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3 **RESOLUTION NO. 2003-209**
4 **ADOPTING**
5 **AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 272**
6 **(CANYON HEIGHTS)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., a public
8 hearing was held before the Riverside County Board of Supervisors in Riverside, California on April 29,
9 2003, and before the Riverside County Planning Commission in Riverside, California on February 19,
10 2003, to consider Amendment No. 1 to Specific Plan No. 272 (Canyon Heights), which specific plan was
11 adopted by the Board of Supervisors pursuant to Resolution No. 94-327 (dated October 4, 1994); and,

12 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
13 County Rules to Implement the Act have been met, and Environmental Assessment No. 38390, prepared
14 in connection with Amendment No. 1 to Specific Plan No. 272 and related cases (referred to alternatively
15 herein as "the proposed amendment" or "the project"), is, when considered in conjunction with previously
16 prepared Environmental Impact Report (EIR) No. 351 and the Addendum thereto, sufficiently detailed so
17 that all the potentially significant effects of the project on the environment and measures necessary to
18 avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced
19 Act and Rules; and,

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

22 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
23 of the County of Riverside, in regular session assembled on August 19, 2003, that:

- 24 1. The proposed amendment would do each of the following: reconfigure planning areas by
25 reducing the amount of single family residential lots and add 127 acres of open space;
26 overall the project would result in a decrease in dwelling units from 775 to 469.
27 2. The proposed amendment would modify the applicable design guidelines. Plans and
28 standards for entries, would be updated. Product types, lot size minimums and
development standards would remain the same, but product distribution and planning area

FORM APPROVED
COUNTY CLERK

AUG 14 2003

BY [Signature]

1 configuration would be adjusted to add the new open space.

2 3. The proposed amendment is associated with Comprehensive General Plan Amendment
3 (CGPA) No. 584 which was considered concurrently at the public hearing before the
4 Planning Commission and the Board of Supervisors. CGPA No. 584 would delete various
5 roadway segments that would no longer be necessary to meet local circulation needs.

6 4. The proposed amendment would be consistent and compatible with the existing adjacent
7 land uses within the specific plan.

8 5. Environmental Assessment No. 38390 concluded that the proposed amendment would
9 necessitate some changes in or additions to EIR No. 351, but none sufficient to necessitate
10 the preparation of a subsequent EIR or a supplement thereto. Accordingly, an Addendum
11 to EIR No. 351 was prepared.

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

13 1. The proposed amendment would be consistent with the intent, design, and mitigation
14 approved for Specific Plan No. 272.

15 2. The proposed amendment would not have a significant effect on the environment.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
17 Environmental Assessment No. 38390, EIR No. 351 and the Addendum thereto, in evaluating
18 Amendment No. 1 to Specific Plan No. 272, that the Environmental Assessment, EIR and Addendum are
19 accurate and objective statements that comply with the California Environmental Quality Act and reflect
20 the County's independent judgment, and that the Environmental Assessment, EIR and Addendum are
21 incorporated herein by reference in their entirety.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** the Addendum
23 to EIR No. 351.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 1 to Specific
25 Plan No. 272, on file with the Clerk of the Board, including the final conditions of approval and exhibits,
26 is hereby adopted as the Amended Specific Plan of Land Use for the real property described and shown in
27 the plan, and said real property shall be developed substantially in accordance with the plan as amended,
28 unless the plan is repealed or further amended by the Board.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 1 to
2 Specific Plan No. 272 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
3 Planning Director, and in the Office of the Building and Safety Director, and that no applications for
4 subdivision maps, conditional use permits or other development approvals shall be accepted for the real
5 property described and shown in the plan, as amended, unless such applications are substantially in
6 accordance therewith.

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

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ORDINANCE NO. 348.4136

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

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

Section 1. Article XVIIa, Section 17.71 of Ordinance No. 348 is amended to read as follows:

SECTION 17.71. SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN

NO. 272.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 272 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include parks and open space.

(2) The development standards for Planning Area 1 of Specific Plan No. 272 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

b. Planning Areas 2, 3 and 6.

(1) The uses permitted in Planning Areas 2, 3 and 6 of Specific Plan No. 272 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

(2) The development standards for Planning Areas 2, 3 and 6 of Specific Plan No. 272 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.c.; d.; and e. (2) and (4) shall be deleted and replaced by the following:

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

B. The minimum frontage of a lot shall be fifty- five feet (55'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet

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(35). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

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

D. Chimneys, fireplaces and air conditioning units may encroach two feet (2') into the required setbacks. No other structural encroachments shall be permitted in the front, rear or side yards except as provided for in Section 18.19 of Ordinance No. 348.

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

c. Planning Areas 4, 5 and 7.

(1) The uses permitted in Planning Areas 4, 5 and 7 of Specific Plan No. 272 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

(2) The development standards for Planning Areas 4, 5 and 7 of Specific Plan No. 272 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2. c.; and e. (2) and (4) shall be deleted and replaced by the following:

A. The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60') with a minimum average depth of one hundred feet (100').

B. Side yards on interior and through lots shall be not less than five feet (5') in width. 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 Highways, whichever is nearer the proposed structure, upon which the main building sides.

C. Chimneys, fireplaces and air conditioning units may encroach two feet (2') into the required setbacks. No other structural encroachments shall be permitted in the front, rear or side yards except as provided for in Section 18.19 of Ordinance No. 348.

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

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

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3 d. Planning Areas 8 and 8a.

4 (1) The uses permitted in Planning Areas 8 and 8a of Specific Plan No. 272 shall be the
5 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the
6 uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6) and 7., and b.(1) and c.(1)
7 shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also
8 include open space.

9 (2) The development standards for Planning Areas 8 and 8a of Specific Plan No. 272
10 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
11 348.

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