

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

614B



FROM: TLMA - Planning Department

SUBMITTAL DATE: March 15, 2004

SUBJECT: RESOLUTION NO. 2004-057, Adopting Amendment No. 12 to Specific Plan No. 106 (Dutch Village) - Third Supervisorial District - Southwest Area Plan - 2,866 Acres

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2004-057 Adopting Amendment No. 12 to Specific Plan No. 106.

ADOPTION of Ordinance No. 348.4166 adopting R-1 zoning for properties within Specific Plan No. 106.

BACKGROUND:

Public hearings concerning Specific Plan No. 106 Amendment No. 12 (Dutch Village) were held together with the related Change of Zone No. 6751, were held by the Board of Supervisors on September 9, 2003

REVIEWED BY EXECUTIVE OFFICE

Henry J. Johnson
DATE 3/16/04

Robert C. Johnson, Planning Director

AJL:

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

Prev. Agn. Ref.

Dist.

AGENDA NO.

3.20

2
3 **RESOLUTION NO. 2004-057**
4 **ADOPTING**
5 **AMENDMENT NO. 12 TO SPECIFIC PLAN NO. 106**
6 **(DUTCH VILLAGE)**

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 September
9 9, 2003, and before the Riverside County Planning Commission in Riverside, California on July 7, 2003,
10 to consider Amendment No. 12 to Specific Plan No. 106 (Dutch Village), which specific plan was
11 adopted by the Board of Supervisors pursuant to Resolution No. 73-190 (dated June 6, 1973) and
12 thereafter amended pursuant to Resolution No. 82-191 (dated May 18, 1982), Resolution No. 86-416
13 (dated October 14, 1986), Resolution No. 92-459 (dated October 20, 1992), Resolution No. 95-114 (dated
14 May 9, 1995), Resolution No. 95-161 (dated September 19, 1995), Resolution No. 99-446 (dated
15 December 21, 1999), Resolution No. 99-447 (dated December 21, 1999), Resolution No. 2001-241 (dated
16 July 31, 2001), Resolution No. 2001-326 (dated December 18, 2001) and Resolution No. 2002-143 (dated
17 May 7, 2002); and,

18
19 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
20 County Rules to Implement the Act have been met, and Environmental Assessment No. 38888, prepared
21 in connection with Amendment No. 12 to Specific Plan No. 106 and related cases (referred to
22 alternatively herein as "the proposed amendment" or "the project"), is sufficiently detailed so that all the
23 potentially significant effects of the project on the environment and measures necessary to avoid or
24 substantially lessen such effects have been evaluated in accordance with the above-referenced Act and
25 Rules; and,

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

FORM APPROVED COUNTY COUNSEL

MAR 1 2004

BY 

1 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
2 of the County of Riverside, in regular session assembled on March 23, 2004 that:

- 3 1. The proposed amendment would specifically change the land use designation on 20.13
4 acres within Specific Plan No. 106 from "Very-Low Density Residential, 5-acre minimum
5 lot size," to "Medium Density Residential, 3-5 dwellings per acre."
6
7 2. The proposed amendment is associated with Change of Zone Case No. 6751 and Tentative
8 Tract Map No. 30791, which were considered concurrently at the public hearing before the
9 Planning Commission and Board of Supervisors. Change of Zone Case No. 6751 proposes
10 to change the zoning on the proposed amendment site from R-A-5 (Residential
11 Agricultural, 5-acre minimum lot size) to R-1 (Single-Family Residential, 7,200-square
12 foot minimum lot size). Tentative Tract Map No. 30791 proposes to divide 20.13 acres
13 into 50 single-family residential lots and related streets and infrastructure.
14
15 3. The proposed amendment and related cases would be consistent with the existing adjacent
16 land uses within the specific plan.
17
18 4. The following potentially significant environmental impacts associated with the proposed
19 amendment and related cases were identified in Environmental Assessment No. 38888:
20 agricultural resources, air quality, biological resources, cultural resources, geology/soils,
21 hydrology/water quality, land use/planning, noise, public services, recreation, and trans-
22 portation/traffic. These impacts would be avoided or substantially lessened (reduced to a
23 level of insignificance) by the mitigation measures listed in the environmental assessment,
24 and project conditions of approval.

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

- 26 1. The proposed amendment would be consistent with the intent, design and mitigation
27 approved for Specific Plan No. 106.
28

1 2. The proposed amendment would be consistent with the applicable policies of the
2 Comprehensive General Plan.

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

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
5 Environmental Assessment No. 38888 in evaluating the proposed amendment, that Environmental
6 Assessment No. 38888 is incorporated herein by reference in its entirety and that the Mitigated Negative
7 Declaration therefor is hereby adopted.
8

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 12 to Specific
10 Plan No. 106, on file with the Clerk of the Board, including the final conditions of approval and exhibits,
11 is hereby adopted as the Amended Specific Plan of Land Use for the real property described and shown in
12 the plan, and said real property shall be developed substantially in accordance with the plan as amended,
13 unless the plan is repealed or further amended by the Board.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 12
15 to Specific Plan No. 106 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
16 Planning Director and in the Office of the Building and Safety Director, and that no applications for sub-
17 division maps, conditional use permits or other development approvals shall be accepted for the real
18 property described and shown in the plan, as amended, unless such applications are substantially in
19 accordance therewith.

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