

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

128 B



FROM: PLANNING DEPT

SUBMITTAL DATE: February 2, 2005

SUBJECT: RESOLUTION NO. 2005-046, Adopting Amendment No. 11 to Specific Plan No. 106 (Dutch Village) - Third Supervisorial District - Southwest Area Plan - 20.05 Acres.

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2005-046 Adopting Amendment No. 11 to Specific Plan No. 106.

ADOPTION of Ordinance No. 348. 4270 adopting C-P-S; M-S-C and R-5 zoning for properties within Specific Plan No. 106.

BACKGROUND:

Public hearings concerning Specific Plan No. 106 Amendment No. 11 (Dutch Village) together with related Change of Zone No. 6745, were held by the Board of Supervisors on July 13, 2004.

Ron Goldman, Assistant Planning Director

AJL:

C.E.O. RECOMMENDATION:

APPROVE

County Executive Officer Signature

Department Recommendation: Policy Policy
Per Executive Office: Consent Policy

Prev. Agn. Ref.

Dist. 3

AGENDA NO.

3.16

2
3 **RESOLUTION NO. 2005-046**
4 **ADOPTING**
5 **AMENDMENT NO. 11 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 July 13,
9 2004, and before the Riverside County Planning Commission in Riverside, California on May 19, 2004 to
10 consider Amendment No. 11 to Specific Plan No. 106 (Dutch Village), which specific plan was adopted
11 by the Board of Supervisors pursuant to Resolution No. 73-190 (dated June 6, 1973) and thereafter
12 amended pursuant to Resolution No. 82-191 (dated May 18, 1982), Resolution No. 86-416 (dated October
13 14, 1986), Resolution No. 92-459 (dated October 20, 1992), Resolution No. 95-114 (dated May 9, 1995),
14 Resolution No. 95-161 (dated September 19, 1995), Resolution No. 99-446 (dated December 21, 1999),
15 Resolution No. 99-447 (dated December 21, 1999), and Resolution No. 2001-241 (dated July 31, 2001);
16 and, Resolution No. 2001-326 (dated December 18, 2001); and Resolution No. 2002-143 (dated May 7,
17 2002); and 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. 38883, prepared
22 in connection with Amendment No. 11 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

28 FEB - 1 2005

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 February 15, 2005 that:

- 5 1. The proposed amendment would specifically change the land use designation on 20.05
6 acres within Specific Plan No. 106 from "Residential Agriculture" to "Light Industrial,"
7 "Commercial Retail," and Open Space-Conservation."
- 8 2. The proposed amendment is associated with Change of Zone Case No. 6745 and Tentative
9 Parcel Map No. 30790, which were considered concurrently at the public hearing before
10 the Planning Commission and Board of Supervisors. Change of Zone Case No. 6745
11 proposes to change the zoning on the proposed amended site from "Residential
12 Agriculture, 1-acre- minimum lot size," and "Residential Agriculture, 2 and one half-acre
13 minimum lot size" to "Scenic Highway Commercial," "Manufacturing Service
14 Commercial, 10,000 –square foot minimum lot size" and "Open Space Combining Zone-
15 Residential Developments." Tentative Parcel Map No. 30790 proposes to divide 20.05
16 acres into 14 Commercial-Retail lots, 5 Light Industrial lots, and 2 Open Space lots.
- 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. 38883:
21 agricultural resources, biological resources, cultural resources, hydrology/water quality,
22 and land use/planning. These impacts would be avoided or substantially lessened (reduced
23 to a level of insignificance) by the mitigation measures listed in the environmental
24 assessment, and project conditions of approval.
- 25
- 26
- 27
- 28

1
2 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

- 3 1. The proposed amendment would be consistent with the intent, design and mitigation
4 approved for Specific Plan No. 106.
5
6 2. The proposed amendment would be consistent with the applicable policies of the Riverside
7 County General Plan.
8
9 3. The proposed amendment would not have a significant effect on the environment.

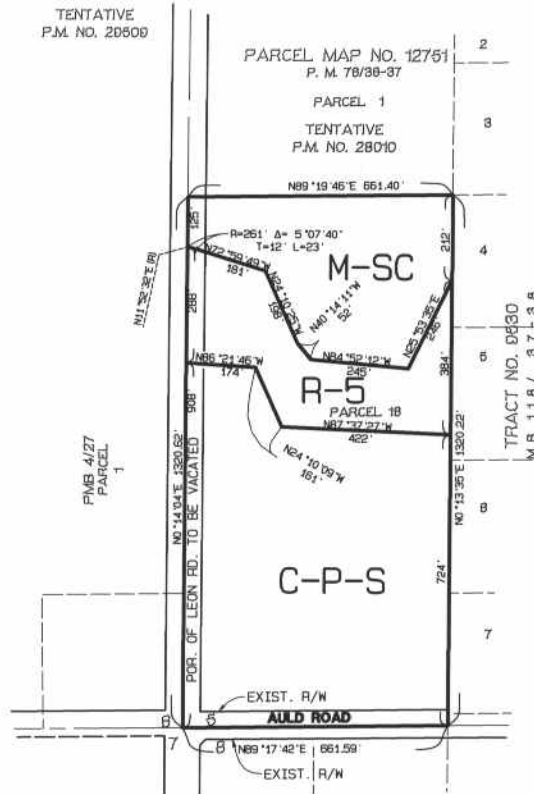
10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
11 Environmental Assessment No. 38883 in evaluating the proposed amendment, that Environmental
12 Assessment No. 38883 is incorporated herein by reference in its entirety and that the Mitigated Negative
13 Declaration therefore is hereby adopted.

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

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 11
20 to Specific Plan No. 106 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
21 Planning Director and in the Office of the Building and Safety Director, and that no applications for sub-
22 division maps, conditional use permits or other development approvals shall be accepted for the real
23 property described and shown in the plan, as amended, unless such applications are substantially in
24 accordance therewith.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
26 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
27 Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.
28

SEC. 5, T. 7 S., R. 2 W., S. B. M.
 RANCHO CALIFORNIA



LEGEND

- M-SC MANUFACTURING-SERVICE COMEMERCIAL
- R-5 OPEN AREA COMBINING ZONE
RESIDENTIAL DEVELOPMENTS
- C-P-S SCENIC HIGHWAY COMMERCIAL

MAP NO. 2.2119

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING

MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 6745
 ADOPTED BY ORDINANCE NO. 348.4270
 ADOPTION DATE: FEBRURAY 8, 2005
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET
 0 200