

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



FROM: County Counsel

SUBMITTAL DATE: May 4, 2004

SUBJECT: RESOLUTION NO. 2004-050, Adopting Amendment No. 1 to Specific Plan No. 229  
(Boulder Springs) – First Supervisorial District

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2004-050 Adopting Amendment No. 1 to Specific Plan No. 229.

ADOPTION of Ordinance No. 348.4186 redefining the legal boundaries of various planning areas.

BACKGROUND: Public hearings concerning Specific Plan No. 229 Amendment No. 1 (Boulder Springs), together with the related Change of Zone No. 6681, were held by the Board of Supervisors on October 28, 2003.

KARIN WATTS-BAZAN  
Deputy County Counsel

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

Policy

Consent

Department Recommendation:  
Per Executive Office:

3004 VLB 30 VM 8:08  
MAY 12 2004

2  
3 **RESOLUTION NO. 2004-050**  
4 **ADOPTING**  
5 **AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 229**  
6 **(BOULDER SPRINGS)**


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 October  
9 28, 2003, and before the Riverside County Planning Commission in Riverside, California on June 25,  
10 2003 and August 20, 2003, to consider Amendment No. 1 to Specific Plan No. 229, which specific plan  
11 was previously adopted by the Board of Supervisors pursuant to Resolution No. 88-476 (dated October  
12 4, 1988); and,

13 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside  
14 County Rules to Implement the Act have been met, and Environmental Assessment No. 38657, prepared  
15 in connection with Amendment No. 1 to Specific Plan No. 229 and related cases (referred to  
16 alternatively herein as "the proposed amendment" or "the project"), is, when considered in conjunction  
17 with previously prepared Environmental Impact Report (EIR) No. 255 and the Addendum thereto,  
18 sufficiently detailed so that all the potentially significant effects of the project on the environment and  
19 measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with  
20 the above-referenced Act and Rules; and,

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

23 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of  
24 Supervisors of the County of Riverside, in regular session assembled on May 4, 2004, that:

- 25 1. The proposed amendment would increase permanent open space from 92 acres to 214  
26 acres, reduce the minimum allowable lot sizes within Planning Areas 3, 5, 7 and 8 from  
27 20,000 square feet to 12,000 square feet, reduce the overall allowable units from 1,421 to  
28 1,321 within the entire specific plan, relocate the proposed 14-acre school site, and  
reconfigure those planning areas affected by the above changes.

FORM APPROVED COUNTY COUNSEL  
APR 29 2004  
BY 

- 1           2.     The proposed amendment is associated with Change of Zone Case No. 6681, which was  
2           considered concurrently at the public hearing before the Planning Commission and Board  
3           of Supervisors. Change of Zone Case No. 6681 proposes to change the zoning on the  
4           proposed amendment site from R-A 20,000 (Residential Agricultural 20,000 sq. ft.  
5           minimum lot size), W-1 (Watercourse, Watershed, & Conservation Areas), and C-P-S  
6           (Scenic Highway Commercial) to SP (Specific Plan).
- 7           3.     The proposed amendment would be consistent and compatible with the existing adjacent  
8           land uses within the specific plan.
- 9           4.     Environmental Assessment No. 38657 concluded that the proposed amendment would  
10          necessitate some changes in or additions to EIR No. 255, but none sufficient to  
11          necessitate the preparation of a subsequent EIR or a supplement thereto. Accordingly, an  
12          Addendum to EIR No. 255 was prepared.

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

- 14          1.     The proposed amendment would be consistent with the intent, design and mitigation  
15          approved for Specific Plan No. 229.
- 16          2.     The proposed amendment would not have a significant effect on the environment.

17          **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and  
18          considered Environmental Assessment No. 38657, EIR No. 255 and the Addendum thereto, in  
19          evaluating Amendment No. 1 to Specific Plan No. 229 and related cases, that the Environmental  
20          Assessment, EIR and Addendum are accurate and objective statements that comply with the California  
21          Environmental Quality Act and reflect the County's independent judgment, and that the Environmental  
22          Assessment, EIR and Addendum are incorporated herein by reference in their entirety.

23          **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** the  
24          Addendum to EIR No. 255.

25          **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 1 to Specific  
26          Plan No. 229, on file with the Clerk of the Board, including the final conditions of approval and exhibits,  
27          is hereby adopted as the Amended Specific Plan of Land Use for the real property described and shown  
28

1 in the plan, and said real property shall be developed substantially in accordance with the plan as  
2 amended, unless the plan is repealed or further amended by the Board.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 1  
4 to Specific Plan No. 229 shall be placed on file in the Office of the Clerk of the Board, in the Office of  
5 the Planning Director and in the Office of the Building and Safety Director, and that no applications for  
6 subdivision maps, conditional use permits or other development approvals shall be accepted for the real  
7 property described and shown in the plan, as amended, unless such applications are substantially in  
8 accordance therewith.

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



1 for access to the portion of a lot used as a building site.

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

4 c. Planning Areas 3, 7, and 8.

5 (1) The uses permitted in Planning Areas 3, 7, and 8 of Specific Plan No. 229 shall be  
6 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the  
7 uses permitted pursuant to Section 6.1 of Ordinance No. 348, except that the uses permitted  
8 pursuant to Section 6.1.a.(2) and (3); and b.(3), (5), (7) and 8 shall not be permitted.

9 (2) The development standards for Planning Areas 3, 7, and 8 of Specific Plan No.  
10 229 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
11 348, except that the development standard set forth in Section 6.2.b. shall be deleted and  
12 replaced by the following:

13 A. The minimum lot size shall be twelve thousand (12,000) square feet. The  
14 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
15 for access to the portion of a lot used as a building site.

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

18 d. Planning Area 4.

19 (1) The uses permitted in Planning Area 4 of Specific Plan No. 229 shall be the same  
20 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses  
21 permitted pursuant to Sections 8.100.a.(1), (2), (3), (4), (5), (6),(7) and (8); b.(1; and c. (1) shall  
22 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include  
23 public schools.

24 (2) The development standards for Planning Area 4 of Specific Plan No. 229 shall be  
25 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

28 e. Planning Area 5.

1 (1) The uses permitted in Planning Area 5 of Specific Plan No. 229 shall be the same  
2 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses  
3 permitted pursuant to Section 8.100.a.(1), (6) and (8); and c.(1) shall not be permitted. In  
4 addition, the permitted uses identified under Section 8.100.a. shall also include public facilities.

5 (2) The development standards for Planning Area 5 of Specific Plan No. 229 shall be  
6 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

9 f. Planning Areas 6, 8A and 10.

10 (1) The uses permitted in Planning Areas 6, 8A, and 10 of Specific Plan No. 229 shall  
11 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except  
12 that uses permitted pursuant to Sections 8.100.a.(1), (2), (3), (4), (5), (6),(7) and (8) shall not be  
13 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include  
14 open space and trails.

15 (2) The development standards for Planning Areas 6, 8A and 10 of Specific Plan No.  
16 229 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance  
17 No. 348.

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

20 g. Planning Areas 11 and 12.

21 (1) The uses permitted in Planning Areas 11 and 12 of Specific Plan No. 229 shall be  
22 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except  
23 that the uses permitted pursuant to Section 8.100.a. (1), (2), (6) and (8); b.(1); and c.(1) shall not  
24 be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include  
25 parks.

26 (2) The development standards for Planning Areas 11 and 12 of Specific Plan No.  
27 229 shall be the same as those standards identified in Article VIII.e., Section 8.101 of Ordinance  
28 No. 348.

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

3 Section 3. This ordinance shall take effect 30 days after its adoption.

4 BOARD OF SUPERVISORS OF THE COUNTY  
5 OF RIVERSIDE, STATE OF CALIFORNIA

6 By: \_\_\_\_\_  
Chairman, Board of Supervisors

7 ATTEST:  
8 NANCY ROMERO  
9 Clerk to the Board

10 By: \_\_\_\_\_  
Deputy

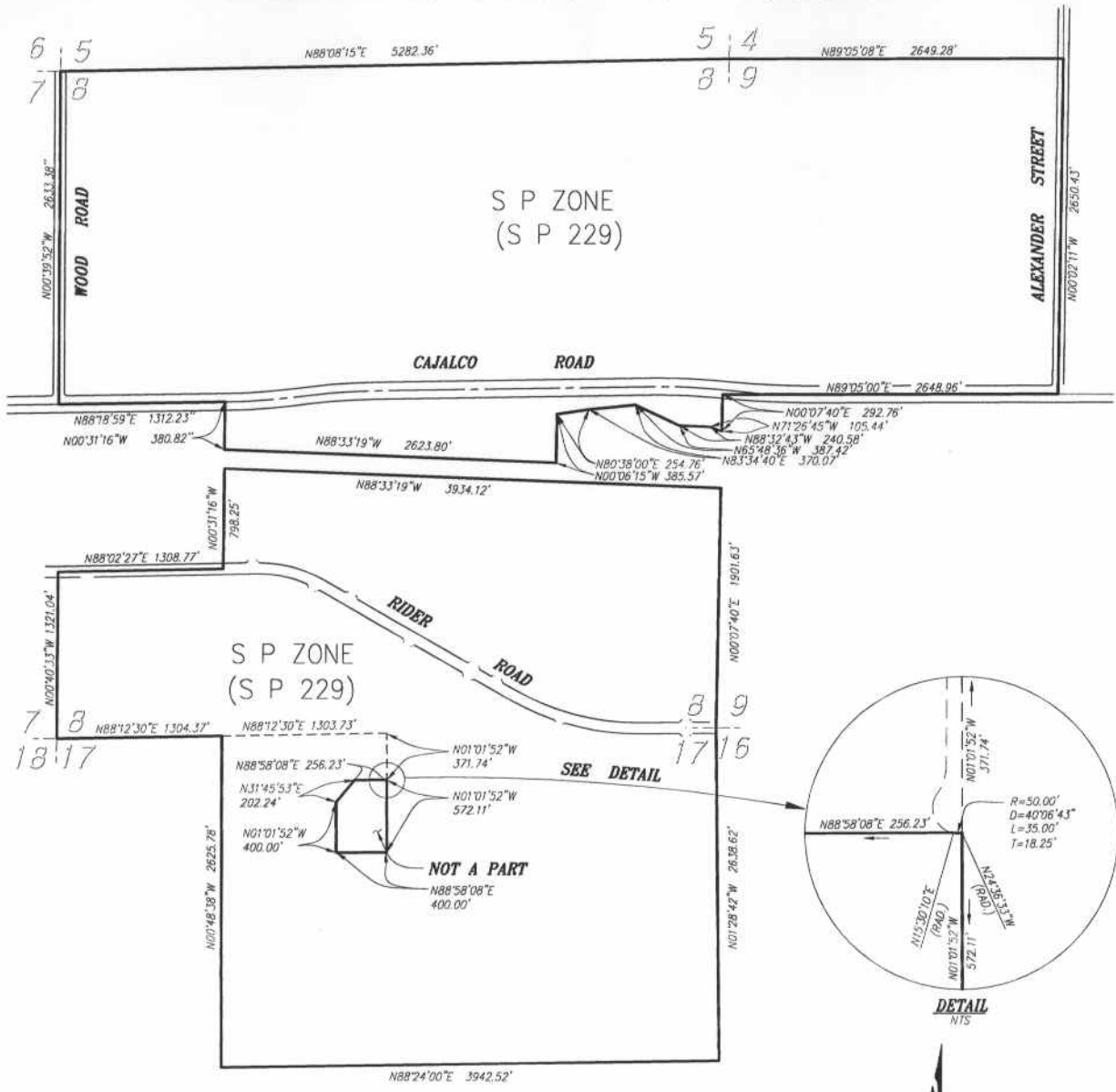
11 (SEAL)

12  
13 APPROVED AS TO FORM AND CONTENT:  
14 April 29, 2004

15  
16 By: Karin Watts-Bazan  
17 KARIN WATTS-BAZAN  
Deputy County Counsel

18 G:\Property\MDKing\kwb\ORDINANCES\SPECIFIC PLAN ZONING ORDINANCES\SP 229 CZ.DOC

SECTIONS 8, 9, & 17, T4S., R.4W., S.B.M.



LEGEND

S P ZONE

SPECIFIC PLAN (SP 229 A1)

MAP NO. 62.016

CHANGE OF OFFICIAL ZONING PLAN

MEAD VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 06681

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4186

MAY 4, 2004

RIVERSIDE COUNTY BOARD OF SUPERVISORS

