

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



**ITEM
21.1
(ID # 9279)**

FROM : TLMA-PLANNING:

MEETING DATE:
Tuesday, April 2, 2019

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on SUBSTANTIAL CONFORMANCE NO. 1 TO SPECIFIC PLAN NO. 327 AS PREVIOUSLY AMENDED BY AMENDMENT NO. 1, CHANGE OF ZONE NO. 1800016, PLOT PLAN NO. 180018, CEQA EXEMPT. Applicant: Forestar Toscana Development Company, Andy Petijean – Engineer/Representative: T&B Planning, Inc., Joel Morse – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR), Community Development: Medium Density Residential (CD: MDR) – Location: North of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail – 19.2 Acres - Zoning: Specific Plan (SP) - REQUEST: Substantial Conformance No. 1 to Specific Plan No. 327 as amended by Amendment No. 1 proposes minor modifications to the SP text to ensure that the intended allowed uses within Planning Area No. 8 (PA 8) are internally consistent with the SP text, revises the development standards pertaining to Duplex Clusters to ensure the SP text and the SP Zoning Ordinance are consistent, modifies the Plant Palette to include additional plant species and eliminate prohibited plant species, modifies the acreage of dwelling units in PA 8, and modifies the acreage and unit counts in PA's 7, 8, 11, 12, 13, and 14. Change of Zone No. 1800016 proposes to modify the text of the SP's Zoning Ordinance related to the permitted uses and development standards for PA 8 to be consistent with the approved SP text. Plot Plan No. 180018 proposes to develop 162 condominium units (duplex), contained within Lots 6, 7, and 9 of approved Tentative Tract Map No. 36826. APNs: 290-930-003, 004, and 005. District 1. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on page 2

ACTION:Policy

Charissa Leach, Assistant TLMA Director 3/11/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4906 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: April 2, 2019
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) based on the findings and conclusions in the staff report; and
2. **APPROVE SUBSTANTIAL CONFORMANCE NO. 1 TO SPECIFIC PLAN NO. 327 AS AMENDED BY AMENDMENT NO. 1**, based upon the findings and conclusions incorporated in the staff report and subject to the attached Advisory Notification Document and Conditions of Approval; and
3. **APPROVE CHANGE OF ZONE NO. 1800016**, amending the text of the Specific Plan No. 327 Zoning Ordinance to modify the permitted uses and development standards for Planning Area 8 to be consistent with the SP text, based upon the findings and conclusions incorporated in the staff report; and
4. **ADOPT ORDINANCE NO. 348.4906** amending the zoning requirements and standards for Specific Plan No. 327 as amended by Amendment No. 1, consistent with Substantial Conformance No. 1 to Specific Plan No. 327; and
5. **APPROVE PLOT PLAN NO. 180018**, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Application Fees 100%			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Substantial Conformance No. 1 to Specific Plan No. 327 as previously amended by Amendment No. 1, proposes minor modifications to the Specific Plan, including revision of the development standards pertaining to Duplex Cluster housing product in Planning Area 8, modification to the Plant Palette to include six (6) additional plant species and eliminate prohibited plant species that are not allowed in Riverside County Multi-Species Habitat Conservation Plan (MSHCP), modification of the acreage of Planning Area 8, and modification of acreage and unit counts in Planning Areas 7, 8, 11, 12, 13, and 14. The Substantial Conformance makes no changes to the density or intensity of the proposed project or uses. Change of Zone No. 1800016 proposes to modify the text of the Specific Plan's Zoning Ordinance regarding permitted uses and development standards within Planning Area 8 to provide consistency with the Specific Plan text. Plot Plan No. 180018 proposes to develop 162 condominium units (duplex) on 19.2 acres, contained within Lots 6, 7, and 9 of approved Tentative Tract Map No. 36826.

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

There are no issues of concerns for this item. The proposed entitlements are within the boundaries of the Terramor Specific Plan No. 327 which was analyzed by certified Environmental Impact Report No. 439. There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 380. Any future entitlement projects will comply with the applicable regulations and the California Environmental Quality Act.

The Planning Commission heard the project during a regularly scheduled public meeting on February 20, 2019. A presentation of the overall Specific Plan area and its various components was presented by the applicant. There was no public testimony speaking in opposition of the Project. The Planning Commission closed the public hearing and recommended approval of the project with a 4-0 vote, Commissioner Ruthanne Taylor-Berger was absent.

Impact on Residents and Businesses

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

Additional Fiscal Information

All fees are paid by the applicant, there is not a general fund obligation.

ATTACHMENTS:

- A. ORDINANCE NO. 348.4906
- B. PLANNING COMMISSION STAFF REPORT
- C. PLANNING COMMISSION MINUTES
- D. SPECIFIC PLAN TEXT



Jason Farin, Senior Management Analyst

3/26/2019

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

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

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

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

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

23 A. Lot area shall be not less than five thousand four hundred (5,400) square feet.

24 B. The minimum average width of that portion of a lot to be used as a building site
25 shall be sixty (60') feet, with a minimum average depth of ninety (90') feet.

26 C. The minimum frontage of a lot shall be sixty (60') feet, except that lots fronting
27 on knuckles or cul-de-sacs may have a minimum frontage of thirty-two (32') feet
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1 measured along the right-of-way line. Lot frontage along curvilinear streets may
2 be measured at the building setback in accordance with zone development
3 standards.

4 D. The front yard shall be not less than twelve (12') feet to living space and/or the
5 street-side wall of side-in garages. The minimum setback to the garage door
6 shall be eighteen (18') feet for front-in garages.

7 E. Side yards on interior and through lots shall be not less than five (5') feet in
8 width. Side yards on corner and reversed corner lots shall be not less than ten
9 (10') feet, except that where the lot is less than fifty (50') feet wide the yard need
10 not exceed twenty (20%) percent of the width of the lot.

11 F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
12 of two (2') feet. Porches and balconies shall be allowed to encroach into front
13 yards a maximum of six (6') feet. Courtyards shall be allowed to encroach into
14 front yards a maximum of eight (8') feet. No other structural encroachment shall
15 be permitted in the front, side or rear yard except as provided for in Section 18.19
16 of Ordinance No. 348.

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

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

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

24 (2) The development standards for Planning Areas 4, 6, 10, 12 and 13 of Specific Plan No.
25 327 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
26 348, except that the development standards set forth in Articles VI, Sections 6.2b.; c.; d.; and e.
27 (1), (2), and (4); shall be deleted and replaced by the following:
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- 1 A. Lot area shall be not less than four thousand five hundred (4,500) square feet.
- 2 B. The minimum average width of that portion of a lot to be used as a building site
- 3 shall be fifty (50') feet, with a minimum average depth of ninety (90') feet.
- 4 C. The minimum frontage of a lot shall be fifty (50') feet, except that lots fronting
- 5 on knuckles or cul-de-sacs may have a minimum frontage of thirty (30') feet
- 6 measured along the right-of-way line. Lot frontage along curvilinear streets may
- 7 be measured at the building setback in accordance with zone development
- 8 standards.
- 9 D. The front yard shall be not less than twelve (12') feet to living space and/or the
- 10 street-side wall of side-in garages. The minimum setback to the garage door
- 11 shall be eighteen (18') feet for front-in garages.
- 12 E. Side yards on interior and through lots shall be not less than five (5') feet in
- 13 width. Side yards on corner and reversed corner lots shall be not less than ten
- 14 (10') feet, except that where the lot is less than fifty (50') feet wide the yard need
- 15 not exceed twenty (20%) percent of the width of the lot.
- 16 F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
- 17 of two (2') feet. Porches, balconies and courtyards shall be allowed to encroach
- 18 into front yards a maximum of six (6') feet, except for corner and reverse corner
- 19 lots. Porches, balconies and courtyards shall be allowed to encroach into side
- 20 and rear yards a maximum of two (2') feet. On lots over five thousand (5,000)
- 21 square feet, courtyards shall be allowed to encroach into front yards a maximum
- 22 of eight (8') feet. No other structural encroachment shall be permitted in the
- 23 front, side or rear yard except as provided for in Section 18.19 of Ordinance No.
- 24 348.

25 (3) Except as provided above, all other zoning requirements shall be the same as those

26 requirements identified in Article VI of Ordinance No. 348.

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1 d. Planning Areas 5 and 11.

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

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

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

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

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

e. Planning Area 8.

(1) The uses permitted in Planning Area 8 of Specific Plan No. 327 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348 except that the uses identified under Section 8.1 a.(2), (3), (4), (7), (10), (11), (13), (16), (18), (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2) and (3) shall not be permitted.

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

A. Lot area shall be not less than two thousand (2,000) square feet. Lots shall have a minimum average lot width of forty (40') feet and a minimum average lot depth of fifty (50') feet.

B. The minimum front entry garage setback shall vary between three (3') feet and six (6') feet.

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

D. The minimum rear yard setback shall be five (5') feet for seventy-five (75%) percent maximum and ten (10') feet for twenty-five (25%) percent.

- 1 E. Side yards on corner and reversed corner lots shall be not less than five (5') feet.
2 Side yards on interior and through lots shall be not less than four (4') feet in
3 width.
4 F. The minimum front to front building separation distance shall not be less than
5 forty-four (44') feet.
6 G. The minimum side to side building separation distance shall not be less than ten
7 (10') feet.
8 H. The minimum rear to rear building separation distance shall not be less than ten
9 (10') feet for first story, twenty (20') feet for second story, and twenty-eight (28')
10 feet between garage doors.
11 I. In no case shall more than seventy-five (75%) percent of any lot be covered by
12 buildings.
13 J. The maximum ratio of floor area to lot area shall not exceed seventy-five (75%)
14 percent for any lot, excluding basement and garage floor area.
15 K. The minimum building setback from interior streets shall be five (5') feet.
16 L. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
17 of two (2') feet. No other structural encroachment shall be permitted in the front,
18 side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
19 M. The minimum private exterior open space per unit shall not be less that one
20 hundred and fifty (150 s.f.) square feet.
21 N. The minimum private drive alley width shall not be less than twenty-four (24')
22 feet.
23 O. The minimum street width shall not be less than thirty (30') feet.
24 P. Parallel parking dimensions shall be eight (8') feet by twenty-two (22') feet.
25 Q. In addition to the parking requirements provided in Ordinance No. 348, at least
26 2.5 on-site parking spaces per residential unit shall be provided, with 2.0 spaces
27 provided within an enclosed garage.
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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 VIII of Ordinance No. 348.

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

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

10 (2) The development standards for Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23 of
11 Specific Plan No. 327 shall be the same as those standards identified in Article VIIIe, Section
12 8.101 of Ordinance No. 348.

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

15 g. Planning Area 24.

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

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

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

25 h. Planning Areas 25A and 25B.

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

3 (2) The development standards for Planning Areas 25A and 25B of Specific Plan No. 327
4 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
5 348.

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

8 i. Planning Areas 26A through 26H.

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

14 (2) The development standards for Planning Areas 26A through 26H of Specific Plan No.
15 327 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
16 No. 348.

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

19 j. Planning Area 27A through 27H.

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

26 (2) The development standards for Planning Area 27 through 27H of Specific Plan No. 327
27 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
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1 348.

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

4 k. Planning Area 27I.

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

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

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

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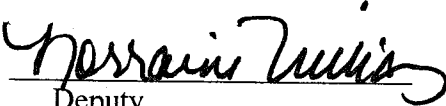
Section 3. This ordinance shall take effect 30 days after its adoption.

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

By: 
Chairman, Board of Supervisors
KEVIN JEFFRIES

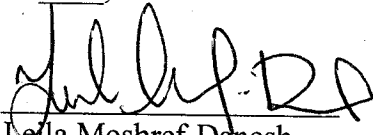
ATTEST:

KECIA R. HARPER
CLERK OF THE BOARD

By: 
Deputy

(SEAL)

APPROVED AS TO FORM:
March 21, 2019

By: 
Lella Moshref-Danesh
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 April 2, 2019; the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: April 2, 2019

KECIA HARPER-IHEM
Clerk of the Board
BY: *[Signature]*
Deputy

SEAL

Item 21.1

✓

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Joel Morse

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 4/2/2019 **Agenda #** 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

4.5

Planning Commission Hearing: February 20, 2019

PROPOSED PROJECT

Case Number(s):	SP No. 327S01, CZ No. 1800016, ar PPT No. 180018	Applicant(s): Forestar Toscana Development Co. - Andy Petitjean
CEQA Exempt	Section 15182 (Residential Projects Pursuant to a Specific Plan).	Representative(s): Adkan Engineers - Mitch Adkison
Area Plan:	Temescal Canyon	
Zoning Area/District:	Temescal Area	
Supervisory District:	First District	
Project Planner:	Deborah Bradford	
Project APN(s):	290-930-003 to 005	


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Substantial Conformance No. 1 to Specific Plan No. 327 as previously amended by Amendment No. 1, proposes minor modifications to the Specific Plan, including revision of the development standards pertaining to Duplex Cluster housing product in Planning Area 8, modification to the Plant Palette to include six (6) additional plant species and eliminate prohibited plant species that are not allowed in Riverside County Multi-Species Habitat Conservation Plan (MSHCP), modification of the acreage of Planning Area 8, and modification of acreage and unit counts in Planning Areas 7, 8, 11, 12, 13, and 14. **Change of Zone No. 1800016** proposes to modify the text of the Specific Plan's Zoning Ordinance regarding permitted uses and development standards within Planning Area 8 to provide consistency with the Specific Plan text. **Plot Plan No. 180018** proposes to develop 162 condominium units (duplex) on 19.2 acres, contained within Lots 6, 7, and 9 of approved Tentative Tract Map No. 36826.

For clarification purposes, Specific Plan No. 327A1 Substantial Conformance No. 1, Change of Zone No. 1800016, and Plot Plan No. 180018 will be herein referred to as the "Project".

The Project site is located north of Temescal Canyon Road, south of Spanish Hills Drive, east of Mayhew Road and west of Indian Truck Trail.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) based on the findings and conclusions in the staff report; and,

APPROVE SPECIFIC PLAN NO. 327 SUBSTANTIAL CONFORMANCE NO. 1, subject to the attached Advisory Notification Document and Conditions of Approval incorporated in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1800016, amending the text of the Specific Plan No. 327 Zoning Ordinance to modify the permitted uses and development standards for Planning Area 8, pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE PLOT PLAN NO. 180018, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	Yes - Toscana Specific Plan No. 327
Specific Plan Land Use:	High Density Residential (HDR)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	High Density Residential (HDR) as reflected in SP No. 327 Land Use Map
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	East Temescal Hillside Policy Area
Surrounding General Plan Land Uses	
North:	Medium High Density Residential (MDHR) as reflected in SP No. 327 Land Use Map
East:	Medium Density Residential (MDR) as reflected in SP No. 327 Land Use Map
South:	Open Space – Recreation (OS-R) and Medium High Density Residential (MDHR) as reflected in SP No. 327 Land Use Map
West:	Medium Density Residential (MDR) as reflected in SP No. 327 Land Use Map
Existing Zoning Classification:	Specific Plan (SP) Planning Area 8 is within the General Residential (R-3) zoning classification.
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan No. 327 (SP No. 327A1) – Planning Area 13.

East:	Specific Plan No. 327 (SP No. 327A1) – Planning Areas 10 and 12.
South:	Specific Plan No. 327 (SP No. 327A1) – Planning Areas 9 and 21.
West:	Specific Plan No. 327 (SP No. 327A1) – Planning Area 7.
Existing Use:	Vacant Land
Surrounding Uses	
North:	Specific Plan No. 327
South:	Specific Plan No. 327
East:	Specific Plan No. 327
West:	Specific Plan No. 327

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	19.2 acres	
Proposed Minimum Lot Size:	2,000 square feet lot area	
Total Proposed Number of Lots:	162	

Parking:

<i>Type of Use</i>	<i>Building Area (In SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Multi Family-Residential	162 units	2.50/unit	405	431
TOTAL:				431

Located Within:

City's Sphere of Influence:	Yes – Corona
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High – State Responsibility Area (SRA)
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – #3248

CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Vicinity Map Toscana SP327A1

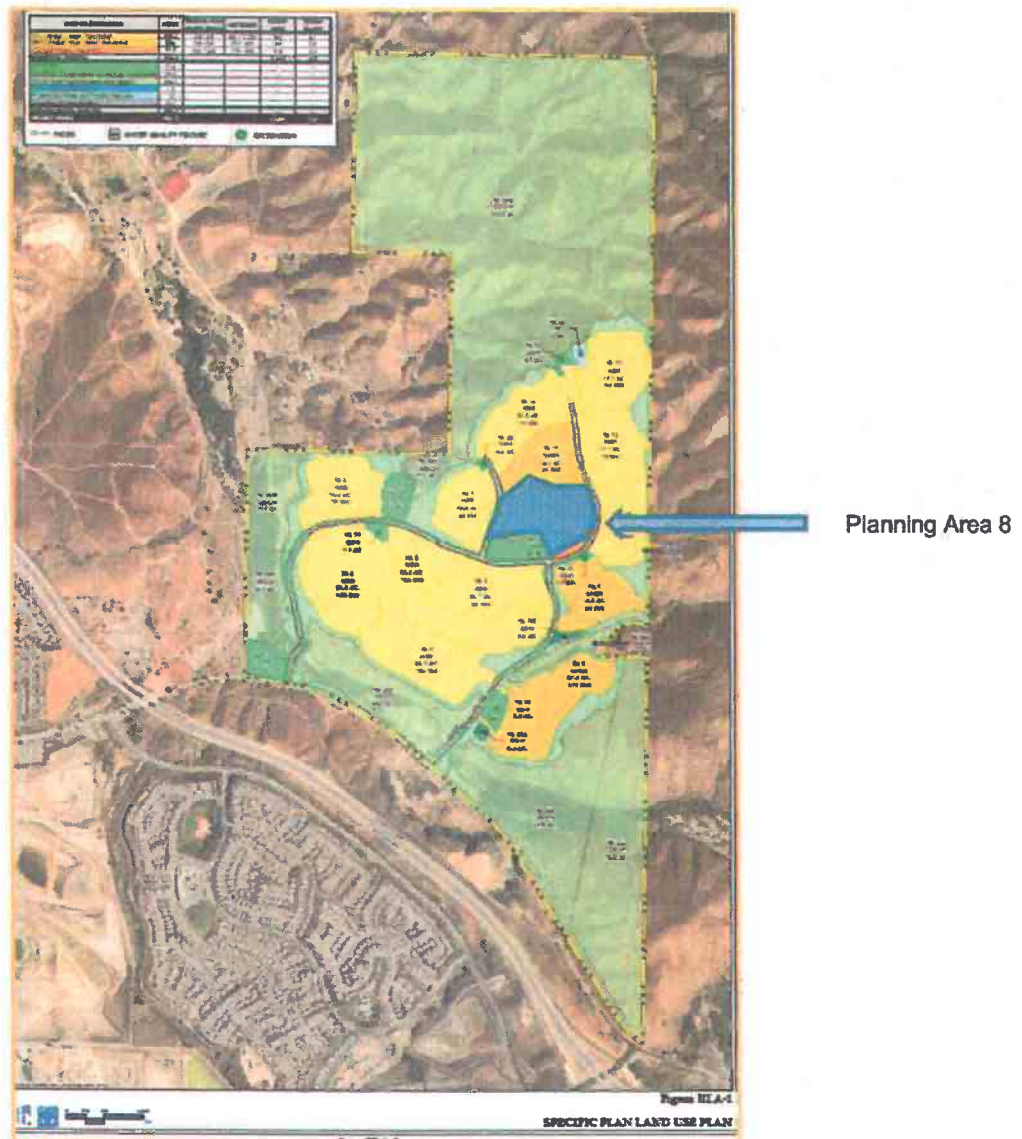


Figure 2. SP327A1 Planning Areas

PROJECT BACKGROUND AND ANALYSIS

Background:

Specific Plan No. 327 was adopted on December 19, 2006 by the Board of Supervisors. SP No. 327 was approved as a 960-acre master planned community. As originally approved, full specific plan buildout would result in the construction of 1,443 dwelling units on 353.3 acres. The project would also include roadways, and other infrastructure improvements and 4.5 acres of recreational areas for multi-family planning areas. In addition there would be 4.4 acres for retail commercial uses, 14.2 acres for parks and a community recreation center, 8.1 acres for paseos, 70 acres of fire fuel modification zones for fire protection, and 510 acres for permanent natural open spaces. The Specific Plan was also associated with a general plan amendment, change of zone, and Environmental Impact Report (EIR) No. 439.

On December 9, 2014 the Riverside County Board of Supervisors adopted Amendment No. 1 to SP No. 327 (SP No. 327A1), adopted Change of Zone No. 7807, approved Tentative Tract Map No. 36643, and approved Addendum No. 1 to EIR 439. The amendment to the specific plan retained the 1,443 residential units, but modified the specific plan to create a private, guard gated community, increased the open space from 510 acres to 5443 acres, decreased the acreage of the Medium Density, Medium High Density, and High Density Residential land uses, removed the commercial site, increased park land, refined the internal circulation system, added stormwater quality features and created a planning area for public facility land uses.

On March 18, 2015 the Riverside County Board of Supervisors approved Tentative Tract Map No. 36593 which further subdivided a portion of property previously included within TR 36643 into individual conveyable lots was approved along with Addendum No. 2 to EIR 439. Approval of this tract map allowed for the subdivision of 602 residential lots along with 31 lettered lots for neighborhood parks, open

On May 23, 2017 the Board of Supervisors adopted Addendum No. 3 to EIR 439 and approved Tentative Tract Map No. 36825 which resulted in the subdivision of 153.25 acre portion of the Terramor property to establish parcels in conformance with the Planning Area boundaries established by SP No. 327A1. Tentative Tract Map No. 36825 subdivided a portion of the Specific Plan No. 327A1 property into eight (8) residential lots, four (4) park lots, three (3) public facility lots, three (3) open space (conservation habitat) lots, 14 manufactured slope/ fuel management/ water quality basin lots, and approximately 9.4 acres of private roads. Tentative Tract Map No. 36825 enabled mass grading throughout the project area, installation of backbone circulation / access, and on-site utility infrastructure in order to facilitate the future development of the Phase 2 area as contemplated by Specific Plan No. 327A1.

On September 12, 2017 the Board of Supervisors adopted Addendum No. 4 to EIR No. 439 and approved Tentative Tract Map No. 36826 which resulted in the subdivision of 76.6 acres for the development of 501 residential lots and 41 lettered lots for private streets, common areas, manufactured slopes and detention basins. Table 1 below provides the breakdown of lots and letter lots in each planning area of Tentative Tract No. 36826.

Planning Area	Numbered Lots	Lettered Lots	Total Acreage
PA 6	93	11	19.29
PA 7	72	10	15.72
PA 9	87	9	23.40
PA 10	78	11	18.19
Total	330 lots	41 lots	76.6 Acres
PA 8 Condominiums	171 units to be determined during the design review stage		

Table 1: Tentative Tract Map No. 36826 Planning Areas

Planning Area 8 was a part of Tentative Tract No, 36826 which resulted in the subdivision of High Density Residential lots that would accommodate up to 171 condominium units.

On June 14, 2018 applications were submitted for Substantial Conformance No. 1 to Specific Plan No. 327A1, Change of Zone No. 1800016 and Plot Plan No. 180018 (Planning Area 8) as described below:

Substantial Conformance No. 1 is a proposal that includes modifications to text, graphics, reconfiguring planning areas, decreasing and increasing acreage and residential units in Planning Area 7, 8, 10, 11, 12, 13, 14 and 15. With these modifications the overall development proposal provided in Specific Plan No. 327A1 remains as approved with a maximum of 1,443 residential units within the 961.2 acres that make

up the Toscana Specific Plan. Revisions to the Specific Plan regarding text and graphics are to clarify the intended uses allowed in PA 8 to revise the development standards pertaining to Duplex Cluster product to ensure consistency between the Specific Plan text and Specific Plan Zoning Ordinance. The definition and design of the Duplex Cluster has remained the same as described in Section IV of the Design Guidelines within the Specific Plan No. 327A1 text. The design guidelines state that duplex condominiums are permitted within Planning Area 8 on minimum 2,000 square foot lots as provided for each individual unit of the duplex cluster, are attached on one side and plotted in pairs. Lastly, modifications to the Plant Palette to eliminate prohibited plant species not allowed in the MSHCP and identify 6 additional plant species.

The modifications regarding the Planning Areas are summarized in the Table below:

Table No. 2 Summary of Changes

Approved Toscana SP. No. 327 Amendment No. 1						Toscana Specific Plan No. 327A1 Substantial Conformance No. 1					
PA	Land Use	Target Units	Acres	Target DU Range	Target Density	PA	Land Use	Target Units	Acres	Target DU Range	Target Density
7	MDR	64	15.4	30-77	4.2	7	MDR	75	15.8	31-79	4.9
8	HDR	210	21.3	170-298	9.9	8	HDR	162	19.2	153-268	8.4
11	MDR	86	19.1	38-95	4.5	11	MDR	100	21.2	42-106	4.7
12	MDR	72	17.1	34-85	4.2	12	MDR	79	15.8	31-79	5.0
13	MHDR	80	14.7	73-117	5.4	13	MHDR	64	12.8	64-102	5.0
14	MDR	77	21.5	43-107	3.6	14	MDR	109	22.2	44-111	4.9
15	Rec.	--	5.6	--	--	15	Rec.	--	6.8	--	--
--	Fuel Mod. Zone	--	69.9	--	--	--	Fuel Mod. Zone	--	70.8	--	--
Total		589	184.6			Total		589	184.6		

Change of Zone No. 1800016, proposes to modify the text of the Specific Plan No. 327A1 Zoning Ordinance as related to Planning Area 8. The modifications proposed include allowable uses lot area, lot coverage, lot width and depth, setback requirements, and building separation. Additions proposed to the zoning ordinance include minimum private exterior open space, private alley width, minimum street width, parking dimensions, and parking ratio. The proposed Change of Zone will ensure consistency with the Specific Plan text.

Plot Plan No. 180018, proposes to develop 162 condominium duplex units. The proposed development of these units are a part of Tentative Tract Map No. 36826 contained within lots 6, 7, and 9. Tentative Tract Map No. 36826 was approved by the Board of Supervisors on September 12, 2017.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The proposed project has been determined to be categorically exempt from CEQA, as set forth pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan). No EIR or negative declaration needs be prepared for a residential project undertaken and pursuant to and in conformity to that specific plan if the project meets the following requirements:

- a) Exemption - To qualify for this exemption the public agency must have prepared an EIR on a specific plan after January 1, 1980. EIR No. 439 and Specific Plan No. 327 were both adopted on December 18, 2006. The proposed Project meets this requirement.
- b) Scope - Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit development. The proposed Project is for a development of 162 duplex condominium units within Planning Area 8 of Specific Plan No. 327A1. The proposed Project meets this requirement in that it does not change the type of use proposed for Planning Area 8 in that Duplex Clusters was one of the recommend housing types proposed for this Planning Area. The proposed number of dwelling units have decreased from 210 units to 162 dwelling units. The density has decreased from 9.9 dwelling units per acre to 8.4 dwelling units per acre. The overall scope of the project has remain the same. The proposed Project meets this requirement.
- c) Limitation – This section is subject to the limitation that if after the adoption of the specific plan, an event, such as, but not limited to; 1) a substantial change which would require major revisions to an EIR; 2) new circumstances requiring major revisions to the EIR; and, 3) new information resulting in new significant effects or increasing the severity of a significant effect. Should one or more of these events occur, this exemption shall not apply until the city or county which adopted the specific plan completes a subsequent EIR or a supplement to an EIR on the specific plan. The exemption provided by this section shall again be available to residential projects after the lead agency has file a Notice of Determination of the specific plan as reconsidered by the subsequent EIR or supplement to the EIR. No event has occurred that has required a subsequent EIR or supplemental EIR because, although densities and acreage of Planning Areas are changing the overall acreage and total number of dwelling units will remain. ;therefore, the proposed Project meets this requirement.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The Project site is located in Planning Area 8 of Specific Plan No. 327, which has a High Density Residential (HDR) Land Use Designation.
2. The Project site is located in Planning Area 8, which uses the R-3 zone from Ordinance No. 348 to establish the planning area uses and development standards. Not all uses and development standards permitted in the R-3 Zone are permitted in the Specific Plan Zoning Ordinance for Planning Area 8. These exceptions are as follows:

Section 8.1. A. - Uses Permitted subject to a Plot Plan.

- (2) – Field Crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture including the sale thereof from the premises.
- (3) – The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted. If a lot is one acre or more in area, poultry, crowing fowl (chickens only), rabbits, chinchillas, guinea pigs, parakeets and small fowl may be kept for the use of the occupants of the premises only. The poultry, crowing fowl, rabbits, chinchillas, guinea pigs, parakeets and small fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use. If a lot is two acres or more in area, two sheep or goats or combination thereof may be kept in addition thereto provided they are kept not less than 100 feet from any street, 20 feet from any property line and 50 feet from any residence.
- (4) - Public parks and public playgrounds, golf courses with standard length fairways, and country clubs.
- (7) - One-family dwellings developed as restricted single-family residential subdivisions, subject to the development standards of Section 7.11. of this ordinance. The provisions of Section- 8.2. of this ordinance shall not be applicable to developments under this permitted use.
- (10) - Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No 460 and the development standards in Section 18.5. or 18.6. of this ordinance.
- (11) - Kennels and catteries are permitted provided they are approved pursuant to the provisions of Section 18.45. of this ordinance.
- (13) - Boarding, rooming and lodging houses.
- (16) - Congregate care residential facilities.
- (18) - Nurseries, horticultural.
- (19) - Nonprofit clubs and lodge halls.
- (20) - Fraternity and sorority houses.
- (21) - Hotels, resort hotels, and motels.
- (23) - Institutions for the aged licensed by the California State Department of Social Welfare or the County Department of Public Welfare.
- (24) - Offices, including medical, dental, chiropractic law offices, architectural, engineering, community planning and real estate; provided there is no outdoor storage of materials, equipment, or vehicles, other than passenger cars.

(25) - The noncommercial raising of not more than one (1) miniature pig on lots from 7,200 to 19,999 square feet or not more than two (2) miniature pigs on lots of not less than 20,000 square feet, subject to the following conditions:

a. Any person owning or having custody or control of a miniature pig over the age of four (4) months shall pay for and obtain a license from the Animal Control Department.

b. Any miniature pig kept or maintained on a lot with a use permitted under Section 8.1.A.1. shall be spayed or neutered as a condition of being licensed. No license shall be issued unless the owner or custodian of the miniature pig presents a valid certificate from a veterinarian. All unaltered miniature pigs shall be subject to immediate impoundment.

c. No miniature pig may weigh more than two hundred (200) pounds.

d. Any person owning or having charge, care, custody or control of any miniature pig shall keep such pig exclusively upon his or her own premises, provided, however, such pig may be off such premises if under restraint of a competent person.

e. The miniature pig must be kept in an enclosure that is no closer than thirty (30) feet from the front property line, fifteen (15) feet from any side or rear property line and no closer than thirty-five (35) feet of any dwelling unit other than the dwelling unit on the subject lot.

(27) - The keeping or raising of not more than four (4) mature female crowing fowl (chickens only) on single family residential lots or parcels between 7,200 square feet and 39,999 square feet or not more than 12 mature female crowing fowl (chickens only) on single family residential lots of 40,000 square feet or more for the use of the occupants of the premises. The crowing fowl shall be kept in an enclosed area located not less than 20 feet from any property line and not less than 50 feet from any residence and shall be maintained on the rear portion of the lot in conjunction with a residential use.

(28) - Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises. Provided, however, if the project involves crowing fowl, an unexpired crowing fowl affidavit form describing the project must be on file with the Planning Director. Affidavit forms are available at the Planning Department and may be filed free of charge.

Section 8.1.B. – Uses subject to a Conditional Use Permit.

(1) - Mobilehome parks, developed pursuant to Section 19.92. of this ordinance.

(2) - Parking area for commercial uses.

(3) - Congregate care residential facilities, developed pursuant to Section 19.103. of this ordinance.

Section 8.2. – Development Standards.

- (A) - The minimum lot area shall be 7,200 square feet with a minimum average width of 60 feet and a minimum average depth of 100 feet, unless different minimums are specifically required in a particular area.
- (B) - The minimum front and rear yards shall be ten feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front and rear lot lines no less than ten feet plus two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.
- (C) - The minimum side yard shall be five feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from each side lot line five feet plus two feet for each foot by which the height exceeds 35 feet; if the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback. No structural encroachments shall be permitted in the front, side, or rear yard except as provided in Section 18.19. of this ordinance.
- (D) - No lot shall have more than 50 percent of its net area covered with buildings or structures.
- (E) - The maximum ratio of floor area to lot area shall not be greater than two to one, not including basement floor area.

The uses and development standards proposed in the Specific Plan Zoning Ordinance are consistent with the Riverside County General Plan and Specific Plan text.

Entitlement Findings:

Specific Plan – Substantial Conformance:

The findings required to approve the substantial conformance to Specific Plan No. 327A1, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 are as follows:

1. The project as modified will be to ensure text, graphics, reconfiguring planning areas are internally consistent in the Specific Plan text. Revisions to the text and graphics are to clarify the intended uses allowed in PA 8 to revise the development standards pertaining to Duplex Cluster product and to ensure consistency between the Specific Plan and SP Zoning Ordinance. Modifications to the Plant Palette within the Design Guidelines portion of the Specific Plan are proposed to eliminate prohibited plant species and identify 6 additional plant species. Therefore, the Project as modified continues to meet the intent and purpose of the adopted Specific Plan and is consistent with this finding.
2. The project as modified is consistent with the conditions of approval, findings and conclusions contained in Resolution No. 2006-463 adopting Specific Plan No. 327 and Resolution No. 2014-232 adopting the Specific Plan No. 327A1, as consistent with the intent, design, and mitigation approved for Specific Plan No. 327 and is consistent with the Riverside County General Plan.

3. The substantial conformance does not include a modification or deletion of any conditions of approval. Therefore, the substantial conformance is consistent with this finding.
4. The substantial conformance does not include a proposal to construct the project out of phase; therefore, the project is consistent with this finding.
5. The substantial conformance does not include a modification to approved land uses in that Planning Area 8 has always been planned for High Density Residential.. However, the substantial conformance includes modifications to the Specific Plan Zoning Ordinance for Planning Area 8 to include the following housing types stated in Section 8.1.A (12 of Ordinance No. 348 which allow for two family dwellings, multiple family dwellings, bungalow courts, and apartment houses. This modification is proposed to ensure that specifically multi-family dwelling units are allowed in this area. Additionally, the modifications includes the reconfiguring of Planning Areas which will reduce and/or increase acreage and reduce and/or increase residential units. However, the overall number of housing units and acreage remains as approved in Specific Plan No. 327A1. Table No. 1. 'Summary of Changes' illustrates the proposed changes to the Planning Areas that are a part of this Project. The substantial conformance is consistent with this finding.
6. The substantial conformance does not modify the project design in terms of circulation, protection of topographical feature, minimization of grading, and drainage or infrastructure improvements. Therefore, the Project is consistent with this finding.

Change of Zone:

1. Change of Zone No. 1800016 is a proposal only to modify the text of Specific Plan. No. 327A1 zoning ordinance. Changes to the zoning ordinance are related to allowed uses, setbacks, lot coverage, building separation, exterior open space, alley and street widths, and required number of parking spaces. The proposed changes to the zoning ordinance remains consistent with Specific Plan No. 327A1 Land Use Map and SP text.

Plot Plan:

1. The proposed Project is to allow for the subdivision of 162 condominium duplex units within Planning Area 8 which is consistent with Specific Plan No. 327A1 Land Use Plan which allows for high density residential land uses at a density range of 8.0 – 14.0 dwelling units per acre. As proposed the density will be 8.4 dwelling units per acre. The zoning classification for Planning Area 8 allows for planned residential development subject to a subdivision map and not exceeding the numbers of dwelling units permitted by the R-3 development standards. The proposed Project is consistent with the encouraged development of innovative, cost effective residences, including but not limited to, duplex clusters, townhomes, motor court clusters, and green court clusters.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because the proposed Project conforms to all applicable requirements of the Specific Plan's Land Use Plan and Specific Plan Text, the development standards of the Zoning Ordinance for Planning Area 8, and the requirements of State law and the ordinances of Riverside County.

3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property in that proposed Project is located within Planning Area 8 of Specific Plan No. 327A1 which has been designated for high density residential since adoption of the Specific Plan in 2006.
4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. With the approval of Tentative Tract No. 36826 which included the area proposed for Planning Area 8, conditions of approval were added to ensure that the dedication of necessary streets, sidewalks, curbs, gutters, drainage infrastructure and offsite drainage facilities were to be completed prior to recordation of the Map.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed Project is to allow for the construction of 162 condominium, duplex units on one 19.18 acre site. No additional residential units will be allowed. The selling of individual units will not require a land division and will be permitted.

Development Standards Findings:

6. The development standards of Planning Area 8 are provided in the proposed Project's modified Specific Plan zoning ordinance and are as follows:
 - A. Lot area within Planning Area 8 means the defined area within the Plot Plan which contains one duplex unit consisting of two homes, each lot depicted on the Plot Plan exhibit is consistent with this development standard.
 - B. Lots shall have a minimum average lot width of forty (40') feet and a minimum average lot depth of fifty (50') feet. Each lot within Planning Area 8 has a width of at least forty-two (42') feet and a depth of at least sixty-two (62') feet and is consistent with this development standard.
 - C. The minimum front yard setback shall be five (5') feet and a one (1') maximum front yard encroachment is permitted. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
 - D. The minimum front entry garage setback shall vary between three (3') feet and six (6') feet. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
 - E. The minimum rear yard setback shall be five (5') feet for seventy-five (75%) percent maximum and ten (10') feet for twenty-five (25%) percent. A one (1') foot maximum side yard encroachment is

- permitted. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
- F. The minimum front to front building separation distance shall not be less than forty-four (44') feet. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
 - G. The minimum side to side building separation distance shall not be less than ten (10') feet. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
 - H. The minimum rear to rear building separation distance shall not be less than ten (10') feet for the first story, twenty (20') feet for second story and twenty-eight (28') feet between garage doors. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
 - I. All buildings and structures shall not exceed fifty (50') feet in height. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
 - J. In no case shall more than seventy-five (75%) percent of any lot be covered by buildings. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
 - K. The maximum ratio of floor area to lot area shall not exceed seventy-five (75%) percent for any lot, excluding basement and garage floor area. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
 - L. Total project development shall accommodate no fewer than 2.5 on-site parking spaces per unit, with 2.0 spaces provided within an enclosed garage. The applicant is providing 324 parking spaces within enclosed garages (2 per unit) and 107 guest spaces. The overall parking ratio is 2.66 spaces per unit.

- M. The minimum street width shall not be less than thirty (30') feet. As shown on the site plan the minimum street width proposed is thirty (30') feet.
- N. The minimum private drive alley width shall not be less than twenty-four (24') feet. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
- O. The minimum private exterior open space per unit shall not be less than one hundred-fifty (150') square feet. Development plans have not been submitted at this time. However, once development plans are submitted the applicable entitlements and subsequent development of the subject property will be required to comply with applicable County Ordinances, specifically the proposed Project's modified Specific Plan Zoning Ordinance No. 348.4797 and Specific Plan Design Guidelines.
- P. Parallel parking dimensions shall be eight (8') feet by twenty-two (22') feet. As shown on Sheet 2 of the site plan a typical lot footprint diagram indicates that on-street parallel parking will be 8 feet x 22 feet and is consistent with this development standard.

Other Findings:

1. The overall Specific Plan area is located within Criteria Cell Nos. 3245, 3246, 3248 and 3249 of the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP). The MSHCP was pending adoption when Specific Plan No. 327 was being planned. However, to ensure consistency with the (then pending) MSHCP the property was the subject of a Memorandum of Understanding (MOU) executed between the County and Specific Plan's property owner. The MOU was signed on June 10, 2003. The MOU cites commitments of the land owner and the County and includes a map showing 510.0 acres of open-space conservation. The Environmental Impact Report No. 439 verifies this commitment as stated in the mitigation measure, BIOL – 1 that the project shall include the preservation of approximately 510 acres of onsite open space. . The review concluded that the project with incorporation of mitigation measures is consistent with the terms of the MOU. In addition, the project was also reviewed and determined to be consistent with the MSHCP Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2. The project underwent additional MSHCP HANS (No.114 December 8, 2005) review by the County of Riverside's Environmental Program Review which determined that the project was consistent with the terms of the MOU.
2. The project site is located within the City of Corona Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was provided to the City of Corona for review and comment on June 28, 2018 No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. AB 52 is not required in that the Project is exempt from CEQA and SB 18 is not required for this Substantial Conformance to the Specific Plan. However, mitigation measures incorporated in the EIR No. 429 and conditions of approval applied to the Specific Plan regarding the preservation and

protection of tribal and cultural resources will also be imposed as conditions of approval on Plot Plan No. 180018.

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. This land division is located within a CAL FIRE state responsibility area, in a very high fire hazard severity zone. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRAs. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside County's Assistant Fire Marshall Swarhout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a) 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 blue dot reflectors within streets, fire hydrant spacing requirements, and standards relating to driveways, turnarounds, gates, fire sprinkler systems, secondary access, and vegetation management requirements.
 - b) Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - c) The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. All necessary roadway infrastructure provided by Phoebe Drive and Temescal Hills Drive will be available for all emergency vehicles.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Specific Plan EIR No.439, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

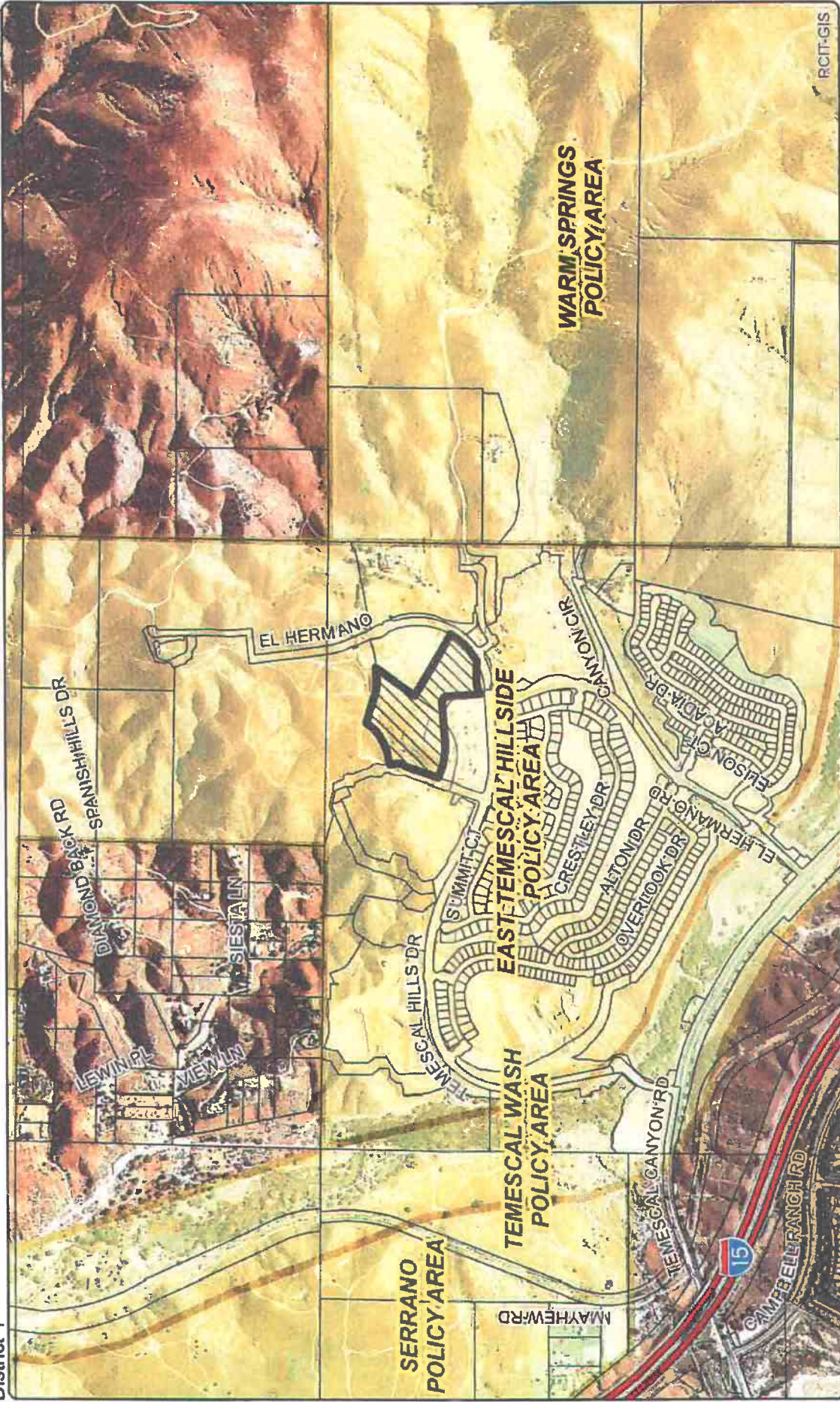
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2,000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls from anyone who indicated support/opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPT180018
VICINITY/POLICY AREAS

Date Drawn: 12/13/2018
 Vicinity Map

Supervisor: Jeffries
 District 1



Author: Vinnie Nguyen



Zoning Area: Temecula

REPLACEMENT: On October 7, 2005, the County of Riverside adopted a new Official Plan providing for land use designations for unincorporated Riverside County parcels. This new Official Plan may provide alternate uses of land within the unincorporated Riverside County Planning Department office in Riverside at 915 J Street, Riverside, California 92507. For more information, please contact the Planning Department at (951) 955-3200 (Western County) or the Public Center at (951) 955-3277 (Eastern County) or Website: www.riversideca.gov

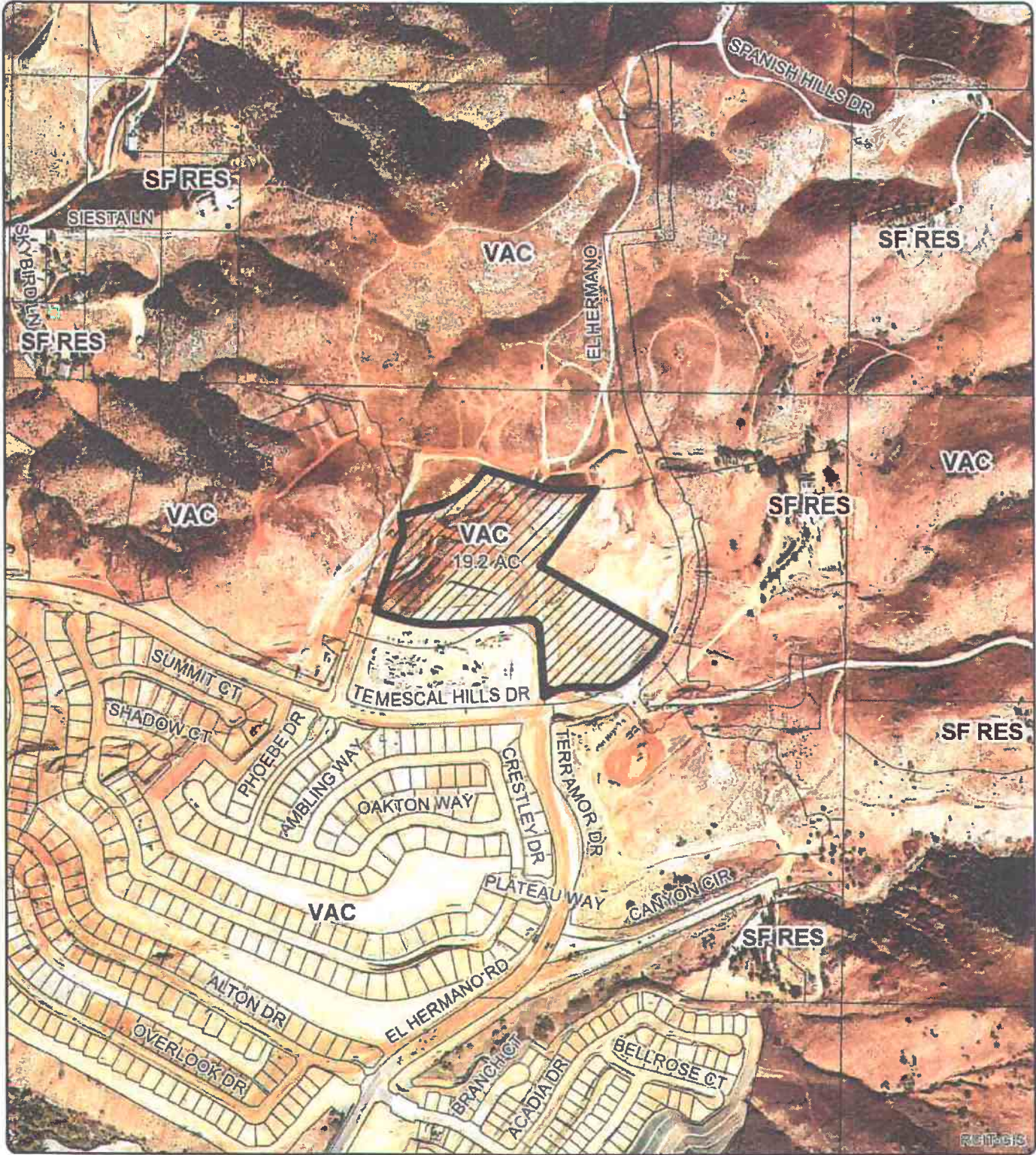
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180018

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 12/13/2018
Exhibit 1



Zoning Area: Temecula

Author: Vinnie Nguyen



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

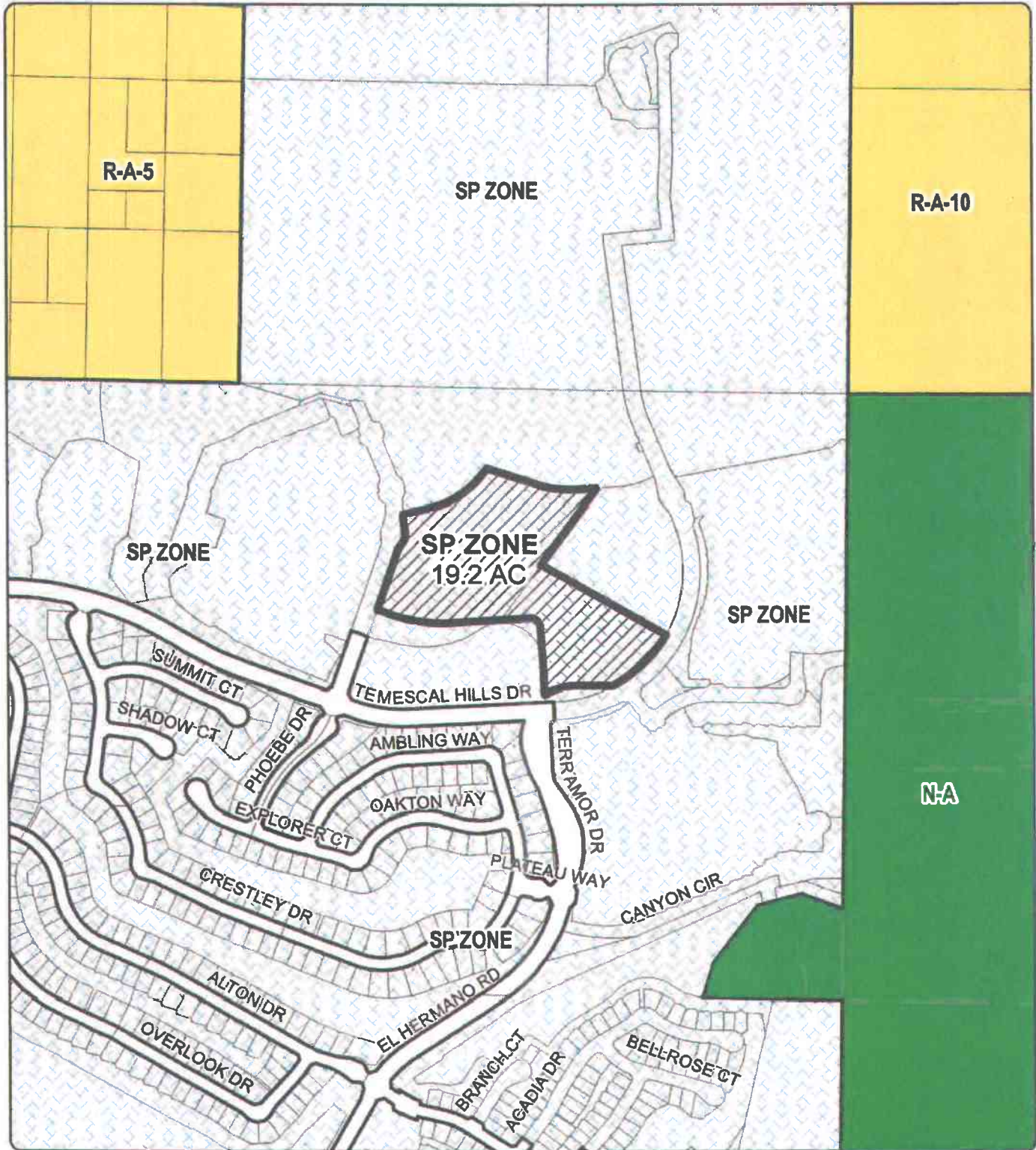
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180018

EXISTING ZONING

Supervisor: Jeffries
District 1

Date Drawn: 12/13/2018
Exhibit 2



Zoning Area: Temecula

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctfdma.org>

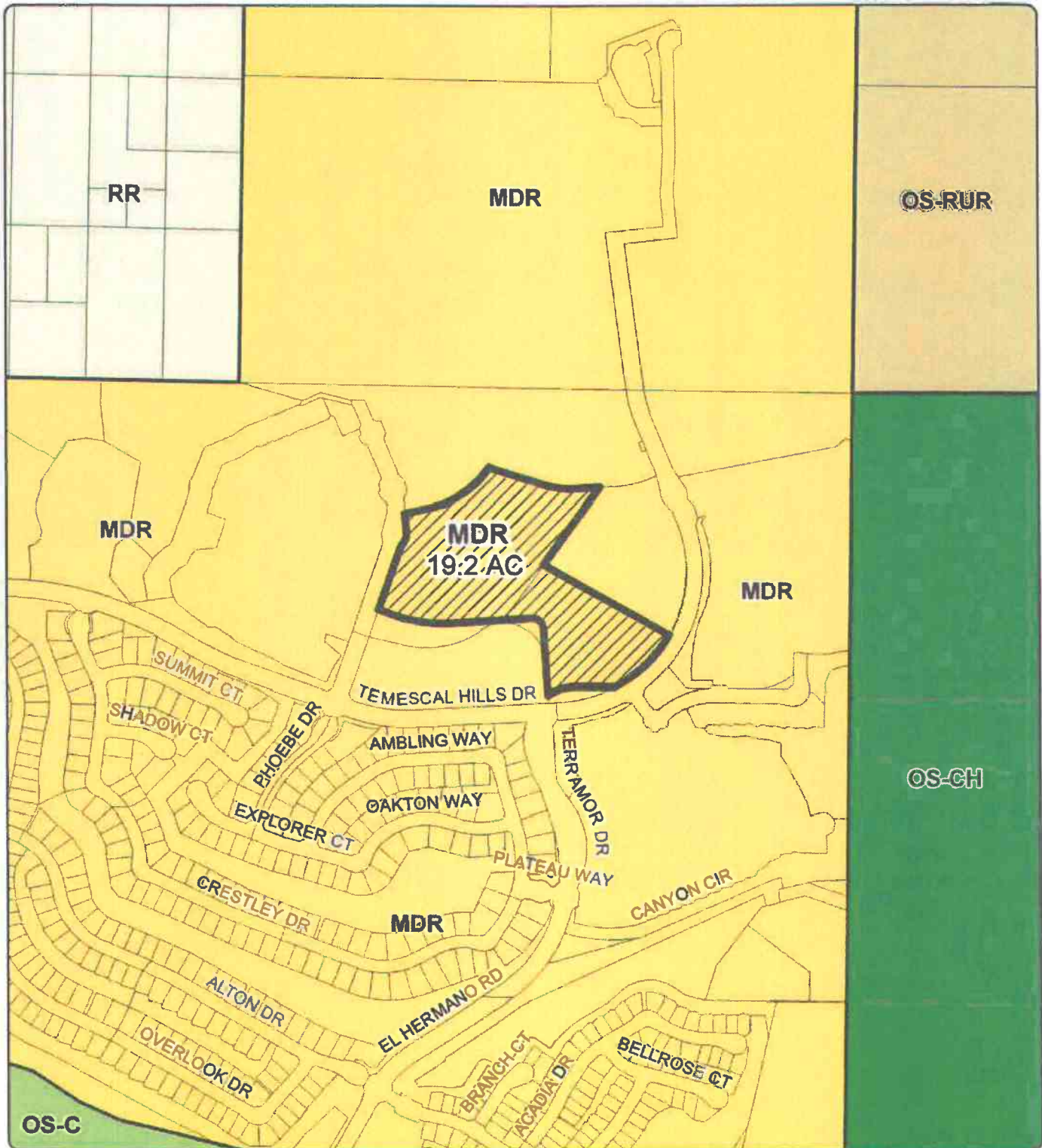
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180018

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 12/13/2018
Exhibit 5

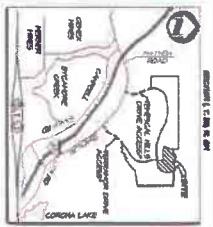


Zoning Area: Temecula

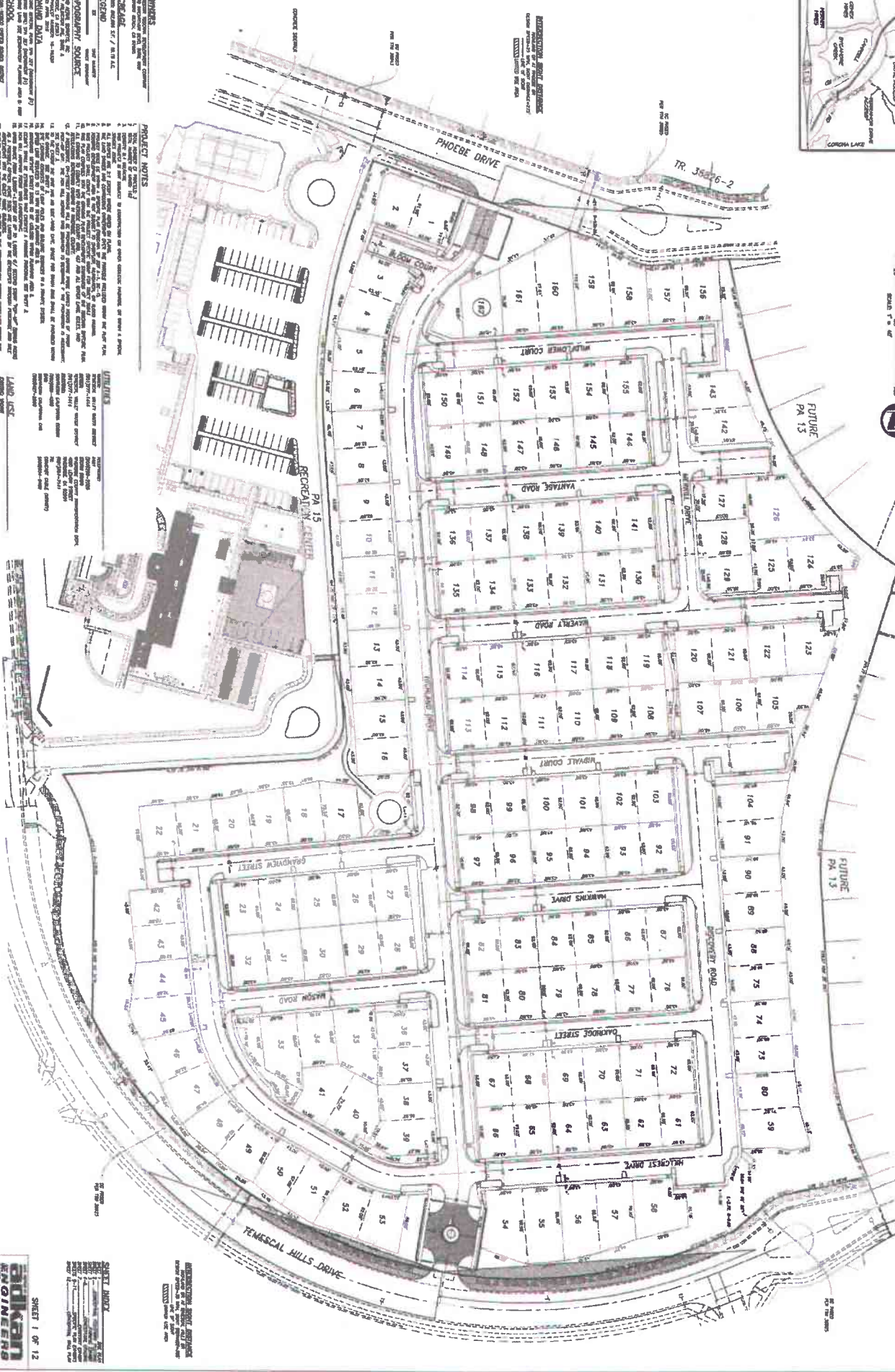
Author: Vinnie Nguyen



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



**SITE PLAN FOR:
PLANNING AREA 8
SP327A1 - SC1**



OWNER: [Name]
DATE: [Date]

- PROJECT NOTES:**
1. THE SITE IS TO BE DEVELOPED AS A RESIDENTIAL COMMUNITY.
 2. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE TOWN OF CORONA.
 3. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION REGULATIONS OF THE TOWN OF CORONA.
 4. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION ACT AND THE ENVIRONMENTAL PROTECTION REGULATIONS OF THE TOWN OF CORONA.
 5. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LAND USE ACT AND THE LAND USE REGULATIONS OF THE TOWN OF CORONA.
 6. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE RECREATION ACT AND THE RECREATION REGULATIONS OF THE TOWN OF CORONA.
 7. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE UTILITIES ACT AND THE UTILITIES REGULATIONS OF THE TOWN OF CORONA.
 8. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WATER ACT AND THE WATER REGULATIONS OF THE TOWN OF CORONA.
 9. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WASTE ACT AND THE WASTE REGULATIONS OF THE TOWN OF CORONA.
 10. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE AIR ACT AND THE AIR REGULATIONS OF THE TOWN OF CORONA.
 11. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SOIL ACT AND THE SOIL REGULATIONS OF THE TOWN OF CORONA.
 12. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CLIMATE ACT AND THE CLIMATE REGULATIONS OF THE TOWN OF CORONA.
 13. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ENERGY ACT AND THE ENERGY REGULATIONS OF THE TOWN OF CORONA.
 14. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TRANSPORTATION ACT AND THE TRANSPORTATION REGULATIONS OF THE TOWN OF CORONA.
 15. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE INFRASTRUCTURE ACT AND THE INFRASTRUCTURE REGULATIONS OF THE TOWN OF CORONA.
 16. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE COMMUNITY DEVELOPMENT ACT AND THE COMMUNITY DEVELOPMENT REGULATIONS OF THE TOWN OF CORONA.
 17. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HOUSING ACT AND THE HOUSING REGULATIONS OF THE TOWN OF CORONA.
 18. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SOCIAL SERVICES ACT AND THE SOCIAL SERVICES REGULATIONS OF THE TOWN OF CORONA.
 19. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CULTURAL HERITAGE ACT AND THE CULTURAL HERITAGE REGULATIONS OF THE TOWN OF CORONA.
 20. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HISTORIC PRESERVATION ACT AND THE HISTORIC PRESERVATION REGULATIONS OF THE TOWN OF CORONA.

UTILITIES:

WATER: [Details]
SEWER: [Details]
GAS: [Details]
ELECTRICITY: [Details]
TELEPHONE: [Details]

LAND USE:

RESIDENTIAL: [Details]
RECREATIONAL: [Details]
COMMERCIAL: [Details]

RECREATIONAL FACILITIES:

PA 15: [Details]
RECREATION CENTER: [Details]
SPORTS FIELD: [Details]

STREET INDEX:

PHOEBE DRIVE
BLOM COURT
VANTAGE ROAD
BAYVIEW ROAD
BIVALVE COURT
HAWKINS DRIVE
CARIBOC STREET
HELCREST DRIVE
MASON ROAD
GRANDVIEW STREET
FENWICK HILLS DRIVE

SHIRKIN ENGINEERS

1234 Main Street
Corona, NJ 07701
Tel: (609) 526-1234
Fax: (609) 526-5678
www.shirkin.com

SHEET 1 OF 12



- LEGEND**
- ② PHASE NUMBER
 - POCKETS SINGLE RETAINED COMMONS
 - PARK TO BE LEFT CLEAR SINCE PHASE 1 CLOSES

SCALE 1"=50'
 JK 18-228
 DATE 10/1/2018

FOUR SEASONS
 COMMERCIAL AT TERRABOR
 PHASING PLAN

AS
 ADAMS STREETER
 CIVIL ENGINEERS



**SPECIFIC PLAN NO. 327, AMENDMENT NO. 1, SUBSTANTIAL
CONFORMANCE NO. 1**

Prepared for:

COUNTY OF RIVERSIDE
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951) 955-3200
Contact: John E. Hildebrand III

Developed by:

FORESTAR TOSCANA DEVELOPMENT COMPANY
4590 MacArthur Blvd., Suite 600
Newport Beach, CA 92660
(949) 748-6714 x 208
Contact: Andrew Petitjean

Prepared by:

T&B PLANNING
17542 East 17th Street, Suite 100
Tustin, CA 92780
(714) 505-6360 x 105
Contact: Joel Morse
JOB NUMBER: 761-012

Engineer:
ADKAN ENGINEERS
6879 Airport Drive
Riverside, CA 92504
Phone: (951) 688-0241

Landscape Architect:
SWA GROUP
570 Glenneyre Street
Laguna Beach, CA 92651
Phone: (949) 497-5471

SECOND SCREENCHECK – NOVEMBER 30, 2018

A. SUMMARY OF CHANGES

SPA No. 1, Substantial Conformance No. 1 maintains the approved maximum of 1,443 residential units, on 961.2 acres, and revises the Specific Plan text and graphics to: modify the Specific Plan text to clarify the intended uses allowed in PA 8; revise the development standards pertaining to Duplex Cluster product to ensure consistency between the Specific Plan and Zoning Ordinance; modify the community Plant Palette to eliminate prohibited plant species and identify 6 additional plant species; decrease the acreage of Planning Area 8 by 2.1 acres (9.9%) and decrease the number of dwelling units by 48 units; reconfigure and increase the acreage of PA 15; and reconfigure acreages, boundaries and/or unit counts of Planning Areas 7, 10, 11, 12, 13, 14 to accommodate the reallocation of units from PA 8. Additionally, SPA No.1, Substantial Conformance No. 1 makes other, non-substantive changes throughout the document to incorporate these modifications.

Specifically, SPA No. 1, Substantial Conformance No. 1 provides for the following modifications to Specific Plan No. 327:

- Modifies the Specific Plan text to clarify the intended use of Duplex Cluster housing product in PA 8
 - Revises PA 8 figures to reflect the changes in Duplex Cluster product development standards;
- Revises the Development Standards for Duplex Cluster product to be consistent with the Zoning Ordinance;
- Decreases the overall residential development by 2.1 acres, from 300.5 acres to 298.4 acres, and reallocates 1.2 acres of the 2.1 to recreational land uses and reallocates 0.9 acres of the 2.1 acres to open space- manufactured slope/ fuel modification zone;
 - Modifies Planning Area 15 to increase acreage by 1.2 acres, from 5.6 to 6.8 acres;
 - Modifies Open Space- Manufactured Slope/ Fuel Modification Zone to increase acreage by 0.9 acres, from 69.9 to 70.8 acres;
- Increases the acreage of Medium Density Residential (MDR) land uses by 1.9 acres, from 220.6 acres to 222.5 acres, and increases the target number of homes in MDR neighborhoods from 895 to 959 (64 unit increase);
 - Modifies Planning Area 7 to increase the number of residential units from 64 to 75 (11 unit increase) and increase acreage from 15.4 to 15.8 acres (3.0% increase);
 - Modifies Planning Area 11 to increase the number of residential units from 86 to 100 (14 unit increase) and increase acreage from 19.1 to 21.2 acres (11% increase);
 - Modifies Planning Area 12 to increase the number of residential units from 72 to 79 (7 unit increase) and decrease acreage from 17.1 to 15.8 acres (7.6% decrease);
 - Modifies Planning Area 14 to increase the number of residential units from 77 to 109 (32 unit increase) and increase acreage from 21.5 to 22.2 acres (3.3% increase);



Summary of Changes

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

- Decreases the acreage of Medium-High Density Residential (MHDR) land uses by 1.9 acres, from 58.6 acres to 56.7 acres, and decreases the target number of homes in MHDR neighborhoods from 338 to 322 (16 unit decrease);
 - Modifies Planning Area 13 to decrease the number of residential units from 80 to 64 (16 unit decrease) and decreases acreage from 14.7 to 12.8 acres (12.2% decrease); and
- Decreases the acreage High Density Residential (HDR) land uses by 2.1 acres, from 21.3 acres to 19.2 acres, and decreases the target number of homes in HDR neighborhoods from 210 to 162 (48 unit decrease);
 - Modifies Planning Area 8 to decrease the number of residential units from 210 to 162 (48 unit decrease) and decrease acreage from 21.3 to 19.2 acres (9.9% decrease).

The modifications provided by SPA No. 1, Substantial Conformance No.1 are summarized in Table ES-1, Summary of Changes: Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1.

Table ES-1 Summary of Changes: Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

Approved Toscana Specific Plan No. 327 Amendment No. 1						Toscana Specific Plan No. 327 Amendment No. 1, Substantial Conformance No. 1					
PA	Land Use	Target Units	Acres	Target DU Range	Target Density	PA	Land Use	Target Units	Acres	Target DU Range	Target Density
7	Medium Density Residential	64	15.4	30-77	4.2	7	Medium Density Residential	75	15.8	31-79	4.9
8	High Density Residential	210	21.3	170-298	9.9	8	High Density Residential	162	19.2	153-268	8.4
11	Medium Density Residential	86	19.1	38-95	4.5	11	Medium Density Residential	100	21.2	42-106	4.7
12	Medium Density Residential	72	17.1	34-85	4.2	12	Medium Density Residential	79	15.8	31-79	5.0
13	Medium High Density Residential	80	14.7	73-117	5.4	13	Medium High Density Residential	64	12.8	64-102	5.0
14	Medium Density Residential	77	21.5	43-107	3.6	14	Medium Density Residential	109	22.2	44-111	4.9
15	Recreational	--	5.6	--	--	15	Recreational	--	6.8	--	--
--	Fuel Modification Zone	--	69.9	--	--	--	Fuel Modification Zone	--	70.8	--	--
Total		589	184.6			Total		589	184.6		

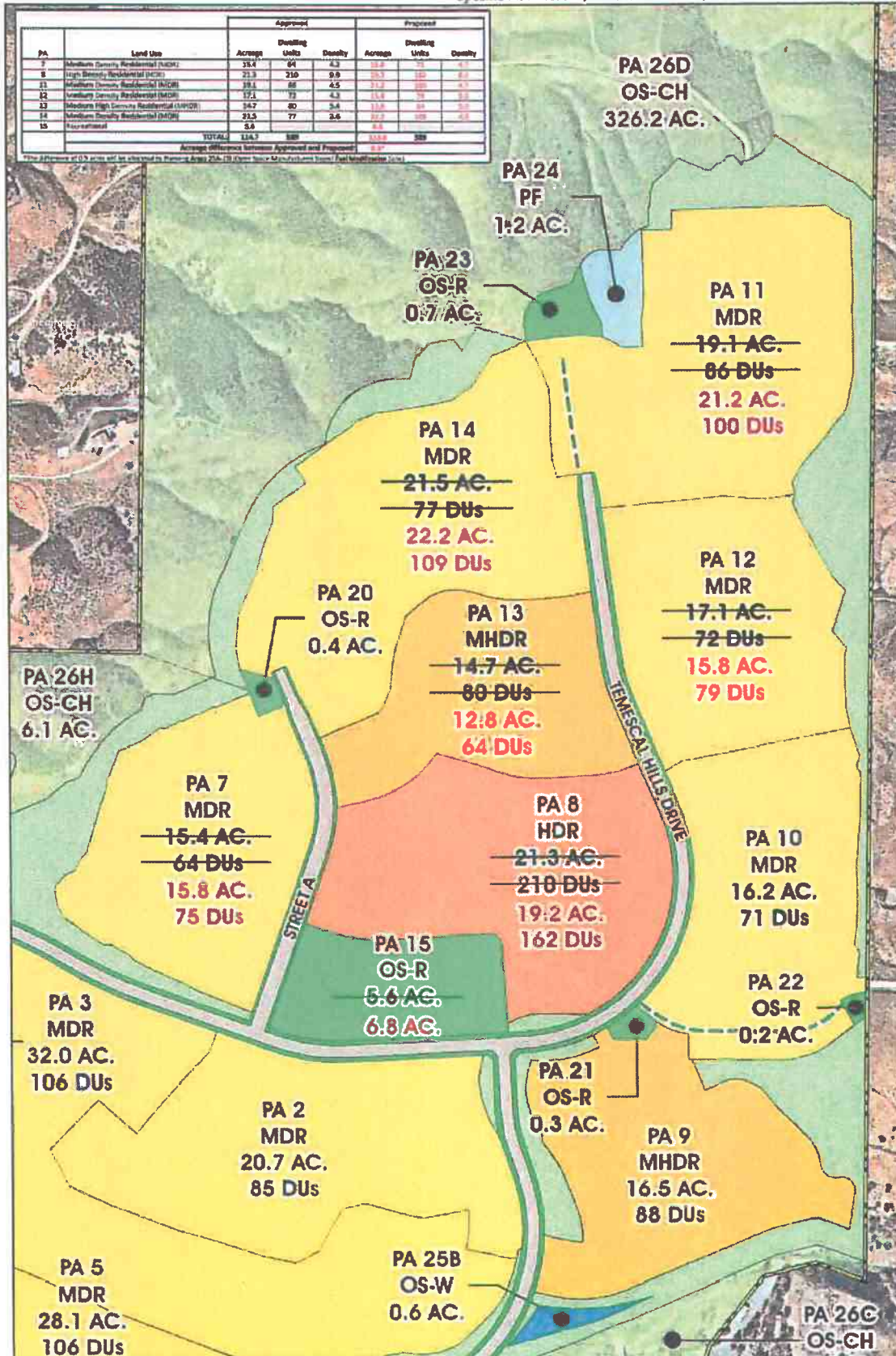


Figure I-X

SUBSTANTIAL CONFORMANCE - AREA OF CHANGE



SUBSTANTIAL CONFORMANCE NO. 1
TO SPECIFIC PLAN 327, AMENDMENT NO. 1
(Revised Pages Only)



III.A. Comprehensive Land Use Plan

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

Based on final engineering and design, the total number of dwelling units within each residential Planning Area may vary in a manner consistent with their land use designations.

The following is a general description of each of the land uses proposed for the project. Additional information on each of these uses and Planning Areas within the Specific Plan is provided in the detailed land use summary (Table III.A-1), as well as in the specific Planning Area descriptions provided in Section III.B.

Table III.A-1 Land Use Summary

SP LAND USE DESIGNATION	PLANNING AREA	GROSS ACRES	TARGET DWELL. UNITS
MEDIUM DENSITY RESIDENTIAL (2.0 - 5.0 du/ac) Subtotal = <u>222.5220.6</u> acres	2	20.7	85
	3	32.0	106
	4	31.3	135
	5	28.1	106
	6	19.2	93
	7	<u>15.815.4</u>	<u>7564</u>
	10	16.2	71
	11	<u>21.249.1</u>	<u>10086</u>
	12	<u>15.847.1</u>	<u>7972</u>
	14	<u>21.522.2</u>	<u>10977</u>
MEDIUM-HIGH DENSITY RESIDENTIAL (5.0 - 8.0 du/ac) Subtotal = <u>56.758.6</u> acres	1	27.4	170
	9	16.5	88
	13	<u>14.712.8</u>	<u>8064</u>
HIGH DENSITY RESIDENTIAL (8.0 - 14.0 du/ac)	8	<u>19.221.3</u>	<u>162210</u>
RESIDENTIAL SUBTOTAL		<u>300.5298.4</u> acres	1,443 du
RECREATIONAL	15 Rec. Center	<u>6.85.6</u>	—



III.A. Comprehensive Land Use Plan

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

Table III.A-1 Land Use Summary

SP LAND USE DESIGNATION	PLANNING AREA		GROSS ACRES	TARGET DWELL. UNITS
Subtotal = 22.6 21.4 acres	16	Neighborhood Park	5.0	—
	17	Public Park	5.3	—
	18	Neighborhood Park	2.8	—
	19	Pocket Park	1.1	—
	20	Pocket Park	0.4	—
	21	Pocket Park	0.3	—
	22	Pocket Park	0.2	—
	23	Pocket Park	0.7	—
OTHER DEVELOPMENT	24	Public Facilities	1.2	—
	25	Open Space – Water (Water Quality Feature)	1.2	—
	27A	Manufactured Slope / Fuel Modification Zone	21.7	
	27B	Manufactured Slope / Fuel Modification Zone	3.4	
	27C	Manufactured Slope / Fuel Modification Zone	0.2	
	27D	Manufactured Slope / Fuel Modification Zone	<u>1.8</u> 1.5	

Table III.A-1 Land Use Summary

SP LAND USE DESIGNATION	PLANNING AREA	GROSS ACRES	TARGET DWELL. UNITS
	27E	Manufactured Slope / Fuel Modification Zone 14.3 13.7	
	27F	Manufactured Slope / Fuel Modification Zone 10.5	
	27G	Manufactured Slope / Fuel Modification Zone 3.9	
	27H	Manufactured Slope / Fuel Modification Zone 2.7	
	27I	Manufactured Slope / Fuel Modification Zone 12.3	
		On-Site Roadways 22.7	
DEVELOPMENT FOOTPRINT TOTAL		416.9 acres	3.53.4 du/ac net
OPEN SPACE (MSHCP Conservation Areas)	26	Open Space – Conservation Habitat 544.3	—
OPEN SPACE SUBTOTAL		544.3 542.4 acres	—
GRAND TOTAL PROJECT TOTAL	27 PA's	961.2 Acres	1.50 du/ac gross

a. Residential Planning Area Development Procedures

Each Residential Planning Area within TOSCANA has an identified Target Number of Dwelling Units, and Dwelling Unit Range, see Table III.A-2, *Residential Planning Area Dwelling Unit Range*. The Target Number of Dwelling Units represents current planning expectations for each Planning Area as



III.A. Comprehensive Land Use Plan

Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

shown on the Specific Plan Land Use Plan, rather than limits on maximum development for that Planning Area.

However, during the mapping of individual Planning Areas, the Target Number of Dwelling Units may not be achieved due to the more exact nature of the mapping process, or it may be desirable to reallocate units from one Planning Area to another. The Dwelling Unit Range is a mathematical calculation based on the density range of the General Plan Designation for each Planning Area multiplied by the Planning Area acreage. The Dwelling Unit Range calculation determines how many units may be built within each Planning Area and whether a Specific Plan Amendment is required due to changes in the number of dwelling units or Planning Area acreage. A Specific Plan Amendment is required if changes to the number of dwelling units within a Planning Area or the acreage of a Planning Area causes the Planning Area's density to be above or below its assigned density range.

Additionally, Planning Area acreages may be revised when more accurate information is available. A 15% variation in Planning Area acreage may be allowed without a Specific Plan Amendment. Any acreage change in a Planning Area of over 15% will require a Specific Plan Amendment. However, a Specific Plan Amendment is required for any change to Planning Area acreage that results in the Planning Area's density being above or below its assigned density range.

Table III.A-2 Residential Planning Area Dwelling Unit Range

Residential PAs	Land Use	Density Range		Gross Acres	Target Number of DU	Dwelling Unit Range	
		5.0	8.0				
1	MHDR	5.0	8.0	27.4	170	137	219
2	MDR	2.0	5.0	20.7	85	41	103
3	MDR	2.0	5.0	32.0	106	64	160
4	MDR	2.0	5.0	31.3	135	62	156
5	MDR	2.0	5.0	28.1	106	56	140
6	MDR	2.0	5.0	19.2	93	38	96
7	MDR	2.0	5.0	15.8+5.4	7564	3130	7977
8	HDR	8.0	14.0	21.3+19.2	210162	153170	268298
9	MHDR	5.0	8.0	16.5	88	82	132
10	MDR	2.0	5.0	16.2	71	32	81
11	MDR	2.0	5.0	21.2+9.1	10086	3842	10695
12	MDR	2.0	5.0	17.1+15.8	7279	3134	7985
13	MHDR	5.0	8.0	14.7+12.8	8064	7364	117102
14	MDR	2.0	5.0	21.5+22.2	77109	4443	107111

b. Residential Land Use

The TCAP land use plan designates most of the Specific Plan site (approximately 790 acres) as "Medium Density Residential" (MDR). According to the General Plan, the MDR designation provides for the development of smaller lot residences at densities between 2.0 to 5.0 dwelling units per acre. Thus, this General Plan land use designation would allow the development of between 1,580 and 3,950 dwelling units on the site's 790 acres.



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However, policy TCAP 3.3 of the East Temescal Hillside Policy Area, in which the Specific Plan is located, states that: "In order to facilitate the retention of open space, clustered development shall be allowable in the specific plan, provided that the total number of dwelling units for the specific plan shall not exceed the number of dwelling units permitted by the land use designation for the entire specific plan area. Allowable clustered development includes specific plan planning areas permitting attached dwelling units and planning areas with dwelling unit densities greater than the Area Plan land use designation."

Thus, as provided for in the TCAP East Temescal Hillside Policy Area, the TOSCANA Specific Plan provides for the reduction in the maximum number of dwelling units to 1,443, the restriction of the total development footprint to approximately 416.9 acres and the development of attached and/or multi-family homes in conjunction with the use of residential clustering onsite. As a result, the project enables the preservation of approximately 544.3 acres of natural open space onsite. The Specific Plan's compliance with policies TCAP 3.2 and 3.3 also ensures that the project is consistent with the Riverside County General Plan.

Overall, the TOSCANA Specific Plan has a density of 1.50 du/ac, and a residential development density of 4.8 du/ac. In conformance with project goals, a variety of housing styles, sizes and values are proposed to appeal to community residents in a variety of economic circumstances. The residential Planning Areas account for ~~298.4300~~⁵ gross acres (31%) of the site and contain a maximum of 1,443 dwelling units. The housing mix includes three General Plan residential designations and density ranges: Medium (2.0 - 5.0 du/ac), Medium-High (5.0 - 8.0 du/ac) and High (8.0 - 14.0 du/ac). See Section III.B for Planning Area specifics.

The Target Dwelling Units represent current planning expectations for each Planning Area, rather than limits on maximum development. Based on final engineering and design, the total number of dwelling units within any residential Planning Area shall not exceed the density range stated in Table III.A-2, *Residential Planning Area Dwelling Unit Range*, for that specific Planning Area, unless a Specific Plan Amendment (SPA) is approved. A Specific Plan Amendment shall be required for a re-allocation of dwelling units that causes a Planning Area's density being above or below its density range.

(1) Medium Density Residential (2.0 - 5.0 du/ac): This use provides for a total of between ~~444441~~ to ~~1,1101,103~~ single-family detached dwelling units on ~~220.6222~~⁵ gross acres (subject to the overall project maximum of 1,443 du), with a target of ~~959895~~ dwelling units. Medium density units are proposed for Planning Areas 2, 3, 4, 5, 6, 7, 10, 11, 12 and 14. This density of residential land use will encompass roughly 23% of the gross project site.

(2) Medium-High Density Residential (5.0 - 8.0 du/ac): This use will provide a total of between ~~284293~~ to ~~454469~~ single-family detached and/or attached single-family dwelling units on a total of ~~56.758~~⁶ gross acres (subject to the overall project maximum of 1,443 du), with a target of ~~322338~~ dwelling units. Medium-high density units are proposed for Planning Areas 1, 9, and 13. This residential land use will encompass roughly 6% of the gross project site.

(3) High Density Residential (8.0 - 14.0 du/ac): This land use will provide a total of between ~~153170~~ and ~~298268~~ single-family detached and/or attached single- or multi-family dwelling units on ~~19.221~~³ gross acres (subject to the overall project maximum of 1,443 du), with a target of



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~~162240~~ dwelling units. High density units are proposed for Planning Area 8. This density of land use will encompass roughly 2% of the gross site.

c. Recreation Center

Planning Area 15, located in the center of the project development footprint, provides ~~5.66.8~~ acres of recreational uses consisting of a recreation center and associated outdoor uses. The recreation center shall provide residents with amenities including a meeting room with kitchen, junior Olympic swimming pool, resort pool, event lawn, barbeques, picnic tables and tot lot.

d. Public Park

Planning Area 17, located along Temescal Canyon Road west of Temescal Hills Drive, provides 5.3 acres of active recreational uses available to the public. The Public Park includes ball fields, a pedestrian path, seating, trail, and restrooms. This park will also provide access to the Multipurpose Trail on Temescal Canyon Road and the Regional Trail connection.

e. Neighborhood Parks

TOSCANA will feature two Neighborhood Parks within Planning Areas 16 and 18, totaling 7.8 acres. The Neighborhood Parks include a tot lot, pool, outdoor fireplace, seating areas, walking paths and restrooms.

f. Pocket Parks

Planning Areas 19, 20, 21, 22 and 23 encompass the five pocket parks totaling 2.7 acres. The pocket parks provide turfed recreational and seating areas with additional landscaping located for convenient use by the surrounding neighborhoods.

g. Open Space

A major design feature of the Specific Plan is the conservation of ~~544.3542.6~~ acres of natural open space including the rolling hillsides that form the backdrop to the community and the riparian areas of Temescal Wash Planning Area 26 (A-H) designated Open Space – Conservation Habitat (OS-CH).

The only development necessary within the OS-CH area onsite are the two bridge crossings Temescal Wash at Toscana Drive and Temescal Hills Drive, flood control improvements necessary to protect the bridges and Temescal Canyon Road offsite, and a Regional Trail. In addition, an existing emergency access road for the Spanish Hills community will be preserved within Planning Area 26D.

The key function of the open space system is to protect natural habitats and preserve wildlife functions and values. In particular, nearly all of Temescal Wash onsite along the southern and western site boundaries will be preserved. The riparian corridor associated with Temescal Wash is considered one of the major wildlife corridors in the Temescal Valley. An open space corridor (Planning Areas 26A and 26B) will also be preserved onsite connecting Temescal Wash in the south, to the Lake Mathews/Estelle Mountain Reserve to the east, preserving a wildlife movement linkage identified in the MSHCP. Additionally, manufactured slopes along the development perimeter act as fuel management areas and create an additional buffer between human activities onsite and the habitat areas both onsite and offsite.



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Initially, open space and recreational uses onsite shall be owned and maintained by the project Master Homeowners Association (HOA). Once the final boundaries of the fire fuel modification zones within the development footprint have been legally defined, the boundaries of the natural open space areas (Planning Area 26) shall be defined and be available for conveyance to the appropriate habitat conservation agency. Maintenance of project fuel modification zones (including grooming, thinning, discing or other maintenance activities) shall remain the responsibility of the HOA, or other similar appropriate entity, as acceptable to the County.

Table III.A-3 Open Space and Recreation Area Summary

LAND USE	PLANNING AREA	ACREAGE
Recreation Center	15	<u>6.85.6</u>
Neighborhood Parks	16	5.0
	18	2.8
Public Park	17	5.3
Pocket Parks	19	1.1
	20	0.4
	21	0.3
	22	0.2
	23	0.7
High Density Recreational Areas*	8	0.5
TOTAL DEVELOPED AREA		<u>23.121.9 acres</u>
Natural Open Space (MSHCP Conservation Areas)	26A-H	544.3 (Including 1.7 acre Regional Trail)
TOTAL OPEN SPACE AREA		544.3 acres
GRAND-TOTAL OPEN SPACE AND RECREATION		<u>567.4566.2 acres</u>



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The detailed program elements and acreages proposed for the open space and recreation program for the TOSCANA Specific Plan are as follows:

(1) **Recreation Center:** Planning Area 15, the ~~5.66.8~~-acre Recreation Center, is intended for the use of onsite residents and their guests. Amenities to be associated with the recreation center include: clubhouse/community meeting room and kitchen, picnic area, swimming pool and event lawn. This facility shall remain HOA owned and maintained. A design concept for the Recreation Center is shown in Figure III.A-14, *Recreation Center (PA 15) Concept*.

(2) **Neighborhood Parks:** There are two Neighborhood Parks, within Planning Areas 16 and 18 of 5.0 and 2.8 acres, respectively, which shall include active recreational opportunities to the residents of the project. The Neighborhood Park shall provide amenities including: ball fields, soccer fields, playgrounds, picnic areas, bathroom facilities and parking facilities. The Neighborhood Parks shall remain HOA owned and maintained. Design concepts for the Neighborhood Parks are shown in Figure III.A-15, *Neighborhood Park (PA 16) Concept*, and Figure III.A-16, *Neighborhood Park (PA 18) Concept*.

(3) **Public Park:** Planning Area 17 includes a 5.3-acre Public Park which shall include recreational amenities for community residents and the public. Amenities will include a ball field, pedestrian path, a seating area, and restrooms. The Public Park will be dedicated to an appropriate public entity (such as a County Service Area (CSA) or Parks and Recreation District). A design concept for the Public Park is shown in Figure III.A-17, *Public Park (PA 17) Concept*.

(4) **Pocket Parks:** Project development shall include five pocket parks located throughout the residential areas to provide local recreational opportunities to the nearby residents. The five Pocket Parks, located within Planning Areas 19, 20, 21, 22 and 23, shall consist of a total of approximately 2.7 acres (1.1 acres, 0.4 acres, 0.3 acres, 0.2 acres and 0.7 acres, respectively). The Paseo will provide pedestrian access to these parks. Amenities within each Pocket Park may include turfed recreational areas, sitting areas (such as benches) and fixed recreational equipment (such as a tot lot, or other appropriate fixtures). A design concept for the Pocket Park in PA 19 is shown in Figure III.A-18, *Pocket Park (PA 19) Concept*.

(5) **High Density Recreational Area:** Recreational uses within Planning Area 8 totaling approximately 0.5 acres. These recreational uses shall be located within Planning Area 8 to provide local recreational opportunities to residents of this neighborhood. The precise locations and types of recreational amenities to be provided within Planning Area 8 shall be determined in conjunction with the submittal of the first implementing subdivision within the Planning Area. Where feasible, these recreation areas should connect to pedestrian walkways, or the Paseo.

This high density recreational area shall be designed and constructed in conjunction with buildout of the associated Planning Area. Therefore, the phasing of such recreational areas shall be the same as that of the residential Planning Area to which they are attached. These recreational uses shall be private and, therefore, owned and maintained by the management entity for the development. Suggested amenities for these internal uses include, but are not limited to, turfed areas, playgrounds (play equipment), rest areas and picnic facilities, as deemed appropriate for the area.

Table III.A-4 Park and Recreational Facilities Phasing Milestones

Planning Area	Facility	Site Size	Milestones & Requirements
PHASE I			
PA 15	Recreation Center	6.85-6 acres	a. The Park designs (plot plan) submitted for County approval prior to issuance of 300th residential building permit within the SP.
PA 17	Public Park	5.3 acres	a. Park construction shall commence prior to the issuance of the first residential building permit within the SP. b. Park construction shall be completed within 12 months.
PA 18	Neighborhood Park	2.8 acres	a. Park designs (plot plan) submitted for County approval prior to issuance of 300th residential building permit within the SP. b. Park construction completed prior to issuance of the 601st residential building permit within the SP.
PA 19	Pocket Park	1.1 acres	a. Park designs (minor landscaping plot plan) submitted for County approval prior to issuance of 50th residential building permit within the PA 4. b. Park construction completed prior to issuance of the 100th residential building permit within the PA 4.
PHASE II			
PA 15	Recreation Center	6.85-6 acres	a. Construction of PA 15 shall be completed prior to issuance of the 650th residential building permit within the SP.
PA 16	Neighborhood Park	5.0 acres	a. To be constructed during Phase II. The Park designs (plot plan) submitted for County approval prior to issuance of 850th residential building permit within the SP. b. Construction of PA 16 shall be completed prior to issuance of the 1,122nd residential building permit within the SP.

7. PLANNING AREA 7: Medium Density Residential**a. Descriptive Summary**

Planning Area 7 (Figure III.B-5, *Planning Areas 7, 8, 15 and 20*) is designed for Medium Density Residential land uses and is planned for the development of ~~7564~~ homes on ~~15.845.4~~ gross residential acres at a gross density of ~~4.74.2~~ dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 2.0 to 5.0 du/ac, and could include from ~~3130~~ to ~~7977~~ single family lots. Planning Area 7 includes traditional, detached homes on minimum 5,400 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 7 is provided from Street A via local roads. Pedestrian access is provided via sidewalks along Street A. Recreational amenities include the Pocket Park within PA 20, the Recreation Center within PA 15, and the Temescal Hills Drive Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

- (1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.
- (2) Residential structures abutting the Pocket Park in Planning Area 20 shall have either the front or side elevations oriented towards the park.
- (3) Access to Planning Area 7 shall be provided from Temescal Hills Drive and Street A (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.
- (4) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the west side of Street A.
- (5) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.
- (6) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.
- (7) Planning Area 7 is adjacent to the open space of Planning Area 26H. In these areas, special fencing and lighting requirements may apply, as outlined in Section IV.C.3.



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8. PLANNING AREA 8: High Density Residential

a. Descriptive Summary

Planning Area 8¹ (Figure III.B-5, *Planning Areas 7, 8, 15 and 20*) is designed for High Density Residential land uses and is planned for development of ~~162210~~ homes on ~~19.2213~~ gross residential acres at a gross density of ~~9.984~~ dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 8.0 to 14.0 du/ac, and could include from ~~153170~~ to ~~268298~~ homes. Planning Area 8 provides for the development of innovative, cost effective residences, including duplex clusters, townhomes, motor court clusters, and green court clusters.

Vehicular access to Planning Area 8 is provided from Temescal Hills Drive and Street A via local roads. Pedestrian access is provided via sidewalks along the south side of Temescal Hills Drive and the east side of Street A. Recreational amenities include the Recreation Center within PA 15, which is directly south of and adjacent to PA 8; the Temescal Hills Drive Paseo, and a 0.5-acre recreational amenity internal to the Planning Area.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-47, *Plotting Diagram with Development Standards - Duplex Clusters*, Figure IV-48, *Plotting Diagram with Development Standards - Townhomes*, Figure IV-49, *Plotting Diagram with Development Standards - Motorcourts*, and Figure IV-50, *Plotting Diagram with Development Standards - Greencourts*.

(2) Parking standards shall comply with Riverside County Ordinance 348 Section 18.12 as they apply to planned residential developments. Total project development shall accommodate no fewer than 2.5 on-site parking spaces per unit, with 2.0 spaces provided with an enclosed garage. Single bedroom dwelling units shall have no less than 1.5 spaces per unit. Two or more bedroom dwelling units shall have no less than 2.5 spaces per unit. At least one of the required parking spaces per unit shall be located in a garage which is architecturally harmonious with the main structure. On-street parallel parking shall be provided, with each space no less than measuring 8' by 22'. All parking spaces shall be located within 300 feet of the building they serve unless otherwise specified. Location of guest parking shall be identified by any implementing project within Planning Area 8.

(3) Access to Planning Area 8 shall be provided from Temescal Hills Drive and Street A (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

¹ Within Planning Area 8, the term "Lot" means the defined area within the Plot Plan which contains one duplex unit consisting of two homes.

11. PLANNING AREA 11: Medium Density Residential**a. Descriptive Summary**

Planning Area 11 (Figure III.B-7, *Planning Areas 11, 12, 23, and 24*) is designed for Medium Density Residential land uses and is planned for development of ~~10086~~ homes on ~~21,219.4~~ gross residential acres at a gross density of 4.75 dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 2.0 to 5.0 du/ac, and could include from ~~4238~~ to ~~95106~~ single family lots. Planning Area 11 includes traditional, detached homes on minimum 5,000 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 11 is provided from Temescal Hills Drive via local roads. Pedestrian access is provided via sidewalks along the east side of Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 23, and Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Residential structures abutting the Pocket Park in Planning Area 23 shall have either the front or side elevations oriented towards the park.

(3) Access to Planning Area 11 shall be provided from Temescal Hills Drive North and the Northern Loop Road (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(4) Access roads/driveways for offsite residences shall be constructed as necessary to ensure project implementation does not affect access to such residences. These access roads / driveways will be constructed pursuant to applicable County Ordinance 461 or as otherwise approved by the County Transportation Department. See Specific Plan Section III.A-3, *Circulation Master Plan*, for additional details.

(5) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(6) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

12. PLANNING AREA 12: Medium Density Residential**a. Descriptive Summary**

Planning Area 12 (Figure III.B-7, *Planning Areas 11, 12, 23, and 24*) is designed for Medium Density Residential land uses and is planned for development of ~~7972~~ homes on ~~15.8171~~ gross residential acres at a gross density of ~~5.042~~ dwelling units per acre (du/ac). The density for this Planning Area ranges from 2.0 to 5.0 du/ac, and could include from ~~3134~~ to ~~7985~~ single family lots. Planning Area 12 includes traditional, detached homes on minimum 4,500 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 12 is provided from Temescal Hills Drive to the west via local roads. Pedestrian access is provided via sidewalks along the east side of Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 21, Pocket Park within PA 22, Pocket Park within PA 23, and Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-45, *Plotting Diagram with Development Standards – Small Lots*. However, lot larger than 5,000 s.f. may utilize the site plan concepts as depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Access to Planning Area 12 shall be provided from the Northern Loop Road (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(3) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the west side of Temescal Hills Drive (opposite Planning Area 12).

(4) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(5) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(6) To the extent necessary to ensure adequate defensible space between occupied structures onsite and naturally vegetated open space, a fire fuel modification zone (FMZ) shall be

13. PLANNING AREA 13: Medium-High Density Residential**a. Descriptive Summary**

Planning Area 13 (Figure III.B-8, *Planning Areas 13 and 14*) is designed for Medium-High Density Residential land uses and is planned for development of ~~6480~~ homes on ~~12.814.7~~ gross residential acres at a gross density of ~~5.4~~ 5.0 dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 5.0 to 8.0 du/ac, and could include from ~~6473~~ to ~~117,102~~ single family lots. Planning Area 13 includes traditional, detached homes on minimum 4,500 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Access to Planning Area 13 provided from Temescal Hills Drive and Street A via local roads. Pedestrian access is provided via sidewalks along Temescal Hills Drive and Street A, and the Paseo along Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 20, and the Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-45, *Plotting Diagram with Development Standards – Small Lots*. However, lot larger than 5,000 s.f. may utilize the site plan concepts as depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Primary access to Planning Area 13 shall be provided from Temescal Hills Drive and Street A (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing plot plan(s) associated with the development of this Planning Area.

(3) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the west side of Temescal Hills Drive and the west side of Street A (opposite Planning Area 13).

(4) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(5) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figure IV-41 and IV-42, *Wall and Fence Details*.



III.B. Planning Area Standards

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14. PLANNING AREA 14: Medium Density Residential

a. Descriptive Summary

Planning Area 14 (Figure III.B-8, Planning Areas 13 and 14) is designed for Medium Density Residential land uses and is planned for development of ~~10977~~ homes on ~~21,522.2~~ gross residential acres at a gross density of ~~4.93-6~~ dwelling units per acre (du/ac). The General Plan for this Planning Area ranges from 2.0 du/ac to 5.0 du/ac, and could include from ~~4443~~ to ~~111407~~ single family lots. Planning Area 14 includes traditional, detached homes on minimum 5,400 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 14 is provided from Temescal Hills Drive and Street A via local roads. Pedestrian access is provided via sidewalks and the Paseo along the west side of Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 20, the Pocket Park within PA 23, and the Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

- (1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.
- (2) Residential structures abutting the Pocket Parks in Planning Areas 20 and 23 shall have either the front or side elevation oriented toward the park.
- (3) Access to Planning Area 14 shall be provided from Temescal Hills Drive and Street A (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.
- (4) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the west side of a Local Street within Planning Area 14 that will connect the Temescal Hills Drive Paseo with the Pocket Park in Planning Area 23.
- (5) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.
- (6) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.



III.B. Planning Area Standards

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15. PLANNING AREA 15: Open Space – Recreation (Recreation Center)

a. Descriptive Summary

Planning Area 15, as depicted in Figure III.B-5, Planning Areas 7, 8, 15 and 20, provides for development of a total of 6.85-6 acres gross as a recreation center for residents' use.

The recreation center shall be landscaped and shall include amenities such as a community meeting room with kitchen, restrooms, parking, tot lot, junior Olympic swimming pool, kids pool, event lawn, group barbecue, shade structures and picnic area. After construction, the recreation center will be maintained by the project's Master Homeowners Association.

b. Land Use and Development Standards

Please refer to Ordinance No. 7807. (See Specific Plan Zoning Ordinance in Section V.)

c. Planning Standards

(1) Access to Planning Area 15 shall be provided from Temescal Hills Drive and Street A via local roads or driveway.

(2) The Recreation Center designs shall require plot plan review and approval by the County.

(3) Recreation Center monumentation, as shown in Figure IV-11, Recreation Center Monumentation - Plan View, and Figure IV-12, Recreation Center Monumentation - Elevation View, shall be provided at the entrance to Planning Area 15 from Temescal Hills Drive.

(4) A portion of the Paseo, as shown on Figure III.A-13, Open Space and Recreation Plan, will border the Planning Area along the northern side of Temescal Hills Drive and the west side of Street A (opposite Planning Area 15).

(5) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, Conceptual Wall and Fence Plan. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-41 and IV-42, Wall and Fence Details.

(6) Development within the Planning Area shall be guided by the principles of the Specific Plan's Design Guidelines (Section IV).

(7) Please refer to Section III.A, Development Plans and Standards, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan



III.B. Planning Area Standards

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27. PLANNING AREA 27A-I: Open Space – Manufactured Slope / Fuel Modification Zone

a. Descriptive Summary

Planning Area 27 A-I, as depicted in Figure III.B-11, *Planning Areas 27A-27I*, provides for 70,869.9 acres of graded slope and fire fuel modified hillside.

These Planning Areas provide for a buffer between the residential and other uses within Toscana, and the Open Space – Conservation Habitat within Planning Area 26A-H. This buffer is intended to protect the Open Space – Conservation Habitat from noise and light pollution, as well as resident and pet intrusion, that would disturb the natural habitat. In addition, these buffers will provide a fire break between the undisturbed hillsides and the residences of Toscana.

b. Land Use Development Standards

Please refer to Ordinance No. 7807. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Where required, vegetation shall be removed or thinned in order to provide for a fire break between the Open Space – Conservation Habitat and the Toscana residences in accordance with the Fire Master Plan.

(2) Where required, solid perimeter walls as described in Section IV.C.4, *Walls and Fencing* shall be placed between Planning Areas 27A-I and the open space within Planning Areas 26A-H to prevent human and pet encroachments into the open space. View fencing may also be used where permissible.

(3) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

Plant Material			Sub-palette				
Botanical Name	Native	Common Name	Collector Road	Upland/Collector Road Upper	Local Street	Manufactured Slope	Park/Rec Center
			Lower				
TREES							
<i>Aesculus californica</i>	*	California Buckeye	◆			◆	◆
<i>Agonis flexuosa</i>		Peppermint Tree			◆		◆
<i>Alnus rhombifolia</i>	*	Alder	◆			◆	◆
<i>Albizia julibrissin</i>		Silk Tree			◆		
<i>Arbutus unedo</i>		Strawberry Tree	◆	◆		◆	◆
<i>Arbutus unedo 'Marina'</i>		Marina Strawberry Tree	◆	◆		◆	◆
<i>Callistemon citrinus</i>		Lemon Bottlebrush		◆			
<i>Cassia surattensis</i>		Yellow Cassia	◆	◆			◆
<i>Cercis occidentalis</i>	*	Western Redbud	◆	◆		◆	◆
<i>Chamaerops humilis</i>		Mediterranean Fan Palm					◆
<i>Chilopsis linearis</i>	*	Desert Willow	◆	◆		◆	◆
<i>Chitalpa tashkentensis</i>		Chitalpa	◆	◆		◆	◆
<i>Ficus macrophylla</i>		Moreton Bay Fig		◆	◆	◆	◆
<i>Ficus rubiginosa</i>		Port Jackson Fig		◆	◆	◆	◆
<i>Fraxinus greggii</i>		Little Leaf Ash			◆		◆
<i>Fraxinus o. 'Raywood'</i>		Raywood Ash		◆	◆		
<i>Fraxinus velutina</i>	*	Arizona Ash			◆		
<i>Geijera parviflora</i>		Australian Willow			◆		◆
<i>Gleditsia triacanthos</i>		Honey Locust			◆	◆	
<i>Jacaranda mimosifolia</i>		Jacaranda			◆		◆
<i>Juglans californica</i>	*	S. California Black Walnut				◆	
<i>Koelreuteria bipinnata</i>		Chinese Flame Tree			◆		
<i>Koelreuteria paniculata</i>		Golden Rain Tree			◆		
<i>Lagerstroemia indica</i>		Crape Myrtle		◆	◆	◆	◆
<i>Liquidambar styraciflua (seedless var.)</i>		Sweet Gum		◆	◆	◆	
<i>Lyonothamnus floribundus</i>		Catalina Ironwood		◆		◆	◆
<i>Olea europaea 'Swan Hill'</i>		Fruitless Olive	◆	◆			◆
<i>Olea europaea 'Wilsonii'</i>		Wilson Fruitless Olive		◆	◆	◆	◆
<i>Parkinsonia floridum 'Desert Museum'</i>		Desert Museum Blue Palo Verde		◆	◆	◆	◆
<i>Parkinsonia microphyllum (C. microphyllum)</i>		Little Leaf Palo Verde		◆	◆	◆	◆
<i>Parkinsonia praecox (Cercidum praecox)</i>		Sonoran Palo Verde		◆	◆	◆	◆
<i>Phoenix dactylifera</i>		Date Palm					◆
<i>Phoenix roebelenii</i>		Pigmy Date Palm					◆
<i>Pistacia chinensis</i>		Chinese Pistache			◆	◆	
<i>Pittosporum phylloraeoides</i>		Willow Pittosporum		◆		◆	◆
<i>Platanus acerifolia 'columbia'</i>		London Plane Tree	◆	◆	◆	◆	
<i>Platanus racemosa</i>	*	California Sycamore	◆			◆	◆
<i>Platanus wrightii</i>		Arizona Sycamore	◆				◆
<i>Podocarpus gracilior (Afrocarpus gracilior)</i>		Fern Pine		◆	◆		◆
<i>Podocarpus macrophyllus</i>		Yew Pine					◆
<i>Populus fremontii</i>	*	Fremont Cottonwood	◆			◆	◆
<i>Prosopis alba</i>		Argentine Mesquite					◆
<i>Prosopis chilensis</i>		Chilean Mesquite					◆
<i>Prunus caroliniana</i>		Carolina Laurel Cherry		◆		◆	◆
<i>Prunus ilicifolia</i>	*	Hollyleaf Cherry		◆		◆	◆



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Table IV-1 Community Plant Palette

Plant Material			Sub-palette				
Botanical Name	Native	Common Name	Collector Road	Upland/Collector Road	Local Street	Manufactured Slope	Park/Rec Center
			Lower	Upper			
<i>Prunus ilicifolia lyonii</i>	*	Catalina Cherry		◆		◆	◆
<i>Punica granatum</i>		Pomegranate		◆			◆
<i>Quercus agrifolia</i>	*	Coast Live Oak	◆	◆	◆	◆	◆
<i>Quercus chrysolepis</i>	*	Canyon Live Oak				◆	◆
<i>Quercus engelmannii</i>	*	Pasadena Oak		◆	◆	◆	◆
<i>Quercus ilex</i>		Holly Oak		◆		◆	◆
TREES (cont.)							
<i>Quercus kelloggii</i>	*	California Black Oak	◆	◆		◆	◆
<i>Quercus suber</i>		Cork Oak				◆	◆
<i>Quercus virginiana</i>		Southern Live Oak	◆	◆	◆	◆	◆
<i>Quercus wislizeni</i>	*	Interior Live Oak				◆	◆
<i>Rhaphiolepis indica 'Majestic Beauty'</i>		Majestic Beauty Hawthorn		◆			◆
<i>Salix gooddingii</i>	*	Black Willow, Goodding's Willow	◆				◆
<i>Salix laevigata</i>	*	Red Willow	◆				◆
<i>Salix lasiolepis</i>	*	Arroyo Willow	◆				◆
<i>Sambucus mexicana</i>	*	Mexican Elderberry	◆			◆	◆
<i>Ulmus parvifolia</i>		Chinese Elm			◆		
<i>Umbellularia californica</i>	*	California Laurel	◆	◆			

SHRUBS							
<i>Alyogyne huegelii</i>		Blue Hibiscus		◆			◆
<i>Arctostaphylos densiflora</i>	*	Sonoma Manzanita	◆			◆	◆
<i>Arctostaphylos edmundsii</i>	*	Little Sur Manzanita					◆
<i>Atriplex lentiformis breweri</i>	*	Brewer Saltbush				◆	◆
<i>Baccharis emoryi</i>	*	Emory's Baccharis	◆	◆		◆	◆
<i>Baccharis hybrid 'stam'</i>		Thompson Baccharis	◆	◆		◆	◆
<i>Baccharis pilularis</i>	*	Coyote Brush	◆	◆		◆	◆
<i>Baccharis salicifolia</i>		Mulefat	◆	◆		◆	◆
<i>Baccharis sarathroides</i>	*	Desert Broom	◆	◆			◆
<i>Bougainvillea spp.</i>		Bougainvillea				◆	◆
<i>Brickellia californica</i>	*	California Brickellbush	◆				
<i>Buxus microphylla japonica</i>		Japanese Boxwood					◆
<i>Caesalpinia gilliesii</i>		Desert Bird of Paradise		◆			◆
<i>Caesalpinia mexicana</i>		Mexican Poinciana					◆
<i>Calliandra californica</i>		Baja Fairy Duster	◆	◆		◆	◆
<i>Calliandra eriophylla</i>	*	Fairy Duster	◆	◆		◆	◆
<i>Calliandra inaequilatera</i>		Red/Pink Powder Puff	◆	◆			◆
<i>Callistemon viminalis 'Little John'</i>		Weeping Bottlebrush		◆			◆
<i>Carissa macrocarpa</i>		Natal Plum					◆
<i>Ceanothus griseus 'horizontalis'</i>	*	Carmel Creeper		◆		◆	◆
<i>Ceanothus spp.</i>	*	California Wild Lilac		◆			◆
<i>Cistus x pulverulentus 'Sunset'</i>		Magenta Rockrose	◆	◆		◆	◆
<i>Convolvulus cneorum</i>		Bush Morning Glory	◆	◆			◆
<i>Convolvulus mauritanicus (C. sasbatius)</i>		Ground Morning Glory		◆		◆	◆
<i>Correa spp.</i>		Australian Fuchsia					◆
<i>Cotoneaster adpressus praecox</i>		Creeping Cotoneaster		◆		◆	◆
<i>Crassula spp.</i>		Crassula					◆



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Table IV-1 Community Plant Palette			Sub-palette				
Plant Material			Collector Road Lower	Upland/Collector Road Upper	Local Street	Manufactured Slope	Park/Rec Center
Botanical Name	Native	Common Name					
<i>Croton californicus</i>	*	California Croton	◆				
<i>Dendromecon harfordii</i>	*	Island Bush Poppy	◆	◆			◆
<i>Dendromecon rigida</i>	*	Bush Poppy	◆	◆			◆
<i>Diosma pulchrum</i>		Breath of Heaven		◆			◆
<i>Echium fastuosum</i>		Pride of Madeira	◆	◆		◆	◆
<i>Elaeagnus pungens</i>		Silverberry		◆			◆
<i>Encelia californica</i>	*	Brown Eyed Susan		◆		◆	◆
SHRUBS (cont.)							
<i>Encelia farinosa</i>	*	Brittlebush	◆			◆	◆
<i>Eriodictyon crassifolium</i>	*	thickleaf yerba santa	◆				
<i>Escallonia species</i>		Escallonia		◆			◆
<i>Eschscholzia minutiflora</i>		Pigmy Poppy	◆				
<i>Euonymus japonicus spp.</i>		Euonymous					◆
<i>Euryops pectinatus</i>		Shrub Daisy					◆
<i>Feijoa sellowiana (Acca sellowiana)</i>		Pineapple Guava					◆
<i>Fremontodendron spp.</i>	*	Flannel Bush	◆	◆		◆	◆
<i>Garrya elliptica</i>	*	Coast Silk Tassel				◆	◆
<i>Grevillia 'Noellii'</i>		Noel's Grevillia		◆			◆
<i>Grewia occidentalis</i>		Lavender Star Flower					◆
<i>Hakea laurina</i>		Sea Urchin Tree		◆		◆	◆
<i>Hakea suaveolens</i>		Sweet Scented Hakea		◆		◆	◆
<i>Hebe 'Veronica Lake'</i>		Veronica Lake Hebe					◆
<i>Hesperoyucca whipplei</i>		Chaparral Yucca	◆			◆	
<i>Heteromeles arbutifolia</i>	*	Toyon	◆	◆		◆	◆
<i>Heuchera sanguinea</i>		Coral Bells		◆			◆
<i>Ilex cornuta 'Burfordii'</i>		Burford Holly					◆
<i>Ilex vomitoria</i>		Yaupon					◆
<i>Justicia californica</i>		Chuparosa	◆	◆		◆	◆
<i>Justicia spicigera</i>		Mexican Honeysuckle	◆	◆			◆
<i>Lantana camara</i>		Bush Lantana		◆		◆	◆
<i>Lantana 'New Gold'</i>		New Gold Lantana		◆		◆	◆
<i>Laurus nobilis</i>		Bay Laurel		◆	◆	◆	◆
<i>Lavandula species</i>		Lavender					◆
<i>Lavatera assurgentiflora</i>		Tree Mallow		◆			◆
<i>Lavatera bicolor (L. maritima)</i>		California Tree Mallow					◆
<i>Leonotis leonurus</i>		Lion's tail		◆		◆	◆
<i>Leptospermum laevigatum</i>		Australian Tea Tree					◆
<i>Leptospermum scoparium spp.</i>		New Zealand Tea Tree		◆			◆
<i>Leucophyllum species candidum</i>		Texas Sage, Silverleaf		◆			◆
<i>Ligustrum japonicum 'Texanum'</i>		Texas Privet					◆
<i>Lobelia laxiflora</i>		Mexican Bush Lobelia					◆
<i>Lonicera nitida</i>		Box Honeysuckle					◆
<i>Mahonia species</i>	*	Oregon Grape				◆	◆
<i>Malosma laurina</i>	*	Laurel Sumac	◆	◆			◆
<i>Melaleuca nesophila</i>		Pink Melaleuca		◆		◆	◆
<i>Mimulus aurantiacus</i>	*	Sticky Monkey Flower	◆	◆		◆	◆
<i>Myrica californica</i>	*	Pacific Wax Myrtle	◆				◆



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Table IV-1 Community Plant Palette

Plant Material		Sub-palette				
Botanical Name	Native	Common Name	Collector Road Lower	Upland/Collector Road Upper	Local Street	Manufactured Slope Park/ Rec Center
Myrsine africana		African Boxwood				◆
Myrtus communis		Common Myrtle				◆
Nandina domestica species		Heavenly Bamboo				◆
Olea europaea 'Little Ollie'		Dwarf Fruitless Olive		◆	◆	◆
Phlomis fruticosa		Jerusalem Sage				◆
Photinia serratifolia (P. serrulata)		Chinese Photinia		◆		◆
Photinia x fraseri		Fraser's Photinia		◆		◆
Pittosporum tobira and hybrids		Tobira / Japanese Mock Orange		◆		◆
Plumbago auriculata (campense)		Cape Plumbago		◆		◆
Potentilla gracilis (P. fruticosa)		Cinquefoil		◆		◆
SHRUBS (cont.)						
Prunus caroliniana	*	Laurel Cherry		◆		◆
Prunus ilicifolia	*	Hollyleaf Cherry		◆		◆
Punica granatum 'Nana'		Dwarf Pomegranate		◆		◆
Pyracantha species		Firethorn		◆		◆
Rhamnus californica	*	Coffeeberry	◆	◆		◆
Rhamnus crocea	*	Redberry Buckthorn	◆			◆
Raphiolepis indica		Indian Hawthorn		◆		◆
Rhus integrifolia	*	Lemonade Berry	◆	◆		◆
Ribes spp.	*		◆			◆
Romneya coulteri	*	Matilija Poppy	◆			◆
Rosa banksiae		Lady Bank's Rose		◆		◆
Rosa floribunda 'Iceberg'		Iceberg Shrub Rose				◆
Ruellia californica		Sonoran Desert Ruellia	◆			◆
Russelia equisetiformis		Coral Fountain		◆		◆
Sambucus mexicana	*	Mexican Elderberry	◆			◆
Santolina chamaecyparissus (S. incana)		Lavender Cotton		◆		◆
Santolina rosmarinifolia (S. virens)		NCN		◆		◆
Senna spp.		Cassia/Senna		◆		◆
Solanum rantonnetii (Lycianthus rant.)		Blue Potato Bush				◆
Sollya heterophylla		Australian Bluebell Creeper				◆
Sophora arizonica		Arizona Sophora				◆
Sophora secundiflora		Texas Mountain Laurel				◆
Sphaeralcea ambigua		Desert Mallow				◆
Tagetes lemmonii		Mountain Marigold		◆		◆
Tecoma stans cultivars		Yellow Bells (Shrub Forms)				◆
Tecomaria capensis		Cape Honeysuckle		◆		◆
Viburnum spp		Viburnum		◆		◆
Westringia fruticosa (rosmariniformis)		Coast Rosemary		◆		◆
Westringia longifolia		Coast Rosemary		◆		◆
Xylosma congestum		Shiny Xylosma				◆
ACCENT SHRUBS and GRASSES						
Acorus aurea		Sweet Flag			◆	◆
Agave species		Agave	◆	◆		◆
Aloe species		Aloe	◆			◆
Anigozanthos cultivars (A. flavidus)		Kangaroo Paw		◆		◆

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Table IV-2 Prohibited Plant List

PLANTS NOT ALLOWED IN MSHCP	
Acacia spp. (all species)	Acacia (all species except native cat claw)
Achillea millefolium var. millefolium Arundo donax	common yarrow Giant Reed or Arundo Grass
Ailanthus altissima Atriplex semibaccata	Australian Saltbush tree of heaven
Avena barbata Apetina cordifolia	Slender Wild Oat red apple
Arthroca calendula Avena fatua	Wild Oat cape weed
Brassica tournefortii Artotis spp. (all species & hybrids)	African or Saharan Mustard African daisy
Bromus madritensis ssp. Rubens Arundo donax	Red Bromegrass reed or arundo grass
Bromus tectorum asphodelus fistulosus	Cheat Grass or Downy Bromegrass asphodel
Atriplex glauca Cistus Ladanifer	white saltbush Crimson Spot Rockrose
Atriplex semibaccata Cortaderia jubata [syn. C. atacamensis]	Australian saltbush Jubata Grass or Andean Pampas Grass
Carex spp. (all species*) Cortaderia dioica [syn. C. selowana]	sedge Pampas Grass
Carpobrotus chilensis Cynodon dactylon	ice plant Bermuda grass
Carpobrotus edulis Descurainia sophia	sea fig Tansy Mustard
Centranthus ruber Eichhornia crassipes	red valerian Water Hyacinth
Chrysanthemum coronarium Elaeagnus angustifolia	annual chrysanthemum Russian Olive
Cistus ladanifer (incl. hybrids/varieties) Foeniculum vulgare	gum rockrose Sweet Fennel
Cortaderia jubata [syn. C. Atacamensis] Hirschfeldia incana	Jubata grass, pampas grass Mediterranean or Short-pod Mustard
Cortaderia dioica [syn. C. selowana] Lepidium latifolium	pampas grass Perennial Pepperweed
Cotoneaster spp. (all species) Lotium multiflorum	cotoneaster Italian Ryegrass
Cynodon dactylon (incl. hybrids varieties) Lonicera japonica	Bermuda grass Japanese Honeysuckle
Cyperus spp. (all species*) Nerium oleander	nut sedge, umbrella plant Oleander
Cytisus spp. (all species) Nicotiana glauca	broom Tree Tobacco
Delosperma 'Alba' Genothera berlandieri	white trailing ice plant Mexican Evening Primrose
Dimorphotheca spp. (all species) Olea europea	African daisy, Cape marigold European Olive Tree
Drosanthemum floribundum Parkinsonia aculeata	rosea ice plant Mexican Pale Verde
Drosanthemum hispidum Pennisetum clandestinum	purple ice plant Kikuyu Grass
Eichhornia crassipes Pennisetum setaceum	water hyacinth Fountain Grass
Elaeagnus angustifolia canariensis	Russian olive Canary Island Date Palm
Eucalyptus spp. (all)	eucalyptus or gum tree Date

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Table IV-2 Prohibited Plant List

<i>Phoenix dactylifera</i>	Palm
<i>Eupatorium coelestinum</i> [syn. <i>Ageratina</i> sp.]	mist flower
<i>Ricinus communis</i>	Castorbean
<i>Festuca arundinacea</i>	tall fescue
<i>Salsola tragus</i>	Russian Thistle
<i>Festuca rubra</i>	creeping red fescue
<i>Schinus molle</i>	Peruvian Pepper Tree or California Pepper
<i>Foeniculum vulgare</i>	sweet fennel
<i>Schinus terebinthifolius</i>	Brazilian Pepper Tree
<i>Fraxinus uhdei</i> (and cultivars)	evergreen ash, shame
<i>Schismus arabicus</i>	ash
<i>Gaura</i> (spp.) (all species)	gaura
<i>Schinus barbatus</i>	Saharan Grass, Abu Mashi
<i>Gazania</i> spp. (all species & hybrids)	gazania
<i>Stipa capensis</i>	No Common Name
<i>Genista</i> spp. (all species)	broom
<i>Tamarix</i> spp. (all species)	Tamarisk or Salt Cedar
<i>Hedera canariensis</i>	Algerian ivy
<i>Taeniatherum caput-medusae</i>	Medusa-head
<i>Hedera helix</i>	English ivy
<i>Tribulus terrestris</i>	Puncturevine
<i>Hypericum</i> spp. (all species)	St. John's Wort
<i>Vinca major</i>	Periwinkle
<i>Ipomoea acuminata</i>	Mexican morning glory
<i>Washingtonia robusta</i>	Mexican fan palm
<i>Lampranthus spectabilis</i>	trailing ice plant
<i>Yucca gloriosa</i>	Spanish Dagger
<i>Lantana camara</i>	common garden lantana
<i>Lantana montevidensis</i> [syn. <i>L. sellowiana</i>]	lantana
<i>Limonium perezii</i>	sea lavender
<i>Linaria bipartita</i>	toadflax
<i>Lolium multiflorum</i>	Italian ryegrass
<i>Lolium perenne</i>	perennial ryegrass
<i>Lonicera japonica</i> (incl. 'Halliana')	Japanese honeysuckle
<i>Lotus corniculatus</i>	birdsfoot trefoil
<i>Lupinus arboreus</i>	yellow bush lupine
<i>Lupinus texanus</i>	Texas blue bonnets
<i>Malephora crocea</i>	ice plant
<i>Malephora luteola</i>	ice plant
<i>Mesembryanthemum nodiflorum</i>	little ice plant
<i>Myoporum laetum</i>	myoporum
<i>Myoporum pacificum</i>	shiny myoporum
<i>Myoporum parvifolium</i> (incl. 'Prostratum')	ground cover myoporum
<i>Oenothera berlandieri</i>	Mexican evening primrose
<i>Olea europea</i>	European olive tree
<i>Opuntia ficus-indica</i>	Indian fig
<i>Osteospermum</i> spp. (all species)	trailing African daisy, African daisy
<i>Oxalis pes-caprae</i>	Bermuda buttercup
<i>Parkinsonia aculeata</i>	Mexican palo verde
<i>Pennisetum clandestinum</i>	Kikuyu grass
<i>Pennisetum setaceum</i>	fountain grass
<i>Phoenix canariensis</i>	Canary Island date palm
<i>Phoenix dactylifera</i>	date palm

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Table IV-2 Prohibited Plant List

<i>Plumbago auriculata</i>	cape plumbago
<i>Polygonum</i> spp. (all species)	knottweed
<i>Populus nigra 'italica'</i>	Lombardy poplar
<i>Prosopis</i> spp. (all species*)	mesquite
<i>Ricinus communis</i>	castorbean
<i>Robinia pseudoacacia</i>	black locust
<i>Rubus procerus</i>	Himalayan blackberry
<i>Sapium sebiferum</i>	Chinese tallow tree
<i>Saponaria officinalis</i>	bouncing bet, soapwort
<i>Schinus molle</i>	Peruvian pepper tree, California pepper
<i>Schinus terebinthifolius</i>	Brazilian pepper tree
<i>Spartium junceum</i>	Spanish broom
<i>Tamarix</i> spp. (all species)	tamarisk, salt cedar
<i>Trifolium fragiferum</i>	strawberry clover
<i>Tropaeolum maius</i>	garden nasturtium
<i>Ulex europaeus</i>	prickly broom
<i>Vinca major</i>	periwinkle
<i>Yucca gloriosa</i>	Spanish dagger

An asterisk (*) indicates some native species of the genera exists that may be appropriate.

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual, Higher Plants of California, and County of San Diego-Department of Agriculture.

FIRE PROTECTION PLAN PROHIBITED PLANT LIST	
Acacia species	Acacia
Adenostema fasciculatum	Chamise
Adenostema sparsifolium	Red Shank
Artemisia californica	California Sagebrush
Anthemis cotula	Mayweed
FIRE PROTECTION PLAN PROHIBITED PLANT LIST (cont.)	
Arundo donax	Giant reed
Brassica nigra	Black Mustard
Brassica ropa	Yellow Mustard
Cedrus species	Cedar
Cirsim vugare	Wild Artichoke
Conyza canadensis	Horseweed
Cortaderia species	Pampas Grass
Cupressus species	Cypress
Cytisus striatus	Broom
Cytisus scoparius	Broom
Eriogonum fasciculatum	Common Buckwheat
Eucalyptus species	Eucalyptus
Heterotheca grandiflora	Telegraph plant
Genista monosperma	Broom
Juniperus species	Junipers
Lactuca serriola	Prickly lettuce
Nicotiana bigelovii	Indian tobacco
Nicotiana glauca	Tree tobacco
Pennisetum species	Fountain Grass

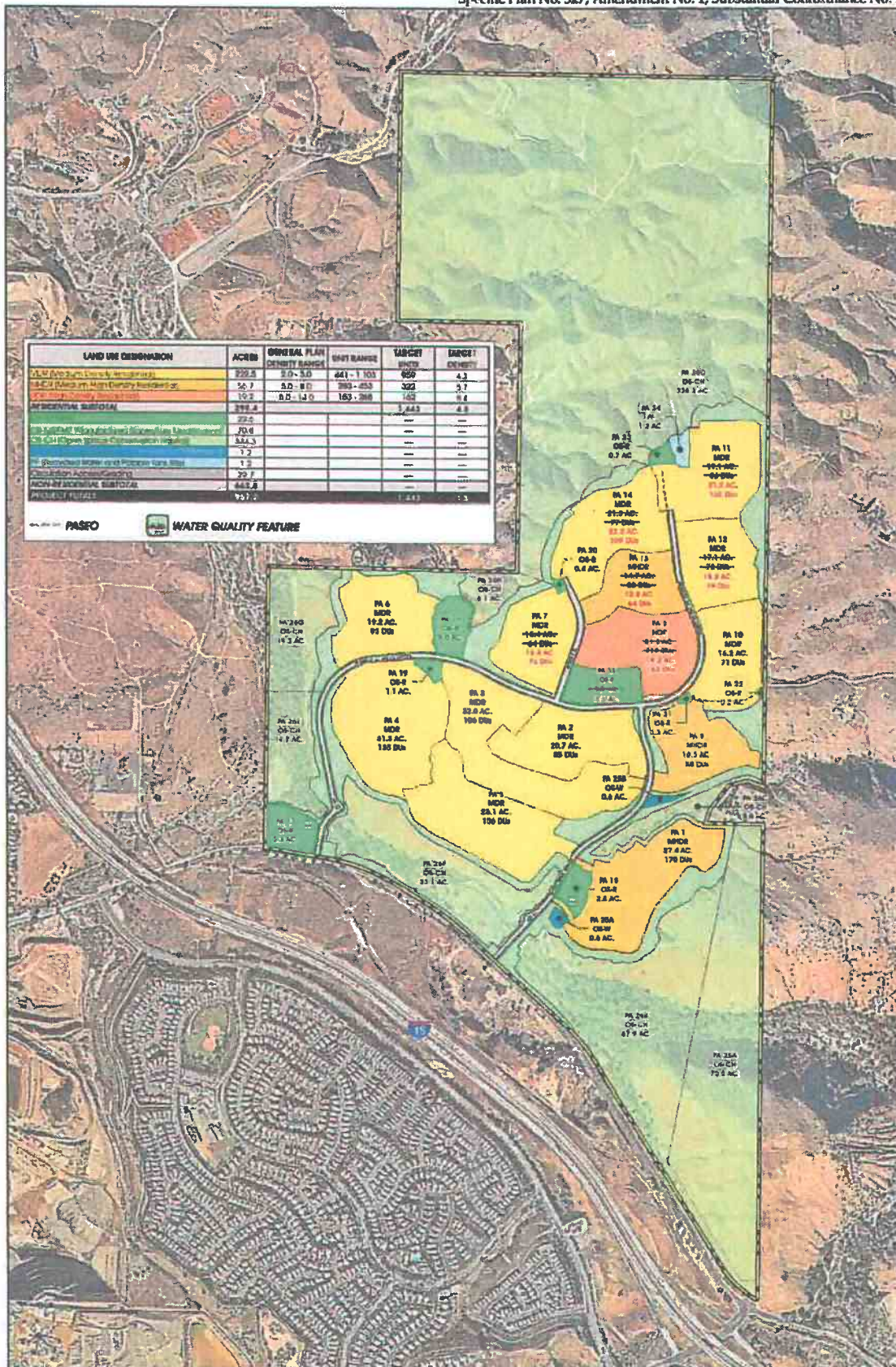


Figure I-1

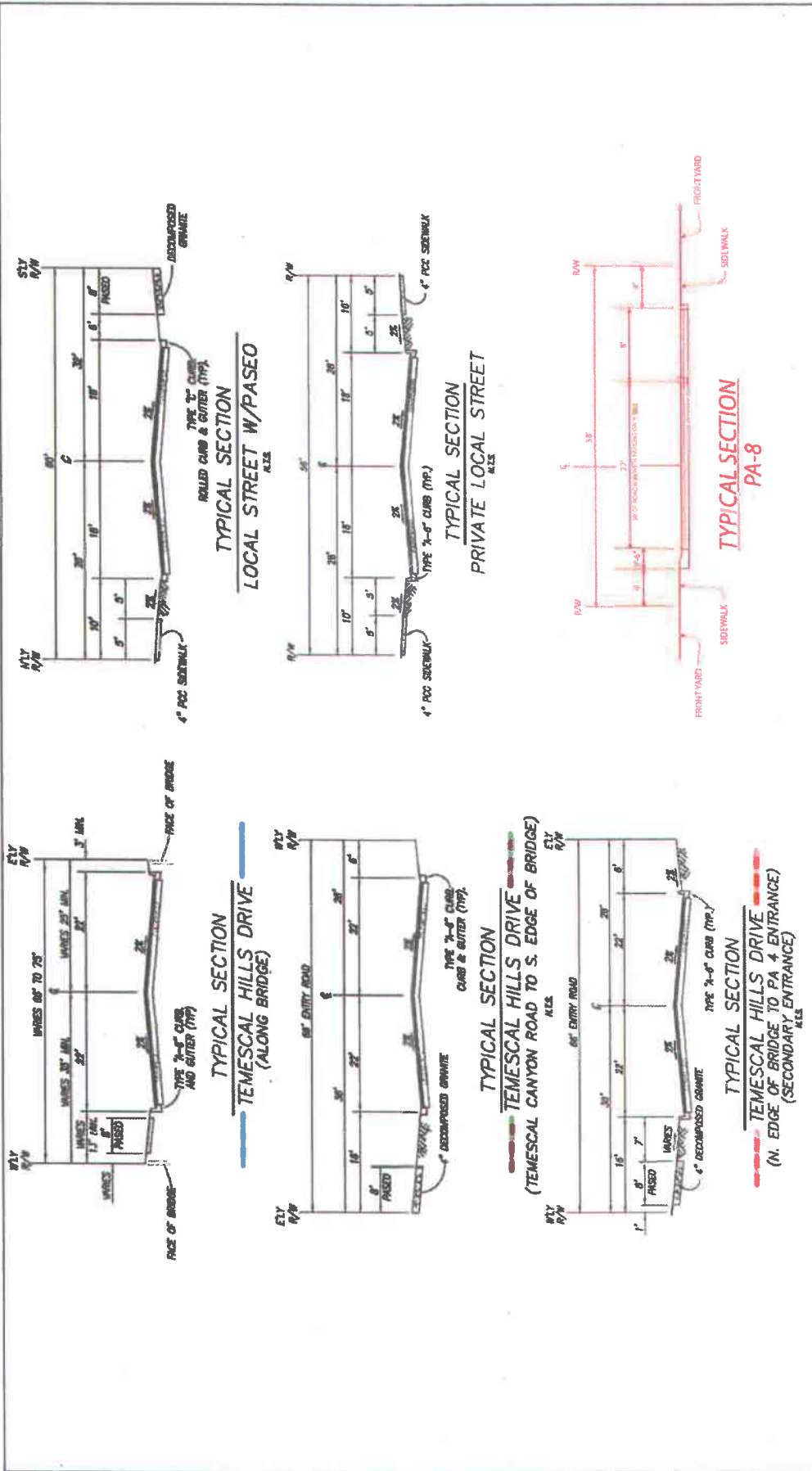


Figure III.A-6
ROADWAY CROSS-SECTIONS B
Page III.A-17

III. Comprehensive Land Use Plan
 Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1

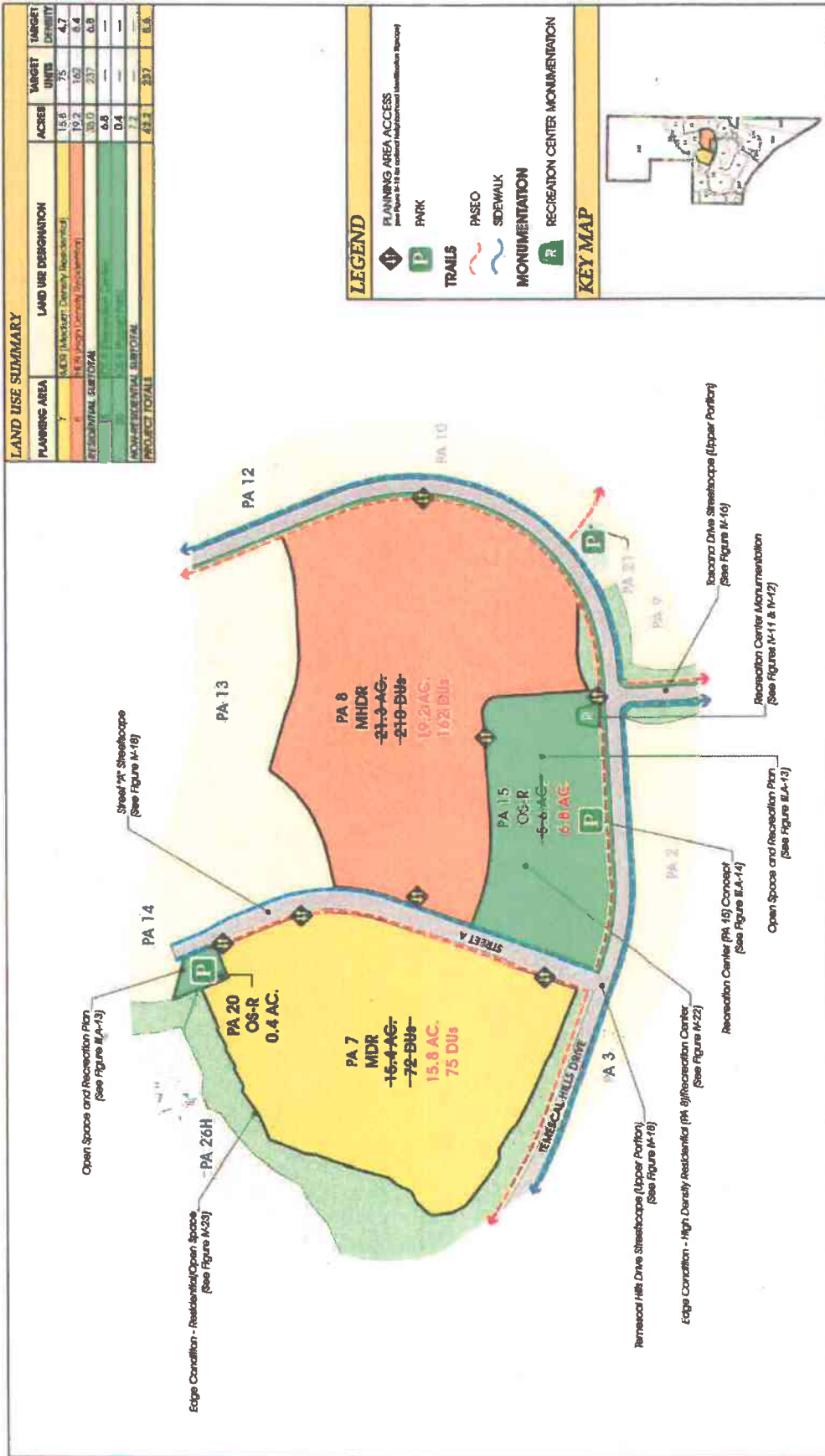
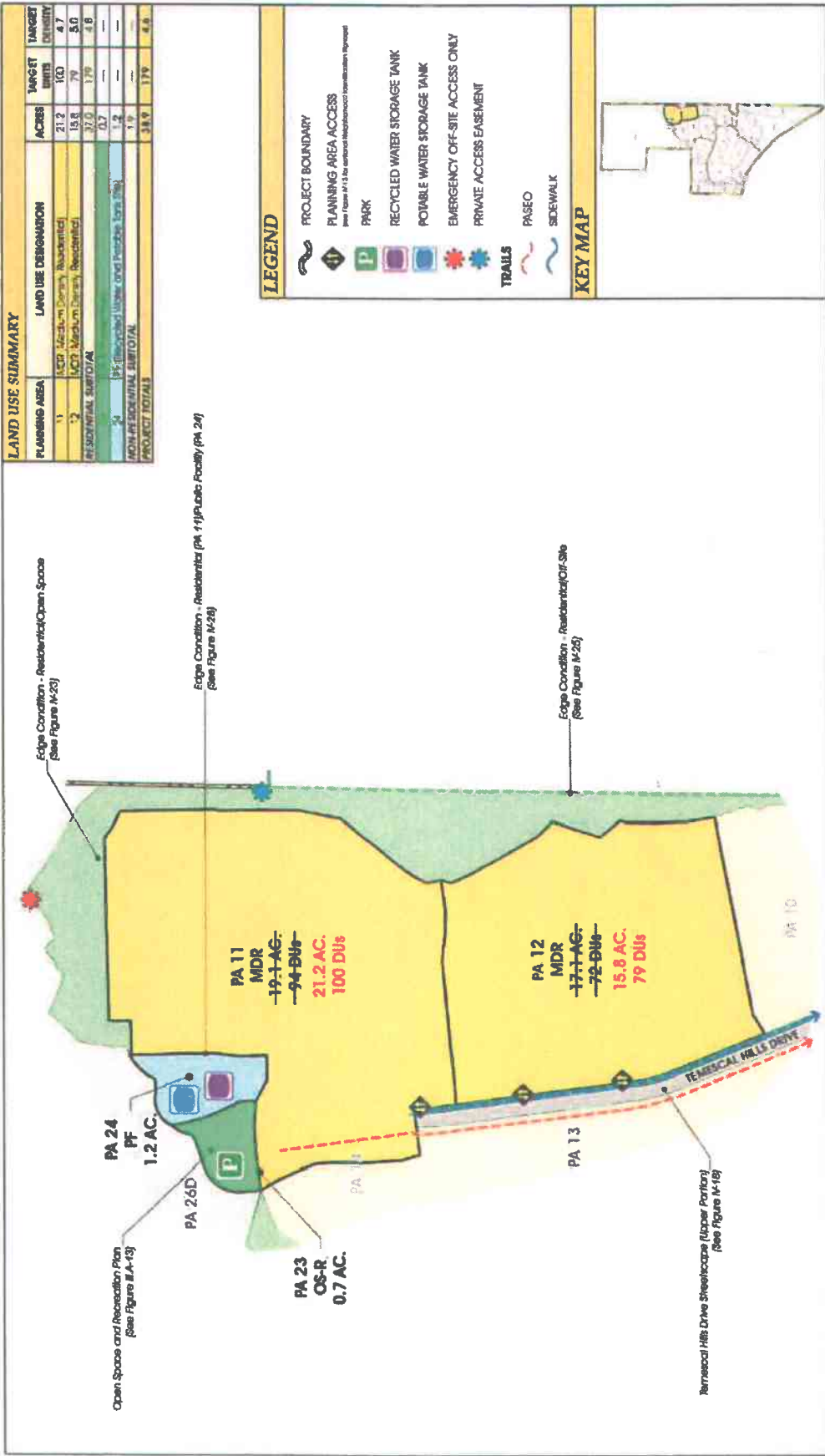


Figure III-B-5
PLANNING AREAS 7, 8, 15 AND 20
 Page III.B - 20



III. Comprehensive Land Use Plan
 Specific Plan No. 327, Amendment No. 1, Substantial Conformance No. 1



LAND USE SUMMARY

PLANNING AREA	LAND USE DESIGNATION	ACRES	TARGET DENSITY
11	MDR, Medium Density Residential	21.2	100
12	MDR, Medium Density Residential	15.8	79
RESIDENTIAL SUBTOTAL		37.0	179
24	PF (Pond, Park, and Private Use)	0.7	-
NON-RESIDENTIAL SUBTOTAL		1.9	-
PROJECT TOTALS		38.9	179

LEGEND

- PROJECT BOUNDARY
- PLANNING AREA ACCESS
- PARK
- RECYCLED WATER STORAGE TANK
- POTABLE WATER STORAGE TANK
- EMERGENCY OFF-SITE ACCESS ONLY
- PRIVATE ACCESS EASEMENT
- TRAILS
- PAVED
- SIDWALK

KEY MAP



Figure III.B-7

PLANNING AREAS 11, 12, 23 AND 24

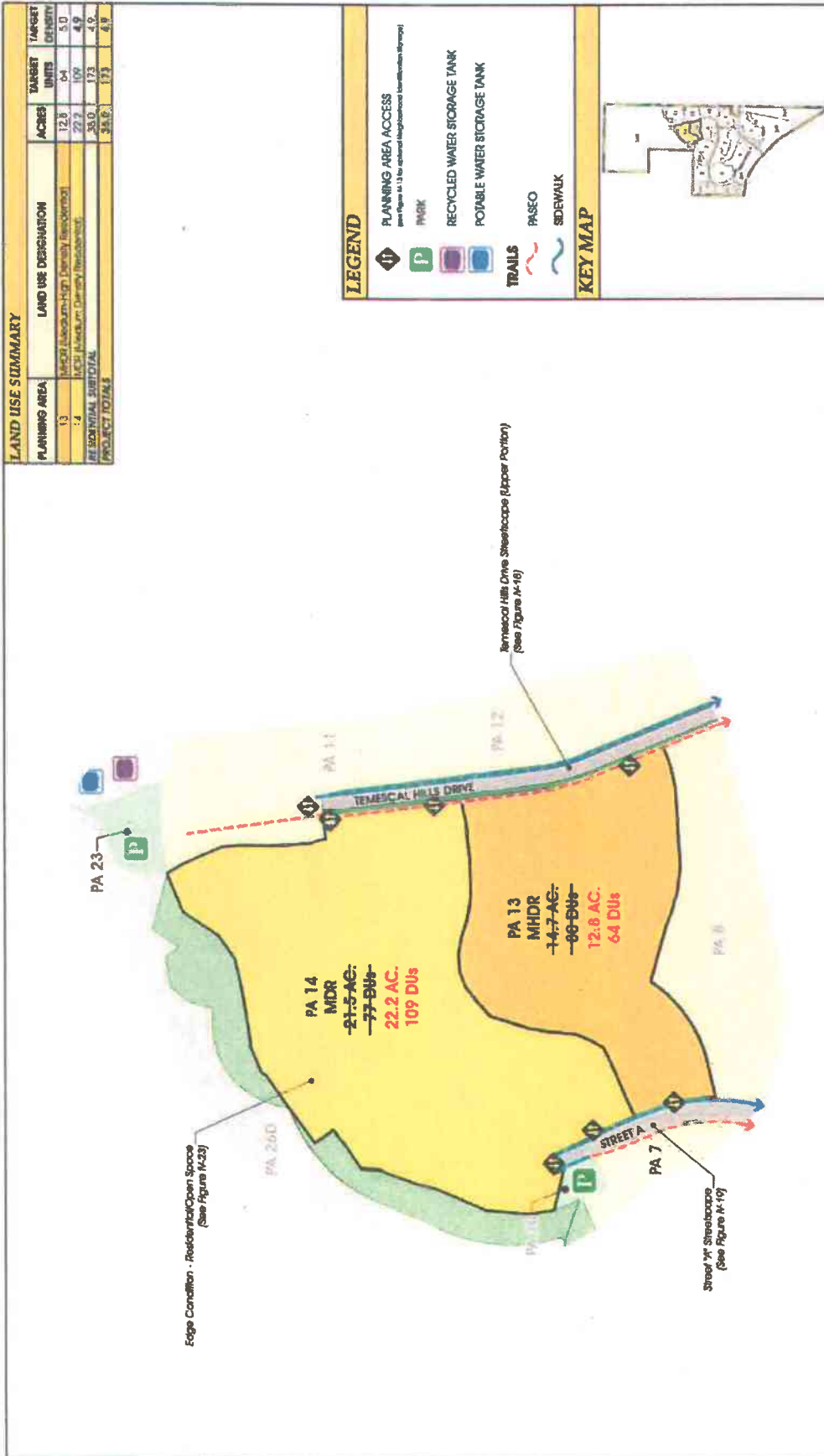
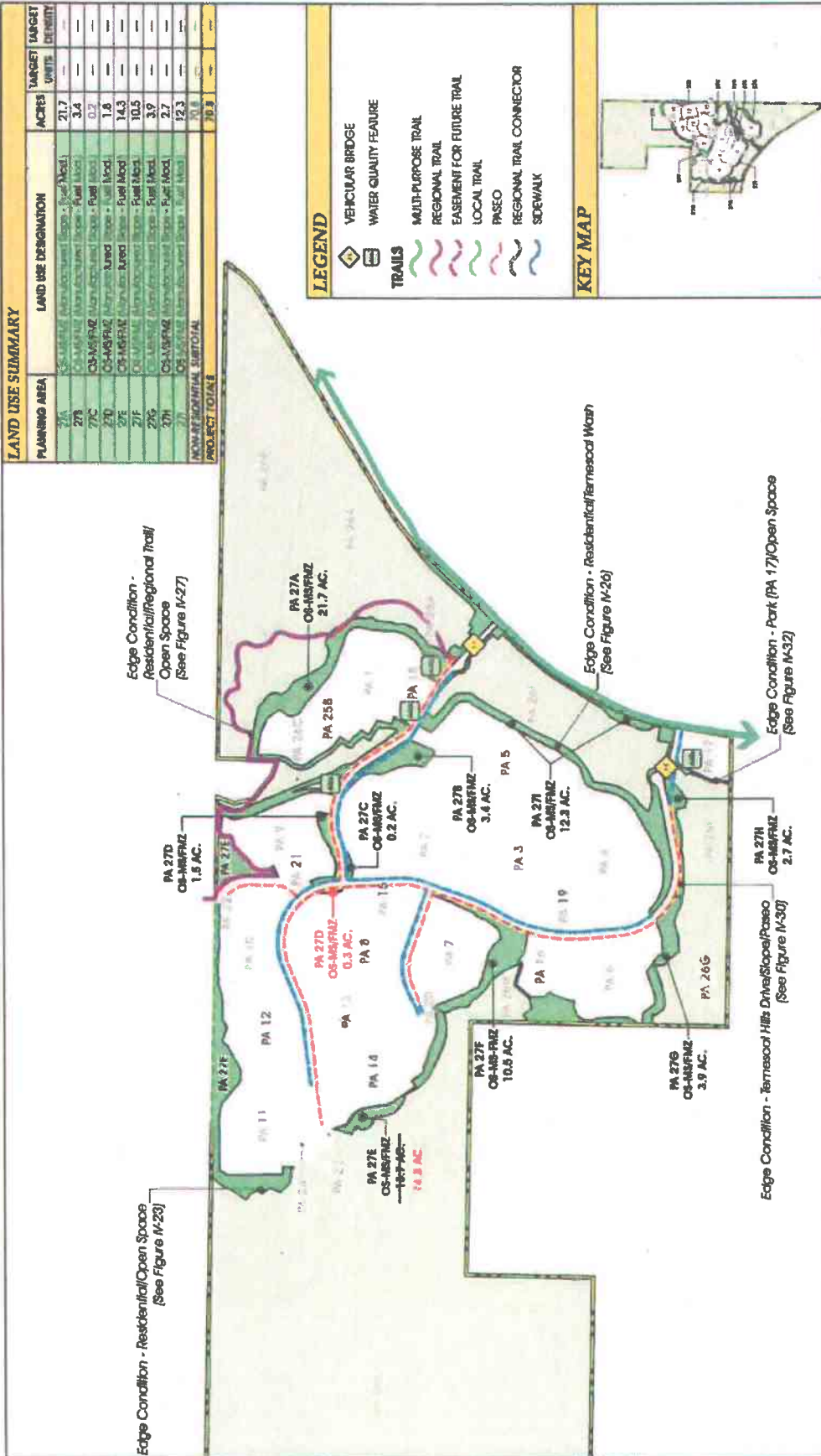


Figure III.B-6
PLANNING AREAS 13 AND 14
 Page III.B-35



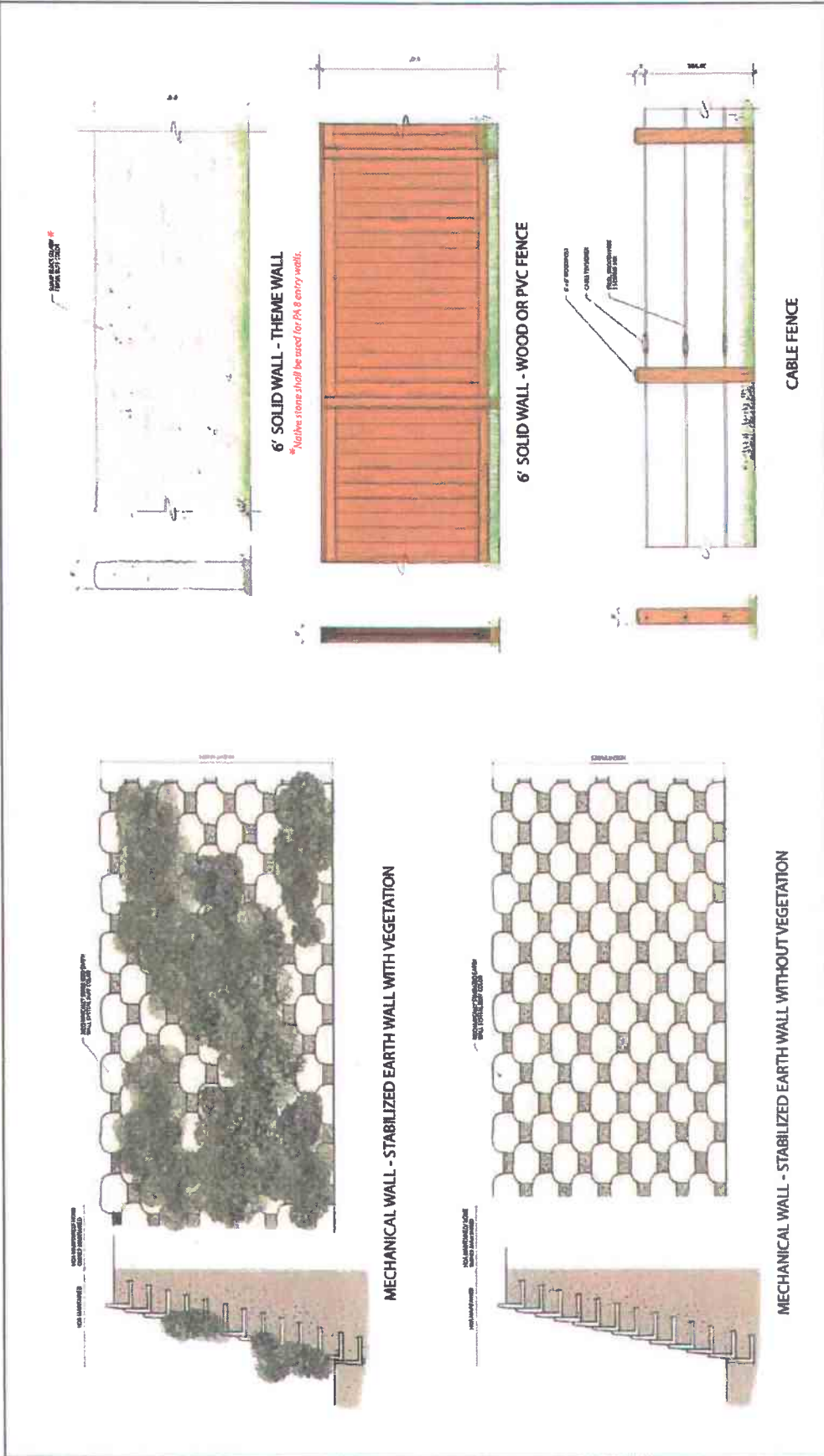


Figure IV-41
WALL AND FENCE DETAILS (1 OF 2)
Page IV - 68



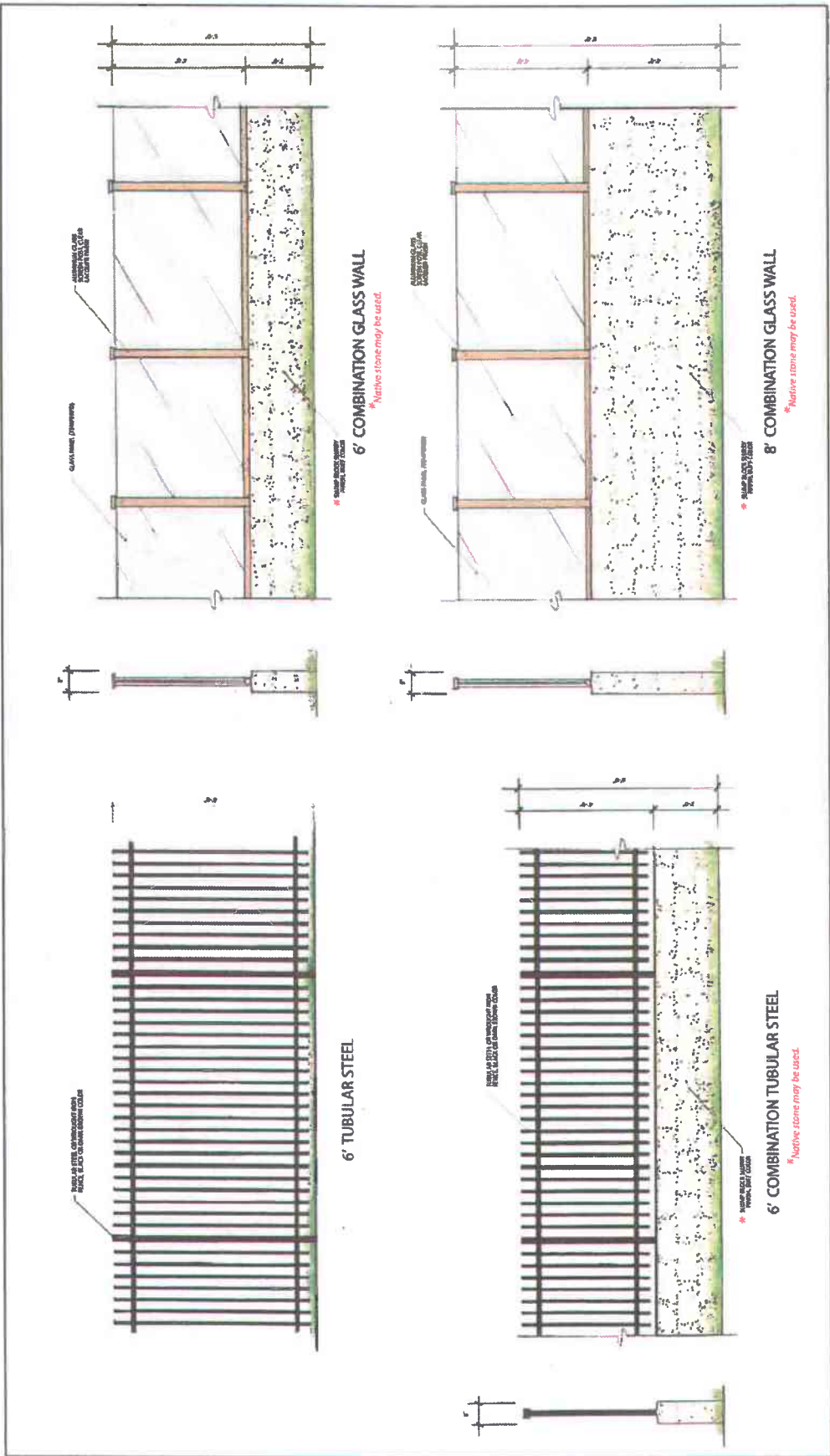


Figure IV-42
WALL AND FENCE DETAILS (2 OF 2)

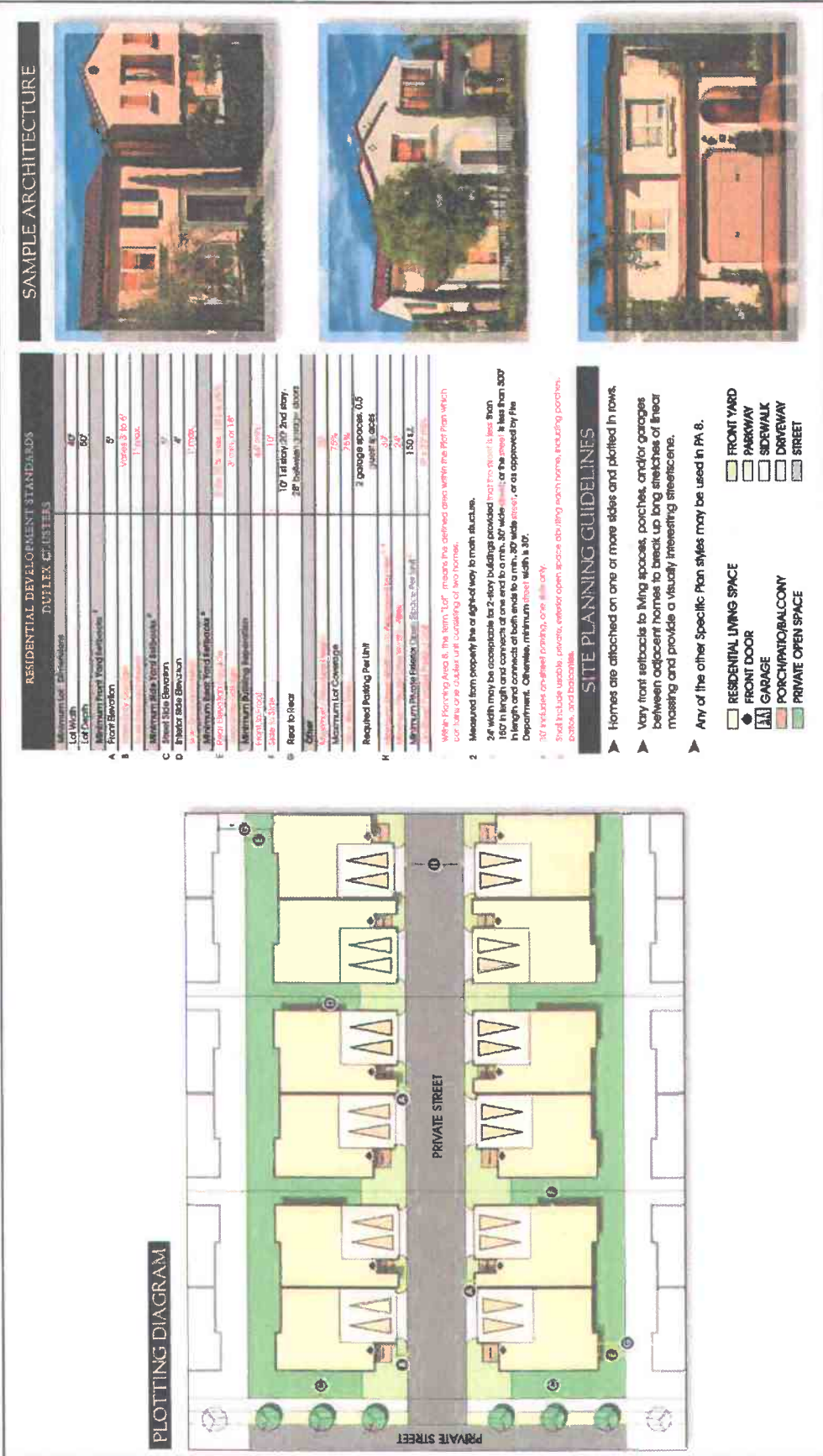


Figure IV-47
 PLOTTING DIAGRAM WITH DEVELOPMENT STANDARDS - DUPLEX CLUSTERS
 Page IV - 80

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ORDINANCE NO. 348.4797

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 17.107 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

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

a. Planning Areas 1 and 9.

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

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

A. Lot area shall be not less than three thousand six hundred (3,600) square feet. Lots shall have a minimum average lot width of forty-seven (47') feet and a minimum average lot depth of seventy-seven (77') feet.

B. The minimum front yard setback shall be twelve (12') feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18') feet for front-in garages.

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

width.

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

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

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

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

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

18 (1) The uses permitted in Planning Areas 2, 3, 7 and 14 of Specific Plan No. 327 shall be
19 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the use
20 identified under Sections 6.1 a. (2), (3), (5), (7), and (8); 6.1 b. (1), (3), and (5); and 6.1 c. (1) shall not
21 be permitted.
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23 (2) The development standards for Planning Areas 2, 3, 7 and 14 of Specific Plan No. 327
24 shall 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 Articles VI, Sections 6.2b.; c.; d.; and e. (1), (2), and (4);
26 shall be deleted and replaced by the following:

27 A. Lot area shall be not less than five thousand four hundred (5,400) square
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1 feet.

2 B. The minimum average width of that portion of a lot to be used as a
3 building site shall be sixty (60') feet, with a minimum average depth of ninety
4 (90') feet.

5 C. The minimum frontage of a lot shall be sixty (60') feet, except that lots
6 fronting on knuckles or cul-de-sacs may have a minimum frontage of
7 thirty-two (32') feet measured along the right-of-way line. Lot frontage
8 along curvilinear streets may be measured at the building setback in
9 accordance with zone development standards.

10 D. The front yard shall be not less than twelve (12') feet to living space
11 and/or the street-side wall of side-in garages. The minimum setback to
12 the garage door shall be eighteen (18') feet for front-in garages.

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

18 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
19 maximum of two (2') feet. Porches and balconies shall be allowed to
20 encroach into front yards a maximum of six (6') feet. Courtyards shall be
21 allowed to encroach into front yards a maximum of eight (8') feet. No
22 other structural encroachment shall be permitted in the front, side or rear
23 yard except as provided for in Section 18.19 of Ordinance No. 348.

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

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

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

6 (2) The development standards for Planning Areas 4, 6, 10, 12 and 13 of Specific Plan No.
7 327 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 Articles VI, Sections 6.2b.; c.; d.; and e. (1), (2), and
9 (4); shall be deleted and replaced by the following:

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

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

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

14 d. Planning Areas 5 and 11.

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

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

23 A. Lot area shall be not less than five thousand (5,000) square feet.

24 B. The minimum average width of that portion of a lot to be used as a
25 building site shall be fifty-five (55') feet, with a minimum average depth
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of ninety (90') feet.

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

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 e. Planning Area 8.

4 (1) The uses permitted in Planning Area 8 of Specific Plan No. 327 shall be the same as
5 those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348 except that the uses identified
6 under Section 8.1 a.(2), (3), (4), (7), (10), (11), (13), (16), (18), (19), (20), (21), (23), (24), (25), (27),
7 and (28); 8.1.b.(1), (2) and (3) shall not be permitted.

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

- 13 A. Lot area shall be not less than two thousand (2,000) square feet. Lots shall have
14 a minimum average lot width of forty (40') feet and a minimum average lot depth
15 of fifty (50') feet.
- 16 B. The minimum front entry garage setback shall vary between three (3') feet and
17 six (6') feet.
- 18 C. The minimum front yard setback shall be five (5') feet.
- 19 D. The minimum rear yard setback shall be five (5') feet for seventy-five (75%)
20 percent maximum and ten (10') feet for twenty-five (25%) percent.
- 21 E. Side yards on corner and reversed corner lots shall be not less than five (5') feet.
22 Side yards on interior and through lots shall be not less than four (4') feet in
23 width.
- 24 F. The minimum front to front building separation distance shall not be less than
25 forty-four (44') feet.
- 26 G. The minimum side to side building separation distance shall not be less than ten
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1 (10') feet.

2 H. The minimum rear to rear building separation distance shall not be less than ten
3 (10') feet for first story, twenty (20') feet for second story, and twenty-eight (28')
4 feet between garage doors.

5 I. In no case shall more than seventy-five (75%) percent of any lot be covered by
6 buildings.

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

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

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

13 M. The minimum private exterior open space per unit shall not be less than one
14 hundred and fifty (150 s.f.) square feet.

15 N. The minimum private drive alley width shall not be less than twenty-four (24')
16 feet.

17 O. The minimum street width shall not be less than thirty (30') feet.

18 P. Parallel parking dimensions shall be eight (8') feet by twenty-two (22') feet.

19 Q. In addition to the parking requirements provided in Ordinance No. 348, at least
20 2.5 on-site parking spaces per residential unit shall be provided, with 2.0 spaces
21 provided within an enclosed garage.
22

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

27 (1) The uses permitted in Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23 of Specific
28

1 Plan No. 327 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
2 348, except that the permitted uses pursuant to Section 8.100a.(1) and (8); b.(1); and c.(1) shall not be
3 permitted. In addition, the permitted uses identified under Section 8.100a shall include parks, paseos,
4 trails, and temporary real estate sales offices to be used only for and during the original sale of
5 dwelling units within Specific Plan No. 327.

6 (2) The development standards for Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23 of
7 Specific Plan No. 327 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
8 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 g. Planning Area 24.

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

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

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

20 h. Planning Areas 25A and 25B.

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

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

3 i. Planning Areas 26A through 26H.

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

8 (2) The development standards for Planning Areas 26A through 26H of Specific Plan No.
9 327 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

12 j. Planning Area 27A through 27H.

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

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

23 k. Planning Area 27I.

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

2 In addition, the permitted uses identified under Section 8.100a shall include paseos, trails, sewer lift
3 stations, manufactured slops and access roads, drainage culverts, community monuments, water
4 conveyance features and uses related to fire fuel modification.

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

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

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

12
13 BOARD OF SUPERVISORS OF THE COUNTY
14 OF RIVERSIDE, STATE OF CALIFORNIA

15
16 By: _____
17 Chairman, Board of Supervisors

18 ATTEST:

19 KECIA HARPER
20 CLERK OF THE BOARD

21
22 By: _____
23 Deputy

24
25 (SEAL)

26
27 APPROVED AS TO FORM:
28

1 XXXX _____, 2018

2

3 By: _____
4 Leila Moshref-Danesh
5 Deputy County Counsel

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LJM:sk

G:\Property\MClack\Planning and Land Use\Specific Plans\SP 327A1 Toscana - Final Clean zoning ordinance 9-4-13.docx

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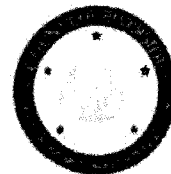
SP327A1S01

ADVISORY NOTIFICATION DOCUMENT



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



02/13/19, 11:04 am

SP00327A1S01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for SP00327A1S01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of Specific Plan No. 327A1 Substantial Conformance No. 1 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Substantial Conformance No. 1 to Specific Plan No. 327 as previously amended by Amendment No. 1, proposes minor modifications to the Specific Plan, including revision of the development standards pertaining to Duplex Cluster housing product in Planning Area 8, modification to the Plant Palette to include additional plant species and eliminate prohibited plant species, modification of the acreage of Planning Area 8, and modification of acreage and unit counts in Planning Areas 7, 8, 11, 12, 13, and 14.

Advisory Notification. 3 AND - Design Guidelines

1. Compliance with applicable Design Guidelines as provided for in Specific Plan No. 327A1 - Substantial Conformance No. 1 Text.
2. County Wide Design Guidelines and Standards.
3. Temescal Valley (Adopted 3/20/2007)

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED Specific Plan No. 327A1, Substantial Conformance No. 1 Document, dated February 2019.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)

- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Planning

Planning. 1 Gen - Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 Gen - Business Licensing (cont.)
Registration and License Program Office of the Building and Safety Department.

Planning. 2 Gen - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Specific Plan No. 327A1 Substantial Conformance No. 1, Change of Zone No. 1800016 and Plot Plan No. 180018 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning Specific Plan No. 327A1 Substantial Conformance No. 1, Change of Zone No. 1800016 and Plot Plan No. 180018, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 Gen - Hold Harmless (cont.)
obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 3 Gen - Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning. 4 Gen - Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 5 Gen - SP Document

Specific Plan No. 327A1 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 439 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices
7. All Addenda.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 Gen - SP Document (cont.)

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

Planning. 6 Gen - -SPA - Amendment Description

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 327A1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 327A1 Screencheck No.3 Dated 8/7/14.

CHANGE OF ZONE = Change of Zone No. 07807.

EIR = Environmental Impact Report No. 439.

Planning. 7 Gen - SPA Replace all previous

This SP327A1 Substantial Conformance No. 1 is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

Planning. 8 Gen - Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 Gen - Unanticipated Resources (cont.)

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning. 9 Gen -SP - Ordinance Requirements

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

Planning-All

Planning-All. 1 0010-Planning-All-SPA - Amendment Description

SP327A1 Substantial Conformance No. 1:

Creates a private, gate-guarded community;

Increases the acreage of Open Space-Conservation Habitat from 510.0 acres to 544.3 acres,

Decreases the acreage of Medium Density Residential (MDR) land uses from 237.5 acres to 220.6 acres and increases the target number of homes in MDR neighborhoods from 694 to 895;

Decreases the acreage of Medium-High Density Residential (MHDR) land uses from 87.0 acres to 58.6 acres and decreases the target number of homes in MHDR neighborhoods from 519 to 338;

Decreases the acreage of High Density Residential (HDR) land uses from 28.8 acres to 21.3 acres and decrease the target number of homes in HDR neighborhoods from 230 to 210;

Converts the 4.4-acre commercial retail site to an active public park of 5.3 acres;

Increases and reprograms designated parkland from 18.7 acres to 21.4 acres;

Adds 1.2 acres of stormwater water quality features to meet current best management practices;

Creates a new 1.2-acre planning area for public facility land uses (potable and recycled water storage tanks); and

Refines the internal circulation system to accommodate the modified land use plan.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1

0010-Planning-All-SPA - Amendment Description (cont.)

Comments: INEFFECT MSTRAIT3 20141203
RECOMMND MSTRAIT3 20140807
DRAFT MSTRAIT3 20140602
SP00327A1