

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

220B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 12, 2007

SUBJECT: Resolution No. 2007-196 to adopt Amendment No. 1 to Specific Plan No. 323; and Ordinance No. 348.4488, to adopt SP Zone Requirements and Standards for Specific Plan No. 323; Fifth Supervisorial District; University Zoning District; Highgrove Area Plan.

BACKGROUND: Specific Plan No. 323 Amendment No. 1, Change of Zone No. 7392 and Tentative Tract Map No. 34592 were tentatively approved by the Board of Supervisors on March 27, 2007.

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2007-196, Adopting Amendment No. 1 to Specific Plan No. 323; and,

ADOPTION of Ordinance No. 348.4488, An Ordinance of the County of Riverside Amending Ordinance No. 348 Relating to Zoning.

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 4/12/07 RG

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

3.54

2 **RESOLUTION No. 2007-196**
3 **ADOPTING**
4 **AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 323**
5 **(SPRING MOUNTAIN RANCH)**

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., a public hearing was held
7 before the Riverside County Board of Supervisors in Riverside, California on March 27, 2007, and before the Riverside
8 County Planning Commission in Riverside, California on February 7, 2007 and on February 21, 2007, to consider
9 Amendment No. 1 to Specific Plan No. 323 (Spring Mountain Ranch), which specific plan was adopted by the Board of
10 Supervisors pursuant to Resolution No. 2001-101 (dated June 5, 2001); and,

11 **WHEREAS**, all the provisions of the California Environmental Quality Act and Riverside County CEQA
12 implementing procedures have been satisfied, and Environmental Assessment No. 40993, prepared in connection with
13 Amendment No. 1 to Specific Plan No. 323 (referred to alternatively herein as "the proposed amendment" or "the
14 project") is, when considered in conjunction with previously prepared Environmental Impact Report No. 424, sufficiently
15 detailed so that all potentially significant effects of the project on the environment and measures necessary to avoid or
16 substantially lessen such effects have been evaluated in accordance with the above-referenced Act and implementing
17 procedures; and,

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

20 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors of the County
21 of Riverside, in regular session assembled on April 17, 2007, that:

- 22 1. The proposed amendment would change the land use designation for Planning Area (PA) 7 from
23 Commercial Retail to High Density Residential.

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

- 25 1. The proposed amendment would be consistent with the intent, design, and mitigation approved for
26 Specific Plan No. 323.
27 2. The proposed amendment would be consistent with the applicable policies of the General Plan.
28 3. The proposed amendment would not have a significant effect on the environment.

FORM APPROVED
COUNTY COUNSEL

APR 12 2007
BY [Signature]

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that is has reviewed and considered
2 Environmental Assessment No. 40993 and EIR No. 424 in evaluating the proposed amendment, and that Environmental
3 Assessment No. 40993 and EIR No. 424 are incorporated herein by reference in their entirety.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 1 to Specific Plan No. 323,
5 on file with the Clerk of the Board, including the final conditions of approval and exhibits, is hereby adopted as the
6 Amended Specific Plan of Land Use for the real property described and shown in the plan, and said real property shall be
7 developed substantially in accordance with the plan as amended, unless the plan is repealed or further amended by the
8 Board.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 1 to Specific
10 Plan No. 323 shall be placed on file in the Office of the Clerk of the Board, in the Office of the Planning Director and in
11 the Office of the Building and Safety Director, and that no applications for subdivision maps, conditional use permits or
12 other development approvals shall be accepted for the real property described and shown in the plan, as amended, unless
13 such applications are substantially in accordance therewith.

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

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1 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the
2 permitted uses identified under Section 6.1.a shall include open space, water reservoirs and multi-
3 purpose trails; and the permitted uses identified under Section 6.1.b shall include equestrian
4 centers.

5 (2) The development standards for Planning Area 3 of Specific Plan No. 323 shall be
6 the same as those development standards contained in Article VI, Section 6.2 of Ordinance No.
7 348.

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

10 d. Planning Areas 4, 5, and 6.

11 (1) The uses permitted in Planning Areas 4, 5, and 6 of Specific Plan No. 323 shall be
12 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the
13 permitted uses identified under Section 6.1 shall include open space and multi-purpose trails.

14 (2) The development standards for Planning Areas 4, 5, and 6 of Specific Plan No. 323
15 shall be the same as those development standards contained in Article VI, Section 6.2 of
16 Ordinance No. 348.

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 e. Planning Area 4A.

20 (1) The uses permitted in Planning Area 4A of Specific Plan No. 323 shall be the same
21 as those uses permitted in Article X, Section 10.1 of Ordinance No. 348. In addition, the
22 permitted uses identified under Section 10.1.b. include wastewater treatment plants and related
23 facilities.

24 (2) The development standards for Planning Area 4A of Specific Plan No. 323 shall
25 be the same as those development standards contained in Article X, Section 10.4 of Ordinance No.
26 348.

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

2 f. Planning Area 7.

3 (1) The uses permitted in Planning Area 7 of Specific Plan No. 323 shall be the same
4 as those uses in Article VI, Section 6.1 of Ordinance No. 348.

5 (2) The development standards for Planning Area 7 of Specific Plan No. 323 shall be
6 the same as those development standards contained in Article VI, Section 6.2 of Ordinance No.
7 348.

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

10 g. Planning Area 8.

11 (1) The uses permitted in Planning Area 8 of Specific Plan No. 323 shall be the same
12 as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348, except that the uses
13 permitted pursuant to Section 9.72.a. (3), (4), (5), (6) and (7), and Section 9.72.b. (4) and (6) shall
14 not be permitted. In addition, the permitted uses identified under Section 9.72.a shall include
15 parks, parking lots, and pharmacies without drive-up window service; and under Section 9.72.b.
16 shall include assisted living and nursing homes.

17 (2) The development standards for Planning Area 8 of Specific Plan No. 327 shall be
18 the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348.

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

21 h. Planning Area 9.

22 (1) The uses permitted in Planning Area 9 of Specific Plan No. 323 shall be the same
23 as those uses permitted pursuant to Article XIII of Ordinance No. 348, except that the uses
24 permitted pursuant to Section 13.1.a. (1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13),
25 (14), (15), and (16); b. (1), (2), (3), (4), (5), (6), (7), (8), (9), and 10; c. (1), (2), (3), (4), (5), (6),
26 (7), (8), (9), (10), and (11); d.; and e. shall be permitted. In addition, the permitted uses identified
27 under Section 13.1.a. shall include natural open space and multi-purpose trails.
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1 (2) The development standards for Planning Area 9 of Specific Plan No. 323 shall be
2 the same as those standards identified in Article XIII, Section 13.2 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 XIII of Ordinance No. 348.

5 Section 3. This ordinance shall take effect thirty (30) days after its adoption.
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7 BOARD OF SUPERVISORS OF THE COUNTY
8 OF RIVERSIDE, STATE OF CALIFORNIA

9
10 BY _____
Chairman, Board of Supervisors


11 ATTEST:

12 NANCY ROMERO
13 Clerk of the Board

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15 By _____
(Deputy)

16 (SEAL)
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19 APPROVED AS TO FORM
February 20, 2007

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21 By  _____
22 DAVID H. K. HUFF
Deputy County Counsel
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