

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

521B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
April 16, 2007

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 776 / SPECIFIC PLAN NO. 338 / CHANGE OF ZONE NO. 7263 – CERTIFY EIR – Applicant: Mirasera, LLC – Engineer / Representative: The Stantec Corporation - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio), Very High Density Residential (CD-VHDR) (14 - 20 Dwelling Units Per Acre), Light Industrial (CD-LI) (0.25 - 0.60 Floor Area Ratio) and Commercial Tourist (CD-CT) (0.20 - 0.35 Floor Area Ratio) – Location: Easterly of Cook Street and westerly of Washington Street on Varner Road and contains approximately two-thirds of a mile of frontage along the I-10/Varner Road corridor – 189.8 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S), Controlled Development Areas (W-2), and Controlled Development Areas - 10 Acre Minimum (W-2-10) - **REQUEST:** The General Plan Amendment will change the designation on the property from Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio), Very High Density Residential (CD-VHDR) (14 - 20 Dwelling Units Per Acre), Light Industrial (CD-LI) (0.25 - 0.60 Floor Area Ratio) and Commercial Tourist (CD-CT) (0.20 - 0.35 Floor Area Ratio) to the use designation included with Specific Plan No. 338. The amendment will reorganize and reposition the same uses in a different configuration and will eliminate the LI designation. The Specific Plan (The Mirasera Specific Plan) consists of 189.8 gross acres of a multi-phased Community Retail, Office, Business Park / Medical, Mixed-Use, Hotel and a variety of dwelling unit types including apartments, condominiums, town homes and clustered detached single-family homes. The proposed development includes 1756 residential units on 85.7 acre; a 200-room hotel; and 33.9-acre office and mixed use development containing 358,000 Square Feet, 17.2 acres of community retail containing 187,300 Square Feet; and, parking, landscaping, and utility improvements. The Change of Zone proposes to change the current zoning classification from Scenic Highway Commercial (C-P-S), Controlled Development Areas (W-2), and Controlled Development Areas - 10 Acre Minimum (W-2-10) to Specific Plan (SP No. 338).

Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 4/30/07

Policy  
 Policy  
 Consent  
 Consent  
 Dept'l Recomm.:  
 Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.2

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 776 / SPECIFIC PLAN NO. 338 / CHANGE OF  
ZONE NO. 7263

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**RECOMMENDED MOTION:**

The Planning Department recommended approval; and,  
**THE PLANNING COMMISSION RECOMMENDED:**

**CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 486**, 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. 776**, amending the Land Use Designation from the uses specified in Western Coachella Valley Area Plan to the uses designated in Specific Plan No. 338; and based on the findings and conclusions incorporated in the staff report; and,

**TENTATIVE APPROVAL** of **SPECIFIC PLAN NO. 338**, subject to the attached conditions of approval; and based upon the findings and conclusions incorporated in the staff report; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7263**, from Scenic Highway Commercial (C-P-S), Controlled Development Areas (W-2), and Controlled Development Areas - 10 Acre Minimum (W-2-10) to Specific Plan (SP No. 338), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report.