

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

961B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 13, 2007

SUBJECT: Resolution No. 2007-135 to adopt Amendment No. 1 to Specific Plan No. 208; Third Supervisorial District; Antelope Valley Zoning Area / Sun City/Menifee Valley Area Plan.

BACKGROUND: Specific Plan No. 208 Amendment No. 1, Change of Zone No. 7035 and Plot Plan No. 20371 were tentatively approved by the Board of Supervisors on January 23rd, 2007.

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2007-135, Adopting Amendment No. 1 to Specific Plan No. 208.

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 8/15/07
Tina Grande
Departmental Concurrence

- Policy
- Consent
- Policy
- Consent

RECEIVED RIVERSIDE COUNTY
 OFFICE EXECUTIVE
 AUG 12 12 31 PM '07
 COUNTY OF RIVERSIDE

Prev. Agn. Ref. | District: Third | Agenda Number:

3.33

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3 **RESOLUTION No. 2007-135**
4 **ADOPTING**
5 **AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 208**
6 **(Cal Neva)**

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 January
9 23,2007, and before the Riverside County Planning Commission in Hemet, California on December 13,
10 2006, to consider Amendment No. 1 to Specific Plan No. 208 (Cal Neva), which specific plan was
11 adopted by the Board of Supervisors pursuant to Resolution No. 86-473 (dated November 12, 1986); and,

12 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
13 Riverside County CEQA implementing procedures have been satisfied and Environmental Assessment
14 No. 39761, prepared in connection with Amendment No. 1 to Specific Plan No. 208 and related cases
15 (referred to alternatively herein as "the proposed amendment" or "the project"), is sufficiently detailed so
16 that all the potentially significant effects of the project on the environment and measures necessary to
17 avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced
18 Act and implementing procedures; and,

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors
of the County of Riverside, in regular session assembled on September 4, 2007, that:

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23 1. The proposed amendment will modify the text concerning Planning Areas 2-4, pages 12,
24 30 and 31 of the Specific Plan to allow the development of "restaurants and other eating
25 establishments".

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. 208.

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]*
DAVID H. K. HUFF
DATE: 9/13/07

1 2. The proposed amendment would be consistent with the applicable policies of the Riverside
2 County 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
5 considered Environmental Assessment No.39761 in evaluating the proposed amendment, that
6 Environmental Assessment No. 39761 is incorporated herein by reference in its entirety and that the
7 Mitigated Negative Declaration therefore is hereby adopted.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 1 to Specific
9 Plan No. 208, on file with the Clerk of the Board, including the final conditions of approval and exhibits,
10 is hereby adopted as the Amended Specific Plan of Land Use for the real property described and shown in
11 the plan, and said real property shall be developed substantially in accordance with the plan as amended,
12 unless the plan is repealed or further amended by the Board.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 1
14 to Specific Plan No. 208 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
15 Planning Director and in the Office of the Building and Safety Director, and that no applications for
16 subdivision maps, conditional use permits or other development approvals shall be accepted for the real
17 property described and shown in the plan, as amended, unless such applications are substantially in
18 accordance therewith.

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