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



FROM: County Counsel

SUBMITTAL DATE: May 26, 2004

SUBJECT: RESOLUTION NO. 2004-172, Adopting Amendment No. 14 to Specific Plan No. 106 (Dutch Village)-Third Supervisorial District-Southwest Area Plan-2,866 Acres and ORDINANCE NO. 348.4190 adopting R-1 zoning for properties within Specific Plan No. 106.

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2004-172 Adopting Amendment No. 14 to Specific Plan No. 106.

ADOPTION of Ordinance No. 348.4190 adopting R-1 zoning for properties within Specific Plan No. 106.

BACKGROUND: A public hearing concerning Specific Plan No. 106 Amendment No. 14 (Dutch Village) together with related Change of Zone No. 6814 were held by the Board of Supervisors on May 4, 2004.

*Katherine A. Lind*  
Katherine Lind, Deputy County Counsel

C.E.O. RECOMMENDATION:

APPROVE

*Lisa Brandl*

County Executive Office Signature

Policy  
 Policy

Consent  
 Consent

Department Recommendation:  
Per Executive Office:

RECEIVED  
MAY 27 11:21 AM '04  
COUNTY OF RIVERSIDE  
CLERK'S OFFICE

Prev. Agn. ref. 13.2 (09-14-94)

Dist. 3

AGENDA NO.

3.7

2  
3 **RESOLUTION NO. 2004-172**  
4 **ADOPTING**  
5 **AMENDMENT NO. 14 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 April 27,  
9 2004, and before the Riverside County Planning Commission in Riverside, California on February 25,  
10 2004, to consider Amendment No. 14 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), Resolution No. 2002-143 (dated  
17 May 7, 2002), Resolution No. 2004-057 (dated March 23, 2004); and Resolution No. 2004-058 (dated  
18 March 23, 2004); and,  
19

20 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside  
21 County Rules to Implement the Act have been met, and Environmental Assessment No. 39066, prepared  
22 in connection with Amendment No. 14 to Specific Plan No. 106 and related cases (referred to  
23 alternatively herein as " the proposed amendment" or "the project"), is sufficiently detailed so that all the  
24 potentially significant effects of the project on the environment and measures necessary to avoid or  
25 substantially lessen such effects have been evaluated in accordance with the above-referenced Act and  
26 rules; and,  
27

FORM APPROVED COUNTY COUNSEL

JUN 08 2004

BY 

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

3           **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors  
4 of the County of Riverside, in regular session assembled on June 15, 2004 that:

- 5           1.     The proposed amendment would specifically change the land use designation on 29.30  
6           acres within Specific Plan No. 106 from "Light Industrial, 20,000-square foot minimum lot  
7           size," to "Medium Density Residential, 7,200-square foot minimum lot size."
- 8           2.     The proposed amendment is associated with Change of Zone Case No. 6814 and Tentative  
9           Tract Map No. 31330, which were considered concurrently at the public hearing before the  
10           Planning Commission and Board of Supervisors. Change of Zone Case No. 6814 proposes  
11           to change the zoning on the proposed amendment site from I-P (Industrial Park, 20,000-  
12           square foot minimum lot size) and R-5 (Open Space Area Combining Zone-Residential  
13           Development) to R-1 (Single-Family Residential, 7,200-square foot minimum lot size).  
14           Tentative Tract Map No. 31330 proposes to divide 29.30 acres into 86 single-family  
15           residential lots, one park lot, one commercial lot, two transportation corridors, and one  
16           open space corridor.
- 17           3.     The proposed amendment and related cases would be consistent with the existing adjacent  
18           land uses within the specific plan.
- 19           4.     The following potentially significant environmental impacts associated with the proposed  
20           amendment and related cases were identified in Environmental Assessment No. 39066:  
21           aesthetics, hydrology/water quality, public services, recreation, air quality, biological  
22           resources, cultural resources, land use/planning, noise, population and housing,  
23           transportation/traffic, and utilities/service systems. These impacts would be avoided or  
24           substantially lessened (reduced to a level of insignificance) by the mitigation measures  
25           listed in the environmental assessment, and project conditions of approval.

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. 106.
- 4           2.     The proposed amendment would be consistent with the applicable policies of the  
5                 Comprehensive 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. 39066 in evaluating the proposed amendment, that Environmental  
9           Assessment No. 39066 is incorporated herein by reference in its entirety and that the Mitigated Negative  
10           Declaration therefor is hereby adopted.

11           **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 14 to Specific  
12           Plan No. 106, 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. 14  
17           to Specific Plan No. 106 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 sub-  
19           division 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.





