

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

421B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
June 16, 2006

**SUBJECT:** Adoption of Resolution No. 2006-202 Adopting Amendment No.1 to Specific Plan No. 284 (Quinta Do Lago) ADOPTION OF ORDINANCE No. 348.4400, an Ordinance of the County of Riverside Amending Ordinance No. 348 relating to Zoning (adopting SP zoning for property within Specific Plan No. 284 - Rancho California Zoning Area, Southwest Area Plan, 3rd District.

**BACKGROUND:** Public hearings concerning Amendment No. 1 to Specific Plan No. 284 (Quinta Do Lago) were held by the Board of Supervisors and tentatively approved on April 18, 2006.

**RECOMMENDED MOTION:**

**ADOPTION** of Resolution No. 2006-202 Adopting Amendment No. 1 to Specific Plan No. 284; and,

**ADOPTION** of Ordinance No. 348.4400 adopting SP zoning for property within Specific Plan Amendment No. 1 to Specific Plan No. 284.

Robert C. Johnson  
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE

DATE 6/23/06 YML7  
Departmental Concurrence

- Dep't Recomm.:  Consent
- Per Exec. Ofc.:  Consent
- Policy
- Policy

2006 JUN 23 09:02  
PLANNING DEPARTMENT

3.57

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.

COUNTY COUNSEL

JUN 19 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.



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.

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

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

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 (2) The development standards for Planning Areas 7, 9, 14, 15, 16 and 18 of Specific  
25 Plan No. 284 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance  
26 No. 348, except that the development standards set forth in Article VI, Section 6.2.e.(3) and (4)  
27  
28

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

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

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

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

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.  
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7 E. The rear yard shall be not less than fifteen feet (15') if adjacent to a  
8 greenbelt, lake or open space area. Otherwise, the rear yard shall not be less than twenty feet  
9 (20').

10 F. Chimneys and fireplaces shall be allowed to encroach into side yards a  
11 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,  
12 side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.  
13

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

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

19 g. Planning Area 11.

20 (1) The uses permitted in Planning Area 11 of Specific Plan No. 284 shall be the same  
21 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.  
22

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

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

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9 (2) The development standards for Planning Areas 12A and 12B of Specific Plan No.  
10 284 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance  
11 No. 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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15 i. Planning Areas 13 and 20.

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

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

23  
24 A. Lot area shall be not less than six thousand (6,000) square feet. The  
25 minimum lot area shall be determined by excluding that portion of a lot that is used solely for  
26 access to 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  
28

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

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

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

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

21 j. Planning Area 22.

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

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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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