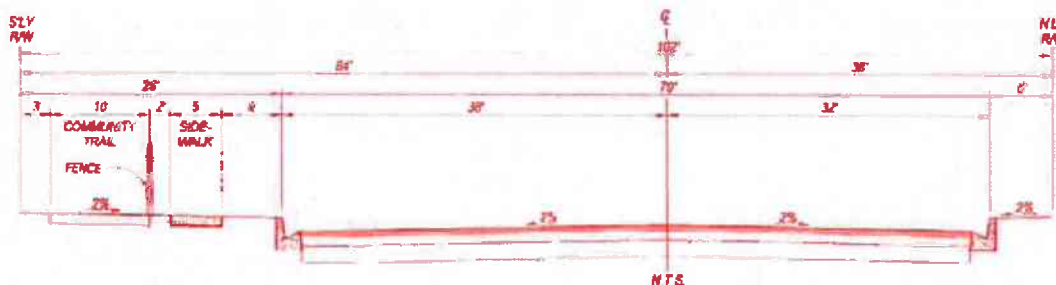
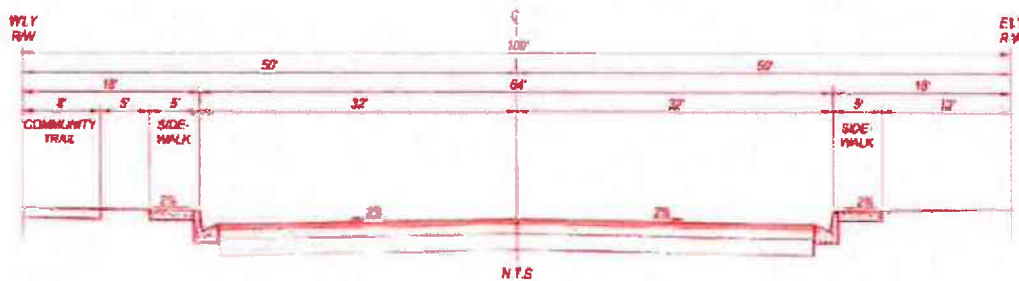


PUBLIC MODIFIED MAJOR HIGHWAY
108' R.O.W.
 (De Palma Road @ Intersection)



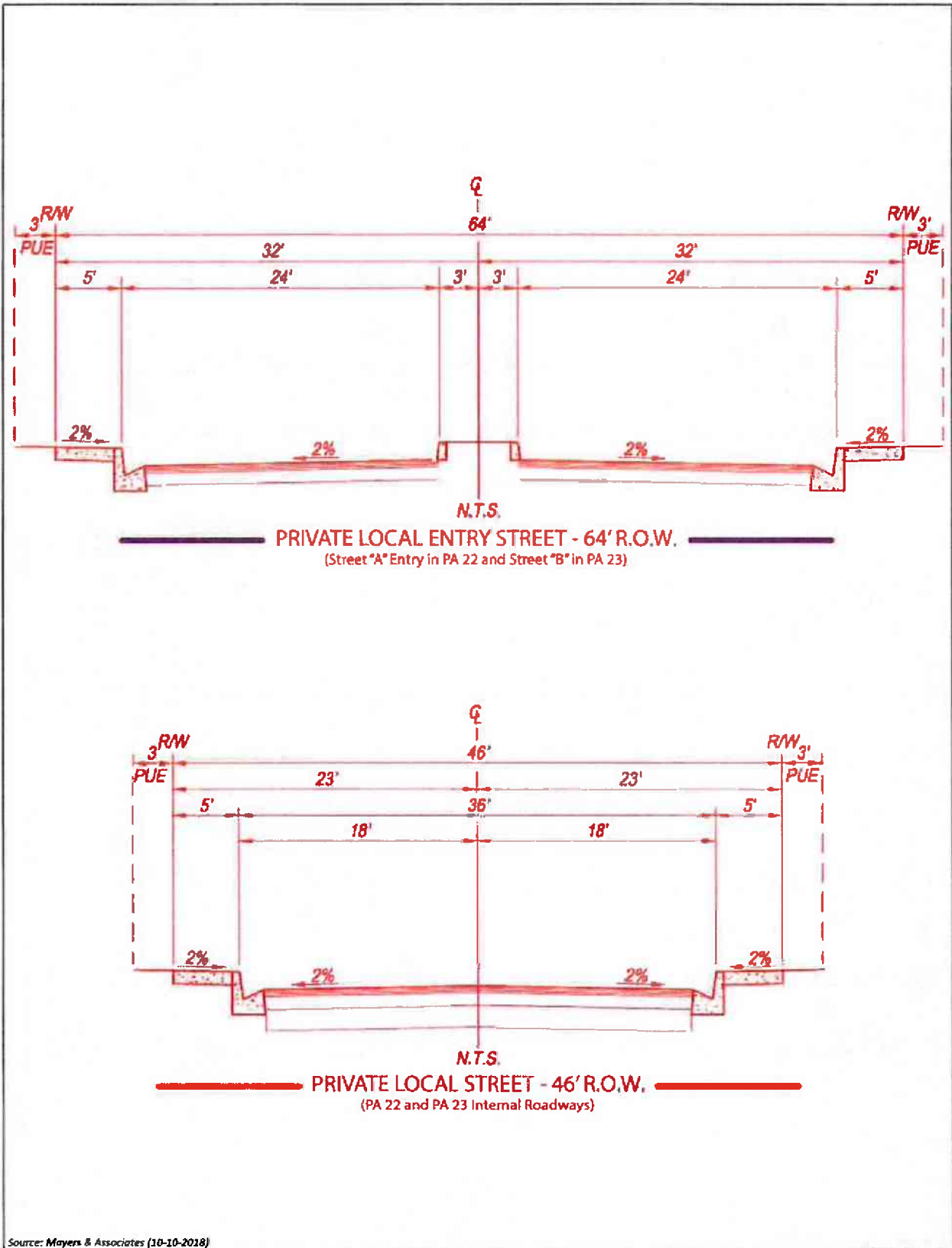
PUBLIC MODIFIED MAJOR HIGHWAY
102' R.O.W.
 (De Palma Road)



PUBLIC MODIFIED SECONDARY HIGHWAY
100' R.O.W.
 (Horsethief Canyon Road - North of Colt Drive)

Source: Mayers & Associates (04-13-2016)





Source: Mayers & Associates (10-10-2018)

Exhibit 4C



TYPICAL ROAD CROSS SECTIONS - AREA OF CHANGE

- b. Provide landscaped entry medians with appropriate signage and/or lighting at project entry.
- c. Provide safe, efficient bike lanes and paths that connect all areas of Horsethief Canyon Ranch.

SEC 2.4A OFF-STREET VEHICLE PARKING

When calculating parking spaces and designing parking lot layouts in Horsethief Canyon Ranch, it is necessary to provide sufficient off-street parking and loading spaces to adequately satisfy the demand, while also ensuring the provision of safe, easily maintained off-street parking facilities. Refer to Section 18.12 of Ordinance No. 348, Land Use Ordinance of the County of Riverside, for off-street parking standards and requirements in Horsethief Canyon Ranch.

It is the intent of this ordinance that the number of parking spaces shall be in proportion to the need created by the particular type of use. The standards for parking facilities, as expressed in Section 18.12 of Ordinance No. 348, are intended to reduce street congestion and traffic hazards, promote vehicular and pedestrian safety and efficient land use. Off-street parking and loading areas shall be established in a manner which will promote compatibility between parking facilities and surrounding neighborhoods, protect property values and enhance the environment through good design by providing such amenities as landscaping walls, fencing and setbacks, improve the appearance of parking lots, yards, promote water conservation through a balanced use of drought tolerant plants, grey water usage, native species and low-volume irrigation concepts, control heat, wind and air pollutants, minimize nuisances, and promote visual aesthetic values and the general well-being of the residents of Horsethief Canyon Ranch.

Additional off-street parking shall be provided in accordance with Section 18.12 of Ordinance No. 348 if an existing building is altered, or a use is intensified by the addition of floor space or seating capacity, or there is a change of use, at the time of such alteration, addition, intensification or change of use.

SEC 2.4B GENERAL CIRCULATION REQUIREMENTS

The following general circulation provisions shall be incorporated within the specific plan area:

- a. Any application for any subdivision within the specific plan boundary (including a Schedule I Parcel Map) shall cause the design of the specific plan master planned infrastructure within the final map boundaries, with the exception of a division of land that has no parcel less than 40 acres or that is not less than a quarter of a quarter section. Specific Plan Schedule I Parcel Maps shall design the street system shown thereon.
- b. Each subdivision shall comply with the on-site and off-site street improvement recommendations and mitigation measures outlined in the subsequent traffic studies for each individual project.
- c. With the exception of the local roadways within Planning Areas 22 and 23, all roadways intersecting four lane facilities or greater shall be a minimum of 66 feet of right-of-way and constructed in accordance with Standard 103, Ordinance 461 from the four-lane facility to the nearest intersection.

- d. All typical sections shall be per Ordinance 461, or as approved by the Transportation Department.
- e. All private road sections shall be per approval of the Transportation Department.
- f. No textured pavement accents will be allowed within County right-of-way.
- g. All projects, including subdivisions within the specific plan boundary, shall be subject to the Development Monitoring Program as described in the attached pages. These pages should be included as part of the specific plan itself.
- h. Mid-block cross-walks are not allowed.
- i. Driveways – access points – no driveways or access points as shown in the Specific Plan are approved. All access points shall conform to Transportation Department standard access spacing, depending upon the street's classification.
- j. Drainage – The HOA shall maintain the Water Quality Management Basin located at the northwest corner of Planning Area 22 at Street A. The Riverside County Flood Control and Water Conservation District shall maintain storm water lines with the diameter larger than 36 inches.
- k. Drainage - The Transportation Department shall maintain storm water lines smaller than 36 inches.
- l. School/Parks –Streets adjacent to school sites and active park sites will have a minimum of 66' right-of-way (Standard 104) except that private streets adjacent to the park in PA 24 will have a minimum 46' right-of-way, or as approved by the Transportation Department.
- m. Any landscaping within public rights-of-way will require approval by the Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism as approved by the Transportation Department.
- n. All bike trails developed as part of this Specific Plan shall be as approved by the Transportation Department.

- d. Screening shall be provided so that materials stored in the area and/or equipment at grade or on the roof are screened from view from all adjacent streets and properties at the same grade by structures, walls or fences, or landscaping.
- e. Accessory structures in residential areas are permitted in side yards and rear yards only. No accessory structures shall be constructed in any front yard setback area, unless specifically required by electric, gas, or other utility companies.

SEC 2.8 GRADED SLOPES

The Development Plan for Horsethief Canyon Ranch restricts development to areas of less than 30% slope. Planning areas 1-13 and 18-26 are located on an outwash plain which has an average slope of 6%. Consequently, grading in Planning Areas 1-13 and 18-25 will have moderate impact upon the existing landform. Grading in Planning Areas 1-13 and 18-25 will emphasize aesthetic visual effects with the use of such features as limiting cut and fill, minimal slope bank heights, substantial landscaping, and recreating a rural appearance by the use of contour grading techniques. No grading is permitted in Planning Area 26.

Planning areas 14-17 are located in the mountainous portions of Horsethief Canyon Ranch and will consist of either low density custom lot development with the most sensitive grading techniques available or natural open space areas.

As shown in Exhibits 6 and 6A-1, the following provisions are designed to preserve the natural topography of Horsethief Canyon Ranch as close to its existing condition as possible:

- a. All grading shall take place in accordance with the County's adopted Hillside Grading Policies, Riverside County General Plan, Ordinance No. 457, and the California Building Code. Grading shall conform to Riverside County regulations. If Riverside County requirements conflict with the Conceptual Grading Plan, the Riverside County regulations shall take precedence.
- b. Where cut and fill slopes are created in excess of 10 feet in vertical height, detailed landscaping and irrigation plans shall be submitted to the County of Riverside prior to approval of grading plans. The plans will be reviewed for type and density of groundcover, seed mix, plant sizes, and irrigation systems. All cut/fill slopes shall have a maximum slope ratio of 2:1 (horizontal to vertical).
- c. The applicant and/or developer shall be responsible for the maintenance and upkeep of all slope planting and irrigation systems until such time as these operations are the responsibility of other parties.
- d. All manufactured building pads shall be limited to 10,000 square feet in maximum area in low density single family residential areas (Planning Areas 16 and 17).
- e. Natural features such as riparian areas shall be protected to the greatest extent feasible in the siting of individual lots and building pads.
- f. All existing trees other than citrus, or 4" or greater in diameter, shall be shown on the grading plans. Removal of said trees is subject to Planning Director's approval.

- g. All dwellings shall be located a minimum of one half the vertical height from the toes and tops of all slopes over 10 feet in vertical height.
- h. All manufactured slopes shall be contour graded incorporating the following grading techniques (see Exhibit 6b) for manufactured slope concept:
 - 1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
 - 2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
 - 3. Graded slopes shall be oriented to minimize visual impacts to surrounding areas.
 - 4. The overall shape, height and grade of any cut and fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.
 - 5. The toes and tops of all slopes in excess of 10 feet in vertical height shall be rounded with curves with radii designed in proportion to the total height of the slope where drainage and stability permit.
 - 6. Where cut or fill slopes exceed 250 feet in horizontal length, the horizontal contours of the slope shall be landscaped so as to stabilize the slope and avoid monotonous forms.
 - 7. Cut and fill areas shall be hydromulched as soon as completed to reduce erosion and downstream siltation.
- i. The existing drainage course shall be developed in accordance with conditions and standards set by the County Flood Control District. Where possible within district guidelines, these drainage channels shall be left in a natural state. Horsethief Creek south of and through planning areas 16 and 17 shall be left in a natural state except where road crossings are required.
- j. Retention basins or other facilities will be used as required to ensure that drainage flow velocities onto adjacent properties do not exceed velocities experienced under existing conditions.
- k. Prior to any development within each master phase (see Exhibit 16), an overall conceptual grading plan for the planning area in question shall be submitted for Planning Department approval. The grading plan shall be used as a guideline for subsequent detailed grading plans for individual stages of development within the subarea and shall include the following:
 - 1. Preliminary quantity estimates for grading.
 - 2. Areas of temporary borrowing or depositing of material.

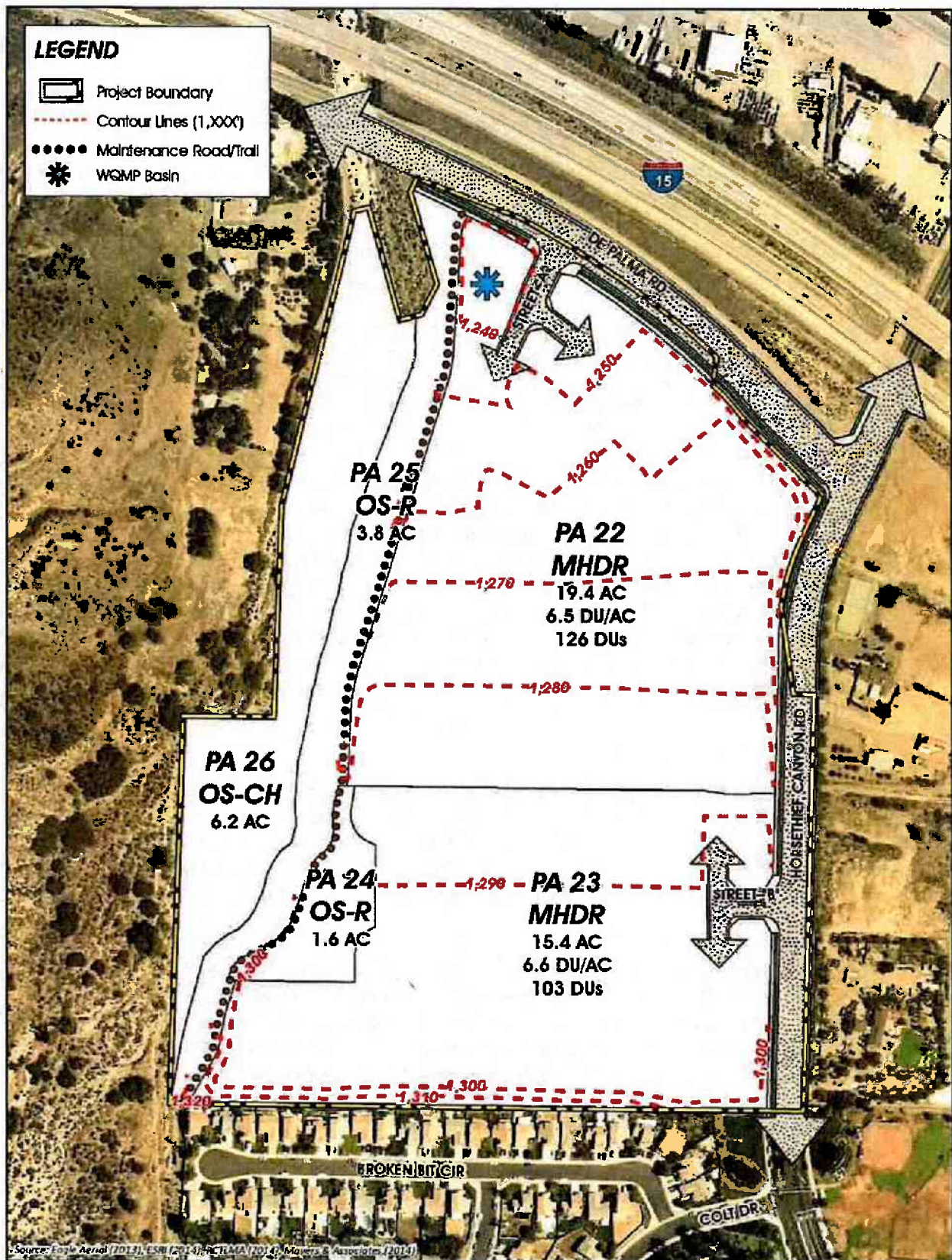


Exhibit 6A-1



GRADING PLAN - AREA OF CHANGE

3. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process.
 4. Approximate times frames for grading including identification of areas which may be graded during the higher probability rain months of January through March.
 5. Preliminary pad and roadway elevations.
- l. Mass grading shall be permitted provided it is in conformance with an approved mass grading plan and the general conceptual grading plan for Horsethief Canyon Ranch.
 - m. An historian or archaeologist shall be present during any grading process in the general area of the suspected historic structure in planning areas 16 and 17. This archaeologist shall be empowered to temporarily halt grading activities in the immediate area of any find and recover the resources and make further mitigation recommendations if warranted.
 - n. Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: clearing, grading, or excavation that results in the disturbance of at least one acre of total land area, or activity which is part of a larger common plan of development of one acre or greater. Therefore, as mitigation for this specific plan, the developer or builder shall comply with the appropriate NPDES construction permit prior to commencing grading activities. All development within the specific plan boundaries shall be subject to future requirement adopted by the County to implement the NPDES program.

SEC 2.9 DRAINAGE PLAN

Drainage courses in Horsethief Canyon Ranch shall be developed in accordance with the conditions and standards set by the County Flood Control District. Where possible within district guidelines, these drainage channels shall be left in a natural state. Horsethief Creek south of and through Planning Areas 16 and 17 shall be left in a natural state except where road crossings are required. Exhibits 7 and 7A illustrate the placement of major storm drain facilities and lateral drains within Horsethief Canyon Ranch.

Storm water flows generated within Planning Areas 22 and 23 are initially captured and conveyed within the street sections. These flows are directed to the Water Quality Management Plan (WQMP) detention basin located in the northern portion of Planning Area 22. The WQMP basin is designed to provide water quality treatment in order to treat storm water runoff before it is discharged from the site. From the WQMP basin, clean storm water is discharged into the Horsethief Canyon Wash located at the northwest corner of the property. The existing storm water line located within the R.O.W of Horsethief Canyon Road has been extended to connect to an existing storm water line located within the R.O.W of De Palma Road that extends to the north beneath Interstate 15 freeway. This storm water line will connect to a new catch basin that will be added at the corner of De Palm Road and Horsethief Canyon Road, as part of the planned improvements for these roadways.

All projects proposing construction activities including: clearing, grading, or excavation that results in the disturbance of at least one acre total land area, or activity which is part of a larger common plan of development of one acre or greater shall comply with the appropriate NPDES construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but not be limited to: on-site retention; covered storage of all outside storage facilities; vegetated swales; monitoring programs, etc.

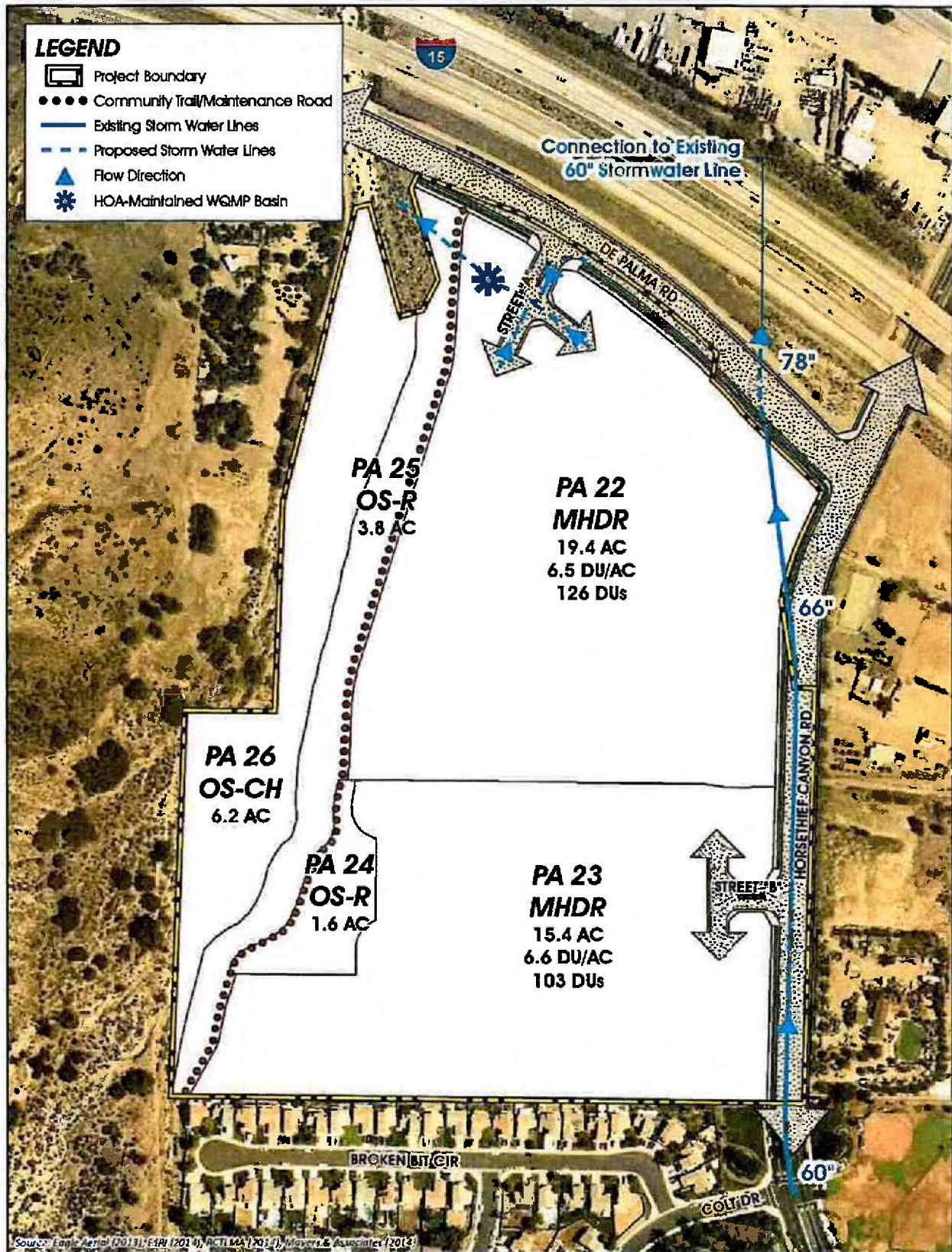


Exhibit 7A

SEC 2.10 LANDSCAPING: INTRODUCTION

Horsethief Canyon Ranch is a planned community that is designed to preserve and enhance as many existing natural and man-made features as possible. These features include the surrounding mountainous terrain, riparian woodlands, and Cow Canyon and Horsethief Canyon Creek drainages. Careful planning of residential development will help preserve the natural amenities in the project area.

SEC 2.11 LANDSCAPE CONCEPT

The landscape palette selected for Horsethief Canyon Ranch shall emphasize drought tolerant plant materials in accordance with the Riverside County Guide to Trees, Shrubs, and Groundcovers. Landscaping shall promote a rural theme complimentary to the site's geographic location. This goal of water conservation will be achieved through creative landscaping practices emphasizing native species accented by exotic species.

SEC 2.12 COMMUNITY AND NEIGHBORHOOD ENTRIES

Horsethief Canyon Ranch is comprised of major entries (Horsethief Canyon Ranch and Mountain Road) and neighborhood entries. See Exhibit 8 for the location of these entries. These entries may have been identified to receive special landscape treatment (see Exhibits 8A, 9, 10, and 10A). This treatment may include, but is not limited to, signage walls, aluminum lettering signage; decorative lighting fixtures; stone, brick, or stucco walls; entry monuments; enhanced paving; large displays of flowering plants and annuals; and dramatic specimen trees and/or small, flowering trees.

These entries, along with major arterial and secondary road right-of-way tree plantings, will be directly provided for or arranged for by the master developer/land owner of Horsethief Canyon Ranch. The community and neighborhood entries and street plantings will create a sense of arrival through the selective application of landscaped islands, decorative signage, and walls. The landscaping will also create an easily distinguishable hierarchy of entries and streets. Entry monumentation is provided at the entry into the residential neighborhoods of Planning Area 22 at the intersection of De Palma Avenue and Street "A", and into the residential neighborhoods of Planning Area 23 at the intersection of Horsethief Canyon Road and Street "B", as depicted on Exhibit 8A. The major entry monument treatment provided at the entry medians into Streets "A" and "B" are 6 feet and 10 inches tall and consist of river rock stone veneer, pre-cast concrete moulding, pre-cast concrete lintel, 5-inch hammered aluminum lettering, a faux entry gate, and a pre-cast concrete pilaster cap. The minor entry monument treatment are located at the entry corners and consist of 6-foot and 10-inch tall river rock stone veneer and pre-cast concrete pilaster cap.

SEC 2.13 STREETScape

All Major Roadways (108 ft. and 102 ft. R.O.W.) and Secondary Roadways (88 ft. and 100 ft. R.O.W.) shall be planted with one or more species of trees listed in this section. The trees may be grouped together in clusters, if desired, but must average out to a spacing of one tree per every 40 linear feet of roadway. The following trees types shall predominate through the Specific Plan common landscaped areas: Aleppo Pine, Brazilian Pepper, Eucalyptus, Jacaranda, Knobcone Pine, Oak, Sycamore, and White Elder. Exhibits 11 and 11A illustrate typical major roadway streetscapes.

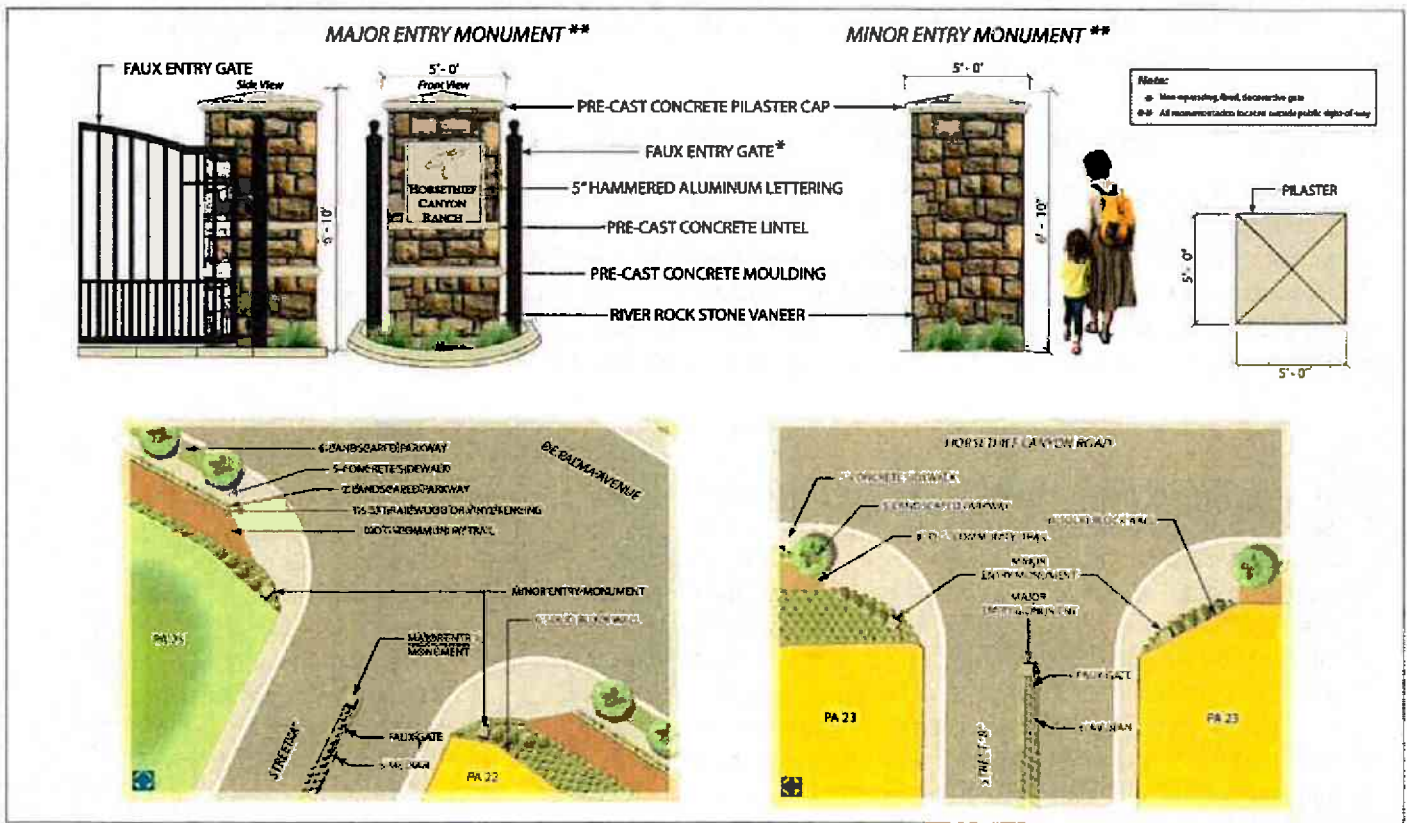
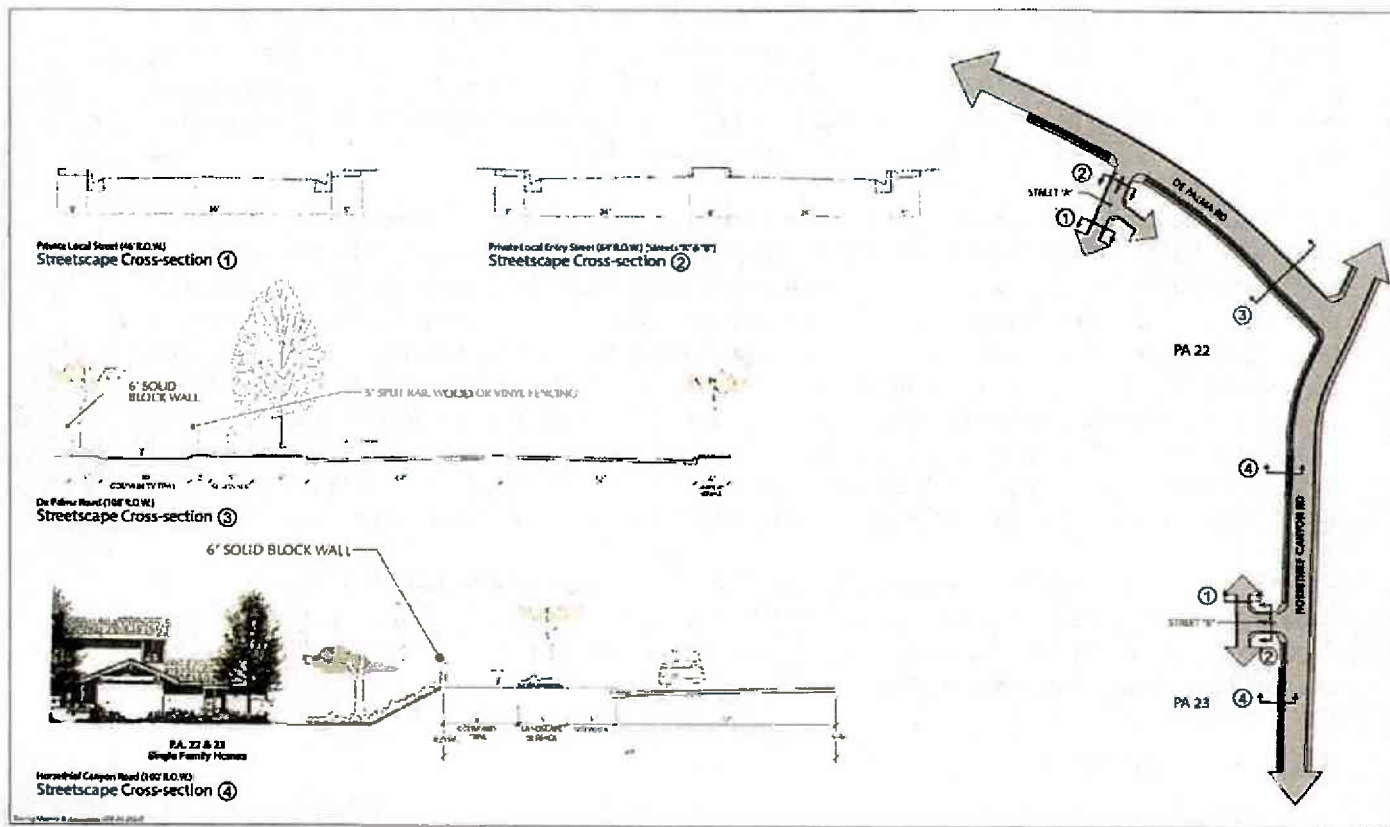


Exhibit SA



SEC 2.14 COMMUNITY PARKS, NATURAL PARKS, EDISON EASEMENT

The total area within Horsethief Canyon Ranch devoted to open space uses is 145.46 acres. Exhibit 12 provides a summary of open space uses and denotes their size and location. Community Parks shall be landscaped in a manner which complements the community concept identified in Section 1.11. Conceptual community park landscape treatments are identified in Exhibit 12a-h. The State Quimby Act requires a minimum of 3 acres per 1,000 residents of neighborhood parkland. The project would include a maximum of 5,724 residents (2,210 units * 2.59), which corresponds to a requirement of 17.2 acres of parkland. This requirement is exceeded by the 30.0-acres of active parkland provided within the existing Specific Plan boundaries. Park obligations resulting from Amendment No. 5 to Specific Plan No. 152 may be satisfied by a combination of the following methods: the provision of a 1.6 -acre active park in Planning Area 24 as shown in Exhibits 12g and 12h, payment of park maintenance fees to the Horsethief Canyon Ranch Homeowners' Association (HOA) for use of existing facilities; providing improvements to existing undeveloped parkland within the Specific Plan area; and/or payment of park fees in accordance with Riverside County Ordinance No. 460. Parking is provided within the boundaries of the park in Planning Area 24, along with street parking Street "F" adjacent to the park, without impacting parking for nearby homeowners.

The natural parks (Planning Areas 14 and 15) and the Edison easement shall consist of natural species only and will not consist of any manicured landscaped areas. Use of the natural parks and the Edison easement shall be limited to passive recreation and hiking. Planning Area 26, as shown on Exhibit 12f, planned for 6.2 acres of Conservation Habitat along Horsethief Canyon Creek, satisfies the project's MSHCP obligations per HANS No. 238. Planning Area 26 includes the existing natural vegetation and would not include any manufactured or irrigated slopes or landscaped areas adjacent to the creek. However, an irrigated manufactured slope and minimum 10-foot setback within Planning Area 25 is provided along the 15-foot wide Dual Purpose Trail (maintenance road/community trail) to serve as a buffer and boundary between the PA 26 Conservation Habitat and developed uses, as shown on Exhibit 12f. This manufactured slope will be re-vegetated with drought-tolerant native vegetation.

To reflect the Community Trail designated within County of Riverside's Elsinore Area Plan, a 15-foot wide Dual-Purpose Trail, which contains a Maintenance Road/Community Trail, is provided within Planning Areas 24 and 25. The Community Trail continues off-site to the south of Planning Area 25, and the Maintenance Road may continue south as well.

SEC 2.15 BUFFERS

The Specific Land Use Plan is designed to prevent incompatible land uses from locating adjacent to one another. The provisions included in this document minimize potential problems arising between residential development and areas used by the public (parks, sewer treatment plants), or for mining. Exhibit 13A denotes the location of the special buffer areas and Exhibit 14 illustrates suggested treatment of buffers identified in Exhibit 13A. The buffers between other portions of Horsethief Canyon Ranch and within Planning Areas 22 through 26, include a 25-foot minimum buffer between the existing development in Planning Area 2 and the proposed single-family homes in Planning Area 23 (Buffer C). Additional buffers D, E, and F provide setback and screening between residential development areas and adjacent non-residential property. Buffer D identifies the buffer treatment and components between Planning Areas 23 and the open space uses of Planning Areas 25 and 26. Buffer E identifies the buffer treatment and components between the residential uses of Planning Area 22 and

the open space uses of Planning Areas 25 and 26. And, Buffer F identifies the buffer treatment components between Planning Area 22 and De Palma Road.

SEC. 1.16 LANDSCAPE PLANTINGS

The planting concept in Horsethief Canyon Ranch should reinforce the overall rural theme. This may be accomplished by defining and emphasizing vehicular and pedestrian circulation systems, existing natural site conditions, neighborhood identity, and recreation/community use areas.

- a. Unless a boulevard effect is desired, trees and shrubs should be clustered informally to provide focal points and accents and frame open space.
- b. Community and neighborhood identity shall be promoted by using different street tree combinations and landscaping. Each neighborhood and major street shall have a unique planting palette.
- c. Drought resistant and tolerant plant materials are suggested and encouraged for all open space areas.
- d. Plant materials, either alone or in conjunction with fencing, walls, or berms, should be used to screen parking areas and accessory structures from views from main buildings and passing motorists.
- e. Plant materials should be grouped together in regards to soil, light, and water requirements.
- f. All slopes over twenty-five (25) percent shall be planted with low -maintenance trees, shrubs, and ground covers. Turf is not permitted on slopes of 25 percent and greater.

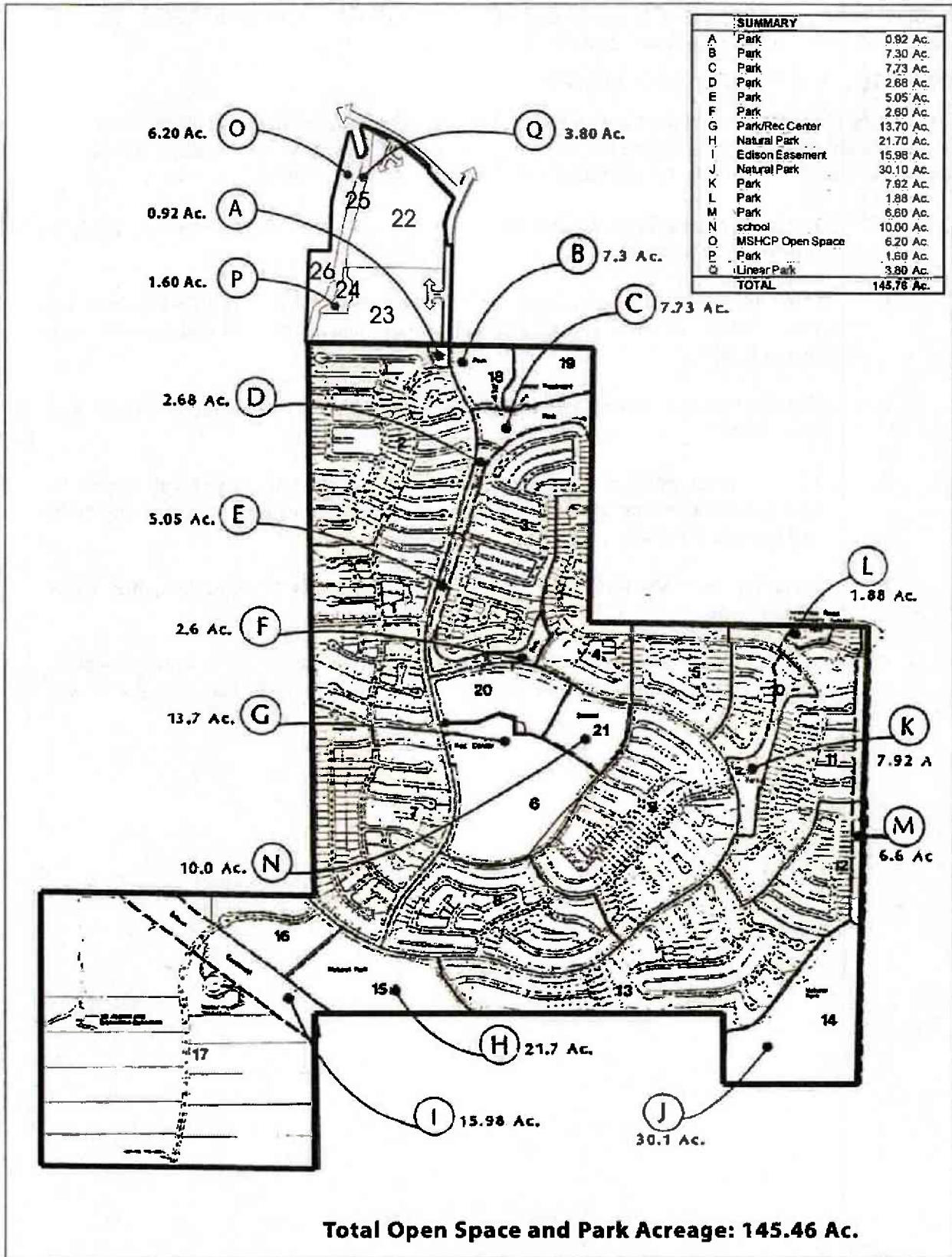
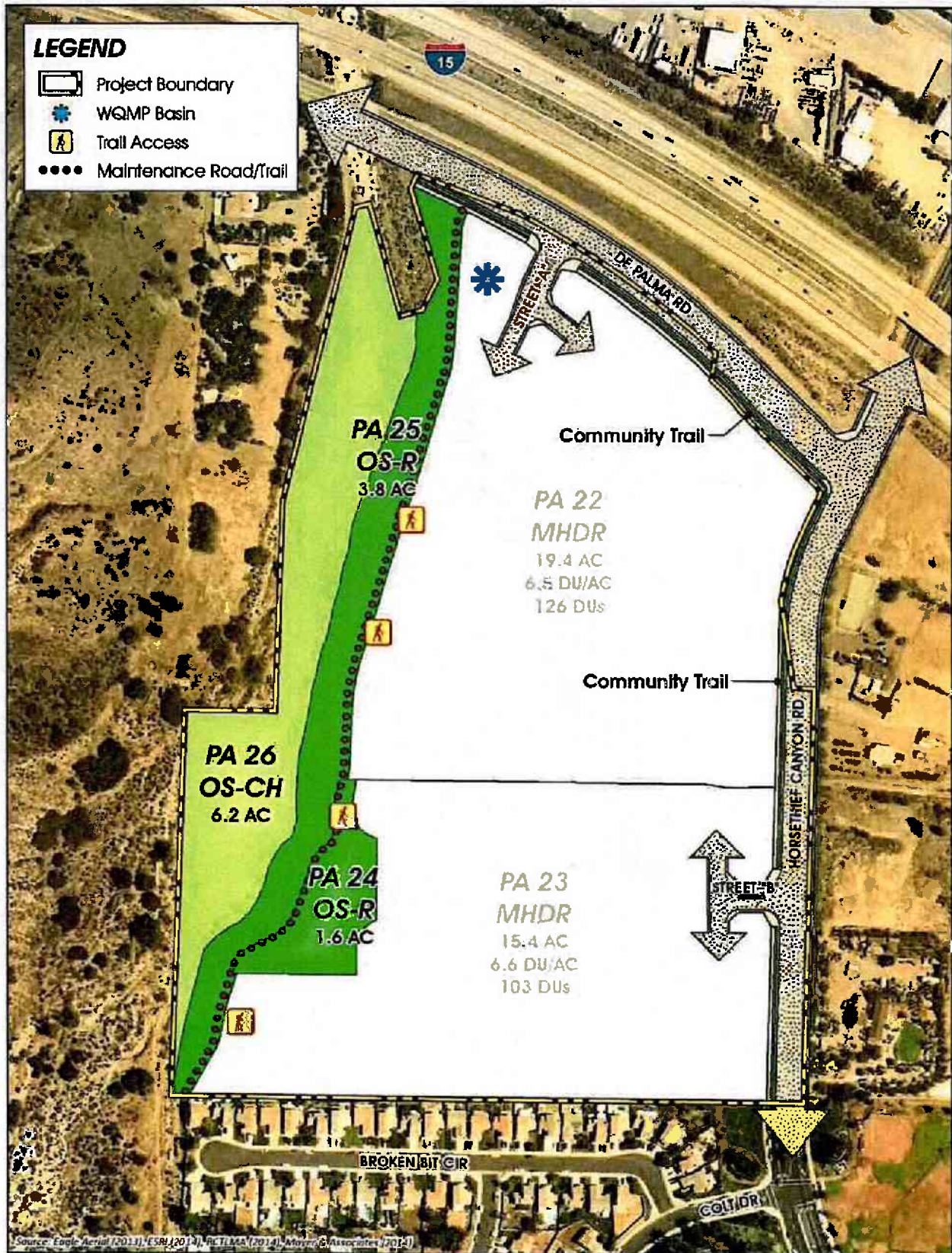


Exhibit 12



OPEN SPACE AND PARK SUMMARY



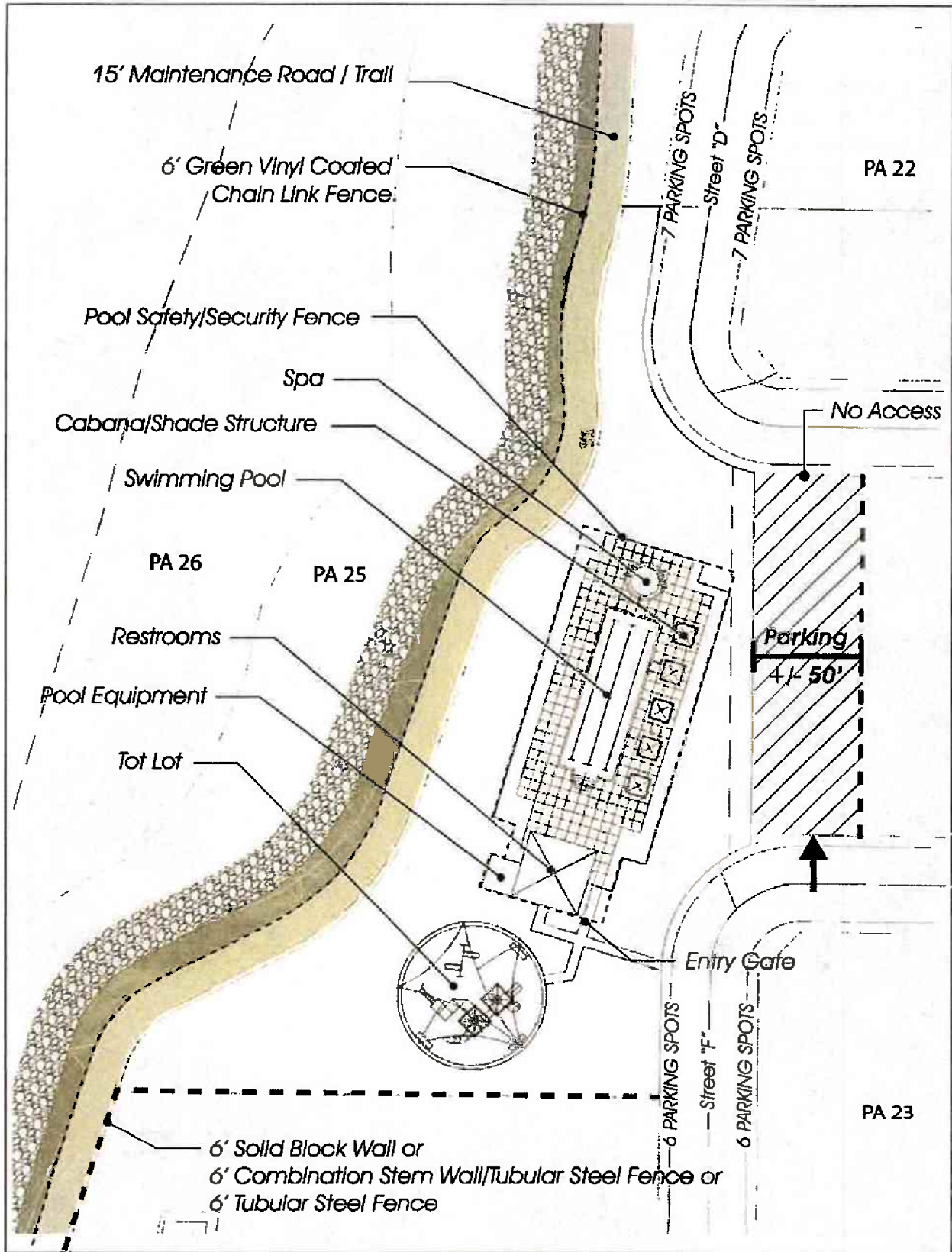


Exhibit 12H

PA 24 PARK PLAN





Exhibit 13A



SPECIAL BUFFER AREAS - AREA OF CHANGE

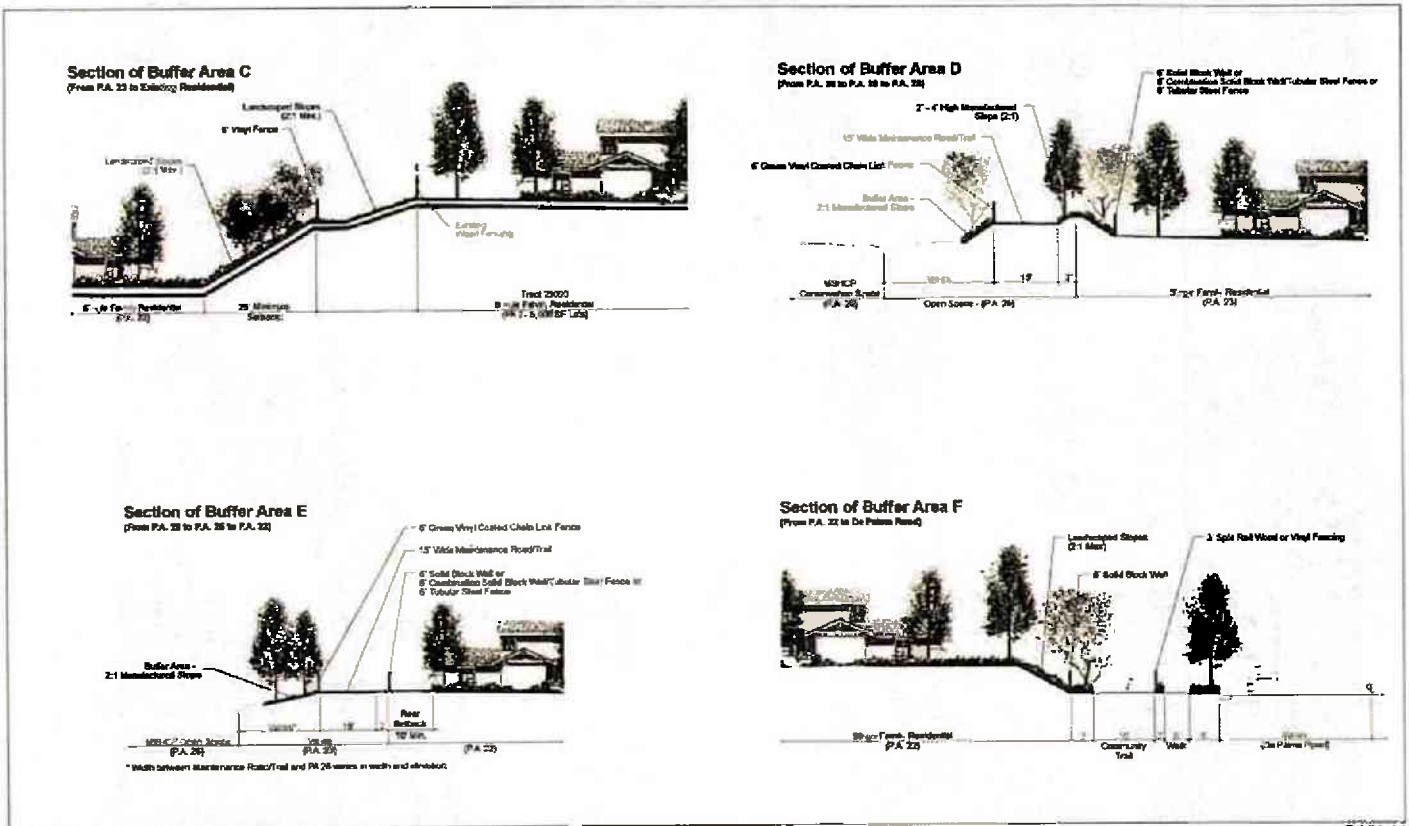


Exhibit 14

SEC 2.17 WATER AND WASTEWATER PLAN

Exhibits 15, 15A, and 15B illustrate the location and size of the backbone water and wastewater infrastructure designed to serve the Horsethief Canyon Ranch (Planning Areas 22 through 26 portion). Furthermore, the location of the on-site wastewater treatment plant is denoted within the North Neighborhood in Planning Area 19.

1. WATER PLAN

As shown in Exhibit 15A, the water system for the Horsethief Canyon Ranch community is designed to connect to 1434 water pressure zone. Connections to this pressure zone occur at De Palma Road at Street "A" and at Horsethief Canyon Road at Street "B", forming a water loop within the project. The 12-inch main in De Palma will be constructed by others. The project will construct a 12-inch main from De Palma Road south within Horsethief Canyon Road to Street "B", in addition to constructing all of the internal 8-inch lines needed to serve each neighborhood.

2. WASTEWATER PLAN

As shown in Exhibit 15B, on-site wastewater service for Horsethief Canyon Ranch community consists of gravity flow from individual home laterals and neighborhood streets to an 8-inch gravity wastewater line within Street "A". This 8-inch line continues west within De Palma Road for approximately 650 feet connecting to a lift station that is to be constructed by others. A force main (to be constructed by others) connects to the lift station continuing east within De Palma Road, then south within Horsethief Canyon Road to the existing wastewater treatment facility located in Planning Area 19 of SP 152.

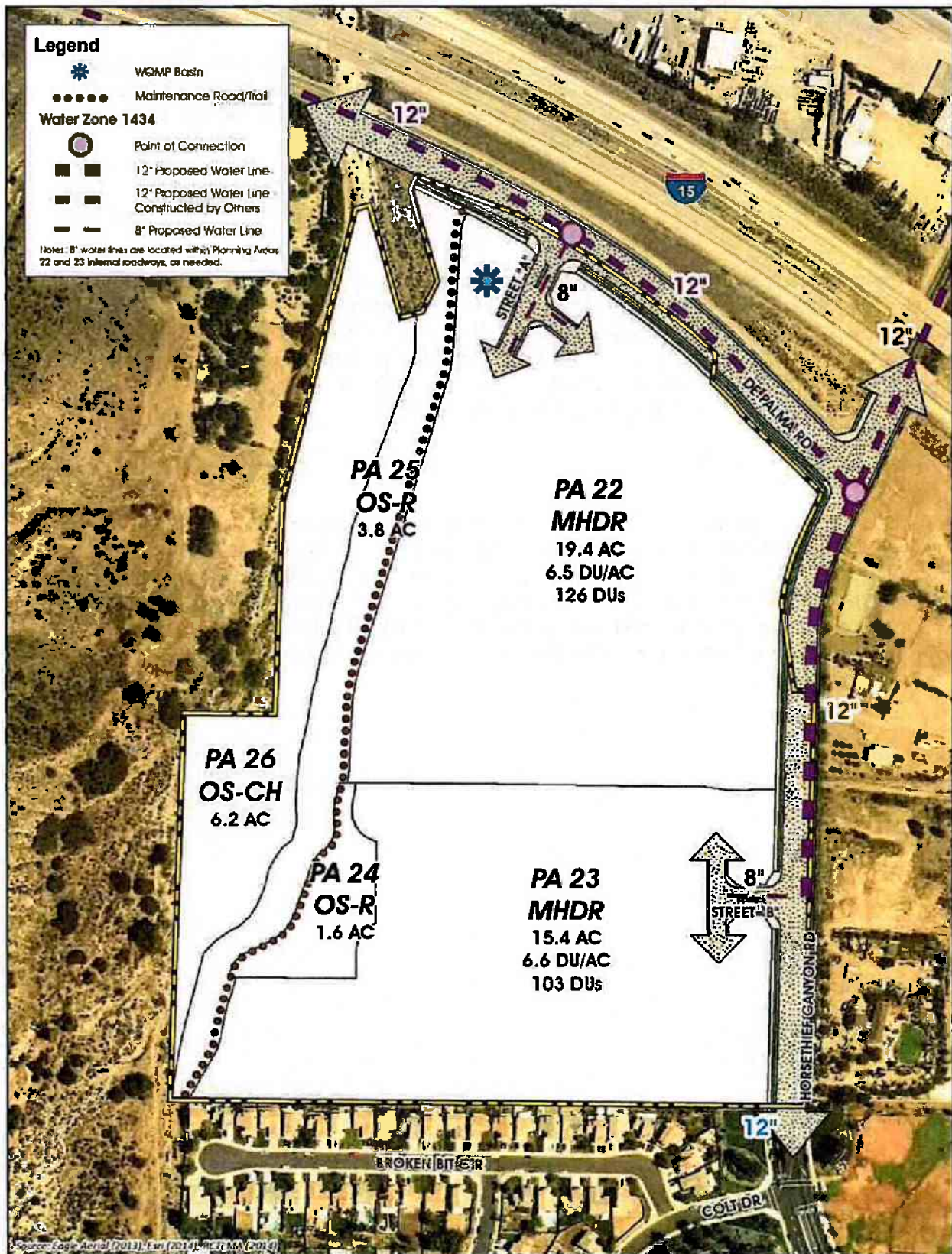


Exhibit 15A

WATER PLAN - AREA OF CHANGE



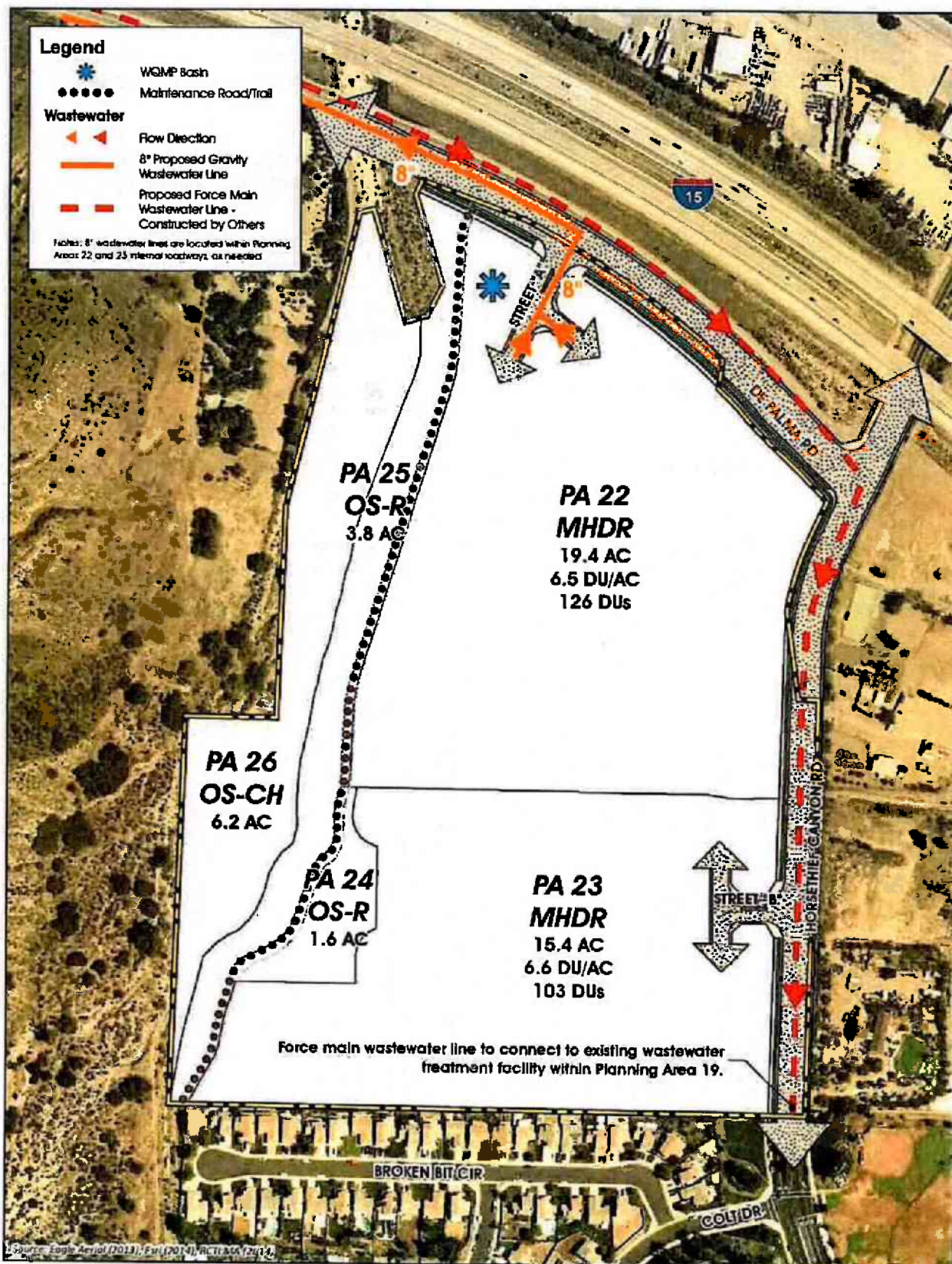


Exhibit 15B



WASTEWATER PLAN - AREA OF CHANGE

SEC 2.18 PUBLIC FACILITY AND SPECIAL PHASING REQUIREMENTS

The Specific Plan area shall be developed with a maximum of 2,210 dwelling units on 851.8 acres. Each of the six master development phases shown in Exhibit 17 shall be developed with a maximum number of dwelling units as follows:

- | | | |
|----|------------------|---|
| A. | Master Phase I | shall be developed up to a maximum of 660 dwelling units (built-out). |
| B. | Master Phase II | shall be developed up to a maximum of 467 dwelling units (built-out). |
| C. | Master Phase III | shall be developed up to a maximum of 279 dwelling units (built-out). |
| D. | Master Phase IV | shall be developed up to a maximum of 553 dwelling units (built-out). |
| E. | Master Phase V | shall be developed up to a maximum of 23 dwelling units. |
| F. | Master Phase VI | shall be developed up to a maximum of 229 dwelling units. |

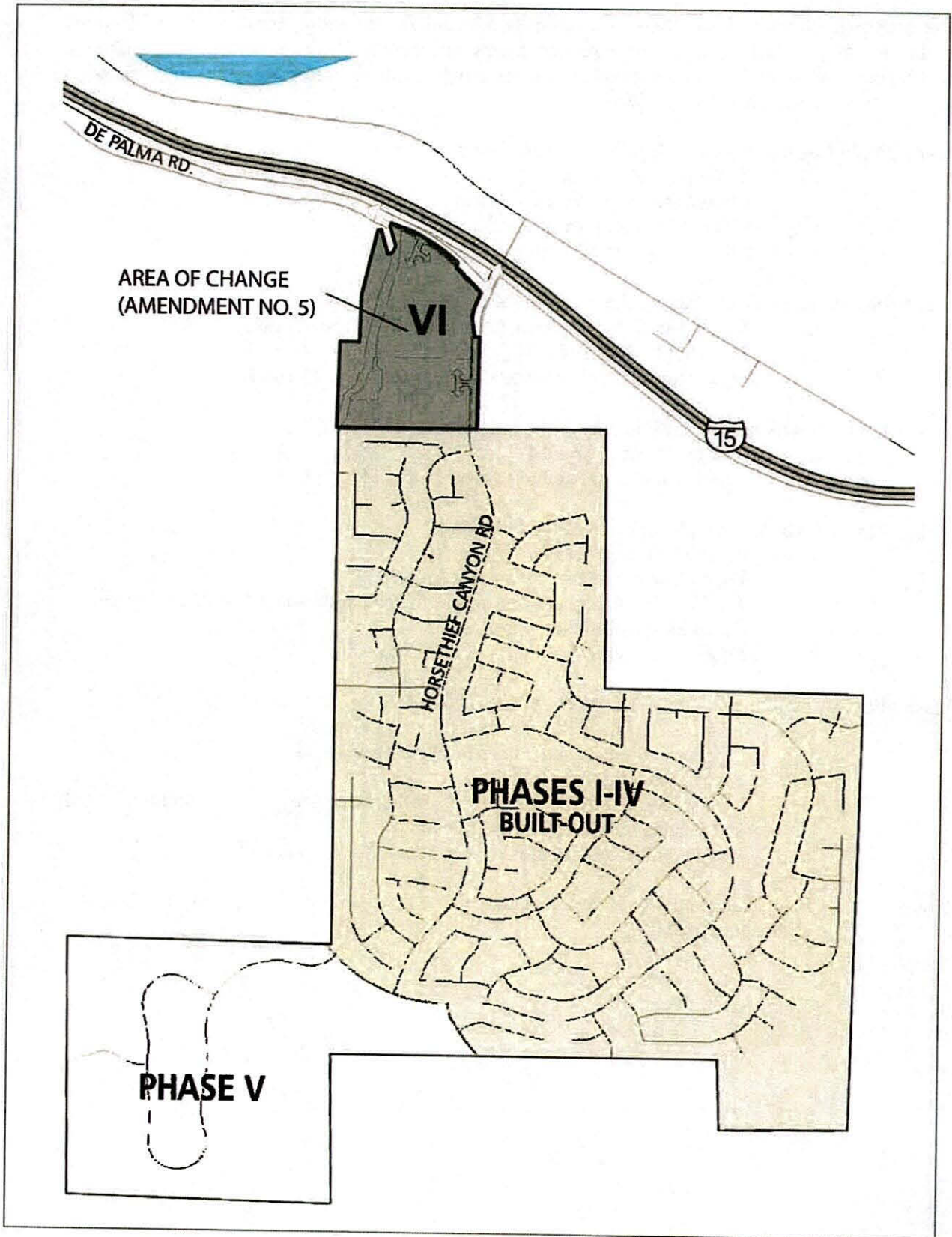


Exhibit 16

PHASING PLAN



The proposed number of dwelling units contained in an implementing residential development application may exceed the maximum expressed in this phasing plan by not more than 10% without a plan amendment provided that an equal or greater number was unused in a previously approved application within another Planning Area.

Master Phase I shall include development of the following:

- a. Water delivery system
- b. Wastewater treatment plant (Planning Area 19)
- c. Parks in Planning Areas 3 and 18
- d. Bike trail system (Planning Areas 3 and 18)

Master Phases II and III will include development of the following:

- a. School site (Planning Area 21 offered for dedicated sale)
- b. Parks in Planning Areas 10, 11, and 20
- c. Equestrian trail/buffer system in Planning Areas 11 and 12

Master Phase IV will include development of the following:

- a. Park in Planning Area 14
- b. Equestrian trail in Planning Areas 13 and 14

Master Phase V will include development of the following:

- a. Park in Planning Area 15
- b. The Edison easement in Planning Area 16
- c. The Trail Head facilities and access thereto, at the discretion of the National Forest Services, in Planning Area 17
- d. Equestrian trail in Planning Areas 15, 16, and 17

Master Phase VI will include the development of the following:

- a. Single-family detached homes in Planning Area 22
- b. Single-family detached homes in Planning Area 23.
- c. Park in Planning Area 24
- d. Landscape buffer, Dual-Purpose Trail (maintenance road/community trail), and fencing within Planning Area 25
- e. Special buffer system in Planning Areas 22, 23, 24 and 25.

Note: Plan areas to be constructed according to the land use and development standards in Ordinance No. 348. _____.

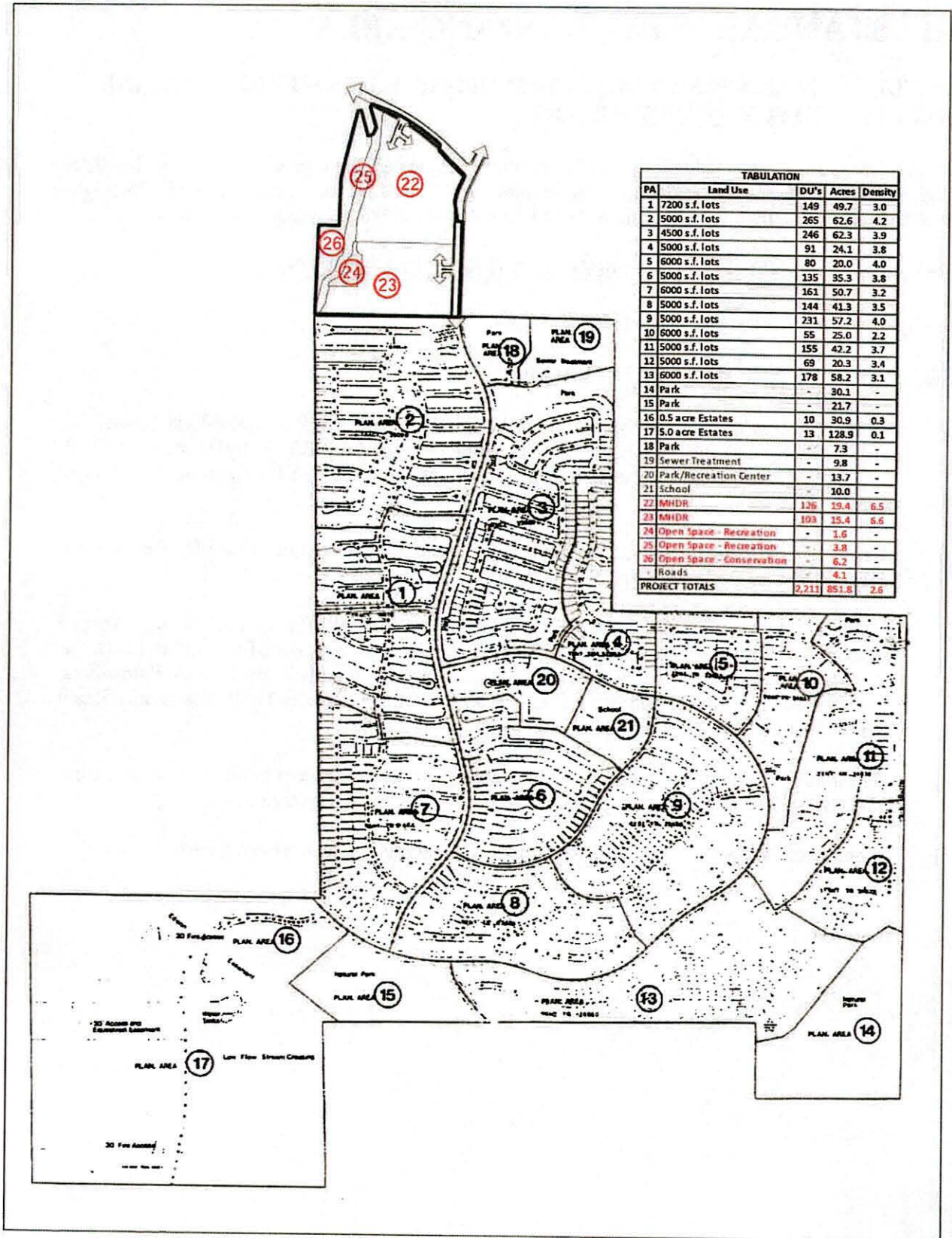


Exhibit 17

DEVELOPMENT PLAN



III. STANDARDS BY PLANNING AREA

SEC 3.1 PLANNING AREA 22 – MEDIUM-HIGH DENSITY RESIDENTIAL
SEC 3.11 DESCRIPTIVE SUMMARY:

Planning Area 22, as depicted in Exhibit 17V, provides for the development of 19.4 acres of Medium-High Density single family residential uses on minimum 3,619 s.f. lots. A maximum of 126 single-family detached dwelling units are planned at a target density of 6.5 dwelling units per acre

SEC 3.12 LAND USE AND DEVELOPMENT STANDARDS:

See Specific Plan Zoning Ordinance No. 348-XXX.

SEC 3.13 PLANNING STANDARDS:

- 1) Primary access to Planning Area 22 shall be provided from De Palma Road via Street "A", where the primary neighborhood entry is located (see Exhibit 8A, Entry Monument Plan). Secondary access shall be provided from Horsethief Canyon Road via Planning Area 23 and Street "B".
- 2) Roadway landscape treatments, as shown on Exhibit 11A, are planned along De Palma Road, Horsethief Canyon Road, Street "A" and Street "B".
- 3) Special buffer treatments are planned along De Palma Road (Buffer F) and Planning Area 25 (Buffer E). An illustration of the desired buffer treatments is provided in Exhibit 14, Buffer Area Cross-Sections. Planning Area 22 is adjacent to a Community Trail along De Palma Road and Horsethief Canyon Road, and a Dual-Purpose Trail (Community Trail/Maintenance Road) within Planning Areas 24 and 25.
- 4) The minimum garage door setback, as measured from the garage door to the right-of-way edge, shall be 18 feet for rollup garage doors and 20 feet for "tilt-up" garage doors.
- 5) Please refer to Section IV for Design Guidelines and other related design criteria.

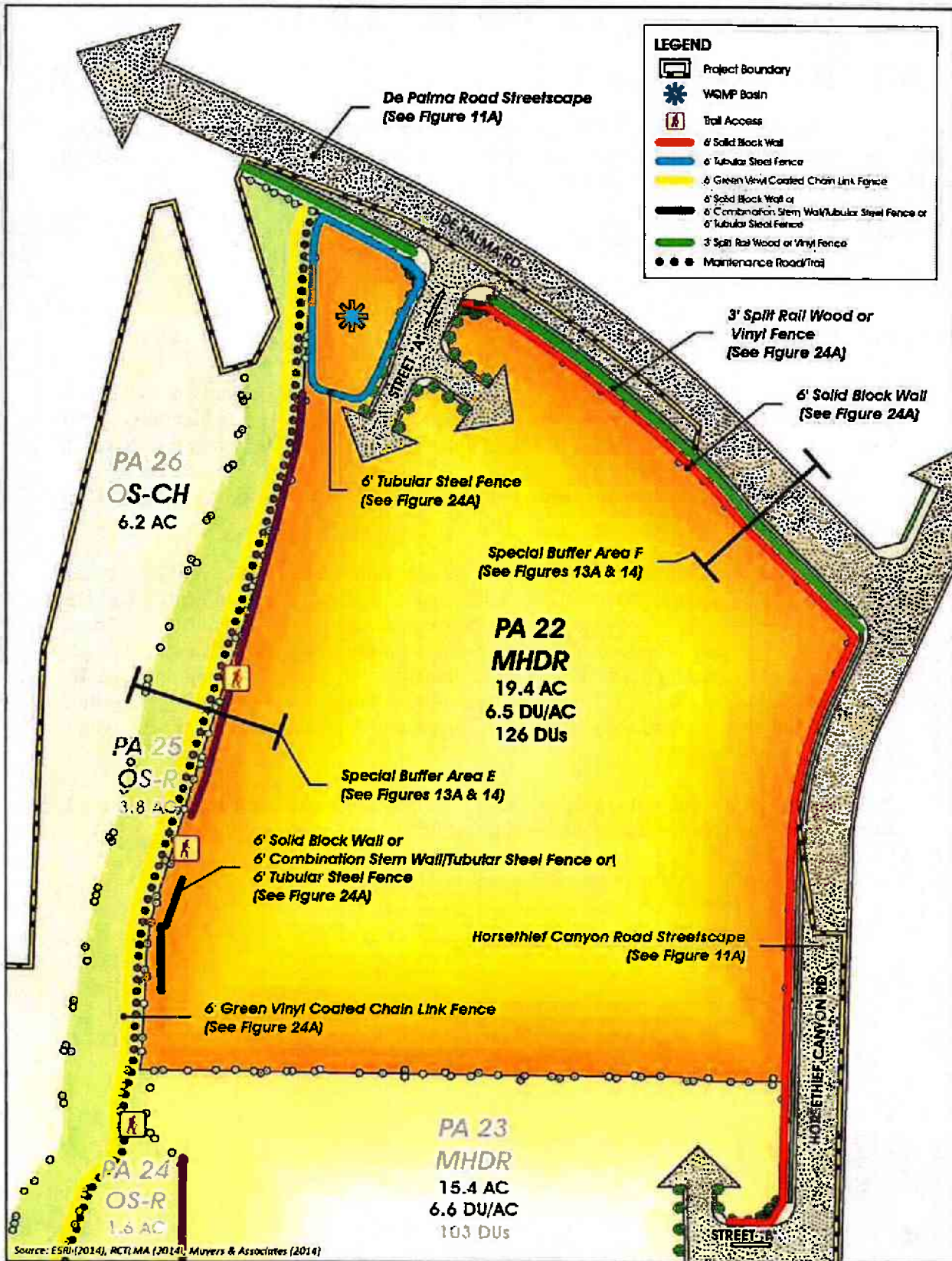


Exhibit 17V

PLANNING AREA 22



SEC 3.2 PLANNING AREA 23 – MEDIUM-HIGH DENSITY RESIDENTIAL

SEC 3.21 DESCRIPTIVE SUMMARY:

Planning Area 23, as depicted in Exhibit 17W, provides for the development of 15.4 acres of Medium-High Density residential uses on minimum 4,000 s.f. lots. A maximum of 103 single-family dwelling units are planned at a target density of 6.6 dwelling units per acre.

SEC 3.22 LAND USE AND DEVELOPMENT STANDARDS:

See Specific Plan Zoning Ordinance No. 348.XXX.

SEC 3.23 PLANNING STANDARDS:

- 1) Primary access to Planning Area 23 shall be provided from Horsethief Canyon Road via Street "B", where the primary neighborhood entry is located (see Exhibit 8A, Entry Monument Plan). A secondary access shall be provided from De Palma Road via Street "A," a new private street.
- 2) Roadway landscape treatments, as shown on Exhibit 11A, are planned along Horsethief Canyon Road and Street "B".
- 3) A 25-foot wide special buffer treatment is planned along the southern property line between Planning Area 23 and the adjacent existing residential land uses to the south (Buffer C). The buffer shall consist of a 6-foot high vinyl fence accompanied by plantings of trees, shrubs, groundcover, and vines. Special buffer treatment is also planned along Planning Area 25 (Buffer E). An illustration of the desired buffer treatments is provided in Exhibit 14, Buffer Area Cross-Sections. Planning Area 23 is adjacent to a Community Trail along Horsethief Canyon Road, and a Dual-Purpose Trail (Community Trail/Maintenance Road) within Planning Areas 24 and 25.
- 4) The minimum garage door setback, as measured from the garage door to the right-of-way edge, shall be 18 feet for rollup garage doors and 20 feet for "tilt-up" garage doors.
- 5) Please refer to Section IV for Design Guidelines and other related design criteria.

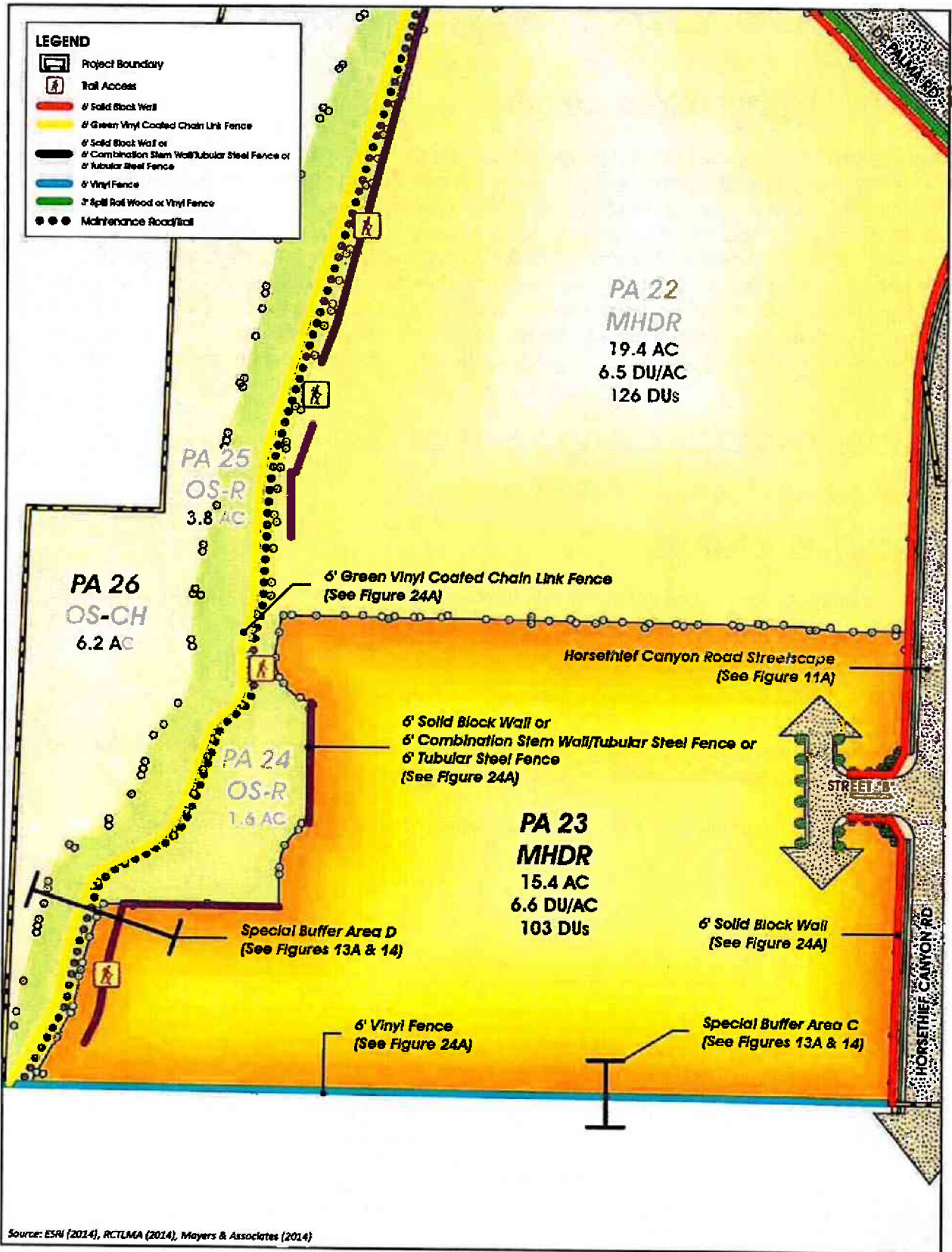


Exhibit 17W

PLANNING AREA 23



Specific Plan No. 152, Amendment No. 5

SEC 3.3 PLANNING AREA 24 – OPEN SPACE - RECREATION

SEC 3.31 DESCRIPTIVE SUMMARY:

Planning Area 24, as depicted in Exhibit 17X, provides for the development of a 1.6 -acre park. This area is devoted to providing active and passive recreational opportunities for project residents and enhancing the aesthetic value of the community. To reflect the Community Trail designated within County of Riverside's Elsinore Area Plan, the park will include a segment of the 15-foot wide Dual-Purpose Trail, which contains a (Community Trail/Maintenance Road), continuing to the south and to the north within Planning Area 25 and connecting to the Community Trail along De Palma Road. The park may also include a pool, a spa, restrooms/changing rooms, a playground and other active and passive recreational features. Parking is provided within the boundaries of the park in Planning Area 24, along with street parking Street "F" adjacent to the park, without impacting parking for nearby homeowners.

LAND USE AND DEVELOPMENT STANDARDS:

See Specific Plan Zoning Ordinance No. 348.XXX.

PLANNING STANDARDS:

- 1) Primary access to Planning Area 24 shall be provided from Horsethief Canyon Road, via Street "B" and internal local roads and secondary access to Planning Area 24 shall be provided from De Palma Road Street "A" and secondary local roads.
- 2) A 6-foot high tubular steel fence is planned around the pool area.
- 3) A 6-foot high solid block wall or combination stem wall / tubular steel fence or tubular steel fence is planned where the Park abuts residential development.
- 4) A park plan concept for Planning Area 24 is conceptually illustrated on Exhibit 12H.

SEC 3.4 PLANNING AREA 25 – OPEN SPACE - RECREATION

SEC 3.41 DESCRIPTIVE SUMMARY:

Planning Area 25, as depicted in Exhibit 17X, provides for the development of a 3.8-acre linear open space adjacent to the conservation habitat, designated Open Space - Recreation. A 15-foot wide linear easement with a Dual-Purpose Trail, containing a Community Trail/Maintenance Road, is provided within this open space. The maintenance road within the Dual-Purpose Trail is intended to provide access to the creek for maintenance. The trail is a County-designated Community Trail and continues off-site to the south of Planning Area 25. The maintenance road may continue south. This area provides passive recreational opportunities for project residents, enhancing the aesthetic value of the community, and provides a buffer between the MSHCP habitat in Planning Area 26 and developed portions of the site.

SEC 3.42 LAND USE AND DEVELOPMENT STANDARDS:

See Specific Plan Zoning Ordinance No. 348.XXX.

SEC 3.43 PLANNING STANDARDS:

- 1) Primary access to Planning Area 25 shall be provided from the Community Trail along De Palma Road, from internal local streets and from the Park in PA 24.
- 2) A 15-foot wide linear easement is planned within Planning Area 25 for a Dual-Purpose Trail, containing a Community Trail/Maintenance Road. The Maintenance Road within the Dual-Purpose Trail will provide access for maintenance of the creek, as well as a pedestrian connection to the Community Trail along De Palma Road.
- 3) A 6-foot high solid block wall or combination stem wall / tubular steel fence or tubular steel fence is planned within the western boundaries of Planning Areas 22, 23, and 24 where Planning Area 25 abuts the backyard or side yards of homes.
- 4) A 6-foot green vinyl coated chain link fence will be provided along the eastern boundary of Planning Area 25, adjacent to Planning Areas 22, 23, and 24 (see Exhibit 14).

SEC 3.5 PLANNING AREA 26 – OPEN SPACE – CONSERVATION HABITAT

SEC 3.51 DESCRIPTIVE SUMMARY:

Planning Area 26, as depicted in Exhibit 17X, provides for 6.2 acres of natural MSHCP open space (designated Open Space – Conservation Habitat) per HANS No. 238. This area is devoted to preservation of the natural drainage corridor associated with Horsethief Canyon Creek. This open space also serves as a scenic amenity for the community.

SEC 3.52 LAND USE AND DEVELOPMENT STANDARDS:

See Specific Plan Zoning Ordinance No. 348.XXX

SEC 3.53 PLANNING STANDARDS:

- 1) Planning Area 26 shall remain undeveloped to preserve the native vegetation along the existing natural floodplain.
- 2) No access shall be provided to Planning Area 26.
- 3) A 6-foot green vinyl coated chain link fence will be provided along the eastern boundary of Planning Area 25, adjacent to Planning Area 26 (see Exhibit 14).

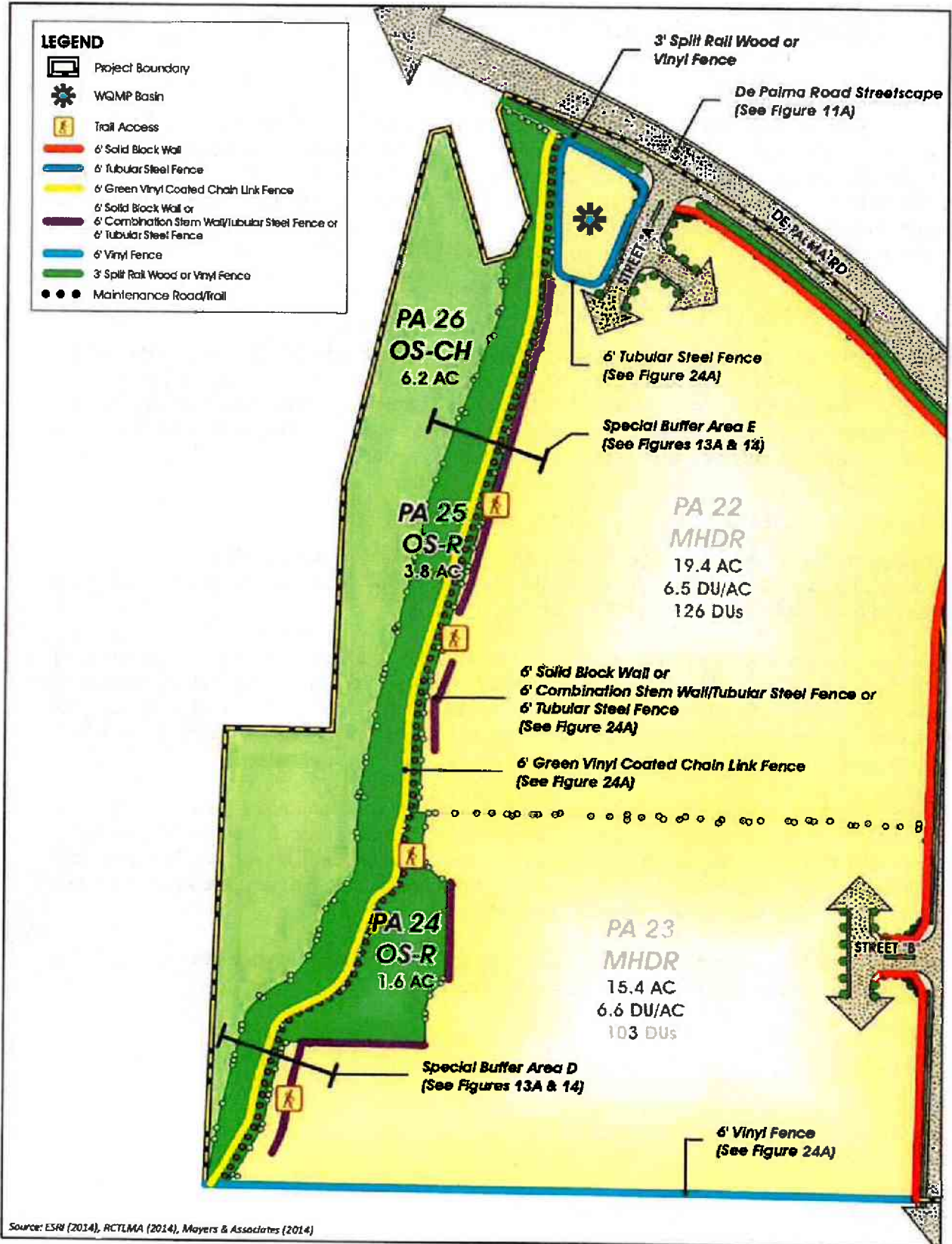


Exhibit 17X

PLANNING AREAS 24, 25, & 26



IV. DESIGN GUIDELINES

SEC. 4.1 ARCHITECTURE: INTRODUCTION

Each neighborhood within Horsethief Canyon Ranch will have an individual identity and a distinct character. Exhibit 1 identifies neighborhood groupings. Architectural diversity should be created by manipulating building materials, colors, textures, in conjunction with architectural features (e.g., roofs, chimneys, windows, doors, fascias, trim, walls), rather than by designing buildings that vary greatly in architectural styles. The architecture within Horsethief Canyon should be of a style, massing, and color to complement and enhance the natural environment.

SEC. 4.2 ARCHITECTURAL CONCEPT

Possible architectural product types and/or styles by neighborhood area are illustrated in Exhibit 18. Typical plotting for homes in Planning Areas 22 is depicted in Exhibit 18A, and typical plotting for homes in Planning Area 23 is depicted in Exhibit 18B. It is important to note that these graphics are merely artists' conceptions of possible architectural designs and are meant to act as architectural guidelines only, and not as definitive building product types or styles.

SEC. 4.3 BUILDING MASS, FORM, AND SCALE

Buildings in Horsethief Canyon Ranch, as a general rule, should be designed low to the ground to blend in with their surroundings. All residential structures should relate to neighboring buildings in mass and bulk, while not appearing to be identical.

The issue of scale is especially important in areas where residential structures of different mass are adjacent to one another. Upper floors in residential structures may be stepped back, if desired, to reduce the visual impact on the structure to allow additional sun access to lower areas of the building. If appropriate, residential buildings may be broken up with wings and courtyards to increase light and decrease the building mass.

Structures should be articulated with a variety of surface treatments and accents such as interesting roof lines, strong patterns of shade and shadow, and relief in wall planes. In other words, the visual impact of larger buildings may be reduced by discouraging "boxlike" building configuration and designing smaller, more intimate structures. Windows, doors, and other architectural elements will also help to create more interesting front building elevations.

Ordinance No. 348. contains lot coverage and development standards which reinforce the building mass, form, and scale components identified in this section.

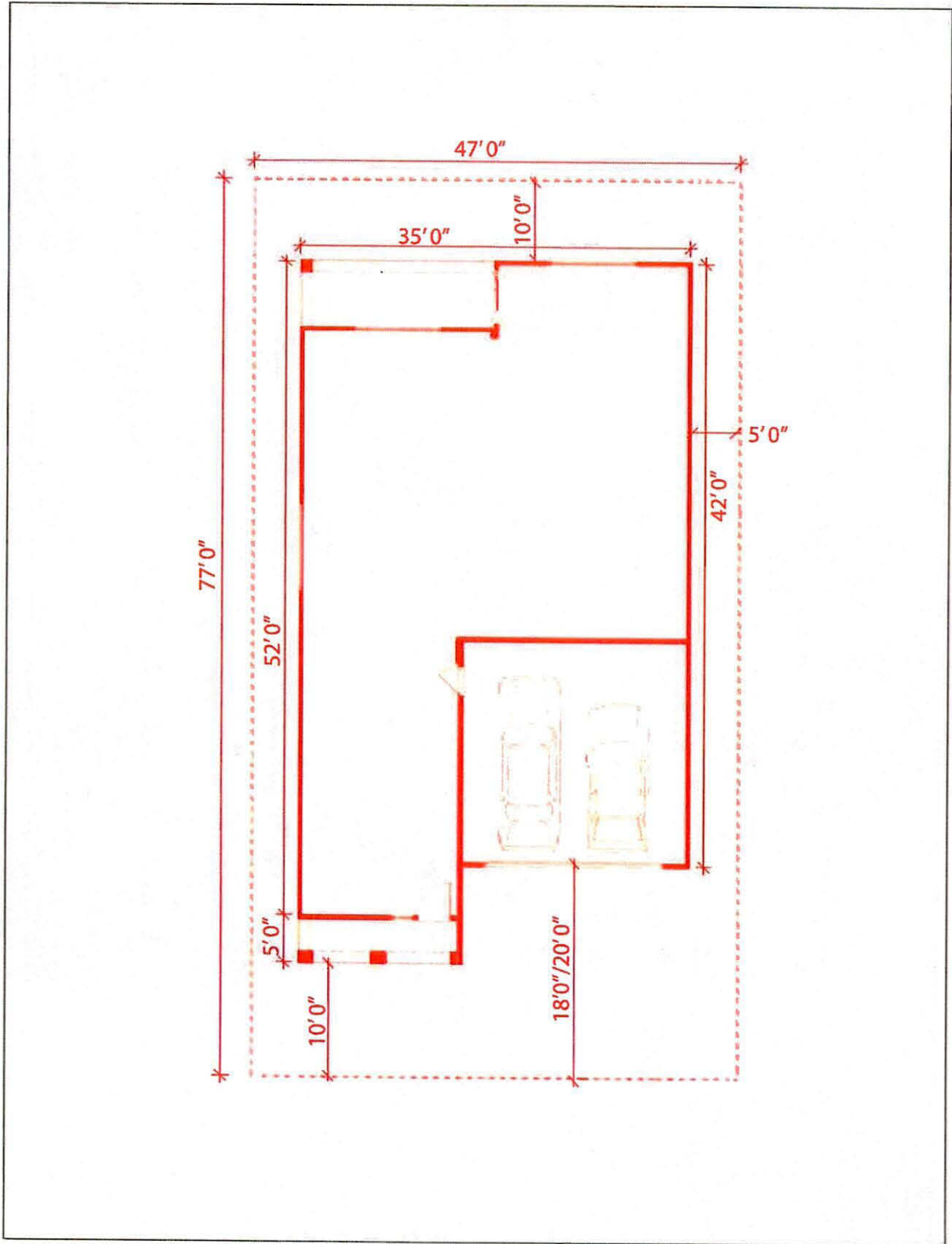


Exhibit 18A



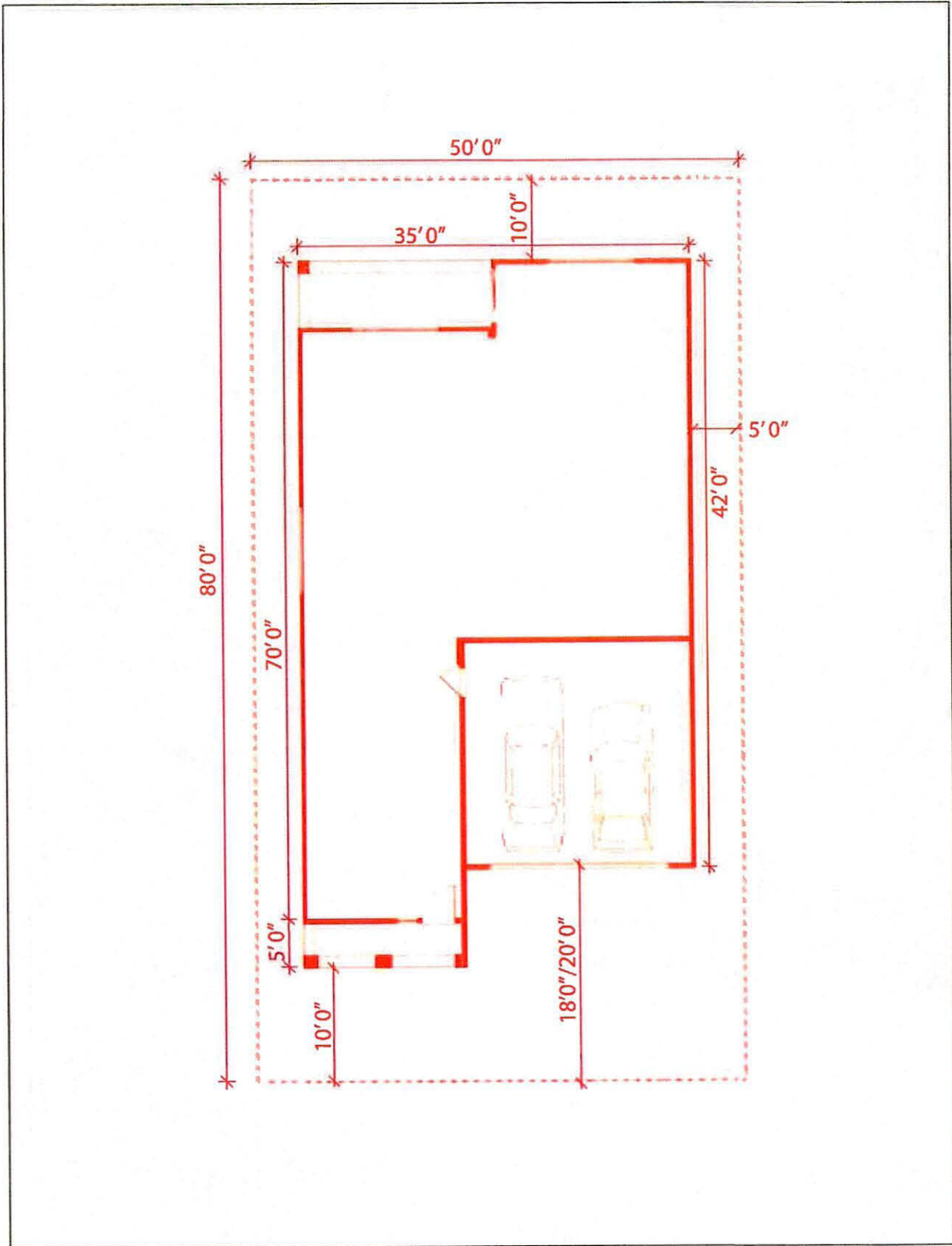


Exhibit 18B



SEC. 4.4 BUILDING ARTICULATION, MATERIALS, AND COLOR

Building materials and colors shall compliment the natural, climatic, and built environment of Horsethief Canyon Ranch. If desired, materials may be left in their natural state and allowed to weather and blend into the natural environment. All materials may be durable and require little maintenance. Large expanses of flat, windowless wall planes are discouraged in all zones. Use of widely varying and contrasting materials should be limited. Contrasting materials may be employed in areas in which special emphasis is desired, such as building entrances and patios. Masonry and brick may be used to provide vertical and horizontal accents (e.g. chimneys, architectural banding on buildings).

Paints and stains shall be subdued and limited primarily to soft pastels, neutral colors, grays, and light to medium earth tones with selected contemporary accent colors and pure hues limited to moldings, doors, window frames, fascias, awnings, shutters, cornices, and accent trim. Contrasting materials, textures, and colors may be used to add emphasis to entry areas and significant architectural features. Wood may be treated with transparent stains or paints.

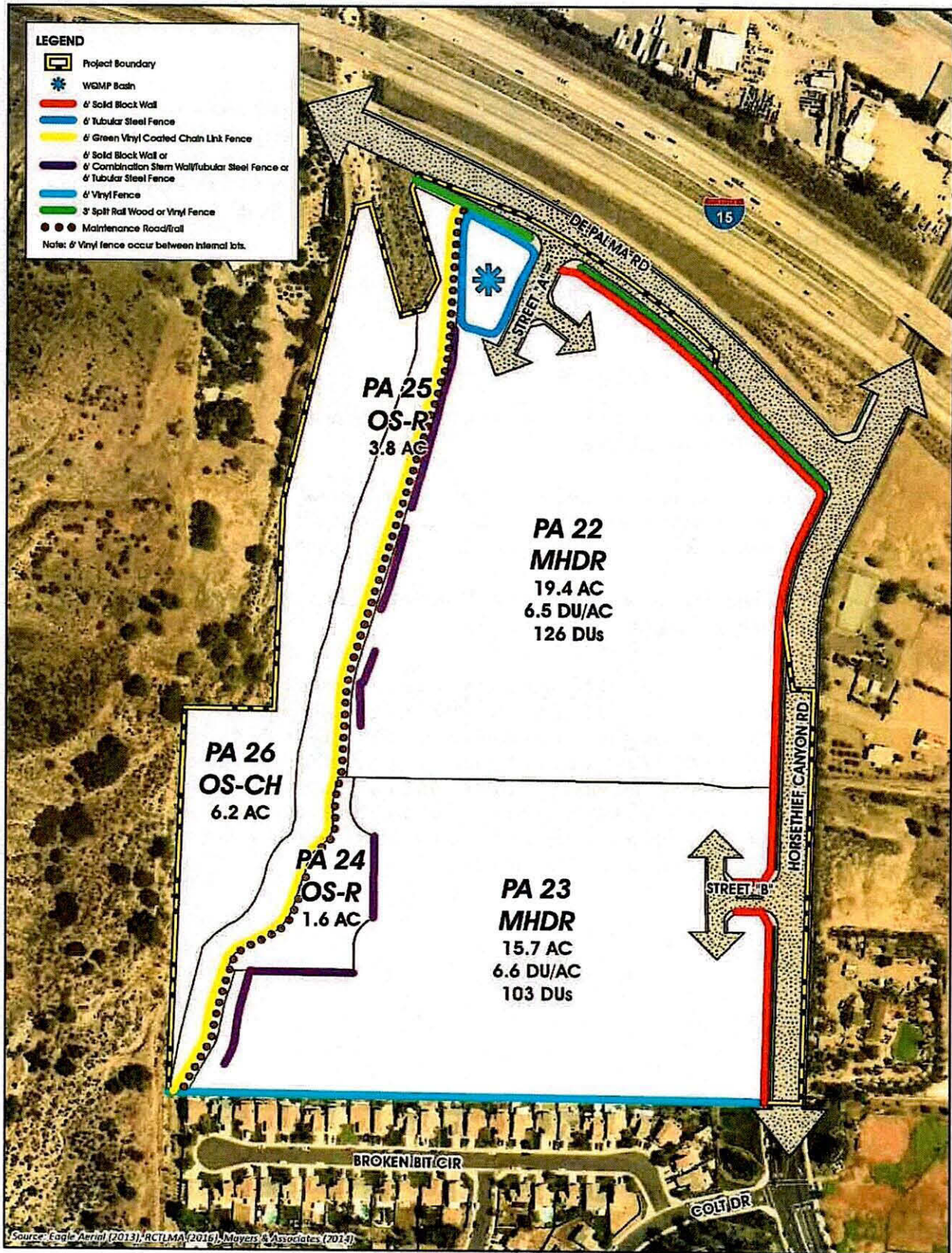
- a. Acceptable building materials: All uses. Acceptable building materials include, but are not limited to, the following:
 - Wood siding, including rough sawn wood.
 - Wood shakes and shingles.
 - Board and batten.
 - Concrete, including tinted and stamped concrete.
 - Stucco or plaster finish.
 - Stucco-covered block, including walls.
 - Rock and stone.
 - Brick and used brick, in natural browns, tans, beiges, and subdued shades of red.
 - Rock and mission tile roofing.
 - Masonite siding.

- b. In addition to the aforementioned building materials, the following building materials are acceptable for Quasi-Public uses:
 - Copper and galvanized roofing and accent trim.
 - Painted steel.
 - Mirrored glass.

- c. Conditionally accepted materials: Stucco is acceptable for all uses provided that it is integrally incorporated into the architecture on two or more elevations of the structure and is not finished with a heavy texture.

- d. Discouraged materials: The following list includes building materials that are discouraged but not strictly prohibited for use in Horsethief Canyon Ranch:
 - (1) Residential Structures and Community Open Space Buildings:
 - Blue or green tiled roofs.

The following regulations shall apply to all walls, fences, and permanent screening structures in Horsethief Canyon Ranch. Exhibit 24C shows the location of community theme walls and fences for Planning Areas 22 through 26. Suggested wall and fence heights and materials are illustrated in Exhibit 24.



Source: Eagle Aerial (2013), RCLMA (2016), Mayers & Associates (2014)



COMMUNITY THEME Exhibit 24C
 FENCE PLAN - AREA OF CHANGE

a. Wall and Fence Heights

(1) RESIDENTIAL USES:

- Front: Fences and walls in the front setback area shall be no higher than two and one-half (2-1/2) feet above grade at the property line. The fence or wall may be one (1) foot higher for every three (3) feet the fence or wall is set back from the property line, up to a maximum of six (6) feet above grade. If there is no vehicular access (driveway) from the street (side or rear), then the height of the fence or wall may be six (6) feet above grade at the property line.
- Side and Rear: Fences and walls in areas other than the front setback shall be no higher than six (6) feet above grade.

(2) PUBLIC OR OPEN SPACE USES:

- Front: Fences and walls shall be no higher than three and one-half (3-1/2) feet above grade in the front setback area.
- Streetside: Fences and walls shall be no higher than three and one-half (3-1/2) feet above grade in the streetside setback area. If there is no vehicular access from the streetside setback area, the fence or wall may be six (6) feet above grade at the property line.
- Side and Rear: Fences and walls in areas other than the front and streetside setback areas shall be no higher than six (6) feet above grade.

- b. Permitted Walls and Fence Materials. Stone, veneer, stucco (including stucco-covered block), wood, split rail, masonry, brick (including used brick), slump block, tubular steel, and wrought iron are acceptable. Pipe railing is acceptable fence material only in the South Neighborhood (Planning Areas 16 and 17). Vinyl is acceptable fence material in Planning Areas 22, 23, 24, and 25, as shown on Exhibit 24C, for fencing between residential lots and fencing along the eastern boundary of Planning Areas 22 and 23 and along the southern boundary of Planning Area 23. Vinyl chain link is acceptable only along the boundary between Planning Areas 25 and 26 and along the Community Trail along De Palma Road.

- c. Conditionally Acceptable Wall and Fence Materials. Glass and/or heavy break-resistant plastic are acceptable for use in fences and walls when necessary to preserve views while providing protection against wind or noise if used in conjunction with another material such as wood, brick, masonry, or stucco.
- d. Prohibited Wall and Fence Materials. Barbed wire, wire, electrically charged fences, plain exposed concrete block, plastic materials, corrugated metal, chain link and grapestake are prohibited, except that vinyl fences and vinyl chain link fences may be used in Planning Areas 22, 23, 24, and 25 as provided under (b) above and in Exhibit 24C.
- e. Color and Special Wall and Fence Treatments. Plain concrete block must be painted or covered with stucco. When painted, walls and fences shall be painted in earth-tone colors, white, or pale pastels. Bright, primary colors and high contrast materials are prohibited. Brick or slump block walls may be painted. Stone surfaces shall remain natural and unpainted. All wooden fences shall be treated with stain to help prevent rotting and weathering; transparent stains are acceptable. Materials, colors, texture, and alignment of wall and fences shall be varied to relieve visual monotony.
- f. Special Wall and Fence Regulations.
1. In Planning Areas 1 through 21, a two-foot high (minimum) solid stone, brick, slump stone, or stucco covered block "theme" wall shall be constructed on the property line of any residential use that borders a park or other open space area. Wrought iron or glass/plastic may be used in conjunction with the two foot theme wall to preserve views, block winds, and for security purposes. In Planning Areas 22, 23, 24, and 25, a solid block wall, a tubular steel fence or a combination stem wall/tubular steel fence, may be used on the property line of any residential use that borders a park, trail, or other open space area, In no event shall any fence or wall exceed six feet in height in these areas.
 2. All fences and walls connecting two separate residential dwelling units shall be of the same color and material and shall be compatible with the color and material of the architecture.
 3. Long, unbroken walls should be broken up with landscaping--particularly trees and espaliered vines.
 4. Private patio enclosures of product areas shall be constructed of materials to duplicate the textures and colors of the houses themselves.

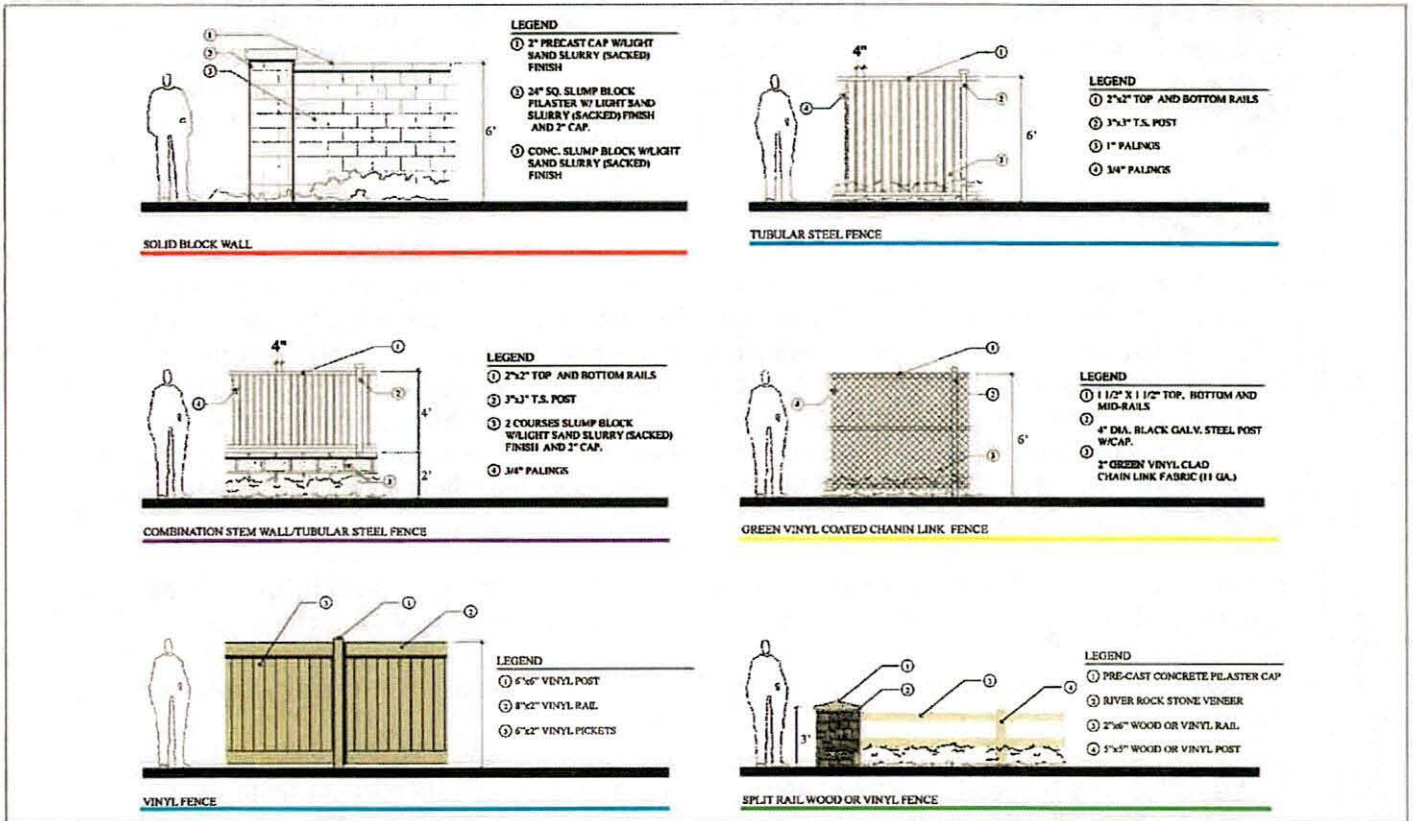


Exhibit 24D

SEC. 4.14 DESIGN STANDARDS AND GUIDELINES (APPLICABLE TO PLANNING AREAS 22 & 23)

1. PURPOSE AND APPLICABILITY

Since approval of Horsethief Canyon Ranch Specific Plan No. 152, Amendment No. 2, the County of Riverside has approved Countywide Design Standards and Guidelines (adopted January 13, 2004), which are intended to ensure high quality development for new residential subdivisions. Amendment No. 5 provides for two new residential neighborhoods in Planning Areas 22 and 23, which would be subject to the Horsethief Canyon Ranch Design Guidelines and, where silent, the Countywide Design Standards and Guidelines.

This section provides the essential link between the requirements of the Countywide Design Guidelines and actual development within Planning Areas 22 and 23. By functioning as a regulatory document, these additional Design Guidelines provide a means of implementing and detailing the County's Design Guidelines and additional improvements associated with development. In this regard, all future development plans or other similar entitlements shall be consistent with guidelines set forth in this section and with applicable County regulations. Where there is disagreement between these Design Guidelines and the Countywide Design Guidelines, these Design Guidelines shall take precedence. These Design Guidelines provide a path to properly develop the project, taking into account all local goals, objectives, and policies.

2. DESIGN STYLE

A design style or a common palette of architectural features is encouraged for each neighborhood or community usually through a planned development, Specific Plan or the Incentive Program. Homes in Planning Areas 22 and 23 exhibit three (3) distinctive styles: Spanish, French, and Traditional. Their defining attributes are summarized below and illustrated in Figure 18B.

1. Spanish:

The Spanish style spread north with the establishment of the early California Missions with its construction based on native materials. Defining characteristics of the Spanish style include:

- "S" type roof tile
- Combination of hip and gable roof styles
- Stucco wall massing
- Arched soffits or Trims
- "Cross" pane window mullions
- Wood fascia
- Plank type shutters
- Angled stucco corbels
- "Clay" pipe gable detailing

2. French:

The French style has evolved over the years from its original rural rustic "European" influence. Elements that make up the French style include:

- Flat "Shake" type roof tile
- Primarily hip roof style

- "Spanked" hip elements
- Vertical window mullions
- Stone wainscot
- Coved stucco corbels
- Arched top shutters with diagonal kerfs
- Wood fascia
- Porches with stone base columns and coved stucco detailing

3. Traditional:

The Traditional style is a California casual version of the style originating on the East Coast and migrating westward. The design details that help define the Traditional style are:

- Flat "Slate" type roof tile
- Primarily gable roof style
- Lap siding elements
- Multi-paned window mullions
- Brick Wainscot
- Gables - Board and batten siding
- Wood fascia
- Louver type shutters
- Porches with brick base columns

3. ARTICULATION OF BUILDING FACADES

Long unarticulated building facades shall be avoided by incorporating varying setbacks of the building footprint in a varied fashion along the residential street. Projecting architectural features such as bowed or bay windows, columns, offset roof planes, and similar features should be used to create both vertical and horizontal articulation on the building elevations. These design elements shall also be included on the rear facades and sides of homes which are adjacent to or visible from streets or open spaces (as described further in Section 4.14.5, *'360 Degree Architecture'*). Houses shall be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks.

Special design features, such as covered front porches, garage placement to rear of a lot, use of multiple floor plans, single story elements, window and door articulation, extended overhangs and building edge treatments (such as arbors, awnings or trellises) are encouraged. Setbacks between front porches and the edge of the right-of-way shall vary to enhance neighborhood aesthetic and add identity to each home. The front setback between front porches and the right-of-way edge shall a minimum ten feet (10'). Windows should be framed with compatible materials to create well-defined "edge" treatments and be designed to provide distinctive shadows on the building facades.

4. VARIED ROOF PLANES

Roof articulation may be achieved by changes in plane or by the use of traditional roof forms such as gables, hips, and dormers. A-frame type roofs, and mansard roofs are discouraged unless a part of a coordinated design theme style.

5. 360 DEGREE ARCHITECTURE

Architectural design treatments such as building offsets, recessed windows, trellises, overhangs, or other features shall occur on those facades of the residence that are visible from streets or open spaces.

6. STREETScape DESIGN

a. Varied Building Heights/Rooflines - Minimum Number of Single Story Units

Houses and garages shall be arranged in a manner that creates a harmonious, varied appearance of building heights. Variations in roof lines and building mass are achieved through multiple architectural styles with staggered front setbacks on the first and second floors and single-story elements.

b. Multiple Floor Plans and Elevations

Floor Plans: A minimum of three floor plans are required in both Planning Areas 22 and 23.

Elevations: Each floor plan shall have at least three distinct elevations. One elevation shall not be repeated more than each fourth house. Adding or deleting false shutters, or similar types of minimal elevation changes will not suffice as one of the required distinct elevations.

c. Variable Front Yard Setbacks (Living Space)

Homes and garages shall be placed at varying distances from the right-of-way and have varying entry locations. Front yard setbacks between the edge of the right-of-way and "livable space" shall be a minimum of 10 feet and may be varied by up to 25% between immediately adjacent residences, in increments of any size. However, the minimum front yard setback for front entry garages shall be 18 feet, and 12 feet for side on garages .

d. Colors and Materials

The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. GARAGE LOCATION AND DESIGN

The garage doors are required to be set back from the right-of-way by a minimum of 18 feet for roll up garage doors and 20' for "tilt-up" doors. Setbacks for the side-loaded garages shall be consistent with those specified in Ordinance 348. Building and lot layouts shall conform to Riverside County standards regarding minimum garage setbacks from access streets, minimum yard requirements, and maximum height.

Both "tilt-up" garage doors and roll-up garage doors (either wood or steel) are permitted. The exterior design characteristics of garages shall be consistent with the chosen architectural styles. To reduce the visual prominence of garages and create a diverse and attractive street scene, second story elements above the garage should be set back from the garage face. Additionally, to vary the front setback and reduce the prominence of garages, porches and/or living space on some homes should be

located closer to the street than the garage door. Where more than two garage doors face the street, the third garage door should have an increased setback or offset.

8. LIGHTING

Outdoor lighting, other than street lighting, shall be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets. Street lighting standards are addressed by other County Regulations. Ordinance No. 655 (45 miles from Mt. Palomar) lighting requirements shall be observed were applicable. Illuminated street address lighting fixtures shall be installed on the front yard side of each dwelling to facilitate location of the street address numbers for safety and public convenience and to compensate for dark sky lighting considerations. "Night skies" provisions such as lower lighting levels, backlit addresses and street signs, and other indirect lighting methods shall be required in the desert areas and Mt. Palomar District.

9. GENERAL SITE PLAN REQUIREMENTS

Building and lot layouts shall conform to Riverside County standards regarding minimum garage setbacks from access streets, minimum yard requirements, maximum height requirements, and other county standards, unless specific variances are granted.

The following information shall be submitted with the building permits application and as a part of the Final Site Plan of Development:

- Building footprints for each lot which identify the model number of the home shall be included on the tract map;
- Front, rear, and side elevations of all facades of all models to be constructed within the tract shall be included on separate sheets;
- Front, rear, and side yard setbacks of all homes shall be shown on the tract map;
- Typical landscape plans for each model (including all plant names/varieties and container sizes);
- Landscape plans for reverse frontages and neighborhood entry statements and medians (including all plant names/varieties and container sizes); and
- Material and color sample boards shall be provided.

10. MAILBOX DESIGN

Installation of cast iron, cast aluminum, brick, or slump stone-encased curbside mailboxes are encouraged. Each mailbox installation shall conform to current United States Postal Service standards.

11. RESIDENTIAL DESIGN FEATURES

Provision for solar heating/cooling equipment or other energy conservation or saving equipment is encouraged. As required in Ordinance 460, subdivision layout and design shall address future passive or natural heating and cooling opportunities. Attention to the extreme heat conditions in the summer shall be viewed as a significant element in project review. Homes and buildings should be oriented to receive the greatest amount of afternoon shade or other protection from the sun. Lot size and configuration should consider future orientation of a structure to take advantage of shade and prevailing winds.

12. RESIDENTIAL DESIGN STANDARDS

a. Minimum Lot size

Lots in Planning Area 22 shall be a minimum of 3,619 sf with a minimum width of 47 feet wide and a minimum depth of 77 feet, although lots with a minimum frontage width of 30 feet are permitted for corner lots. Lots in Planning Area 23 shall be a minimum of 4,000 sf with minimum dimensions of 50 feet wide by 80 feet deep; however, lots with a minimum frontage width of 30 feet are permitted for corner lots.

b. Maximum Lot Coverage

The maximum lot coverage in Planning Areas 22 and 23 shall be 65% including the garage.

c. Minimum Spacing Between Structures

Side yards should be varied to add interest and usable space to neighboring homes in the community. The minimum spacing between two structures shall be ten feet.

13. WATER COURSES AND DRAINAGE

The planning and design of residential communities should protect the natural land forms watercourses and drainage patterns of the site. Consideration should be given to linear parks and enhancement of the edges along watercourses and drainage ways. Efforts should be made to protect and preserve the natural vegetation along watercourses and to re-vegetate degraded areas.

14. RECREATIONAL VEHICLE PARKING

- No recreational vehicle shall be stored in the front yard, or on the driveway in the front of any residential structure.
- The storage of boats, camper trailers, or other watercraft or non-commercial vehicle may be permitted in the side yard so long as it is located behind an opaque wall, fence or gate. A paved parking surface is required.

15. RESIDENTIAL STREET DESIGN

Residential streets shall be designed with the goal of facilitating the desired general residential design concepts. The following elements shall be used to accomplish this goal:

- Street Pattern – Curvilinear and Grid Street Design

The design of the overall street pattern should present a variety of streetscapes, offer various driving and pedestrian experiences, clearly distinguish between streets of varying purposes and carrying capacities and ensure safe, walkable local neighborhoods. Curvilinear streets offer an ever-changing scene while straight streets offer concentrated focus and landmark/vista opportunities. Either may be permissible. Grids, particularly with short, walkable blocks are encouraged as are traffic calming features associated with neighborhood streets such as chokers or bulbs, T-intersections, diverters and roundabouts. To the extent possible, direct connections with adjoining properties and projects are encouraged to alleviate congestion on arterials and secondary highways. All applicants are requested to consult with Transportation and Planning Staff concerning an acceptable street design concept. Examples of acceptable designs are available upon

request. Projects are encouraged to be designed with efficient street circulation patterns that provide visual interest and creativity to the subdivision design.

16. LANDSCAPE DESIGN STANDARDS

a. Neighborhood Entry Statements

Any Schedule A Subdivision with 50 lots or greater shall have entry statements that create a distinctive image of a particular residential development. This entry feature should be designed to assist passing motorists to easily identify the development, and should complement the overall appearance of the greater community of which it is a part. Exhibit "C" provides an illustrative example of an entry monument and landscaping. All intersections of General Plan roads classified as Secondary Highway or higher shall have tract entrance designations. A tract entrance designation shall consist of a neighborhood identification sign on a decorative wall or monument, with at least a twelve-foot depth of landscaping (measured from the right-of-way line) surrounding the wall or monument. No element of the tract entrance designation shall be placed within the public right-of-way. The developer shall create private party maintenance arrangements for these elements at the time the project is built.

b. Corner Cutbacks or Cutoffs

Corner cutbacks or cutoffs shall be included at all intersections of General Plan roads classified as Secondary Highway or higher with all designated tract entrances. A minimum curb radius of 35 feet shall be provided at these intersections.

- 1 C. The front yard shall be not less than ten feet (10'), measured from the existing
2 street line or from any future street line as shown on any Specific Plan of
3 Highways, whichever is nearer the proposed structure.
- 4 D. Side yards on interior and through lots shall be not less than five feet (5').
5 However, if a zero-lot line design is utilized, the alternative side yard may
6 not be less than ten feet (10'). Side yards on corner and reversed corner lots
7 shall be not less than ten feet (10') from the existing street line or from any
8 future street line as shown on any Specific Plan of Highways, whichever is
9 nearer the proposed structure, upon which the main building sides, except
10 that where the lot is less than fifty feet (50') wide, the yard need not exceed
11 twenty percent (20%) of the width of the lot.
- 12 E. The rear yard shall not be less than fifteen feet (15').
- 13 F. Chimneys and fireplaces may encroach two feet (2') into the required
14 setbacks. No other structural encroachments shall be permitted in the front,
15 rear, or side yard except as provided for in section 18.19 of Ordinance No.
16 348.

17 In addition, the following standards shall also apply:

- 18 AA. No lot shall have more than sixty percent (60%) of its net area covered by
19 buildings or structures.
- 20 BB. No garage shall be situated closer than thirty feet (30') from the face of the
21 curb, except that garages that are entered via the side and those with roll-up
22 type garage doors may be located twenty-eight feet (28') from the curb.
- 23 (3) Except as provided above, all other zoning requirements shall be the same as those
24 requirements identified in Article VI of Ordinance No. 348.

25 b. Planning Areas 2, 4, 8, and 9.

- 26 (1) The uses permitted in Planning Areas 2, 4, 8, and 9 of Specific Plan No. 152 shall be
27 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
28 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be

1 permitted. In addition, the permitted uses identified under Section 6.1.a. shall
2 include undeveloped open space.

3 (2) The development standards for Planning Areas 2, 4, 8, and 9 of Specific Plan No.
4 152 shall be the same as those standards identified in Article VI, Section 6.2 of
5 Ordinance No. 348, except that the development standard set forth in Article VI,
6 Section 6.2.b., c., d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the
7 following:

- 8 A. Lot area shall be not less than five thousand (5,000) square feet. The
9 minimum lot area shall be determined by excluding that portion of a lot that
10 is used solely for access to the portion of a lot used as a building site.
- 11 B. The minimum average width of that portion of a lot to be used as a building
12 site shall be thirty-five feet (35') with a minimum average depth of eighty
13 feet (80'). That portion of a lot used for access on "flag" lots shall have a
14 minimum width of twenty feet (20').
- 15 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
16 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty
17 feet (30').
- 18 D. The front yard shall be not less than ten feet (10'), measured from the existing
19 street line or from any future street line as shown on any Specific Plan of
20 Highways, whichever is nearer the proposed structure.
- 21 E. Side yards on interior and through lots shall be not less than five feet (5').
22 However, if a zero-lot line design is utilized, the alternative side yard may
23 not be less than ten feet (10'). Side yards on corner and reversed corner lots
24 shall be not less than ten feet (10') from the existing street line or from any
25 future street line as shown on any Specific Plan of Highways, whichever is
26 nearer the proposed structure, upon which the main building sides, except that
27 where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
28 percent (20%) of the width of the lot.

1 F. The rear yard shall not be less than fifteen feet (15').

2 G. Chimneys and fireplaces may encroach two feet (2') into the required
3 setbacks. No other structural encroachments shall be permitted in the front,
4 rear, or side yard except as provided for in section 18.19 of Ordinance No.
5 348.

6 In addition, the following standards shall also apply:

7 AA. No lot shall have more than sixty percent (60%) of its net area covered by
8 buildings or structures.

9 BB. No garage shall be situated closer than thirty feet (30') from the face of the
10 curb, except that garages that are entered via the side and those with roll-up
11 type garage doors may be located twenty-eight feet (28') from the curb.

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 c. Planning Area 3.

15 (1) The uses permitted in Planning Area 3 of Specific Plan No. 152 shall be the same as
16 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
17 uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted. In
18 addition, the permitted uses identified under Section 6.1.a. shall also include
19 undeveloped open space.

20 (2) The development standards for Planning Area 3 of Specific Plan No. 152 shall be the
21 same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
22 348 except that the development standards set forth in Article VI, Section 6.2.b., c.,
23 d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

24 A. Lot area shall be not less than four thousand five hundred (4,500) square feet.
25 The minimum lot area shall be determined by excluding that portion of a lot
26 that is used solely for access to the portion of a lot used as a building site.

27 B. The minimum average width of that portion of a lot to be used as a building
28 site shall be thirty-five feet (35') with a minimum average depth of eighty

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

- 3 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
4 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty
5 feet (30').
- 6 D. The front yard shall be not less than ten feet (10'), measured from the existing
7 street line or from any future street line as shown on any Specific Plan of
8 Highways, whichever is nearer the proposed structure.
- 9 E. Side yards on interior and through lots shall be not less than five feet (5').
10 However, if a zero-lot line design is utilized, the alternative side yard may
11 not be less than ten feet (10'). Side yards on corner and reversed corner lots
12 shall be not less than ten feet (10') from the existing street line or from any
13 future street line as shown on any Specific Plan of Highways, whichever is
14 nearer the proposed structure, upon which the main building sides, except that
15 where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
16 percent (20%) of the width of the lot.
- 17 F. The rear yard shall not be less than fifteen feet (15').
- 18 G. Chimneys and fireplaces may encroach two feet (2') into the required
19 setbacks. No other structural encroachments shall be permitted in the front,
20 rear, or side yard except as provided for in section 18.19 of Ordinance No.
21 348.

22 In addition, the following standards shall also apply:

- 23 AA. No lot shall have more than sixty percent (60%) of its net area covered by
24 buildings or structures.
- 25 BB. No garage shall be situated closer than thirty feet (30') from the face of the
26 curb, except that garages that are entered via the side and those with roll-up
27 type garage doors may be located twenty-eight feet (28') from the curb.

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 d. Planning Areas 5 and 7.

4 (1) The uses permitted in Planning Areas 5 and 7 of Specific Plan No. 152 shall be the
5 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
6 that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

7 (2) The development standards for Planning Areas 5 and 7 of Specific Plan No. 152 shall
8 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
9 348, except that the development standards set forth in Article VI, Section 6.2.b., c.,
10 d., and e. shall be deleted and replaced by the following:

11 A. Lot area shall be not less than six thousand (6,000) square feet. The minimum
12 lot area shall be determined by excluding that portion of a lot that is used
13 solely for access to the portion of a lot used as a building site.

14 B. The minimum average width of that portion of the lot to be used as a building
15 site shall be thirty-five feet (35') with a minimum average depth of eighty feet
16 (80'). That portion of a lot used for access on "flag" lots shall have a minimum
17 width of twenty feet (20').

18 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
19 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty
20 feet (30').

21 D. The front yard shall be not less than ten feet (10'), measured from the existing
22 street line or from any future street line as shown on any Specific Plan of
23 Highways, whichever is nearer the proposed structure.

24 E. Side yards on interior and through lots shall be not less than five feet (5').
25 However, if a zero-lot line design is utilized, the alternative side yard may
26 not be less than ten feet (10'). Side yards on corner and reversed corner lots
27 shall be not less than ten feet (10') from the existing street line or from any
28 future street line as shown on any Specific Plan of Highways, whichever is

1 nearer the proposed structure, upon which the main building sides, except that
2 where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
3 percent (20%) of the width of the lot.

4 F. The rear yard shall not be less than fifteen feet (15').

5 G. Chimneys and fireplaces may encroach two feet (2') into the required
6 setbacks. No other structural encroachments shall be permitted in the front,
7 rear, or side yard except as provided for in section 18.19 of Ordinance No.
8 348.

9 In addition, the following standards shall also apply:

10 AA. No lot shall have more than sixty percent (60%) of its net area covered by
11 buildings or structures.

12 BB. No garage shall be situated closer than thirty feet (30') from the face of the
13 curb, except that garages that are entered via the side and those with roll-up
14 type garage doors may be located twenty-eight feet (28') from the curb.

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

17 e. Planning Area 6.

18 (1) The uses permitted in Planning Area 6 of Specific Plan No. 152 shall be the same as
19 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
20 uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

21 (2) The development standards for Planning Area 6 of Specific Plan No. 152 shall be the
22 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
23 except that the development standards set forth in Article VI, Section 6.2.b., c., d.,
24 and e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

25 A. Lot area shall be not less than five thousand (5,000) square feet. The
26 minimum lot area shall be determined by excluding that portion of a lot that
27 is used solely for access to the portion of a lot used as a building site.
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- B. The minimum average width of that portion of the lot to be used as a building site shall be fifty feet (50') with a minimum average depth of ninety feet (90'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
- C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30').
- D. The front yard shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.
- E. Side yards on interior and through lots shall be not less than five feet (5'). However, if a zero-lot line design is utilized, the alternative side yard may not be less than ten feet (10'). Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- F. The rear yard shall not be less than fifteen feet (15').
- G. Chimneys and fireplaces may encroach two feet (2') into the required setbacks. No other structural encroachments shall be permitted in the front, rear, or side yard except as provided for in section 18.19 of Ordinance No. 348.

In addition, the following standards shall also apply:

- AA. No lot shall have more than sixty percent (60%) of its net area covered by buildings or structures.

1 BB. No garage shall be situated closer than thirty feet (30') from the face of the
2 curb, except that garages that are entered via the side and those with roll-up
3 type garage doors may be located twenty-eight feet (28') from the curb.

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

6 f. Planning Areas 10 and 13.

7 (1) The uses permitted in Planning Areas 10 and 13 of Specific Plan No. 152 shall be
8 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
9 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be
10 permitted. In addition, the permitted uses identified under Section 6.1.a. shall
11 include undeveloped open space.

12 (2) The development standards for Planning Areas 10 and 13 of Specific Plan No. 152
13 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
14 No. 348, except that the development standard set forth in Article VI, Section 6.2.b.,
15 c., d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the following:

16 A. Lot area shall be not less than six thousand (6,000) square feet. The minimum
17 lot area shall be determined by excluding that portion of a lot that is used
18 solely for access to the portion of a lot used as a building site.

19 B. The minimum average width of that portion of the lot to be used as a building
20 site shall be fifty feet (50') with a minimum average depth of ninety feet (90').
21 That portion of a lot used for access on "flag" lots shall have a minimum
22 width of twenty feet (20').

23 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
24 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
25 five feet (35').

26 D. The front yard shall be not less than ten feet (10'), measured from the existing
27 street line or from any future street line as shown on any Specific Plan of
28 Highways, whichever is nearer the proposed structure.

1 E. Side yards on interior and through lots shall be not less than five feet (5').
2 However, if a zero-lot line design is utilized, the alternative side yard may
3 not be less than ten feet (10'). Side yards on corner and reversed corner lots
4 shall be not less than ten feet (10') from the existing street line or from any
5 future street line as shown on any Specific Plan of Highways, whichever is
6 nearer the proposed structure, upon which the main building sides, except that
7 where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
8 percent (20%) of the width of the lot.

9 F. The rear yard shall not be less than fifteen feet (15').

10 G. Chimneys and fireplaces may encroach two feet (2') into the required
11 setbacks. No other structural encroachments shall be permitted in the front,
12 rear, or side yard except as provided for in section 18.19 of Ordinance No.
13 348.

14 In addition, the following standards shall also apply:

15 AA. No lot shall have more than sixty percent (60%) of its net area covered by
16 buildings or structures.

17 BB. No garage shall be situated closer than thirty feet (30') from the face of the
18 curb, except that garages that are entered via the side and those with roll-up
19 type garage doors may be located twenty-eight feet (28') from the curb.

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

22 g. Planning Areas 11 and 12.

23 (1) The uses permitted in Planning Areas 11 and 12 of Specific Plan No. 152 shall be
24 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
25 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be
26 permitted. In addition, the permitted uses identified under Section 6.1.a. shall also
27 include undeveloped open space.
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- 1 (2) The development standards for Planning Areas 11 and 12 of Specific Plan No. 152
2 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
3 No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,
4 c., d., and e.(1), (2), (3), and (4) shall be deleted and replaced by the following:
- 5 A. Lot area shall be not less than five thousand (5,000) square feet. The
6 minimum lot area shall be determined by excluding that portion of a lot that
7 is used solely for access to the portion of a lot used as a building site.
- 8 B. The minimum average width of that portion of the lot to be used as a building
9 site shall be fifty feet (50') with a minimum average depth of ninety feet (90').
10 That portion of a lot used for access on "flag" lots shall have a minimum
11 width of twenty feet (20').
- 12 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
13 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
14 five feet (35').
- 15 D. The front yard shall be not less than ten feet (10'), measured from the existing
16 street line or from any future street line as shown on any Specific Plan of
17 Highways, whichever is nearer the proposed structure.
- 18 E. Side yards on interior and through lots shall be not less than five feet (5').
19 However, if a zero-lot line design is utilized, the alternative side yard may
20 not be less than ten feet (10'). Side yards on corner and reversed corner lots
21 shall be not less than ten feet (10') from the existing street line or from any
22 future street line as shown on any Specific Plan of Highways, whichever is
23 nearer the proposed structure, upon which the main building sides, except that
24 where the lot is less than fifty feet (50') wide, the yard need not exceed twenty
25 percent (20%) of the width of the lot.
- 26 F. The rear yard shall not be less than fifteen feet (15').
- 27 G. Chimneys and fireplaces may encroach two feet (2') into the required
28 setbacks. No other structural encroachments shall be permitted in the front,

1 rear, or side yard except as provided for in section 18.19 of Ordinance No.
2 348.

3 In addition, the following standards shall also apply:

4 AA. No lot shall have more than sixty percent (60%) of its net area covered by
5 buildings or structures.

6 BB. No garage shall be situated closer than thirty feet (30') from the face of the
7 curb, except that garages that are entered via the side and those with roll-up
8 type garage doors may be located twenty-eight feet (28') from the curb.

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

11 h. Planning Areas 14, 15 and 18.

12 (1) The uses permitted in Planning Areas 14, 15 and 18 of Specific Plan No. 152 shall
13 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
14 348. In addition, the permitted uses identified under Section 8.100.a. shall also
15 include public parks and undeveloped open space.

16 (2) The development standards for Planning Areas 14, 15 and 18 of Specific Plan No.
17 152 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
18 Ordinance No. 348.

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

21 i. Planning Area 16.

22 (1) The uses permitted in Planning Area 16 of Specific Plan No. 152 shall be the same
23 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
24 the uses permitted pursuant to Section 6.1.b.(1) shall not be permitted.

25 (2) The development standards for Planning Areas 11 and 12 of Specific Plan No. 152
26 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
27 No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,
28 c., and d. shall be deleted and replaced by the following:

- 1 A. Lot area shall be not less than one-half (1/2) acre. The minimum lot area
2 shall be determined by excluding that portion of a lot that is used solely for
3 access to the portion of a lot used as a building site.
- 4 B. The minimum average width of that portion of the lot to be used as a building
5 site shall be seventy feet (70') with a minimum average depth of one hundred
6 feet (100'). That portion of a lot used for access on "flag" lots shall have a
7 minimum width of twenty feet (20').
- 8 C. The minimum frontage of a lot shall be seventy feet (70'), except that lots
9 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
10 five feet (35').

11 In addition, the following standards shall also apply:

- 12 AA. No lot shall have more than twenty-five percent (25%) of its net area covered
13 by buildings or structures.
- 14 (3) Except as provided above, all other zoning requirements shall be the same as those
15 requirements identified in Article VI of Ordinance No. 348.

16 j. Planning Area 17.

- 17 (1) The uses permitted in Planning Areas 11 and 12 of Specific Plan No. 152 shall be
18 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
19 except that the uses permitted pursuant to Section 6.1.b. shall not be permitted.
- 20 (2) The development standards for Planning Areas 11 and 12 of Specific Plan No. 152
21 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
22 No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,
23 c., and d. shall be deleted and replaced by the following:
- 24 A. Lot area shall be not less than five (5) acres. The minimum lot area shall be
25 determined by excluding that portion of a lot that is used solely for access to
26 the portion of a lot used as a building site.
- 27 B. The minimum average width of that portion of the lot to be used as a building
28 site shall be seventy feet (70') with a minimum average depth of one hundred

1 feet (100'). That portion of a lot used for access on "flag" lots shall have a
2 minimum width of twenty feet (20').

- 3 C. The minimum frontage of a lot shall be seventy feet (70'), except that lots
4 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty
5 feet (30').

6 In addition, the following standards shall also apply:

- 7 AA. No lot shall have more than twenty-five percent (25%) of its net area covered
8 by buildings or structures.

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

11 k. Planning Area 19.

- 12 (1) The uses permitted in Planning Area 19 of Specific Plan No. 152 shall be the same
13 as those uses permitted in Article XV, Section 15.1 of Ordinance No. 348, except
14 that the uses permitted pursuant to Section 15.1.a; b.(4); c.(3), (5), and (6); d.(1)
15 through (21), (26), and (27); and e.(1) shall not be permitted. In addition, the
16 permitted uses identified under Section 15.1.c. shall also include wastewater
17 treatment facilities.

- 18 (2) The development standards for Planning Area 19 of Specific Plan No. 152 shall be
19 the same as those standards identified in Article XV, Section 15.2 of Ordinance No.
20 348. In addition, the following standards shall also apply:

- 21 A. No lot shall have more than sixty percent (60%) of its net area covered by
22 buildings or structures.

- 23 B. There are no yard requirements for buildings which do not exceed thirty-five
24 feet (35') in height. Any portion of a building which exceeds thirty-five feet
25 (35') in height shall be setback from the front, rear, and side lot lines not less
26 than two feet (2') for each foot by which the height exceeds thirty-five feet
27 (35'). The front setback shall be measured from the specific plan street line.
28 The rear setback shall be measured from the existing rear lot line or from any

1 recorded alley or easement; if the rear lot line adjoins a street, the rear setback
2 requirement shall be the same as required for a front setback. Each side
3 setback shall be measured from the side lot line, or from the specific plan
4 street line.

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

7 1. Planning Area 20.

8 (1) The uses permitted in Planning Area 20 of Specific Plan No. 152 shall be the same
9 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In
10 addition, the permitted uses identified under Section 8.100.a. shall also include park
11 and recreation centers and parks.

12 (2) The development standards for Planning Area 20 of Specific Plan No. 152 shall be
13 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
14 No. 348.

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

17 m. Planning Area 21.

18 (1) The uses permitted in Planning Area 21 of Specific Plan No. 152 shall be the same
19 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In
20 addition, the permitted uses identified under Section 8.100.a. shall also include
21 schools.

22 (2) The development standards for Planning Area 21 of Specific Plan No. 152 shall be
23 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
24 No. 348.

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

1 n. Planning Area 22.

- 2 (1) The uses permitted in Planning Area 22 of Specific Plan No. 152 shall be the same
3 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that
4 those uses permitted pursuant to Section 8.1.A.(2), (3), (4), (6), (7), (8), (9), (10),
5 (11), (12), (13), (14), (16), (17), (18), (19), (20), (21), (22), (23) (24), (25), (26), (27)
6 and (28), B.(1), (2) and (3) and C. shall not be permitted.
- 7 (2) The development standards for Planning Area 22 of Specific Plan No. 152 shall be
8 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No.
9 348, except that the development standards set forth in Article VIII, Section 8.2.a.,
10 b., c., and d. shall be deleted and replaced by the following:
- 11 A. Lot area shall be not less than three thousand six hundred and nineteen
12 (3,619) square feet.
- 13 B. The minimum lot width of that portion of the lot to be used as a building site
14 shall be forty-seven feet (47') with a minimum depth of seventy-seven feet
15 (77').
- 16 C. The minimum frontage of a lot shall be forty-seven feet (47'), except that
17 corner lots may have a minimum frontage of thirty feet (30').
- 18 D. The front yard shall be not less than ten feet (10'), measured from the edge
19 of right-of-way.
- 20 E. Side yards on interior and through lots shall be not less than five feet (5').
21 However, if a zero-lot line design is utilized, the alternative side yard may
22 not be less than ten feet (10').
- 23 F. Side yards on corner and reversed corner lots shall be not less than ten feet
24 (10') from the existing street line upon which the main building sides.
- 25 G. The rear yard setback shall not be less than ten feet (10').
- 26 H. Chimneys and fireplaces may encroach two feet (2') into the required
27 setbacks. No other structural encroachments shall be permitted in the front,
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1 rear, or side yard except as provided for in section 18.19 of Ordinance No.
2 348.

3 In addition, the following standards shall also apply:

4 AA. No lot shall have more than sixty-five percent (65%) of its net area covered
5 by buildings or structures.

6 BB. No garage shall be situated closer than twenty feet (20') from the face of the
7 curb, except that garages with roll-up type garage doors may be located
8 eighteen feet (18') from the curb, and except that side-on garages shall be no
9 closer than ten feet (10') from the curb.

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

12 o. Planning Area 23.

13 (1) The uses permitted in Planning Area 23 of Specific Plan No. 152 shall be the same
14 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that
15 those uses permitted pursuant to Section 8.1.A.(2), (3), (4), (6), (7), (8), (9), (10),
16 (11), (12), (13), (14), (16), (17), (18), (19), (20), (21), (22), (23) (24), (25), (26), (27)
17 and (28); B.(1), (2), and (3); and C. shall not be permitted.

18 (2) The development standards for Planning Area 23 of Specific Plan No. 152 shall be
19 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No.
20 348, except that the development standards set forth in Article VIII, Section 8.2.a.,
21 b., c., and d. shall be deleted and replaced by the following:

22 A. Lot area shall be not less than four thousand (4,000) square feet.

23 B. The minimum width of that portion of the lot to be used as a building site
24 shall be fifty feet (50') with a minimum depth of eighty feet (80').

25 C. The minimum frontage of a lot shall be fifty feet (50'), except that corner lots
26 may have a minimum frontage of thirty feet (30').

27 D. The front yard shall be not less than ten feet (10'), measured from the edge
28 of right-of-way.

- 1 E. Side yards on interior and through lots shall be not less than five feet (5').
2 However, if a zero-lot line design is utilized, the alternative side yard may
3 not be less than ten feet (10').
4 F. Side yards on corner and reversed corner lots shall be not less than ten feet
5 (10') from the existing street line upon which the main building sides.
6 G. The rear yard setback shall not be less than ten feet (10').
7 H. Chimneys and fireplaces may encroach two feet (2') into the required
8 setbacks. No other structural encroachments shall be permitted in the front,
9 rear, or side yard except as provided for in section 18.19 of Ordinance No.
10 348.

11 In addition, the following standards shall also apply:

- 12 AA. No lot shall have more than sixty-five percent (65%) of its net area covered
13 by buildings or structures.
14 BB. No garage shall be situated closer than twenty feet (20') from the face of the
15 curb, except that garages with roll-up type garage doors may be located
16 eighteen feet (18') from the curb, and except that side-on garages shall be no
17 closer than ten feet (10') from the curb.

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

20 p. Planning Area 24.

- 21 (1) The uses permitted in Planning Area 24 of Specific Plan No. 152 shall be the same
22 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
23 that those uses permitted pursuant to Section 8.100.A.(1), (2), (3), (6), (8) and (9);
24 B.(1): and C.(1) shall not be permitted. In addition, the permitted uses identified
25 under Section 8.100.A. shall also include public parks, parking lots, pools, walkways,
26 trails and undeveloped open space.
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1 (2) The development standards for Planning Area 24 of Specific Plan No. 152 shall be
2 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
3 No. 348.

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

6 q. Planning Area 25.

7 (1) The uses permitted in Planning Area 25 of Specific Plan No. 152 shall be the same
8 as those uses permitted pursuant to Article VIIIe, Section 8.100 of Ordinance No.
9 348, except that those uses permitted pursuant to Section 8.100.A.(1), (2), (3), (4),
10 (5), (6), (8), and (9); B.(1); and C.(1) shall not be permitted. In addition, the
11 permitted uses identified under Section 8.100.A. shall also include open space and
12 trails.

13 (2) The development standards for Planning Area 25 of Specific Plan No. 152 shall be
14 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
15 No. 348.

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

18 r. Planning Area 26.

19 (1) The uses permitted in Planning Area 26 of Specific Plan No. 152 shall be the same
20 as those uses permitted pursuant to Article VIIIe, Section 8.100 of Ordinance No.
21 348, except that those uses permitted pursuant to Section 8.100.A.(1), (2), (3), (4),
22 (5), (6), (7), (8) and (9); B.(1); and C.(1) shall not be permitted.

23 (2) The development standards for Planning Area 26 of Specific Plan No. 152 shall be
24 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
25 No. 348.

26 (3) Except as provided above, all other zoning requirements shall be the same as those
27 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

ATTEST:
KECIA R. HARPER
Clerk of the Board

By: _____

Deputy

(SEAL)

APPROVED AS TO FORM:

September __, 2020

By: _____

LEILA MOSHREF-DANESH
Deputy County Counsel

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

2020 OCT 27 PM 2:06

Receipt #: 20-307650

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY CLERK OF THE BOARD Date: 09/11/2020

County Agency of Filing: RIVERSIDE Document No: E-202001087

Project Title: GPA # 1155; SP # 152A5; CZ # 07881; TM # 37002;

Project Applicant Name: RIVERSIDE COUNTY CLERK OF THE BOARD Phone Number: (951) 955-0972

Project Applicant Address: P O BOX 1147, RIVERSIDE, CA 92502-1147

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report _____
 - Negative Declaration _____
 - Application Fee Water Diversion (State Water Resources Control Board Only) _____
 - Project Subject to Certified Regulatory Programs _____
 - County Administration Fee _____ \$0.00
 - Project that is exempt from fees (DFG No Effect Determination (Form Attached)) _____
 - Project that is exempt from fees (Notice of Exemption) _____
- Total Received** _____ **\$0.00**

Signature and title of person receiving payment: Sheela L. Gavala Deputy

Notes:

9/22/20 21.2
2020-11-148383

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, CHANGE OF ZONE, AND TRACT MAP IN THE ALBERHILL ZONING AREA – ELSINORE AREA PLAN, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 22, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 1155**, which proposes to incorporate 1.6 acres of vacated right-of-way into the SP as MHDR, change Pas22 and 23 from (CD-VHDR) to (CD-MHDR), and from (CD-MDR) to (CD-MHDR), respectively, and revise the boundaries of Pas 22-26. **Specific Plan No. 152A5**, which proposes to increase the acreage of the SP by 2.3 acres, reduce the density of PAs 22 and 23, eliminating the Townhomes designation of PA 22, and create open space. **Change of Zone No. 07881**, which applies to PAs 22-25 of Specific Plan No. 152 to modify the permitted uses and development standards, and formalize planning area boundaries. It also proposes to change the zoning designation of the 0.7 acre of vacated and quitclaimed right of way from right of way (RW) Specific Plan (SP). **Tract Map No. 37002**, which proposes a Schedule A subdivision of 49 gross acres into 229 proposed lots and one recreation site with a park on 1.6 acres and one recreation site with service road/trail on 3.8 acres; and one open space lot dedicated to the MSHCP open space on 6.2 acres. This project is located easterly of Glen Eden Road, westerly of Horsethief Canyon Road, southerly of De Palma Road, and northerly of Broken Bit Circle in the Alberhill Zoning Area – Elsinore Area Plan of First Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors consider an **Addendum to Mitigated Negative Declaration (Environmental Assessment No. 42821)**, tentatively approve **General Plan Amendment No. 1155, Amendment No. 5 to Specific Plan No. 152 as Amended through Amendment No. 3, Change of Zone No. 7881**, and approve **Tentative Tract Map No. 37002**.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL bdawson@rivco.org.

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

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

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

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: September 08, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Ass

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202001087

09/11/2020 10:28 AM

Page 1 of 1

OCT 22 2020

Removed:

Fee: \$ 0.00

SZ

By:

Deputy

From: Maxwell, Sue

Sent: Friday, September 18, 2020 2:15 PM

To: George Johnson (GAJohnson@RIVCO.ORG) <GAJohnson@RIVCO.ORG>; Young, Alisa <AYoung@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG) <District4@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 <District3@Rivco.org>; District5 <District5@Rivco.org>; Supervisor Jeffries - 1st District (district1@rivco.org) <district1@rivco.org>
Cc: Dawson, Brett <BDawson@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>
Subject: September 22 2020 Item No 21.2 Public Comment on GPA 1155-Zone Change 7881 in Elsinore (Angela Kiyono)

Greetings,

Forwarding an email below received via Planning for your information regarding September 22, 2020 Agenda Item No 21.2 (MinuteTraq No 13181).

This will be filed with Agenda back-up.

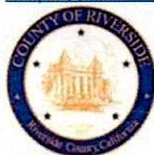
Thank you kindly,

Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1060 Fax (951) 955-1071
Mail Stop #1010

cob@rivco.org

website: <http://rivcocob.org/>

<https://www.facebook.com/RivCoCOB/>



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IECounts.org

NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

-----Original Message-----

From: Dawson, Brett <BDawson@RIVCO.ORG>

Sent: Friday, September 18, 2020 10:59 AM

To: Lumanauw, Hannah <HLumanauw@rivco.org>; Rector, Kimberly <KRECTOR@RIVCO.ORG>

Cc: Hildebrand, John <JHildebr@RIVCO.ORG>

Subject: FW: Horsethief and De Palma development

Hi All,

Below is a comment letter regarding item 21.2 for BOS September 22.

Thanks,

Brett Dawson

Project Planner

-----Original Message-----

From: Angela Kiyono [mailto:angelakiyono@gmail.com]

Sent: Friday, September 18, 2020 8:27 AM

To: Dawson, Brett <BDawson@RIVCO.ORG>

Subject: Horsethief and De Palma development

I strongly oppose the development of new housing on De Palma and horsethief Canyon Road. This will increase traffic on an already dangerous road and underpass. It will increase danger and potential crime at night while the construction is going.

The landscape driving in to the existing residential neighborhood will be changed drastically. Many homeowners bought due to the beauty of the area. More homes will take away character from our pocket of Temescal Valley.

Thank you.

-Angela K.

951-662-0952

9/22/20 21.2