

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 31, 2006

SUBJECT: GENERAL PLAN AMENDMENT NO. 707 / SPECIFIC PLAN NO. 343 / CHANGE OF ZONE NO. 7002 / RESOLUTION 2006-108 FOR SP No. 343 / ORDINANCE NO. 348.4381 – EIR 470 – Applicant: Frances C. Berger Foundation – Engineer / Representative: The Keith Companies - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Open Space: Recreation (OS-R) and Community Development: Business Park (CD-BP) (0.25-0.60 Floor Area Ratio) and Commercial Tourist (CD-CT) (0.20-0.35 Floor Area Ratio) – Location: Northerly of I-10 and Varner Road, easterly of Cook Street, and westerly of Washington Street – 456.3 Gross Acres - Zoning: Specific Plan (SP) - **REQUEST:** The general plan amendment will change the designation on the property from that specified within Specific Plan 151, Amendment No. 2, to the use designations included within Specific Plan 343. The amendment will increase the number of acres and the number of square feet for office commercial uses; decrease the number of acres, but increase the number of square feet for industrial use; decrease the number of acres dedicated to recreational uses and add a residential component to the plan. The change of zone proposes to change the text of the zoning classifications contained within Specific Plan No. 151, Amendment No. 2, to new zoning classifications to be included in Specific Plan No. 343. The specific plan proposes a development that includes a 245.9-acre resort golf course and associated Clubhouse and other amenities; 970 residential units on 45.7 acre; a 350-room golf resort hotel; a 69.6-acre research and development (R&D) park containing 1,200,000 SF, 750,000 SF of office / commercial space on 72.2 acres; and, parking, landscaping and utility improvements. Adoption of Resolution 2006-108 to adopt Specific Plan No. 343, and adoption of Ordinance No. 348.4381 to adopt Change of Zone No. 7002.

Departmental Concurrence

Robert C. Johnson
Planning Director

RCJ:aa

(Continued on Attached Page)

- Policy
- Policy
- Consent
- Consent
- Dept't Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref. | **District:** Fourth | **Agenda Number:**

16.1

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 707 / SPECIFIC PLAN NO. 343 / CHANGE OF
ZONE NO. 7002 / RESOLUTION 2006-108 FOR SP No. 343 / ORDINANCE NO. 348.4381
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RECOMMENDED MOTION:

The Planning Department recommended Approval; and

THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:

CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 470**, which has been completed in compliance with the EIR Guidelines and the Riverside County Rules to Implement CEQA; and

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 707**, from the uses specified in Specific Plan no. 151, Amendment No. 2 to the uses designated in Specific Plan No. 343; and

APPROVAL of **SPECIFIC PLAN NO. 343**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report and **ADOPTION** of **RESOLUTION 2006-108** to adopt **SPECIFIC PLAN NO. 343**; and

APPROVAL of **CHANGE OF ZONE NO. 7002**, from SP zoning for Specific Plan No. 151 Amendment No. 2 to SP zoning for Specific Plan No. 343 and **ADOPTION** of **ORDINANCE NO. 348.3481** to adopt **CHANGE OF ZONE NO. 7002**.