENDUM NO. 5 TO EIR NO. 380**, based on the findings incorporated in EIR No. 380, and Addendum No. 5 concluding that the project is consistent with State CEQA Guidelines Sections 15162 and 15164 and will not have a significant effect on the environment; and,

**APPROVE SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO 7**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7825**, amending the Specific Plan zoning ordinance and formalizing the Planning Area boundaries for the affected Planning Areas, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE TRACT MAP NO. 36467** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Medium Density Residential (MDR), High Density Residential (HDR), Commercial Retail (CR), Schools, Parks, and Open Space as reflected in the Specific Plan No. 293 Land Use Plan as modified by Substantial Conformance No. 7.
2. The project site is surrounded by properties which are designated Medium Density Residential (MDR), Commercial, Parks, and Schools as reflected in the Specific Plan No. 293 Land Use Plan to the north, Community Development: Medium Density Residential (CD: MDR) to the east and south, Estate Density Residential (CD: EDR) and Rural: Rural Mountainous (R: RM) to the east.
3. The zoning for the subject site is Specific Plan.
4. The proposed Substantial Conformance No. 7 to Specific Plan No. 293 is consistent with Section 2.11 of Ordinance No. 248, in particular that the project meets the intent and purpose of the adopted specific plan and the project as modified is consistent with the findings and conclusions contained in the resolution adopting the specific plan.

**SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 7 (to SP293A5)  
CHANGE OF ZONE NO. 7825  
TENTATIVE TRACT MAP NO. 36467  
Planning Commission Staff Report: July 20, 2016  
Page 5 of 6**

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5. The project site is surrounded by properties which are zoned Specific Plan (SP) to the north, Rural Residential (R-R) to the east, One Family Dwelling (R-1) to the south, and, Light Agriculture -2 ½ Acre Minimum (A-1-2 ½) to the east.
6. Similar residential uses have been entitled in the project vicinity.
7. The project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
8. The proposed use, a residential subdivision, is consistent with the development standards set forth in the Specific Plan's Planning Areas 52, 54a, 55, 56, 57, 58, 59, 60, and 61, in particular the standards for minimum lot size, depth, width, and frontage.
9. The proposed project includes Tentative Tract Map No. 36467 which is a Schedule A subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460.
10. Tentative Tract Map No. 36467 is a residential subdivision and residential uses are permitted uses in the zoning ordinance for Specific Plan No. 293.
11. The proposed residential subdivision includes parcels with a minimum of 4,000 sq.ft. and ancillary uses (parks, schools, and basin facilities), which are permitted uses in the Specific Plan's Land Use Plan and zoning ordinance proposed by Substantial Conformance No. 7.
12. The proposed map is consistent with the improvement requirements set forth in Ordinance No. 460. Specifically, it is consistent with the requirements of the Schedule A provisions found in Article X Section 10.5 including all street requirements, all infrastructure requirements and flood control requirements based on the improvements shown on the tentative tract map exhibits.
13. This land division is located within a CAL FIRE state responsibility area.
14. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
15. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
16. State CEQA Guidelines Section 15162 sets forth the criteria for determining appropriate additional environmental documentation, if any, to be completed when there is a previously certified EIR addressing the project for which a subsequent discretionary action is required. Based on the analysis in the EIR Addendum, there would be no substantial changes that would require major revisions to the previous EIR No. 380, or new significant effects that will be substantially more severe than those impacts previously analyzed in the aforementioned EIR or

EA. As such, the project falls within the framework and scope of EIR No. 380 and EA 41176 and none of the conditions that require the preparation of a Subsequent EIR as described in Section 15162 of the CEQA Guidelines and PRC Section 21166 of the CEQA Statute apply as detailed in the Initial Study and Addendum.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Land Use Plan for Specific Plan No. 293 as modified through Substantial Conformance No. 7 and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Specific Plan zoning ordinance, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will have a significant effect on the environment.
7. The project is consistent with the provisions of CEQA section 15162.
8. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

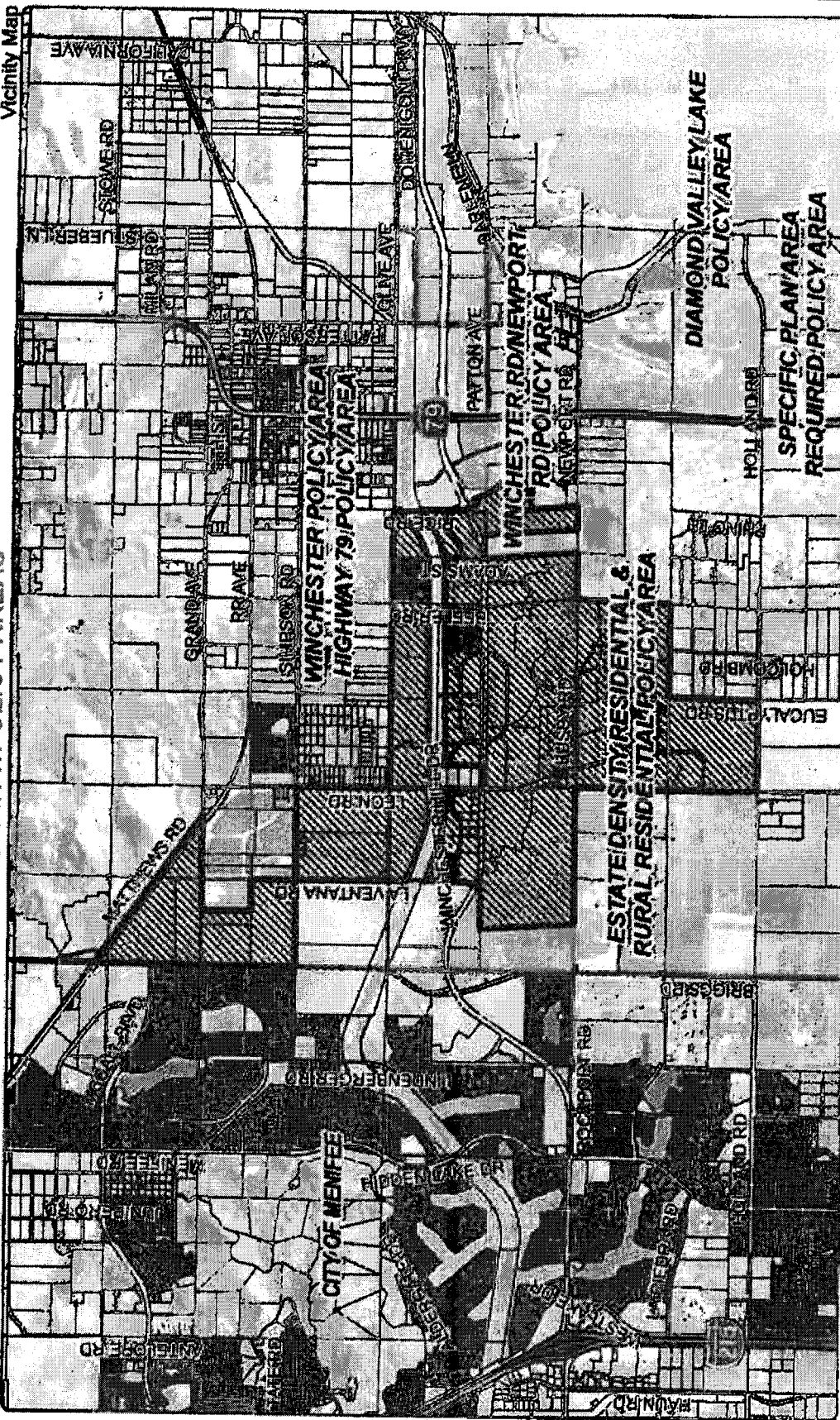
**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city of sphere of influence;
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - c. The boundaries of a city; or,
  - d. A High Fire Area
3. The project site is located within:
  - a. The Valley Wide Parks and Recreation District; and,
  - b. A Low Liquefaction Area
4. The subject site of the map is currently designated as Assessor's Parcel Number 466-350-018

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07885 SP00293S7 TR36467  
VICINITY/POLICY AREAS**

Supervisor: Washington  
District 3

Date Drawn: 05/06/13  
Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



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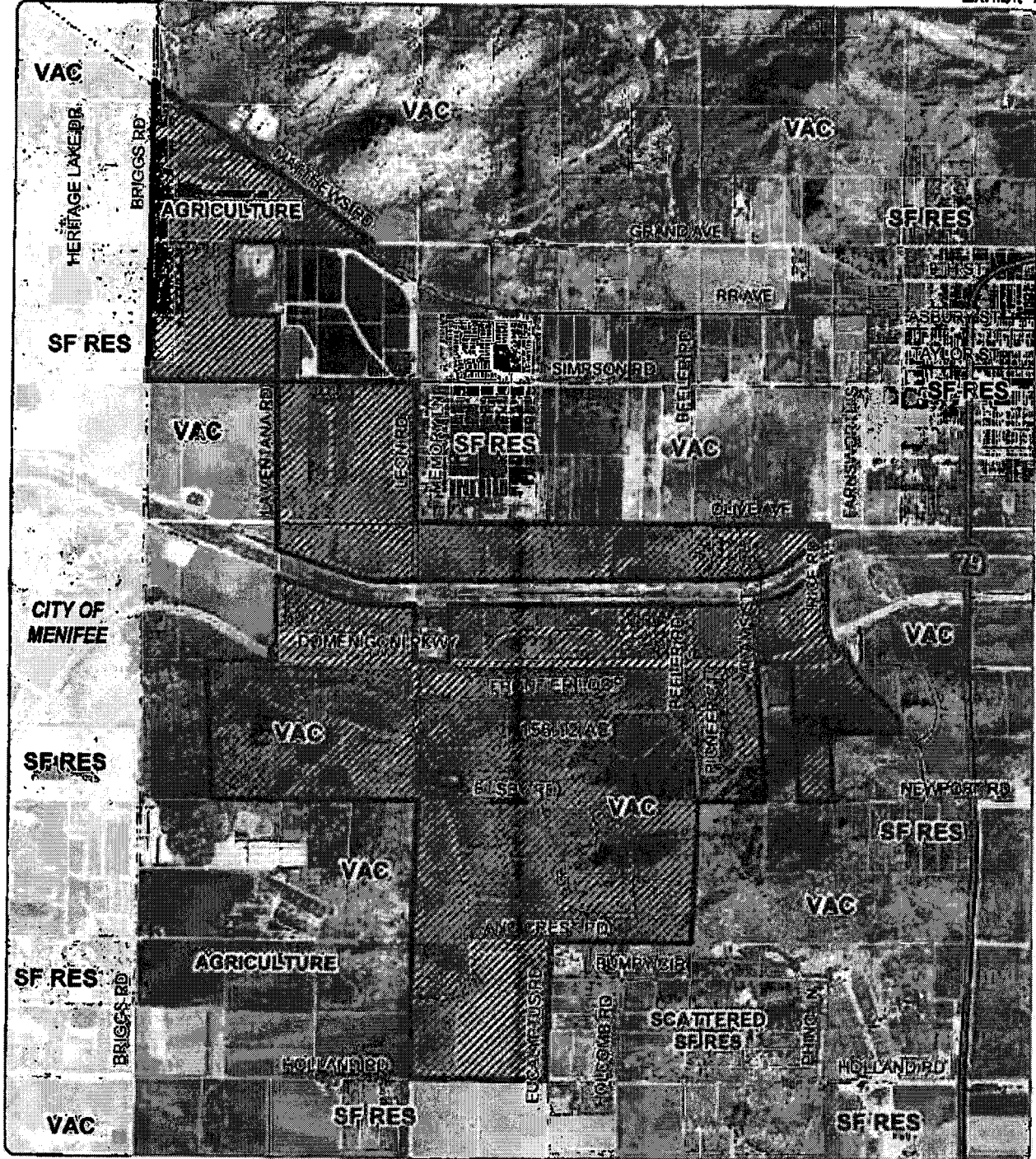
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07885 SP00293S7 TR36467

Supervisor Washington  
District 3

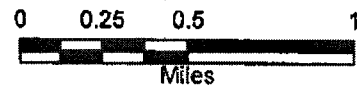
Date Drawn: 05/06/2015  
Exhibit 1

LAND USE



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)953-9277 (Eastern County) or Website: [www.riversidecounty.org](http://www.riversidecounty.org)

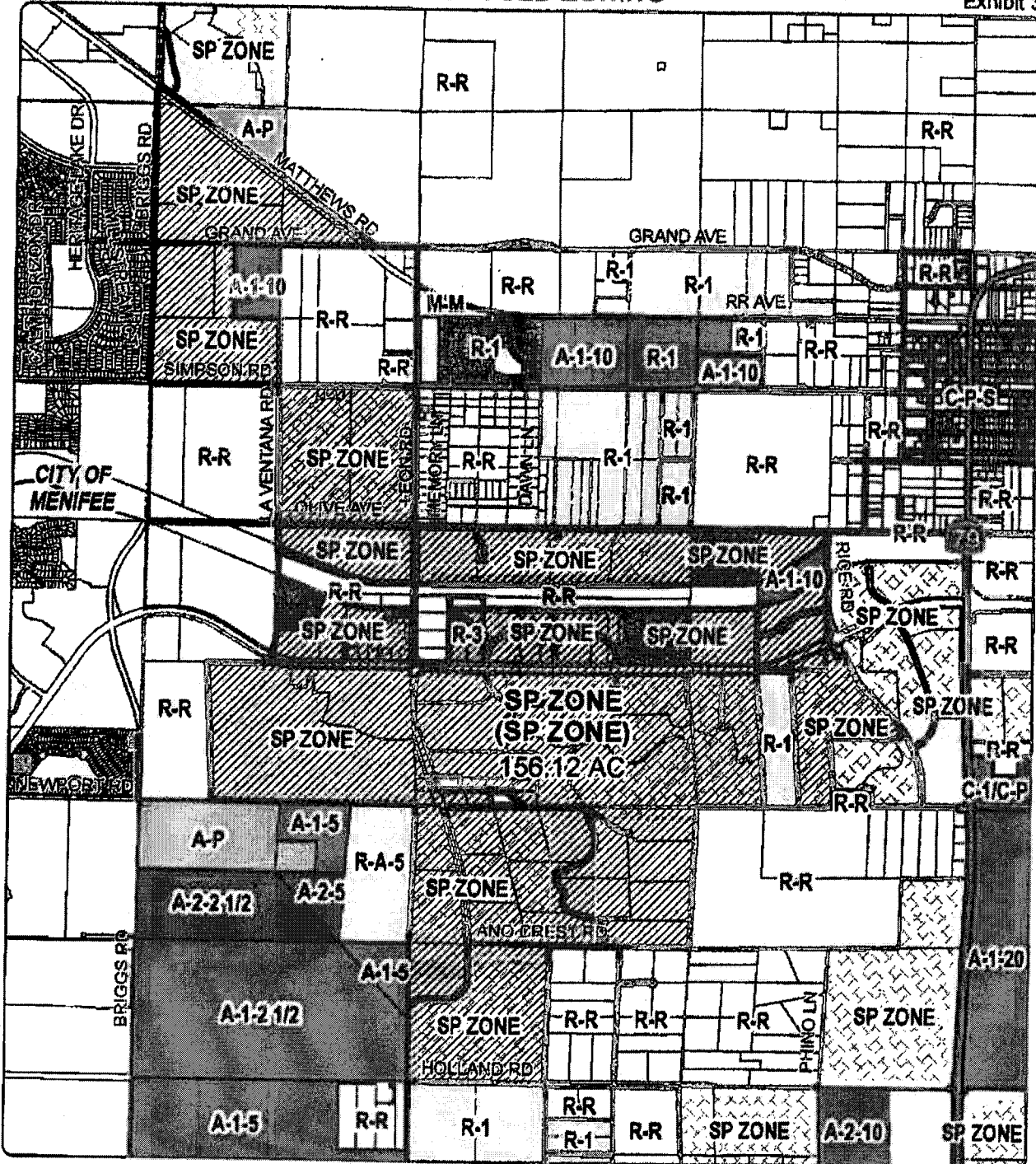
# RIVERSIDE COUNTY PLANNING DEPARTMENT

**CZ07885 SP00293S7 TR36467**

Supervisor Washington  
District 3

**PROPOSED ZONING**

Date Drawn: 05/05/2015  
Exhibit 3



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-2000 (Western County) or in Palm Desert at (760)863-0277 (Eastern County) or Website: <http://www.riversidecounty.net>



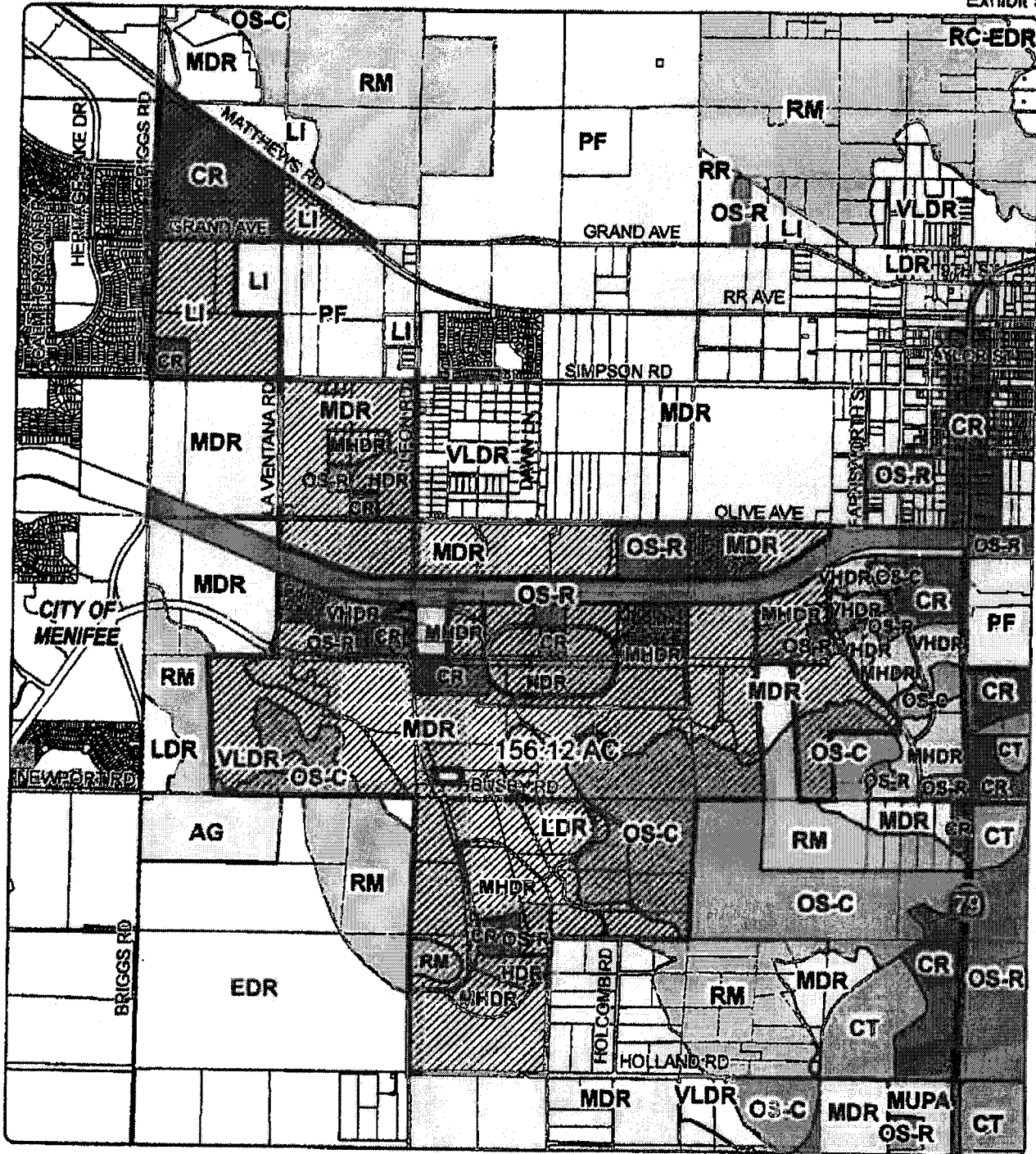
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07885 SP00293S7 TR36467

EXISTING GENERAL PLAN

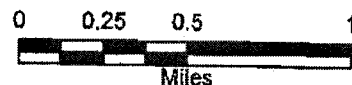
Supervisor Washington  
District 3

Date Drawn: 10/24/13  
Exhibit 5



Zoning Area: Winchester

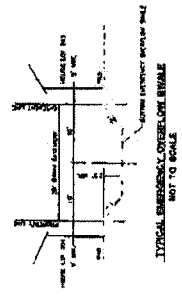
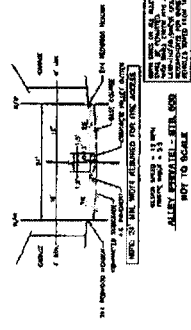
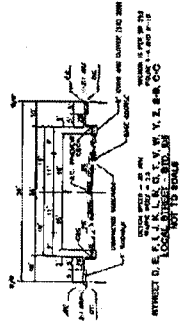
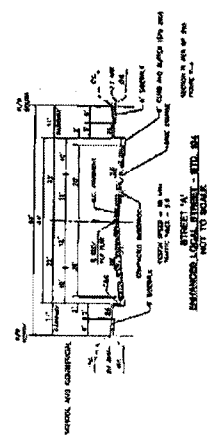
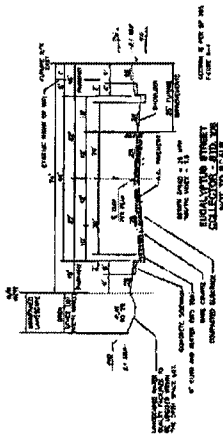
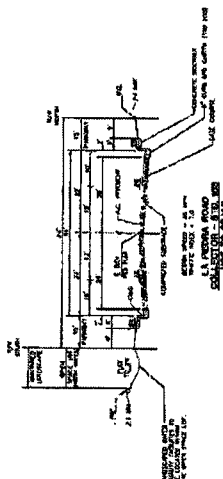
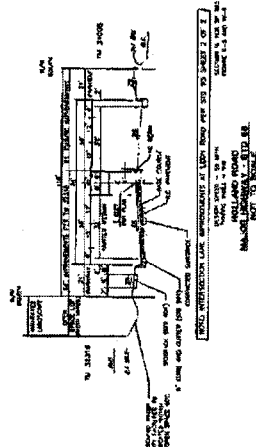
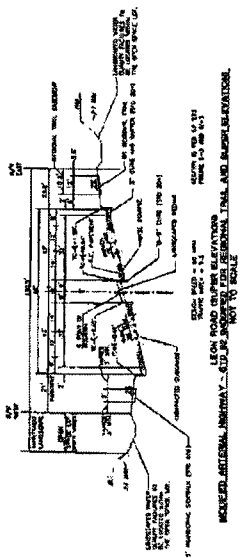
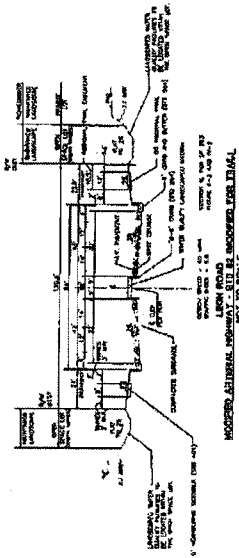
Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 865-5000 (Western County) or in Palm Desert at (760) 863-6977 (Eastern County) or Website <http://www.riversidecounty.net>



# COUNTY OF RIVERSIDE TENTATIVE TRACT MAP No. 36467



PROPOSED IMPROVEMENTS  
FOR THE TRACT MAP NO. 36467  
COUNTY OF RIVERSIDE, CALIFORNIA

APPROVED BY THE BOARD OF SUPERVISORS  
ON \_\_\_\_\_ 19\_\_\_\_

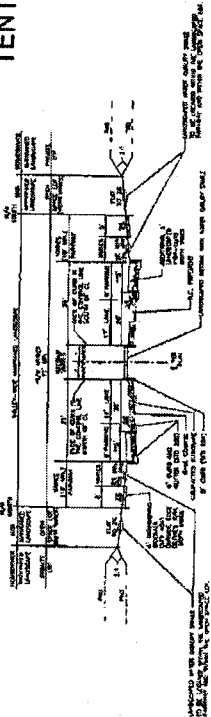
APPROVED BY THE COUNTY ENGINEER  
ON \_\_\_\_\_ 19\_\_\_\_

TRACT MAP NO. 36467  
COUNTY OF RIVERSIDE  
TENTATIVE TRACT MAP  
NO. 36467

PAGE 2  
OF 8

APPROVED BY THE BOARD OF SUPERVISORS ON \_\_\_\_\_ 19\_\_\_\_

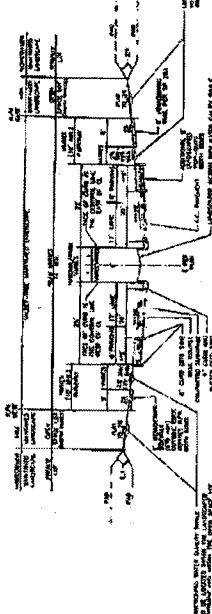
# COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



LOCAL STREET - STA. 100 SUNDOWN - LANSING SUBS. (P. 10-11)  
NOT TO SCALE

NOTE: STREET W. SIDEWALKS AND DELINEATION OF LANDSCAPE MAINTENANCE ARE SHOWN FOR INFORMATION ONLY. THE CITY OF RIVERSIDE WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALKS AND LANDSCAPE MAINTENANCE. THE CITY OF RIVERSIDE WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALKS AND LANDSCAPE MAINTENANCE.

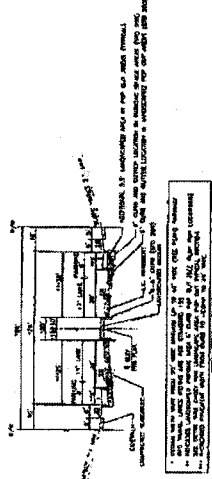
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NOT TO SCALE



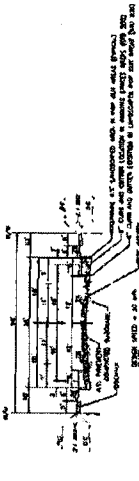
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NOT TO SCALE

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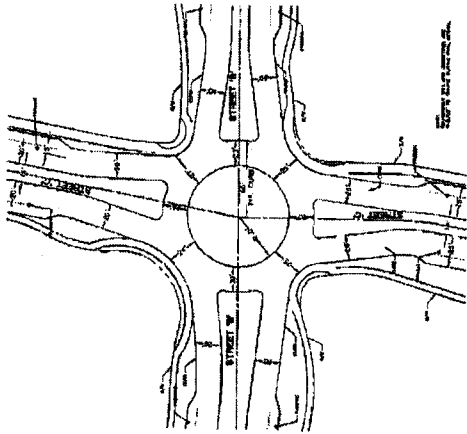
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NOT TO SCALE



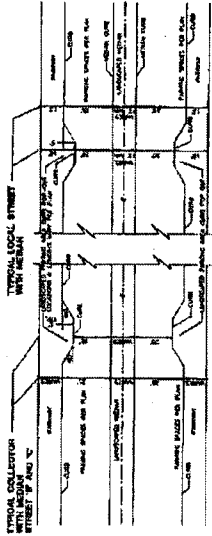
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NOT TO SCALE



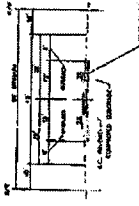
LOCAL STREET - STA. 100 SUNDOWN - LANSING SUBS. (P. 10-11)  
NOT TO SCALE



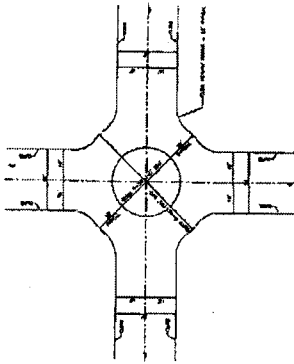
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NOT TO SCALE



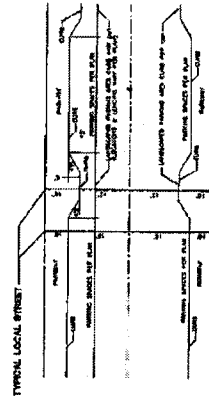
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NOT TO SCALE



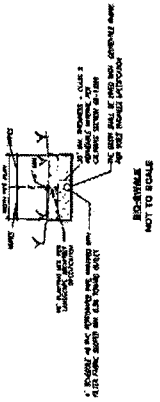
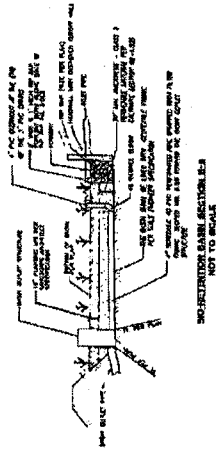
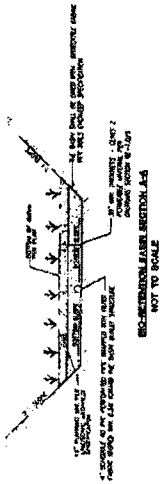
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NOT TO SCALE



LOCAL STREET - STA. 100 SUNDOWN STREET - LANSING SUBS. (P. 10-11)  
NOT TO SCALE

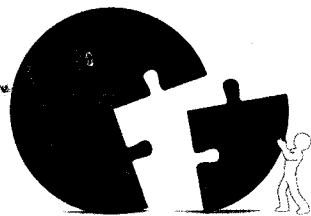
COUNTY OF RIVERSIDE  
 TENTATIVE TRACT MAP NO. 36467  
 SHEET 3 OF 3  
 DATE: 12/31/2023

# COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 36467



	REGISTERED SURVEYOR COUNTY OF RIVERSIDE, CALIFORNIA No. 12345 EXPIRES 12/31/2025	COUNTY OF RIVERSIDE No. 36467 TENTATIVE TRACT MAP	PROJECT NO. 12345 SHEET NO. 1 OF 1	DATE: 12/31/2025 DRAWN BY: J. D. SMITH CHECKED BY: M. A. JONES	COUNTY OF RIVERSIDE No. 36467 TENTATIVE TRACT MAP
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Steve Weiss, AICP  
Planning Director

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

MT 2819  
11-15-16

Set for  
HAR 11/15/2016  
OK KR

**DATE:** October 27, 2016

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department – Riverside

**SUBJECT:** Specific Plan No. 293 Substantial Conformance No. 7, Change of Zone No. 7825, Ordinance No. 348.4851, Tentative Tract Map No. 36467

(Charge your time to these case numbers)

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

- Place on Administrative Action
  - Receive & File
  - EOT
- Labels provided If Set For Hearing
  - 10 Day  20 Day  30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
- Addendum
  - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(3rd District) Press Enterprise

REQUESTING NOVEMBER 15, 2016 SUPERVISORS HEARING AGENDA

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
October 5, 2016

**SUBJECT:** SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 7, CHANGE OF ZONE NO. 7825, ORDINANCE NO. 348.4851, TENTATIVE TRACT MAP NO. 36467 - Consider an Addendum to Certified Environmental Impact Report No. 380 – Applicant: San Pedro Farms – Rancon LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 Du/Ac) (MDR), High Density Residential (8-14 Du/Ac) (HDR), Commercial, Schools, Parks, and Open Space as reflected in the Specific Plan No. 293 Land Use Plan - Location: Easterly of Leon Road, northerly of Holland Rd, and westerly of Eucalyptus Road – Zoning: Specific Plan (SP) – The proposed map is 158.87 acres. REQUEST: The Specific Plan Substantial Conformance No. 7 proposes to slightly modify the design of the planning areas on the southerly 159 acres of the Specific Plan (southerly of Ano Crest Road), more specifically Planning Areas 55, 57, 58, 60, and 61 as well as portions of Planning Areas 52, 54A, 56, and 59. The Change of Zone will formalize the Planning Area boundaries for the effected Planning Areas and Ordinance No. 348.4851 will revised the Specific Plan’s uses and development standards consistent with the Substantial Conformance No. 7. The Tentative Tract Map proposes a Schedule A subdivision of 158.87 acres into 422 lots: 382 residential lots, 1 school site, 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 park lots, 1 natural open space (21.02 acres), 12 basin/swale lots and 20 private open space lots. [100% DBF funds ongoing]

Departmental Concurrence

*Draft*

\_\_\_\_\_  
Steve Weiss, AICP  
Planning Director

\_\_\_\_\_  
Juan C. Perez  
TLMA Director

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

<b>SOURCE OF FUNDS:</b>	<b>Budget Adjustment:</b>
	<b>For Fiscal Year:</b>

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



**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 7, CHANGE OF ZONE  
NO. 7825, ORDINANCE NO. 348.4851, TENTATIVE TRACT MAP NO. 36467**

**DATE:** October 5, 2016

**PAGE:** Page 2 of 4

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

Positions Added

Change Order

A-30

4/5 Vote

Prev. Agn. Ref.:

District:3

Agenda Number:

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

**CONSIDER ADDENDUM NO. 5 TO EIR NO. 380**, based on the findings incorporated in EIR No. 380, and Addendum No. 5 concluding that the project is consistent with State CEQA Guidelines Sections 15162 and 15164 and will not have a significant effect on the environment; and,

**APPROVE SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO 7**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE CHANGE OF ZONE NO. 7825**, formalizing the Planning Area boundaries for Specific Plan No. 293 as shown on Map No. 2.2407 attached hereto; and, ,

**ADOPT ORDINANCE NO. 348.4851** amending the zoning requirements and standards for Specific Plan No. 293 consistent with Substantial Conformance No. 7 to Specific Plan No. 293 and placing in effect in the Winchester Zoning Area the zone as shown on the map entitled Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2407, Change of Zone No. 7825; and,

**APPROVE TENTATIVE TRACT MAP NO. 36467** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

*Tribal concerns*

Although formal AB 52 consultation is not required with an addendum to a previously certified Environmental Impact Report, Planning met with representatives from both Soboba and Pechanga to discuss concerns with the proposed substantial conformance. TR No. 36467 was revised and mitigation measures were added to the project in response to these discussions which met the concerns of the tribes.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 7, CHANGE OF ZONE  
NO. 7825, ORDINANCE NO. 348.4851, TENTATIVE TRACT MAP NO. 36467**

**DATE:** October 5, 2016

**PAGE:** Page 3 of 4

*RV and Boat Storage*

Lot C of the proposed tentative tract map was added to the project to include storage area for RVs, trailers, and boats due to the small lot design that would not typically provide for private storage of RVs, trailers, and boats. This lot will be an HOA maintained boat and storage area available to the residents of the community. The idea is that the proposed residential lots are smaller and cannot accommodate the storage of larger vehicle storage on a lot. An HOA provided location will allow a place to store such vehicles.

*Expanded Open Space*

The project incorporates community parks such as those shown on lots F and G (2 and 5.61 acres respectively) as well as several smaller open space lots intended to help address views and landscape needs. The project proposes higher single-family densities that are less common in the County. As the density increases, the County generally asks for more landscape areas to offset the increase in density, the decrease in yard space, and to create a more aesthetically pleasing design. The greater the number of units, the more building mass will result. The greater the building mass, the greater the landscape need to break up the mass of structures and meet recreational needs of the residents. This project addresses that need with numerous open space areas. The project provides 8.73 acres of developed recreation area on 3 lots to be maintained by Valley-Wide Recreation and Parks District and a 1.27 acre private recreation facility to be maintained by the project's HOA. This total 10.0 acres of parkland for the 382 residential units, which results in an approximate ratio of 8.72 acres of parkland per 1,000 people. Additionally, the project is preserving 21.02 acres of natural open space in the northwest portion of the project.

*Parks Triggers*

This Specific Plan is unlike others. Most Specific Plans have one master builder/owner that orchestrates the backbone development of roads, and other infrastructure, including parks. This Specific Plan is large and has many different owners. Additionally, this Specific Plan has been amended numerous times with the associated tentative tract maps. These amendments have resulted in varying park triggers between the multiple tentative maps, resulting in conflicting triggers for park construction. Substantial Conformance No. 7 to the Specific Plan corrects this inconsistency by including provisions in the Specific Plan text and conditions of approval that will more accurately align phasing of the Specific Plan and construction of parks. More specifically, developers will no longer be required to build parks far from their tracts; rather, the parks will now be built near the homes developers are building.

More specifically, the conditions of approval for all previously approved maps in the Specific Plan, regardless of owner, require a Quimby agreement with the Valley Wide Parks and Recreation District. Normally the County tracks the building permits and clears the conditions for construction when appropriate (such as when the park is constructed). However, because the previous maps have such conflicting construction conditions, the Quimby agreements will now be the tool used to trigger and monitor the construction of the parks. Valley Wide, Planning, and a consortium of the developers who own property within the Specific Plan have agreed to new trigger points being added to Specific Plan Substantial Conformance No. 7 and will be included in Quimby agreements on all projects within the Specific Plan. These new trigger points have been coordinated with Valley-Wide and are applied based on Planning Area Groups to be responsible for a certain park or parks within its vicinity, but not responsible for parks outside of its Planning Area Group excluding the Sports Park in Planning Area 28B that all development will participate in. These trigger points are included in the Specific Plan and within the new conditions to be added to the Specific Plan through Substantial Conformance No. 7 (COA 20.PLANNING.2)

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 7, CHANGE OF ZONE  
NO. 7825, ORDINANCE NO. 348.4851, TENTATIVE TRACT MAP NO. 36467**

**DATE:** October 5, 2016

**PAGE:** Page 4 of 4

These new triggers established with the Quimby agreements will function because, to date, Valley Wide has not entered into any Quimby agreements with any maps in the Specific Plan. Thus, as the maps record, they will enter into Quimby agreements and be required to comply with the triggers in the Quimby agreements. Planning will essentially look to the Quimby agreements to monitor when the parks are required and who will be building them; the County will only ask for clearance letters from Valley Wide that explain that the intent of the park trigger condition has been met to the satisfaction of the District.

Additionally, it is important to understand that the Quimby agreements are the only tool that can effectively be used because there is no way to change the conditions of approval on previously approved maps or apply new conditions to previously approved projects without processing a Minor Change or Revised Map. Using the Quimby agreements as a tool will assure proper park construction timing, responsibility and assure that the intent of the existing conditions of approval has been met. The intent is not to set a precedent and relinquish all control of park triggers in all Specific Plans; this solution is distinct to this Specific Plan.

*Access to the property to the west of the site*

The alignment for Leon Road is being changed in a way that will eliminate access to Leon Road from the property to the west of the site. Internal streets are included in the proposed map to assure a connection is made to the property located west of the project site.

**ORDINANCE NO. 348.4851**

Minor changes were made to the language of Ordinance No. 348.4851 after the Planning Commission's action on July 20, 2016. These changes are non-substantial and correct formatting inconsistencies as well as revise language clarifying the driveway length requirement for the Specific Plan. A redline and clean version of the ordinance are attached.

**Impact on Citizens and Businesses**

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

- A. PLANNING COMMISSION MINUTES
- B. PLANNING COMMISSION STAFF REPORT
- C. ORDINANCE NO. 348.4851
- D. SPECIFIC PLAN No. 293 SUBSTANTIAL CONFORMANCE NO. 7
- E. NOTICE OF DETERMINATION



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS

1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
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

November 2, 2016

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

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
TEL: (951) 368-9268

RE: NOTICE OF PUBLIC HEARING: SP 293 SUBSTANTIAL CONFORMANCE NO. 7;  
CZ 7825, TTM 36467 AND ORD. NO. 348.4851

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Saturday, November 5, 2016.**

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**

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**From:** Legals <legals@pe.com>  
**Sent:** Wednesday, November 2, 2016 8:48 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: SP 293 CZ 7825 TTM 36467 ORD. 348.4851

Received for publication on 11/5. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: 951-368-9222 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

**Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. \*\*Additional days required for larger ad sizes\*\***

**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

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**The Press-Enterprise** [PE.COM](http://PE.COM) / La Prensa

On Wed, Nov 2, 2016 at 7:59 AM, Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)> wrote:

Good morning!

Attached is a Notice of Public Hearing, for publication on Saturday, November 5, 2016. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, CHANGE OF ZONE, AND A TENTATIVE TRACT MAP IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CONSIDER AN ADDENDUM TO A CERTIFIED ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 15, 2016 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by San Pedro Farms – Rancon LLC, on **Specific Plan No. 293 Substantial Conformance No. 7**, which proposes to slightly modify the design of the planning areas on the southerly 159 acres of the Specific Plan (southerly of Ano Crest Road), more specifically Planning Areas 55, 57, 58, 60 and 61 as well as portions of Planning Areas 52, 54A, 56, and 59; **Change of Zone No. 7825**, which proposes to formalize the Planning Area boundaries for the effected Planning Areas and **Ordinance No. 348.4851** will revise the Specific Plan's uses and development standards consistent with the Substantial Conformance No. 7, or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 36467, Schedule A**, which proposes to subdivide 158.87 acres into 422 lots: 382 residential lots, 1 school site, 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 park lots, 1 natural open space (21.02 acres), 12 basin/swale lots and 20 private open space lots. The project is located easterly of Leon Road, northerly of Holland Road, and westerly of Eucalyptus Road in the Harvest Valley / Winchester Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the environmental effects have been addressed and recommended to consider Addendum No. 5 to **Environmental Impact Report No. 380**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, PROJECT PLANNER, AT (951) 955-3025 OR EMAIL [rbrady@rctima.org](mailto:rbrady@rctima.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to the hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: November 2, 2016

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

## **CERTIFICATE OF POSTING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 2, 2016, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

SP 293 Substantial Conformance No. 7; CZ 7825; TTM 36467

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** November 15, 2016 @ 10:30 a.m.

SIGNATURE: Cecilia Gil      DATE: November 2, 2016  
Cecilia Gil

**Gil, Cecilia**

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Wednesday, November 2, 2016 11:20 AM  
**To:** Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: SP 293 CZ 7825 TTM 36467

received and will be posted

Please remove [Amaceved@asrclkrec.com](mailto:Amaceved@asrclkrec.com)

Thank you

---

**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Wednesday, November 02, 2016 8:00 AM  
**To:** Acevedo, Amy <amaceved@asrclkrec.com>; Buie, Tammie <tbuie@asrclkrec.com>; Kennemer, Bonnie <bkenname@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Subject:** FOR POSTING: SP 293 CZ 7825 TTM 36467

Good morning,

Attached is a Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant  
Clerk of the Board of Supervisors  
(951) 955-8464  
MS# 1010



## **CERTIFICATE OF MAILING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 2, 2016, I mailed a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

SP 293 Substantial Conformance No. 7; CZ 7825; TTM 36467

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** November 15, 2016 @ 10:30 AM

SIGNATURE: *Cecilia Gil*      DATE: November 2, 2016  
Cecilia Gil

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/2/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers SP0029357 For

Company or Individual's Name Planning Department

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

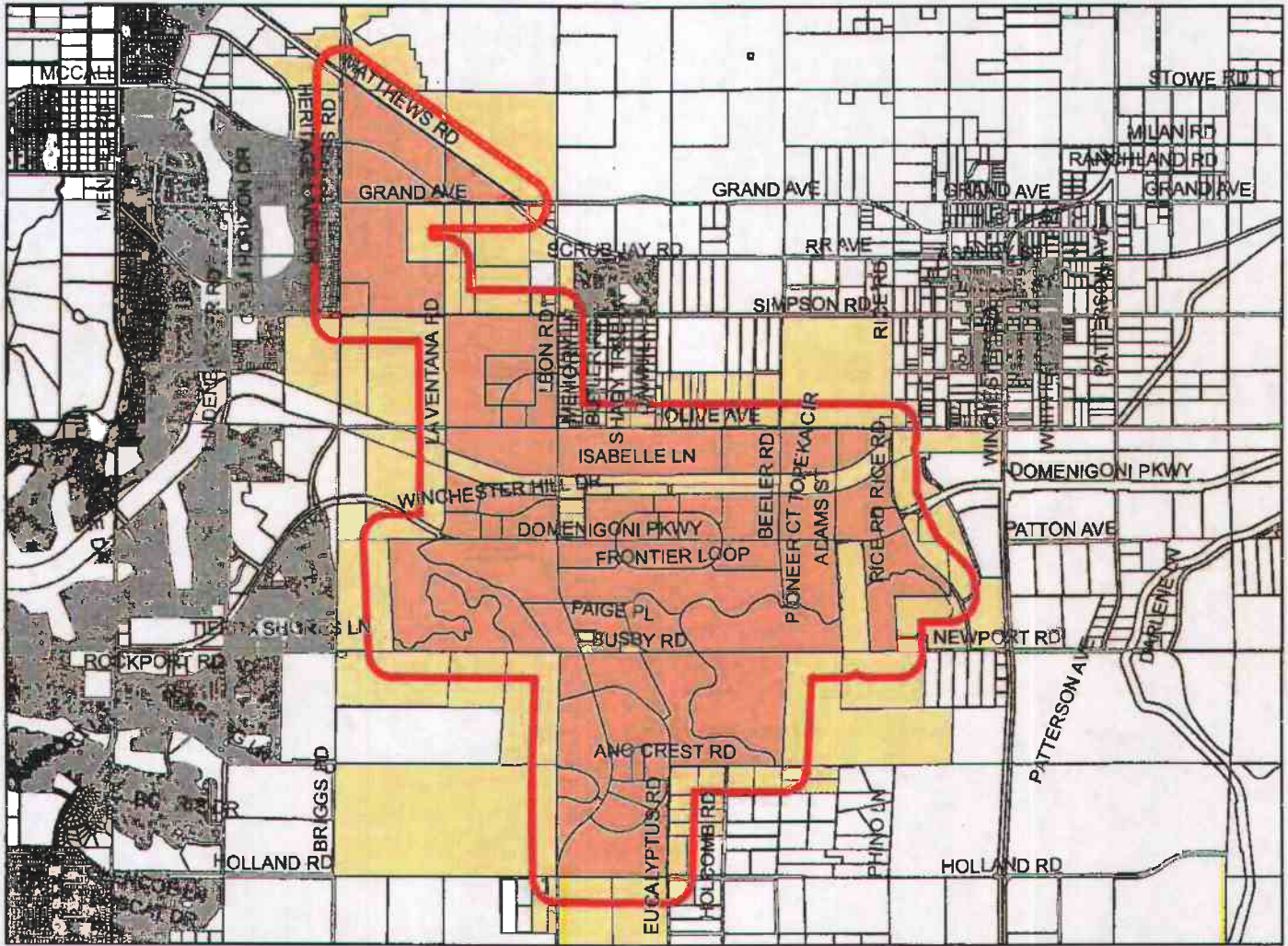
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

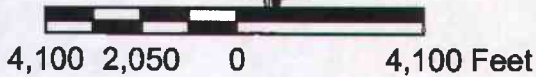
## SP00293S7 (600 feet buffer)



### Selected Parcels

461-030-014	461-030-013	333-600-023	333-600-031	461-190-015	333-581-021	462-030-065	462-030-066	466-350-016	333-582-011
333-730-024	462-030-047	461-140-049	461-190-016	466-350-005	462-030-069	461-280-024	333-600-044	462-030-019	333-600-022
462-030-022	461-190-020	333-582-003	461-190-084	333-581-033	333-581-035	462-030-062	461-190-051	333-591-015	462-030-024
333-582-015	461-190-072	461-190-076	333-592-004	333-600-040	333-600-042	333-590-006	461-030-004	461-030-006	333-612-019
333-581-022	462-030-013	333-592-003	333-582-013	461-190-021	462-030-044	333-731-013	462-030-049	466-350-006	461-190-052
333-600-028	462-030-045	333-591-011	461-170-001	466-310-002	466-310-026	461-140-004	461-140-052	461-140-053	461-150-016
461-140-003	461-140-042	461-140-005	461-140-039	461-140-006	461-140-038	461-140-040	461-140-041	461-140-051	333-600-032
333-581-023	466-050-002	333-600-036	462-030-046	333-741-029	333-612-023	333-600-033	333-581-020	462-040-007	333-582-007
333-731-027	333-741-031	462-030-028	462-030-027	462-040-011	333-612-020	333-581-032	333-581-028	462-050-006	462-050-015
462-020-051	333-581-027	333-600-041	333-592-006	462-030-007	462-030-076	462-030-077	462-030-078	462-030-075	466-360-040
333-581-030	333-731-014	333-581-031	333-582-005	333-581-038	333-581-018	333-581-029	333-582-012	466-030-002	333-582-014
333-582-009	333-591-006	461-280-026	333-582-002	333-600-043	333-581-017	333-731-012	333-591-007	333-581-036	333-591-010

First 120 parcels shown



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 333170011, APN: 333170011  
MINOR RANCH  
C/O BROOKFIELD CALIF LAND HOLDINGS  
1522 BROOKHOLLOW DR STE 1  
SANTA ANA CA 92705

ASMT: 333581023, APN: 333581023  
ANNA ORTIZ, ETAL  
28396 BEACON BAY CIR  
MENIFEE CA 92585

ASMT: 333581017, APN: 333581017  
COLLEEN MOORE, ETAL  
28455 BEACON BAY CIR  
ROMOLAND, CA. 92585

ASMT: 333581024, APN: 333581024  
ESTELA WYKE, ETAL  
28410 BEACON BAY CIR  
MENIFEE CA 92585

ASMT: 333581018, APN: 333581018  
LEANNA SIMS, ETAL  
28441 BEACON BAY CIR  
MENIFEE CA 92585

ASMT: 333581025, APN: 333581025  
HOLLY ELLEFSON, ETAL  
28424 BEACON BAY CIR  
MENIFEE CA 92585

ASMT: 333581019, APN: 333581019  
TINA BUTLER, ETAL  
28427 BEACON BAY CIR  
MENIFEE CA 92585

ASMT: 333581026, APN: 333581026  
MARILEE CLARKE, ETAL  
28438 BEACON BAY CIR  
MENIFEE CA 92585

ASMT: 333581020, APN: 333581020  
JO LEEBERT, ETAL  
28413 BEACON BAY CIR  
MENIFEE CA 92585

ASMT: 333581027, APN: 333581027  
JENNIFER ADDISON, ETAL  
28452 BEACON BAY CIR  
MENIFEE CA 92585

ASMT: 333581021, APN: 333581021  
AMANDA HAGEN  
28399 BEACON BAY CIR  
MENIFEE CA 92585

ASMT: 333581028, APN: 333581028  
DEBORA HUFFMAN, ETAL  
28449 SPRING CREEK WAY  
MENIFEE CA 92585

ASMT: 333581022, APN: 333581022  
DANIEL MASSIE  
28382 BEACON BAY CIR  
MENIFEE CA 92585

ASMT: 333581029, APN: 333581029  
MICHAEL BUCHANAN, ETAL  
28435 SPRING CREEK WAY  
MENIFEE CA 92585

5287023293

262

1



ASMT: 333581030, APN: 333581030  
WENDY STULL, ETAL  
28421 SPRING CREEK WAY  
MENIFEE CA 92585

ASMT: 333581037, APN: 333581037  
DELISA NOACK, ETAL  
29919 BANKSIDE DR  
ROMOLAND, CA. 92585

ASMT: 333581031, APN: 333581031  
SABRINA RUTKOFF, ETAL  
28407 SPRING CREEK WAY  
MENIFEE CA 92585

ASMT: 333581038, APN: 333581038  
BARBARA NOWELL, ETAL  
29905 BANKSIDE DR  
ROMOLAND, CA. 92585

ASMT: 333581032, APN: 333581032  
HP CALIFORNIA I  
180 N STETSON STE 3650  
CHICAGO IL 60601

ASMT: 333582001, APN: 333582001  
TARA MAGNER, ETAL  
28348 SPRING CREEK WAY  
ROMOLAND, CA. 92585

ASMT: 333581033, APN: 333581033  
VANESSA CLARK, ETAL  
28379 SPRING CREEK WAY  
MENIFEE CA 92585

ASMT: 333582002, APN: 333582002  
RACHEL SPARKS, ETAL  
28362 SPRING CREEK WAY  
MENIFEE CA 92585

ASMT: 333581034, APN: 333581034  
NABIL SALAMA, ETAL  
29961 BANKSIDE DR  
ROMOLAND, CA. 92585

ASMT: 333582003, APN: 333582003  
DEANN AKROUSH, ETAL  
28376 SPRING CREEK WAY  
MENIFEE CA 92585

ASMT: 333581035, APN: 333581035  
SHELLEY HOUSEN, ETAL  
29947 BANKSIDE DR  
ROMOLAND, CA. 92585

ASMT: 333582004, APN: 333582004  
TOMMY CHOE  
28390 SPRING CREEK WAY  
MENIFEE CA 92585

ASMT: 333581036, APN: 333581036  
LORIE TRONTI, ETAL  
29933 BANKSIDE DR  
ROMOLAND, CA. 92585

ASMT: 333582005, APN: 333582005  
AMANDA CROOK, ETAL  
28404 SPRING CREEK WAY  
MENIFEE CA 92585



ASMT: 333582006, APN: 333582006  
KIMBERLY SKAURUD, ETAL  
28418 SPRING CREEK WAY  
MENIFEE CA 92585

ASMT: 333582013, APN: 333582013  
XIUYUAN LEIDENFROST, ETAL  
29929 MARITIME WAY  
ROMOLAND, CA. 92585

ASMT: 333582007, APN: 333582007  
JULIE VANDYK, ETAL  
28432 SPRING CREEK WAY  
MENIFEE CA 92585

ASMT: 333582014, APN: 333582014  
GARY OLSON, ETAL  
29915 MARITIME WAY  
MENIFEE CA 92585

ASMT: 333582008, APN: 333582008  
SHAMEKA SMITH  
28446 SPRING CREEK WAY  
MENIFEE CA 92585

ASMT: 333582015, APN: 333582015  
MICHELLE WENNER, ETAL  
29901 MARITIME WAY  
MENIFEE CA 92585

ASMT: 333582009, APN: 333582009  
THERESA FERRARA, ETAL  
28460 SPRING CREEK WAY  
MENIFEE CA 92585

ASMT: 333582016, APN: 333582016  
RANDY RADFORD  
5560 INDIANA ST  
CAMP LEJEUNE NC 28547

ASMT: 333582010, APN: 333582010  
ZELDA DUNN, ETAL  
29971 MARITIME WAY  
MENIFEE CA 92585

ASMT: 333590001, APN: 333590001  
LAURI FISHER GOMEZ, ETAL  
29956 TWIN LAKES RD  
MENIFEE CA 92585

ASMT: 333582011, APN: 333582011  
ANTHONY GOODMAN  
29957 MARITIME WAY  
MENIFEE CA 92585

ASMT: 333590002, APN: 333590002  
ROBYN ARREOLA, ETAL  
29942 TWIN LAKES RD  
ROMOLAND, CA. 92585

ASMT: 333582012, APN: 333582012  
MARILYN LAREZ, ETAL  
29943 MARITIME WAY  
MENIFEE CA 92585

ASMT: 333590003, APN: 333590003  
LISA MOQUIN  
29928 TWIN LAKES RD  
ROMOLAND, CA. 92585



ASMT: 333590004, APN: 333590004  
LORNE SALLIS  
29914 TWIN LAKES RD  
MENIFEE CA 92585

ASMT: 333591010, APN: 333591010  
RANDI LAURER, ETAL  
28323 SPRING CREEK WAY  
ROMOLAND, CA. 92585

ASMT: 333590005, APN: 333590005  
NORBERTO ACEVES  
29900 TWIN LAKES RD  
MENIFEE CA 92585

ASMT: 333591011, APN: 333591011  
DONALD RUTLEDGE  
28309 SPRING CREEK WAY  
ROMOLAND, CA. 92585

ASMT: 333590006, APN: 333590006  
JERI BENNETT, ETAL  
29886 TWIN LAKES RD  
SUN CITY CA 92585

ASMT: 333591012, APN: 333591012  
RICHARD WHITLOCK  
28295 SPRING CREEK WAY  
ROMOLAND, CA. 92585

ASMT: 333591006, APN: 333591006  
JOHN FORSTER  
29902 BANKSIDE DR  
ROMOLAND, CA. 92585

ASMT: 333591013, APN: 333591013  
MICHAEL JAMES  
29931 TWIN LAKES RD  
MENIFEE CA 92585

ASMT: 333591007, APN: 333591007  
HEATHER KNOX, ETAL  
29916 BANKSIDE DR  
ROMOLAND, CA. 92585

ASMT: 333591014, APN: 333591014  
JENNIFER DUREGGER, ETAL  
29917 TWIN LAKES RD  
ROMOLAND, CA. 92585

ASMT: 333591008, APN: 333591008  
TATIANA CHOZA, ETAL  
29930 BANKSIDE DR  
ROMOLAND, CA. 92585

ASMT: 333591015, APN: 333591015  
LORELYN RUIZ, ETAL  
29903 TWIN LAKES RD  
ROMOLAND, CA. 92585

ASMT: 333591009, APN: 333591009  
ROSS VAGELATOS  
29944 BANKSIDE DR  
ROMOLAND, CA. 92585

ASMT: 333591016, APN: 333591016  
GINGER BEARDEN, ETAL  
29889 TWIN LAKES RD  
ROMOLAND, CA. 92585



ASMT: 333592001, APN: 333592001  
LAODECIA WALKER  
28264 SPRING CREEK WAY  
ROMOLAND, CA. 92585

ASMT: 333600015, APN: 333600015  
TIFFANY LYNCH  
29899 LOY DR  
MENIFEE, CA. 92584

ASMT: 333592002, APN: 333592002  
SHERI LEONARD  
28278 SPRING CREEK WAY  
MENIFEE CA 92585

ASMT: 333600016, APN: 333600016  
STEPHANIE DRABEK, ETAL  
29927 LOY DR  
MENIFEE, CA. 92584

ASMT: 333592003, APN: 333592003  
SAMANTHA GOLDASICH, ETAL  
28292 SPRING CREEK WAY  
ROMOLAND, CA. 92585

ASMT: 333600017, APN: 333600017  
SHUIXIN BAI  
29941 LOY DR  
MENIFEE, CA. 92584

ASMT: 333592004, APN: 333592004  
SHANNON HILL, ETAL  
28306 SPRING CREEK WAY  
ROMOLAND, CA. 92585

ASMT: 333600020, APN: 333600020  
STANDARD PACIFIC CORP  
255 E RINCON ST NO 200  
CORONA CA 92879

ASMT: 333592005, APN: 333592005  
SHELLEY CLARK, ETAL  
28320 SPRING CREEK WAY  
ROMOLAND, CA. 92585

ASMT: 333600021, APN: 333600021  
ROSE MATURINO, ETAL  
29980 LOY DR  
ROMOLAND, CA. 92585

ASMT: 333592006, APN: 333592006  
PHYLIS BUSHONG, ETAL  
28334 SPRING CREEK WAY  
ROMOLAND, CA. 92585

ASMT: 333600022, APN: 333600022  
MARISTY WHITE, ETAL  
29983 LOY DR  
ROMOLAND CA 92585

ASMT: 333600014, APN: 333600014  
SHANNON WILSON  
29885 LOY DR  
MENIFEE, CA. 92584

ASMT: 333600023, APN: 333600023  
CHARLOTTE BENNETT, ETAL  
29952 LOY DR  
ROMOLAND, CA. 92585



ASMT: 333600025, APN: 333600025  
TONI LINAKE  
29924 LOY DR  
MENIFEE CA 92585

ASMT: 333600032, APN: 333600032  
STEPHANIE MASZCZAK, ETAL  
29915 BOATHOUSE COVE  
ROMOLAND, CA. 92585

ASMT: 333600026, APN: 333600026  
BRENDALEE ONG, ETAL  
29910 LOY DR  
ROMOLAND, CA. 92585

ASMT: 333600033, APN: 333600033  
HELEN YELIAN, ETAL  
20 RUTHERFORD  
IRVINE CA 92602

ASMT: 333600027, APN: 333600027  
MONIQUE WILKERSON, ETAL  
29896 LOY DR  
ROMOLAND, CA. 92585

ASMT: 333600034, APN: 333600034  
ASHLEY KIRSCHMAN, ETAL  
29943 BOATHOUSE COVE  
ROMOLAND, CA. 92585

ASMT: 333600028, APN: 333600028  
DIANE WEIDEMANN  
29882 LOY DR  
MENIFEE CA 92585

ASMT: 333600035, APN: 333600035  
LYDIA CONTRERAS, ETAL  
29957 BOATHOUSE COVE  
MENIFEE CA 92585

ASMT: 333600029, APN: 333600029  
JACQUELINE SCHULTE, ETAL  
29873 BOATHOUSE COVE  
ROMOLAND, CA. 92585

ASMT: 333600036, APN: 333600036  
MARIA GINOZA, ETAL  
29971 BOATHOUSE COVE  
ROMOLAND, CA. 92585

ASMT: 333600030, APN: 333600030  
JENNETTE ESPARZA, ETAL  
29887 BOATHOUSE COVE  
ROMOLAND, CA. 92585

ASMT: 333600037, APN: 333600037  
DEDRA CLARK, ETAL  
29982 BOATHOUSE COVE  
ROMOLAND, CA. 92585

ASMT: 333600031, APN: 333600031  
ROBYN TORNAY, ETAL  
29901 BOATHOUSE COVE  
ROMOLAND, CA. 92585

ASMT: 333600038, APN: 333600038  
JERI COLE, ETAL  
29960 BOATHOUSE COVE  
ROMOLAND, CA. 92585



ASMT: 333600039, APN: 333600039  
LISA WIGGINS, ETAL  
29940 BOATHOUSE COVE  
ROMOLAND, CA. 92585

ASMT: 333612020, APN: 333612020  
MELANIE BORJA, ETAL  
28117 RUSTLING WIND CIR  
MENIFEE CA 92585

ASMT: 333600040, APN: 333600040  
SYLVIA WEATHERS, ETAL  
29926 BOATHOUSE COVE  
ROMOLAND, CA. 92585

ASMT: 333612021, APN: 333612021  
MONICA DOBBINS, ETAL  
28131 RUSTLING WIND CIR  
ROMOLAND, CA. 92585

ASMT: 333600041, APN: 333600041  
NADIA SOTO DAUGHTERS, ETAL  
29912 BOATHOUSE COVE  
ROMOLAND, CA. 92585

ASMT: 333612023, APN: 333612023  
LORNA HARRISON, ETAL  
28159 RUSTLING WIND CIR  
ROMOLAND, CA. 92585

ASMT: 333600042, APN: 333600042  
MICHELE DOUGHTY, ETAL  
29898 BOATHOUSE COVE  
MENIFEE CA 92585

ASMT: 333612024, APN: 333612024  
ERIKA LAING, ETAL  
28173 RUSTLING WIND CIR  
ROMOLAND, CA. 92585

ASMT: 333600043, APN: 333600043  
FIDELMA STANDISH, ETAL  
29884 BOATHOUSE COVE  
ROMOLAND, CA. 92585

ASMT: 333612029, APN: 333612029  
STANDARD PACIFIC CORP  
15360 BARRANCA PARKWAY  
IRVINE CA 92618

ASMT: 333600044, APN: 333600044  
RICARDO BERRY, ETAL  
29870 BOATHOUSE COVE  
ROMOLAND, CA. 92585

ASMT: 333730024, APN: 333730024  
ELEISE LEWIS, ETAL  
29976 LOMOND DR  
MENIFEE, CA. 92584

ASMT: 333612019, APN: 333612019  
DANIEL DURAN  
28103 RUSTLING WIND CIR  
ROMOLAND, CA. 92585

ASMT: 333730025, APN: 333730025  
SHANENA DAWKINS, ETAL  
29964 LOMOND DR  
MENIFEE, CA. 92584



ASMT: 333730026, APN: 333730026  
ROY WEST  
29952 LOMOND DR  
MENIFEE, CA. 92584

ASMT: 333731017, APN: 333731017  
STANDARD PACIFIC CORP  
27894 SENECA CT  
ROMOLAND, CA. 92585

ASMT: 333730027, APN: 333730027  
TRACY LANIER, ETAL  
29940 LOMOND DR  
MENIFEE CA 92585

ASMT: 333731018, APN: 333731018  
STANDARD PACIFIC CORP  
C/O MARTY LANGPAP  
27906 SENECA CT  
ROMOLAND, CA. 92585

ASMT: 333730028, APN: 333730028  
JENNIFER MERLAN, ETAL  
29928 LOMOND DR  
MENIFEE, CA. 92584

ASMT: 333731019, APN: 333731019  
STANDARD PACIFIC CORP  
C/O MARTY LANGPAP  
27918 SENECA CT  
ROMOLAND, CA. 92585

ASMT: 333731012, APN: 333731012  
MICHELLE HARTMAN, ETAL  
27834 SENECA CT  
MENIFEE, CA. 92584

ASMT: 333731020, APN: 333731020  
STANDARD PACIFIC CORP  
C/O MARTY LANGPAP  
27930 SENECA CT  
ROMOLAND, CA. 92585

ASMT: 333731013, APN: 333731013  
JENNIFER GRANT, ETAL  
27846 SENECA CT  
MENIFEE, CA. 92584

ASMT: 333731021, APN: 333731021  
STANDARD PACIFIC CORP  
C/O MARTY LANGPAP  
27929 SENECA CT  
ROMOLAND, CA. 92585

ASMT: 333731014, APN: 333731014  
CHRISTOPHER ALFTER, ETAL  
27858 SENECA CT  
MENIFEE, CA. 92584

ASMT: 333731022, APN: 333731022  
STANDARD PACIFIC CORP  
C/O MARTY LANGPAP  
27917 SENECA CT  
ROMOLAND, CA. 92585

ASMT: 333731016, APN: 333731016  
ABBIE PATTERSON, ETAL  
27882 SENECA CT  
MENIFEE, CA. 92584

ASMT: 333731023, APN: 333731023  
STANDARD PACIFIC CORP  
C/O MARTY LANGPAP  
27905 SENECA CT  
ROMOLAND, CA. 92585

ASMT: 333731024, APN: 333731024  
STANDARD PACIFIC CORP  
C/O MARTY LANGPAP  
27893 SENECA CT  
ROMOLAND, CA. 92585

ASMT: 333741030, APN: 333741030  
LEONARD BOUTTRY  
27916 HURON CT  
ROMOLAND, CA. 92585

ASMT: 333731026, APN: 333731026  
YOUNG BUCKNER, ETAL  
27869 SENECA CT  
MENIFEE, CA. 92584

ASMT: 333741031, APN: 333741031  
PATRICIA MASSON, ETAL  
27928 HURON CT  
ROMOLAND, CA. 92585

ASMT: 333731027, APN: 333731027  
GEOFFREY BONTA  
27857 SENECA CT  
MENIFEE, CA. 92584

ASMT: 333741050, APN: 333741050  
MENIFEE DEV  
255 E RINCON ST STE 200  
CORONA CA 92879

ASMT: 333731028, APN: 333731028  
GENA SNIDER, ETAL  
27845 SENECA CT  
MENIFEE, CA. 92584

ASMT: 461020006, APN: 461020006  
STRATA MOUNTAIN GATE  
C/O STRATA EQUITY FUND  
4370 LA JOLLA DR STE 960  
SAN DIEGO CA 92122

ASMT: 333731029, APN: 333731029  
RONALD KING  
27833 SENECA CT  
MENIFEE CA 92585

ASMT: 461030002, APN: 461030002  
STEPHANIE PARR, ETAL  
27490 BRIGGS RD  
ROMOLAND, CA. 92585

ASMT: 333741022, APN: 333741022  
STANDARD PACIFIC CORP  
355 E RINCON ST NO 300  
CORONA CA 92879

ASMT: 461030006, APN: 461030006  
CHERYL BRIMLOW, ETAL  
1502 NW CARTY RD  
RIDGEFIELD WA 98642

ASMT: 333741029, APN: 333741029  
ESTELLA CALDERON, ETAL  
27904 HURON CT  
ROMOLAND, CA. 92585

ASMT: 461030008, APN: 461030008  
MATTHEWS RANCH  
1110 E CHAPMAN STE 206  
ORANGE CA 92866



ASMT: 461030010, APN: 461030010  
RIVERSIDE COUNTY TRANSPORTATION COM  
PO BOX 12008  
RIVERSIDE CA 92502

ASMT: 461140049, APN: 461140049  
BECKMAN INSTRUMENTS INC  
C/O DBA FACILITY NO 105  
4300 N HARBOR BLV  
FULLERTON CA 92834

ASMT: 461030014, APN: 461030014  
3 M PROPERTY INV CO  
1515 LOWER PASEO LA CREST  
PLS VRDS EST CA 90274

ASMT: 461140050, APN: 461140050  
SCI RESIDENTIAL  
43414 BUSINESS PARK DR  
TEMECULA CA 92590

ASMT: 461140009, APN: 461140009  
MITRA NADERI, ETAL  
P O BOX 7041  
LAGUNA NIGUEL CA 92607

ASMT: 461150006, APN: 461150006  
RANCON REAL ESTATE CORP, ETAL  
C/O NANCY MURAKAMI  
3660 WILSHIRE BLV NO 108  
LOS ANGELES CA 90010

ASMT: 461140027, APN: 461140027  
RIVERSIDE COUNTY TRANSPORTATION COM  
P O BOX 12008  
RIVERSIDE CA 92502

ASMT: 461150016, APN: 461150016  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

ASMT: 461140031, APN: 461140031  
ROY HILL, ETAL  
30300 GARBANI RD  
MENIFEE CA 92584

ASMT: 461160038, APN: 461160038  
RANCHO DE LOS CAZADORES  
1950 SKYCREST DR  
FULLERTON CA 92831

ASMT: 461140035, APN: 461140035  
SSR INV CO  
1930 ALPHA AVE  
SOUTH PASADENA CA 91030

ASMT: 461160040, APN: 461160040  
SALT CREEK II  
C/O ROBERT L SATTLER  
P O BOX 13037  
NEWPORT BEACH CA 92658

ASMT: 461140048, APN: 461140048  
KENNETH MENIFEE INC  
3129 S HACIENDA BLVD 668  
HACIENDA HEIGHTS CA 91745

ASMT: 461160044, APN: 461160044  
MEADOW VISTA HOLDINGS  
C/O PAUL G MARX  
3951 SIERRA LINDA DR  
ESCONDIDO CA 92025



ASMT: 461160049, APN: 461160049  
PULTE HOME CORP  
27101 PUERTA REAL STE 300  
MISSION VIEJO CA 92691

ASMT: 461190020, APN: 461190020  
PATTI GREEN, ETAL  
31152 NORMA WAY  
WINCHESTER, CA. 92596

ASMT: 461170001, APN: 461170001  
DONALD W PETERSEN FAMILY LTD PARTNER  
P O BOX 21207  
BULLHEAD CITY AZ 86439

ASMT: 461190021, APN: 461190021  
TAMMY AGUILAR, ETAL  
30234 STEIN WAY  
HEMET CA 92543

ASMT: 461170007, APN: 461170007  
PIM BLUECAP WINCHESTER  
C/O SCOTT GALE  
17992 MITCHELL S STE 100  
IRVINE CA 92614

ASMT: 461190022, APN: 461190022  
JAMES HEFFLEY, ETAL  
P O BOX 226  
WINCHESTER CA 92596

ASMT: 461190015, APN: 461190015  
ALWIN VENTURA  
24739 MENIFEE RD  
ROMOLAND CA 92585

ASMT: 461190051, APN: 461190051  
CHRISTOPHER GINTER  
31528 RAILROAD CYN NO 2  
CANYON LAKE CA 92587

ASMT: 461190016, APN: 461190016  
BETTY MCCONKEY  
29905 LEON RD  
WINCHESTER CA 92396

ASMT: 461190052, APN: 461190052  
DIANA GRAJEDA  
1522 SWEET BASIL  
HEMET CA 92545

ASMT: 461190017, APN: 461190017  
VILLA HAINES, ETAL  
24148 TROYES LN  
MURRIETA CA 92562

ASMT: 461190053, APN: 461190053  
PETRA JOVERO, ETAL  
527 N PARKWOOD ST  
ANAHEIM CA 92801

ASMT: 461190019, APN: 461190019  
SHERRIE LILLY, ETAL  
31102 NORMA WAY  
WINCHESTER, CA. 92596

ASMT: 461190076, APN: 461190076  
COPPER SKYE  
C/O MARC R PERLMAN  
427 S CEDROS AVE NO 201  
SOLANA BEACH CA 92075



ASMT: 461190084, APN: 461190084  
CHARM LOGAN  
17348 HIGHWAY 76  
PAUMA VALLEY CA 92061

ASMT: 461241052, APN: 461241052  
PARK DIST, ETAL  
537 E FLORIDA AVE  
HEMET CA 92543

ASMT: 461200028, APN: 461200028  
SR CONESTOGA  
41391 KALMIA ST NO 200  
MURRIETA CA 92562

ASMT: 461242017, APN: 461242017  
STONE STAR RIVERSIDE  
12671 HIGH BLUFF DR NO 150  
SAN DIEGO CA 92130

ASMT: 461200036, APN: 461200036  
WFP PARTNERS 2  
P O BOX 1978  
RANCHO SANTA FE CA 92067

ASMT: 461260046, APN: 461260046  
WOODS VENTURE  
C/O DAN STEPHENSON  
41391 KALMIA STE 200  
MURRIETA CA 92562

ASMT: 461210006, APN: 461210006  
PAT DAYTON, ETAL  
1456 E PHILADELPHIA ST  
ONTARIO CA 91761

ASMT: 461273018, APN: 461273018  
WINCHESTER MEADOWS  
1064 PESCADOR DR  
NEWPORT BEACH CA 92660

ASMT: 461210030, APN: 461210030  
SR CONESTOGA  
C/O STRATA CONESTOGA  
4370 LA JOLLA VILLAGE 960  
SAN DIEGO CA 92122

ASMT: 461280020, APN: 461280020  
WILHELM KLEPPE  
29370 LEON RD  
WINCHESTER CA 92596

ASMT: 461210031, APN: 461210031  
SUSAN STANALAND, ETAL  
P O BOX 460  
WINCHESTER CA 92596

ASMT: 461280021, APN: 461280021  
WILHELM KLEPPE  
HAYDNWEG 5 42781 HAAN  
GERMANY

ASMT: 461220021, APN: 461220021  
REGENT WINCHESTER  
C/O JEFF DINKIN  
11990 SAN VICENTE STE 200  
LOS ANGELES CA 90049

ASMT: 461280022, APN: 461280022  
HAZEL CLARK, ETAL  
P O BOX 213  
WINCHESTER CA 92596

12



ASMT: 461280023, APN: 461280023  
RIVERSIDE COUNTY FLOOD CONT  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 462030009, APN: 462030009  
TIMOTHY OBRIEN  
31110 OLIVE AVE  
WINCHESTER, CA. 92596

ASMT: 461280024, APN: 461280024  
CADO INDIGO  
1545 FARADAY AVE  
CARLSBAD CA 92008

ASMT: 462030010, APN: 462030010  
PROGRESSIVE LENDING INC  
9700 CAMINO DEL CORONADO  
MORENO VALLEY CA 92557

ASMT: 461280025, APN: 461280025  
PELICAN LANDING  
C/O NELSON CHUNG  
1000 DOVE ST STE 300  
NEWPORT BEACH CA 92660

ASMT: 462030011, APN: 462030011  
RON AMATO, ETAL  
P O BOX 998  
WINCHESTER CA 92596

ASMT: 461280026, APN: 461280026  
JOAN OOSTDAM, ETAL  
1645 N RAMONA BLVD  
SAN JACINTO CA 92582

ASMT: 462030012, APN: 462030012  
NANCY LUCAS, ETAL  
18400 CABLE LN  
PERRIS CA 92570

ASMT: 461290010, APN: 461290010  
NEWPORT ROAD 103  
C/O PAUL G MARX  
219 MEADOW VISTA WAY  
ENCINITAS CA 92024

ASMT: 462030013, APN: 462030013  
SONDRA WHITE, ETAL  
1705 GOLD HILLS DR  
REDDING CA 96003

ASMT: 462020051, APN: 462020051  
MARIA BOLANOS, ETAL  
16514 MURPHY RD  
LA MIRADA CA 90638

ASMT: 462030019, APN: 462030019  
CARMINIA BURGOS  
7320 IRWIN GROVE DR  
DOWNEY CA 90241

ASMT: 462030007, APN: 462030007  
ELAINE NESVACIL, ETAL  
27262 LEGEND LN  
HEMET CA 92544

ASMT: 462030021, APN: 462030021  
BACH VU, ETAL  
29890 YORKTON RD  
MURRIETA CA 92563



ASMT: 462030022, APN: 462030022  
CHARLES BROWN  
28680 LEON RD  
WINCHESTER, CA. 92596

ASMT: 462030033, APN: 462030033  
CHONG SUH, ETAL  
28362 N STAR LN  
MENIFEE CA 92584

ASMT: 462030024, APN: 462030024  
CINDY DAHLENE  
28641 MEMORY LN  
WINCHESTER, CA. 92596

ASMT: 462030037, APN: 462030037  
LORINDA OSUNA  
28875 MEMORY LN  
WINCHESTER, CA. 92596

ASMT: 462030025, APN: 462030025  
MONROE CHAVIS  
P O BOX 406  
WINCHESTER CA 92596

ASMT: 462030038, APN: 462030038  
KATHRYN MADAS SAVAGE, ETAL  
28870 LEON RD  
WINCHESTER, CA. 92596

ASMT: 462030026, APN: 462030026  
DARLENE REYNOLDS, ETAL  
28630 LEON RD  
WINCHESTER, CA. 92596

ASMT: 462030044, APN: 462030044  
DEBRA HARRISON  
28842 LEON RD  
WINCHESTER CA 92596

ASMT: 462030027, APN: 462030027  
MARIA PEREZ, ETAL  
28620 LEON RD  
WINCHESTER, CA. 92596

ASMT: 462030045, APN: 462030045  
DONNA MEREDITH, ETAL  
P O BOX 247  
WINCHESTER CA 92596

ASMT: 462030028, APN: 462030028  
SALLY CABARUVIAS, ETAL  
7329 EL TOMASO WAY  
BUENA PARK CA 90620

ASMT: 462030046, APN: 462030046  
FABIAN ESCOBAR  
1119 S ALBANY ST NO 134  
LOS ANGELES CA 90015

ASMT: 462030031, APN: 462030031  
QUAIL INDUSTRIES  
27762 ANTONIO PKWY L1 280  
LADERA RANCH CA 92694

ASMT: 462030047, APN: 462030047  
ANTONIUS CORNELIUS  
P O BOX 837  
WINCHESTER CA 92597

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ASMT: 462030048, APN: 462030048  
K ARMSTRONG, ETAL  
C/O KELLY MILLER  
28580 LEON RD  
WINCHESTER, CA. 92596

ASMT: 462030062, APN: 462030062  
PATRICIA FISHER, ETAL  
28920 LEON RD  
WINCHESTER, CA. 92596

ASMT: 462030049, APN: 462030049  
DEVIN ARMSTRONG  
28590 LEON RD  
WINCHESTER, CA. 92596

ASMT: 462030063, APN: 462030063  
ASUCENA MORENO, ETAL  
36310 BREITNER WAY  
WINCHESTER CA 92596

ASMT: 462030051, APN: 462030051  
LOUISE MORGAN, ETAL  
C/O PATRICIA WOLLENZIER  
PO BOX 607  
WINCHESTER CA 92596

ASMT: 462030064, APN: 462030064  
AMY DOTTA, ETAL  
28660 LEON RD  
WINCHESTER, CA. 92596

ASMT: 462030055, APN: 462030055  
SOPHIA OJEDA  
31170 OLIVE AVE  
WINCHESTER, CA. 92596

ASMT: 462030066, APN: 462030066  
AMY BOGRAN  
5 CENTERPOINTE STE 400A  
LAKE OSWEGO OR 97035

ASMT: 462030059, APN: 462030059  
KENNETH HARDING, ETAL  
28561 MEMORY LN  
WINCHESTER, CA. 92596

ASMT: 462030067, APN: 462030067  
SHERRY WILKERSON, ETAL  
P O BOX 890764  
TEMECULA CA 92589

ASMT: 462030060, APN: 462030060  
TAMARA COLLINS, ETAL  
31093 SIMPSON RD  
WINCHESTER, CA. 92596

ASMT: 462030068, APN: 462030068  
KAREY PINGREE  
PO BOX 548  
SUN CITY CA 92586

ASMT: 462030061, APN: 462030061  
LINDA TERRIERE, ETAL  
28895 MEMORY LN  
WINCHESTER, CA. 92596

ASMT: 462030069, APN: 462030069  
CYNDY KLAUSNER, ETAL  
33932 CALLE BORREGO  
SAN JUAN CAPO CA 92675



ASMT: 462030070, APN: 462030070  
SHELLEY PFEIFER  
28925 MEMORY LN  
WINCHESTER CA 92596

ASMT: 462040010, APN: 462040010  
JUANA GARCIA, ETAL  
31250 OLIVE AVE  
WINCHESTER, CA. 92596

ASMT: 462030071, APN: 462030071  
SHERYL MORGAN, ETAL  
28915 MEMORY LN  
WINCHESTER, CA. 92596

ASMT: 462040011, APN: 462040011  
CINDY CARRILLO, ETAL  
28945 SHADY TREE LN  
WINCHESTER, CA. 92596

ASMT: 462030072, APN: 462030072  
MARION SMITH  
28940 LEON RD  
WINCHESTER, CA. 92596

ASMT: 462040060, APN: 462040060  
SHARON BUSTOS  
P O BOX 522  
WINCHESTER CA 92596

ASMT: 462030078, APN: 462030078  
ANDREA ROMINES, ETAL  
28720 LEON RD  
WINCHESTER CA 92596

ASMT: 462040061, APN: 462040061  
BETTY HEYNE, ETAL  
P O BOX 363  
WINCHESTER CA 92596

ASMT: 462040007, APN: 462040007  
LEE WRIGHT, ETAL  
P O BOX 13346  
SAN LUIS OBISPO CA 93406

ASMT: 462040062, APN: 462040062  
STEPHANIE CASTRONUOVO, ETAL  
P O BOX 796  
WINCHESTER CA 92596

ASMT: 462040008, APN: 462040008  
OSCAR MONROY, ETAL  
P O BOX 223  
WINCHESTER CA 92596

ASMT: 462040063, APN: 462040063  
MARIA GUTIERREZ, ETAL  
28891 SHADY LN  
WINCHESTER CA 92596

ASMT: 462040009, APN: 462040009  
ILKA SABHA, ETAL  
C/O EBRAHIM TALEBI  
27551 ALMENDRA  
MISSION VIEJO CA 92691

ASMT: 462050003, APN: 462050003  
MARY BOCK, ETAL  
SUITE C 152  
36068 HIDDEN SPRINGS RD  
WILDOMAR CA 92595



ASMT: 462050010, APN: 462050010  
OLIVE AVENUE INV  
15801 ROCKFIELD BLV STE D  
IRVINE CA 92618

ASMT: 466020002, APN: 466020002  
WOODCREST PARTNERSHIP  
C/O WILLIAM CRAMER  
P O BOX 18929  
ANAHEIM CA 92817

ASMT: 462050012, APN: 462050012  
MICHAEL TOFT  
309 REGAL OAK CT  
NEWBURY PARK CA 91320

ASMT: 466020004, APN: 466020004  
WOODCREST PARTNERSHIP  
ATTN WILLIAM R CRAMER JR  
425 W RIDER ST STE B1  
PERRIS CA 92571

ASMT: 462050015, APN: 462050015  
HUSHMAND TAGHDIRI  
3112 BOSTONIAN  
LOS ALAMITOS CA 90720

ASMT: 466030002, APN: 466030002  
JMB LEGACY PROP  
30490 BRIGGS RD  
MENIFEE CA 92584

ASMT: 462060017, APN: 462060017  
MIGHTY DEV  
3296 E GUASTI RD STE 120  
ONTARIO CA 91761

ASMT: 466050002, APN: 466050002  
EDWARD PIERCE  
P O BOX 798  
SUN CITY CA 92586

ASMT: 462090002, APN: 462090002  
SOUTHERN CALIFORNIA EDISON CO  
2131 WALNUT GROVE 2ND FL  
ROSEMEAD CA 91770

ASMT: 466120017, APN: 466120017  
JEFFREY NIGHTSWONGER, ETAL  
5242 DEL NORTE CIR  
LA PALMA CA 90623

ASMT: 462120006, APN: 462120006  
LIN CAPITAL 2010  
1515 LOWER PASEO LA CRESTA  
PLS VRDS EST CA 90274

ASMT: 466120018, APN: 466120018  
JUAN RUAN, ETAL  
828 E BONDS ST  
CARSON CA 90745

ASMT: 462190011, APN: 462190011  
WATERMARKE HOMES  
C/O LIFESTYLE HOMES  
1505 S D ST STE 200  
SAN BERNARDINO CA 92408

ASMT: 466120023, APN: 466120023  
LEON PARK  
12526 HIGHBLUFF DR 355  
SAN DIEGO CA 92130



ASMT: 466310017, APN: 466310017  
JAMES HARRIS, ETAL  
31509 HOLLAND RD  
WINCHESTER, CA. 92596

ASMT: 466350009, APN: 466350009  
BETTY ALLEN, ETAL  
30590 HOLCOMB RD  
WINCHESTER, CA. 92596

ASMT: 466310026, APN: 466310026  
EASTERN FINANCIAL  
1352 LA LOMA DR  
SANTA ANA CA 92705

ASMT: 466350010, APN: 466350010  
THOAI DOAN, ETAL  
13775 CALLE SECO  
POWAY CA 92064

ASMT: 466340017, APN: 466340017  
ALAN CLARK, ETAL  
C/O ALAN CLARK  
P O BOX 11238  
NEWPORT BEACH CA 92658

ASMT: 466350013, APN: 466350013  
ROBERT MARKHAM, ETAL  
P O BOX 476  
WINCHESTER CA 92596

ASMT: 466340020, APN: 466340020  
ALAN CLARK, ETAL  
C/O KATHY L WARNER  
21930 THE TRAILS CIR  
MURRIETA CA 92562

ASMT: 466350014, APN: 466350014  
SANDRA KELLOGG, ETAL  
31625 ANO CREST RD  
WINCHESTER, CA. 92596

ASMT: 466350005, APN: 466350005  
LINDA AKERS, ETAL  
30780 EUCALYPTUS  
WINCHESTER, CA. 92596

ASMT: 466350015, APN: 466350015  
ROKO ALAGA  
1829 BOLKER PL  
SAN PEDRO CA 90731

ASMT: 466350006, APN: 466350006  
DIAMOND FIVE  
C/O STEVE SCHEENSTRA  
5311 AVENUE 272  
VISALIA CA 93277

ASMT: 466350016, APN: 466350016  
ANTHONY ALAGA  
401 W 220TH ST NO 4  
CARSON CA 90745

ASMT: 466350007, APN: 466350007  
AMY HASEGAWA, ETAL  
P O BOX 28511  
SAN DIEGO CA 92198

ASMT: 466350018, APN: 466350018  
SAN PEDRO FARM RANCON  
41391 KALMIA ST STE 200  
MURRIETA CA 92562



ASMT: 466360040, APN: 466360040  
TERESE SHELDRAKE, ETAL  
PO BOX 8  
LYTLE CREEK CA 92358

ASMT: 466360041, APN: 466360041  
TODD ADAMS  
32175 ANO CREST RD  
WINCHESTER, CA. 92596

Hemet Unified School District  
1791 W. Acacia Avenue  
Hemet, CA 92545

Rey Gonzales, MPA  
Irwindale Gateway  
6040 N. Irwindale Avenue, Suite B 175C  
Irwindale, CA 91702

Eastern Municipal Water District  
2270 Trumble Road  
Perris, CA 92570

Southern California Edison  
2244 Walnut Grove Ave., Rm. 312  
P.O. Box 600  
Rosemead, CA 91770

Pechanga Cultural Resource Dept.  
P.O. Box 1583  
Temecula, CA 92593

South Coast Air Quality Mngmt. Dist.,  
Program Supervisor - CEQA IGR  
ATTN: Jillian Baker, Ph. D  
21865 E. Copley Dr.  
Diamond Bar, CA 91765

Reg. Water Quality Control Board #8  
Santa Ana  
3737 Main Street, Suite 500  
Riverside, CA 92501-3348

Soboba Band of Luiseno Indians  
P.O. Box 487  
San Jacinto, CA 92581





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ORDINANCE NO. 348.4851

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 the Winchester Zoning Area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2407, Change of Zone Case No. 7825," which map is made a part of this ordinance.

Section 2. Article XVII, Section 17.82 of Ordinance No. 348 is amended to read as follows:  
"SECTION 17.82 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 293.

a. Planning Areas 1 and 2.

(1) The uses permitted in Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348. In addition, the permitted uses identified under Section 9.72.a. shall also include congregate care residential facilities, public and private recreation areas, paseos/trails and all permitted uses set forth in Article IXd, Section 9.50 except that the uses permitted pursuant to Section 9.50.a. (11), (23), (30), (32), (52) and (64); Section 9.50.b.(5) and (7) shall not be ~~permitted.~~  
~~permitted.~~

(2) Any land division application submitted within Planning Areas 1 and 2 shall be heard concurrently with a comprehensive plot plan application for the entire affected Planning Area by the Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in accordance with provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum include the following:

A. A statement indicating how the land division and comprehensive plot plan

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applications implement Specific Plan No. 293 and comply with the conditions of approval for said specific plan.

- B. A comprehensive plot plan for the entire planning area, a conceptual grading plan and a tentative subdivision map, based upon a contour interval no greater than four feet, which in addition to the requirements of Ordinance No. 460 and Section 18.30 of Ordinance No. 348 include:
  - i. the proposed lots including lot lines and proposed easements, if any;
  - ii. building footprints;
  - iii. floor plan assignments;
  - iv. pad elevations, street grades and all cut and fill slopes in excess of one (1) foot in vertical height;
  - v. the proposed uses, their location, and architectural designs;
  - vi. buffers, if any.
- C. A design manual which includes:
  - i. a description of floor plans and their mix;
  - ii. the lot and building calculations for each lot and building as follows:
    - (a) lot area and lot pad area,
    - (b) building footprint area,
    - (c) percentage of lot coverage,
    - (d) front setback,
    - (e) usable rear yard area and depth,
    - (f) building square-footage for commercial uses;
  - iii. a fencing plan including details of proposed materials to be used;
  - iv. dimensioned conceptual floor plans and elevations, including details of proposed materials for elevations, and square-footages and heights of individual units; and

v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.

(3) Except for congregate care residential facilities, the development standards within Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348.

(4) The development standards for congregate care residential facilities shall be the same as those standards identified in Article XIXe of Ordinance No. 348.

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

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

b. Planning Area 3.

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

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

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

c. Planning Area 5.

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

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

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

6 (1) The uses permitted in Planning Areas 6, 22, 42 and 54A of Specific Plan No. 293  
7 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except  
8 that uses pursuant to Section 9.1.a (7), and Section 9.1.d.(4) and (6) shall not be permitted.

9 (2) The development standards for Planning Areas 6, 22, 42 and 54A of Specific Plan  
10 No. 293 shall be the same as those standards identified in Article IX, Section 9.4 or Ordinance No.  
11 348.

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

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

15 (1) The uses permitted in Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, and 47A of  
16 Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of  
17 Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section  
18 6.1.b.(1) and (3), and Section 6.1.d. shall not be permitted. In addition, the permitted uses  
19 identified under Section 6.1.c. shall also include libraries, day care centers, and churches.

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

25 A. Building height shall not exceed two stories with a maximum height of  
26 thirty-five feet (35').  
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- B. Lot area shall be not less than six thousand (6,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
- C. The minimum average width of that portion of a lot to be used as a building site shall be fifty-feet (50'), with a minimum average depth of ninety-feet (90'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
- D. The minimum frontage of a lot shall be forty-feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-feet (30'). Lot frontage along curvilinear streets shall be measured in a straight line from the furthest point behind the right of way between curves.
- E. The front yard shall be not less than eighteen-feet (18'), measured from the existing street line or from any future street line, whichever is nearer the proposed structure.
- F. Side yards on interior and through lots shall be not less than five-feet (5'). Side yards on corner and reverse corner lots shall not be less than ten-feet (10') from the existing street line or from any future street line.
- G. Fireplaces and roof eaves may encroach two-feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

- AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty percent (40%) for two story buildings.
- BB. Where a zero lot line design is utilized, the alternate side yard shall not be less than ten-feet (10') in width.