

1 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
2 that the uses permitted pursuant to Section 8.100.a.(1), (6) and (8); b.(1); and c.(1) shall not be
3 permitted. In addition, the permitted uses identified under Section 8.100 shall include public
4 parks, public playgrounds, private recreation centers, trails, pools, tennis courts, gazebos and shade
5 structures.

6
7 (2) The development standards for Planning Areas 5, 17 and 21 of Specific Plan No.
8 284 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
9 No. 348.

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

12 d. Planning Area 6.

13
14 (1) The uses permitted in Planning Area 6 of Specific Plan No. 284 shall be the same as
15 those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

16 (2) The development standards for Planning Area 6 of Specific Plan No. 284 shall be
17 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except
18 that the development standards set forth in Article VIII, Section 8.2 a., b., c., and f. shall be deleted
19 and replaced by the following:

20 A. The minimum lot area shall be not less than four thousand five hundred
21 (4,500) square feet with a minimum average width of forty feet (40') and a minimum
22 average depth of eighty feet (80').

23
24 B. The minimum front yard shall be eight feet (8') measured from any existing
25 or future street line as shown on any specific street plan of the County. The minimum rear
26 yard shall be ten feet (10') measured from the existing rear lot line or easement.

27 C. The minimum side yard shall be five feet (5') for interior lots and eight (8')
28

1 for corner and reversed corner lots.

2 D. All buildings shall not exceed two stories with a maximum height of thirty-
3 five feet (35').

4 (3) The residential uses within Planning Area 6 of Specific Plan No. 284 shall also be
5 subject to the standards for Planned Residential Developments set forth in Article XVIII, Section
6 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5 b. and c. shall be
7 deleted and replaced with the following:
8

9 AA. Not less than 20 percent (20%) of a gross project area shall be used
10 for open area or recreational facilities, or a combination thereof. The height of buildings
11 shall not exceed thirty-five feet (35') and the distance between buildings shall be ten feet
12 (10').

13 BB. Building setbacks from a project's interior streets and boundary
14 lines shall be eight feet (8'). The minimum building setback from interior drives shall be
15 five feet (5').

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

19 e. Planning Areas 7, 9, 14, 15, 16 and 18.

20 (1) The uses permitted in Planning Area 7, 9, 14, 15, 16 and 18 of Specific Plan No.
21 284 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
22 except that uses permitted pursuant to Section 6.1.b.(1) and (3); and d. shall not be permitted. In
23 addition, the permitted uses identified under Section 6.1 shall also include public schools.
24

25 (2) The development standards for Planning Areas 7, 9, 14, 15, 16 and 18 of Specific
26 Plan No. 284 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.e.(3) and (4)
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1 shall be deleted and replaced by the following:

2 A. The rear yard shall be not less than twenty feet (20').

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

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

9 f. Planning Areas 8, 10, and 19.

10 (1) The uses permitted in Planning Areas 8, 10, and 19 of Specific Plan No. 284 shall
11 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance no. 348, except that the
12 uses permitted pursuant to Section 6.1.b (1) and (3) shall not be permitted.

13 (2) The development standards for Planning Areas 8, 10, and 19 of Specific Plan No.
14 284 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
15 except that the development standards set forth in Article VI, Section 6.2.b.; c.; d.; and e.(2), (3),
16 and (4); and g. shall be deleted and replaced by the following:

17
18 A. Lot area shall be not less than five thousand (5,000) square feet. The
19 minimum lot area shall be determined by excluding that portion of a lot that is used solely for
20 access to the portion of a lot used as a building site.

21
22 B. The minimum average width of that portion of the lot to be used as a
23 building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That
24 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

25 C. The minimum frontage of a lot shall be forty feet (40'), except that lots
26 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot
27 frontage along curvilinear streets may be measured at the building setback in accordance with
28

1 zone development standards.

2 D. Side yards on interior and through lots shall be not less than five feet (5') in
3 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the
4 existing street line or from any future street line as shown on any Specific Plan of Highways,
5 whichever is nearer the proposed structure, upon which the main building sides.

6 E. The rear yard shall be not less than fifteen feet (15') if adjacent to a
7 greenbelt, lake or open space area. Otherwise, the rear yard shall not be less than twenty feet
8 (20').

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

12 G. In no case shall more than fifty percent (50%) of any lot be covered for lots
13 with one-story buildings or more than forty-five percent (45%) of any lot be covered with two-
14 story buildings.

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

17 g. Planning Area 11.

18 (1) The uses permitted in Planning Area 11 of Specific Plan No. 284 shall be the same
19 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

20 (2) The development standards for Planning Area 11 of Specific Plan No. 284 shall be
21 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348.

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

1 h. Planning Areas 12A and 12B.

2 (1) The uses permitted in Planning Areas 12A and 12B of Specific Plan No. 284 shall
3 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
4 that the uses permitted pursuant to Sections 8.100.a.(1), (2), (6), and (8); and b.(1); and c.(1)
5 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also
6 include swim lagoons, trails, walkways, boat launch ramps, gazebos, exercise courses and shade
7 structures.

8 (2) The development standards for Planning Areas 12A and 12B of Specific Plan No.
9 284 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
10 No. 348.

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

13 i. Planning Areas 13 and 20.

14 (1) The uses permitted in Planning Areas 13 and 20 of Specific Plan No. 284 shall be
15 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
16 uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

17 (2) The development standards for Planning Areas 13 and 20 of Specific Plan No. 284
18 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
19 except that the development standards set forth in Article VI, Section 6.2.b.; c.; d.; e.(2), (3), and
20 (4); and g. shall be deleted and replaced by the following:

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

24 B. The minimum average width of that portion of the lot to be used as a
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1 building site shall be fifty feet (50') with a minimum average depth of one hundred feet (100').
2 "Flag" lots shall not be permitted.

3 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
4 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot
5 frontage along curvilinear streets may be measured at the building setback in accordance with
6 zone development standards.
7

8 D. Side yards on interior and through lots shall be not less than five feet (5') in
9 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the
10 existing street line or from any future street line as shown on any Specific Plan of Highways,
11 whichever is nearer the proposed structure, upon which the main building sides.
12

13 E. The rear yard shall be not less than twenty feet (20').

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

17 G. In no case shall more than forty-five percent (45%) of any lot be covered for
18 lots with one story buildings or more than forty percent (40%) of any lot be covered for lots with
19 two-story buildings.
20

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

23 j. Planning Area 22.

24 (1) The uses permitted in Planning Area 22 of Specific Plan No. 284 shall be the same
25 as those uses permitted in Article XI, Sections 11.2 and 11.3 of Ordinance No. 348, except that
26 the uses permitted pursuant to Section 11.2.a; b.(1)(c), (g), (k) and (m) 1., 2., 3., 4., and 9.,
27 11.2.b.(2)(k), (l), (v), and (x); and 11.2.c shall not be permitted.
28

1 (2) The development standards for Planning Area 22 of Specific Plan No. 284 shall be
2 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

5
6 k. Planning Area 23.

7 (1) The uses permitted in Planning Area 23 of Specific Plan No. 284 shall be the same
8 as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348. In addition, the
9 permitted uses identified under Section 9.72.a. shall also include recreational vehicle storage, fire
10 and sheriff substations, meeting halls, libraries and telecommuting centers.

11 (2) The development standards for Planning Area 23 of Specific Plan No. 284 shall be
12 the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348.

13 (3) Except as provided above, all other zoning requirements shall be the same as those
14 requirements identified in Article IXd of Ordinance No. 348.
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 27, 2006, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Buster, Tavaglione, Wilson and Ashley
NAYS: None
ABSENT: Stone

DATE: June 27, 2006

NANCY ROMERO
Clerk of the Board
BY: *[Signature]*
Deputy

SEAL

2 RESOLUTION NO. 2006-202
3 ADOPTING
4 AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 284
5 (QUINTA DO LAGO)

6 WHEREAS, pursuant to the provisions of Government Code Section 65450 et seq., a public
7 hearing was held before the Riverside County Board of Supervisors in Riverside, California on April 4,
8 2006, and April 18, 2006, and before the Riverside County Planning Commission in Riverside, California
9 on February 8, 2006, and March 8, 2006, to consider Amendment No. 1 to Specific Plan No. 284 (Quinta
10 Do Lago), which specific plan was adopted by the Board of Supervisors pursuant to Resolution No. 94-
11 096 (dated August 30, 1994); and,

12 WHEREAS, all the provisions of the California Environmental Quality Act and Riverside County
13 CEQA implementing procedures have been satisfied, and the Environmental Assessment No. 39827,
14 prepared in connection with Amendment No. 1 to Specific Plan No. 284, and related cases such as
15 Tentative Tract Map No. 33170 and Plot Plan No. 19962 (referred to alternatively herein as "the proposed
16 amendment" or "the project") is sufficiently detailed so that all the potentially significant effects of the
17 project on the environment and measures necessary to avoid or substantially lessen such effects have been
18 evaluated in accordance with the above referenced Act and implementing procedures; and,

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

21 BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors
22 of the County of Riverside, in regular session assembled on June 27, 2006, that:

- 23 1. The proposed amendment updates text within the Specific Plan zoning ordinance to allow
- 24 for a designation of High Density Residential for Planning Area 6.
- 25 2. The proposed amendment revises setbacks and building heights to accommodate the
- 26 proposed land use.
- 27 3. The proposed Specific Plan Amendment further updates the Design Standards, Guidelines,
- 28 and Conditions of Approval for the Quinta Do Lago Specific Plan pursuant to Planning
- 29 Department Conditions of Approval.

JUN 1 2006
BY [Signature]

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

- 2 1. The proposed amendment would be consistent with the intent, design and mitigation
3 approved for Specific Plan No. 284.
- 4 2. The proposed amendment would be consistent with the applicable policies of the Riverside
5 County General Plan.
- 6 3. The proposed amendment would not have a significant effect on the environment.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
8 Environmental Assessment No. 39827 in evaluating the proposed amendment, and that Environmental
9 Assessment No. 39827 is incorporated herein by reference in its entirety and that the Mitigated Negative
10 Declaration is hereby adopted.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 1 to Specific
12 Plan No. 284, on file with the Clerk of the Board, including the final conditions of approval and exhibits
13 is hereby adopted as the Amended Specific Plan of Land Use for the real property described and shown in
14 the plan, and said real property shall be developed substantially in accordance with the plan as amended
15 unless the plan is repealed or further amended by the Board.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 1 to
17 Specific Plan No. 284 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
18 Planning Director and in the office of the Building and Safety Director, and that no applications for
19 subdivision maps, conditional use permits or other development approvals shall be accepted for the real
20 property described and shown in the plan, as amended, unless such applications are substantially in
21 accordance therewith.

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

25 **ROLL CALL:**

26 **Ayes:** Buster, Tavaglione, Wilson and Ashley
27 **Nays:** None
28 **Absent:** Stone

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

NANCY ROMERO Clerk of said Board

By _____ Deputy