

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

424 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 9, 2008

**SUBJECT: GENERAL PLAN AMENDMENT NO. 881, CHANGE OF ZONE NO. 7582, SPECIFIC PLAN NO. 360** – (Mitigated Negative Declaration) – Applicant: Corman Leigh Communities – Engineer / Representative: RGP - Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR 8-14 Dwelling Units Per Acre) – Location: Northerly of Interstate 10, southerly of 38<sup>th</sup> Street, and westerly of Washington Street – 55.13 Gross Acres - Zoning: Controlled Development (W-2) - **REQUEST:** General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element as it applies to the project site to eliminate the land use designation of Community Development: High Density Residential (CD:HDR 8-14 dwelling units per acre), and would establish a Community Development: Specific Plan (CD:SP) on the site. The Change of zone proposes to change the projects current zoning classification from Controlled Development Zone (W-2) to Specific Plan (SP). The Specific Plan proposes to divide 55.13 acres into 10 planning areas for residential and open space uses comprised of 460 residential lots.

**RECOMMENDED MOTION:**

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

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40918**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED GENERAL PLAN AMENDMENT NO. 881**, proposing to amend the General Plan Land Use Element for the site from Community Development: High Density Residential

Ron Goldman  
Planning Director

RG:db

**CONTINUED ON ATTACHED PAGE**

REVIEWED BY EXECUTIVE OFFICE  
DATE 2/9/09  
Tina Grande  
Departmental Concurrence

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. 881, CHANGE OF ZONE NO. 7582, SPECIFIC PLAN NO. 360**

Page 2 of 2

(CD:HDR 8-14 dwelling units per acre) to Community Development: Specific Plan (CD:SP), in accordance with Exhibit 5, based upon final adoption by the Board of Supervisors; and,

**APPROVED CHANGE OF ZONE NO. 7582**, proposing to change the site's zoning classification from Controlled Development Zone (W-2) to Specific Plan (SP) in accordance with Exhibit 3, based upon final adoption by the Board of Supervisors; and,

**APPROVED SPECIFIC PLAN NO. 360**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION  
MINUTE ORDER OCTOBER 1, 2008  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.6: GENERAL PLAN AMENDMENT NO. 881 / CHANGE OF ZONE NO. 7582 / SPECIFIC PLAN NO. 360** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Lee Consulting Group - Engineer/Representative: RGP - Fourth Supervisorial District - Bermuda Dunes Zoning District Area Plan: Western Coachella Valley - Located north of I-10 south of 38th Street and west of Washington Street - 55.13 acres - W-2 Zone - APN(s): 626-130-019. (Legislative)

**II. PROJECT DESCRIPTION**

The General Plan Amendment proposes to change the existing land use designation from Community Development: High Density Residential (CD:HDR 8-14 dwelling units per acre) to Specific Plan (SP). The Change of Zone proposes to change the project sites zoning designation from Controlled Development (W-2) to Specific Plan (SP). The Specific Plan proposes to divide 55.13 acres into 10 planning areas for residential and open space uses comprised of 460 residential lots that will have a density of 8-14 du/per acres (high density residential).

**III. MEETING SUMMARY**

The following staff presented the subject proposal:  
Project Planner, Jeffery Childers, at 951-955-3626 or e-mail [jchilder@rctlma.org](mailto:jchilder@rctlma.org).

The following spoke in favor of the subject proposal:  
Mee Semcken, Applicant, 3365 Monterey Road, San Marino, California 91108  
Jeremy Krout, Applicant's Representative  
Lynn Wubbels, Neighbor, 718 University Ste. 115, Los Gatos, California 95032

No one spoke in neutral or opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES**  
NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40918**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 881**, proposing to amend the General Plan Land Use Element for the site from Community Development: High Density Residential (CD:HDR 8-14 dwelling units per acre) to Community Development: Specific Plan (CD:SP), in accordance with Exhibit 5, based upon final adoption by the Board of Supervisors;

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7582**, proposing to change the site's zoning classification from Controlled Development Zone (W-2) to Specific Plan (SP) in accordance with Exhibit 2, based upon final adoption by the Board of Supervisors; and,

**APPROVAL** of **SPECIFIC PLAN NO. 360**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION  
MINUTE ORDER OCTOBER 1, 2008  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

PLANNING COMMISSION 10/1/08  
AGENDA ITEM NO. 5.6 PAGE 2

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell M. Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

Agenda Item No.: 50  
Area Plan: Western Coachella Valley  
Zoning District: Bermuda Dunes  
Supervisorial District: Fourth  
Project Planner: Matt Straite  
Planning Commission: October 1, 2008

General Plan Amendment No. 881  
Change of Zone No. 7582  
Specific Plan No. 360  
E.A. No.: 40918  
Applicant: Lee Consulting Group  
Engineer/Rep.: RGP

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**GENERAL PLAN AMENDMENT NO. 881** proposes to amend the Riverside County General Plan Land Use Element as it applies to the project site to eliminate the land use designation of Community Development: High Density Residential (CD:HDR 8-14 dwelling units per acre), and would establish a Community Development: Specific Plan (CD:SP) on the site.

**CHANGE OF ZONE NO. 7582** proposes to change the projects current zoning designation from Controlled Development Zone (W-2) to Specific Plan (SP).

**SPECIFIC PLAN NO. 360** proposes to divide 55.13 acres into 10 planning areas for residential and open space uses comprised of 460 residential lots.

The proposed Specific Plan is located in the Western Coachella Valley Area Plan more specifically, northerly of I-10 southerly of 38<sup>th</sup> Street and westerly of Washington Street.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: High Density Residential (CD:HDR 8-14 dwelling units per acre)
2. Proposed General Plan Land Use (Ex. #5): Community Development: Specific Plan (CD:SP)
3. Surrounding General Plan Land Use (Ex. #5): Community Development: High Density Residential (CD:HDR 8-14 dwelling units per acre) to the west, Open Space: Conservation Habitat (OS:CH) to the north, Community Development: Very High Density Residential (CD:VHDR 14-20 dwelling units per acre) and Community Development: Commercial Retail (CD:CR ) to the east, and Interstate-10 and the City of Palm Desert to the south.
3. Existing Zoning (Ex. #2): Controlled Development Zone (W-2)
4. Proposed Zoning (Ex. #2): Specific Plan (SP)
4. Surrounding Zoning (Ex. #2): Controlled Development (W-2) to the west, Specific Plan (SP) and Scenic Highway Commercial (C-P-S) to the east, Natural Assets (N-A) to the north, and Interstate-10 and the City of Palm Desert to the south.

 9-29-08

- |                                   |                                       |
|-----------------------------------|---------------------------------------|
| 5. Existing Land Use (Ex. #1):    | Vacant                                |
| 6. Surrounding Land Use (Ex. #1): | Vacant                                |
| 7. Project Data:                  | Total Acreage: 55.13                  |
| 7. Environmental Concerns:        | See attached Environmental Assessment |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40918**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 881**, proposing to amend the General Plan Land Use Element for the site from Community Development: High Density Residential (CD:HDR 8-14 dwelling units per acre) to Community Development: Specific Plan (CD:SP), in accordance with Exhibit 5, based upon final adoption by the Board of Supervisors;

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7582**, proposing to change the site's zoning classification from Controlled Development Zone (W-2) to Specific Plan (SP) in accordance with Exhibit 2, based upon final adoption by the Board of Supervisors; and,

**APPROVAL** of **SPECIFIC PLAN NO. 360**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Specific Plan requirements and the land uses proposed within the Specific Plan are all consistent with the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, along with the proposed zoning ordinance for the Specific Plan and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Coachella Valley Multi-Species Habitat Conservation Plan (MSHCP).

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by and in the attached Environmental Assessment.

1. The project site is designated Community Development: High Density Residential (CD:HDR 8-14 dwelling units per acre) in the Western Coachella Valley Area Plan.
2. The proposed use of residential development is a permitted use in the Specific Plan.
3. The uses as proposed in the Specific Plan, High Density Residential (HDR 8-14 dwelling units per acre and Very High Density Residential (VHDR 14-20 dwelling units per acre, are consistent with the surrounding uses and the Riverside County General Plan.
4. The project site is surrounded by properties which are designated Community Development: High Density Residential (CD:HDR 8-14 dwelling units per acre), Very High Density Residential (CD:VHDR 14-20 dwelling units per acre) and Open Space: Conservation Habitat (OS:CH).
5. The zoning for the subject site is Specific Plan.
6. The proposed uses of the Specific Plan include High Density Residential, Commercial, and Mixed use commercial and all are consistent with the development standards set forth in the Specific Plan.
7. The project site is surrounded by properties which are zoned Natural Assets (N-A), Specific Plan (SP), and Scenic Highway Commercial (C-P-S).
8. Environmental Assessment No. 40918 identified the following potentially significant impacts:
  - a. Air Quality
  - b. Biological Resources
  - c. Geology/Soils
  - d. Noise
  - e. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A City of sphere of influence,
  - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area,
  - c. A high fire area,
  - d. An Area drainage plan area; or,
  - e. A dam inundation area.

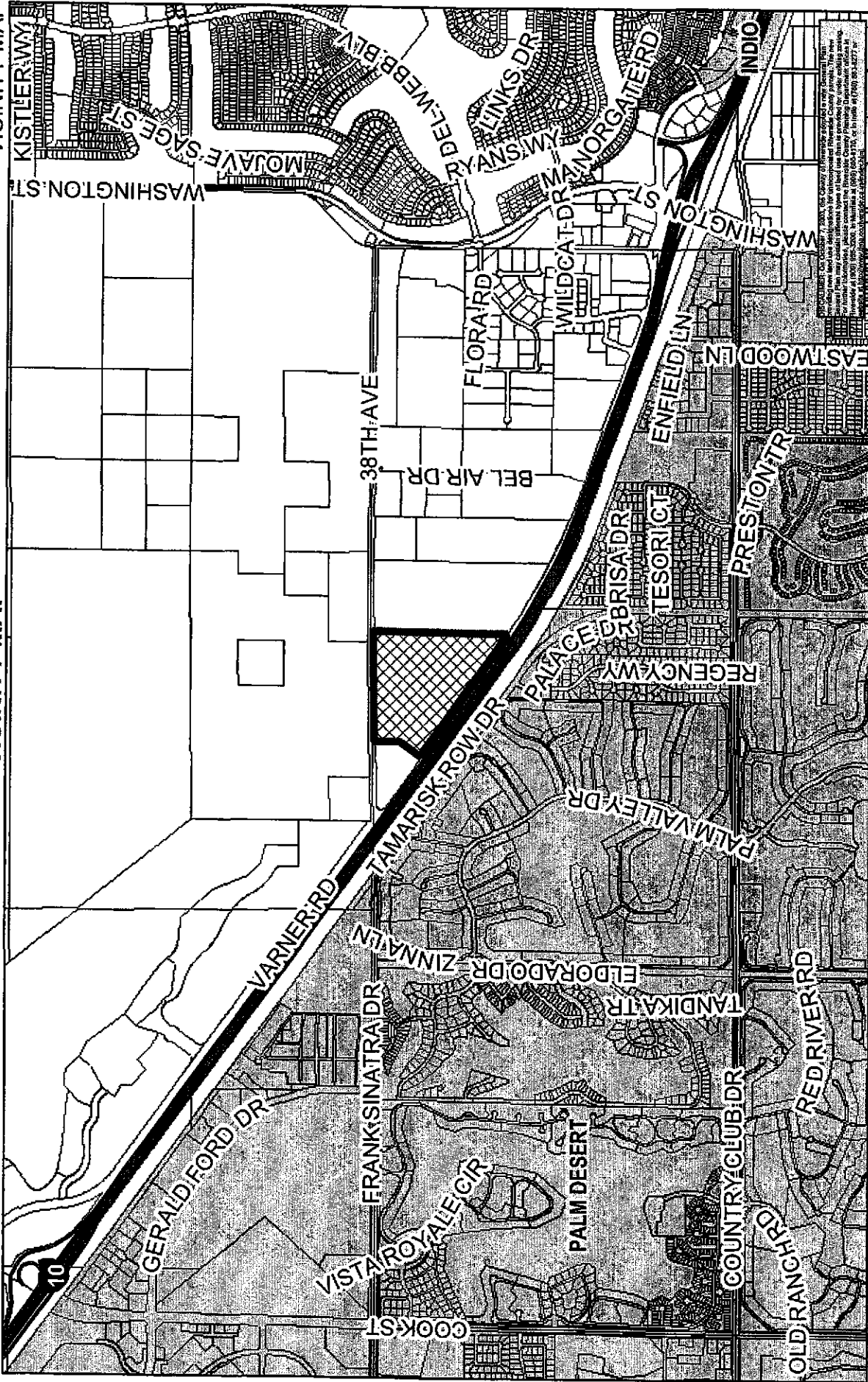
3. The project site is located within:
  - a. Fringe Toed Lizard fee area,
  - b. The Coachella Valley Recreation and Parks District,
  - c. The boundaries of the Coachella Valley Unified School District,
  - d. A moderate liquefaction area, and,
  - e. An area designated as Susceptible to Subsidence.
  
4. The subject site is currently designated as Assessor's Parcel Number 626-130-019.

Y:\Planning Case Files-Riverside office\SP00360\Sp360 PC Spetember 17th\Staff Report - jkc.doc  
Date Prepared: 8/21/08  
Date Revised: 8/21/08

Supervisor Wilson  
District 4  
Date Drawn: 6/5/08

# SP00360 VICINITY MAP

Planner: Matt Straite  
Date: 7/09/08  
VICINITY MAP



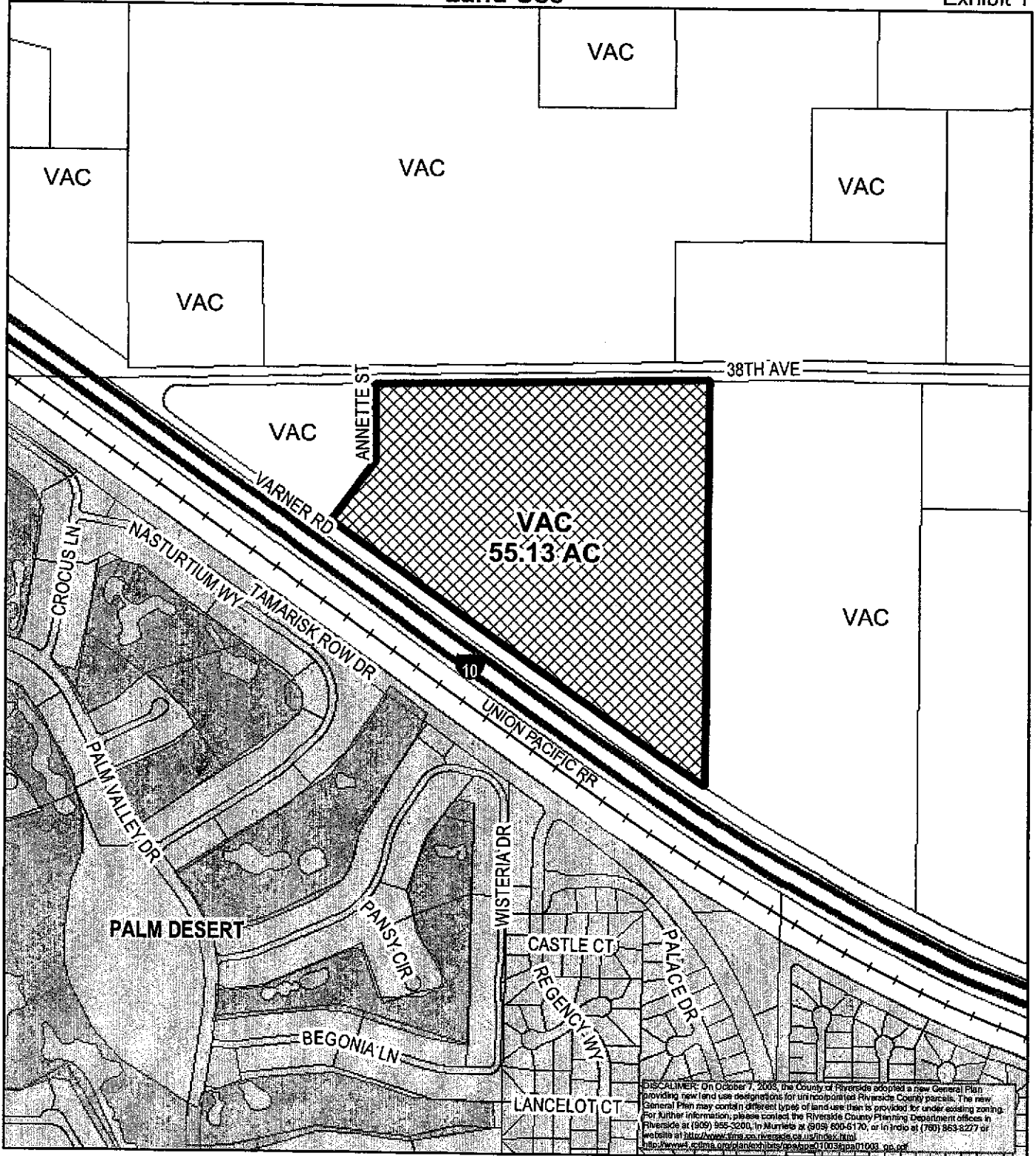
Zone  
District: Bermuda Dunes  
Township/Range: T5SR6E  
Section : 2

## RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 626-13  
Thomas  
Bros. Pg. 819 C1



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DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-3277 or website at <http://www.cdm.com/planning/riverside.ca.us/index.html>  
<http://www3.cdm.com/planning/riverside.ca.us/00360sp01003.pdf>

Zone  
 District: Bermuda Dunes  
 Township/Range: T5SR6E  
 Section: 2

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
 Bk. Pg. 626-13  
 Thomas  
 Bros. Pg. 819 C1



Supervisor Wilson  
 District 4  
 Date Drawn: 6/5/08

**SP00360**  
**PROPOSED ZONING**

Planner: Matt Straite  
 Date: 7/09/08  
 Exhibit 3



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 355-3206, in Hemet at (951) 600-6179, or in Indio at (760) 882-8277 or online at <http://www.ltrm.ca/riverside.ca.us/index.html>.

Zone  
 District: Bermuda Dunes  
 Township/Range: T5SR6E  
 Section: 2

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

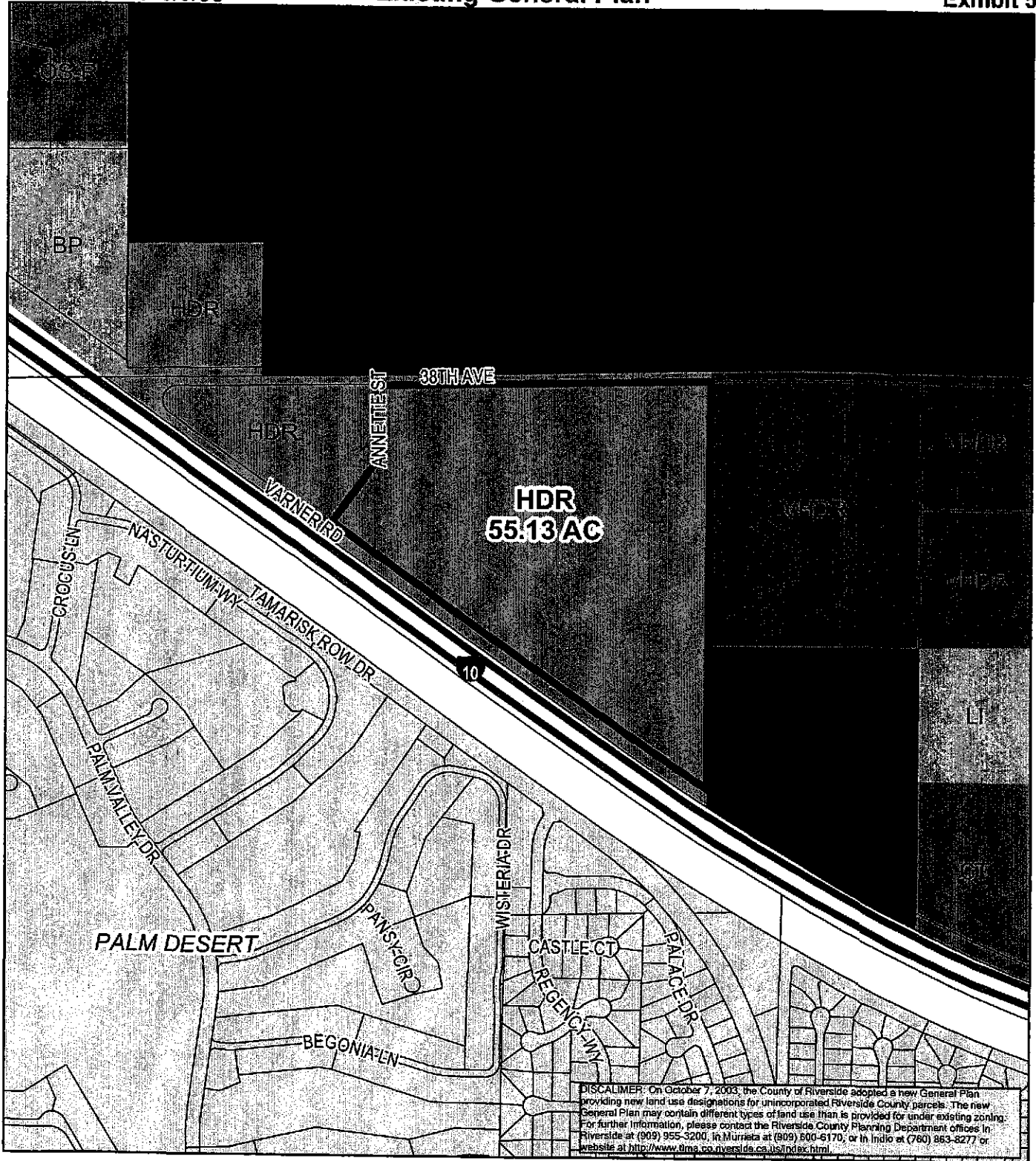
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Supervisor Wilson  
 District 4  
 Date Drawn: 6/5/08

**SP00360**  
 Existing General Plan

Planner: Matt Straite  
 Date: 7/09/08  
 Exhibit 5



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**Zone**  
 District: Bermuda Dunes  
 Township/Range: T5SR6E  
 Section: 2

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

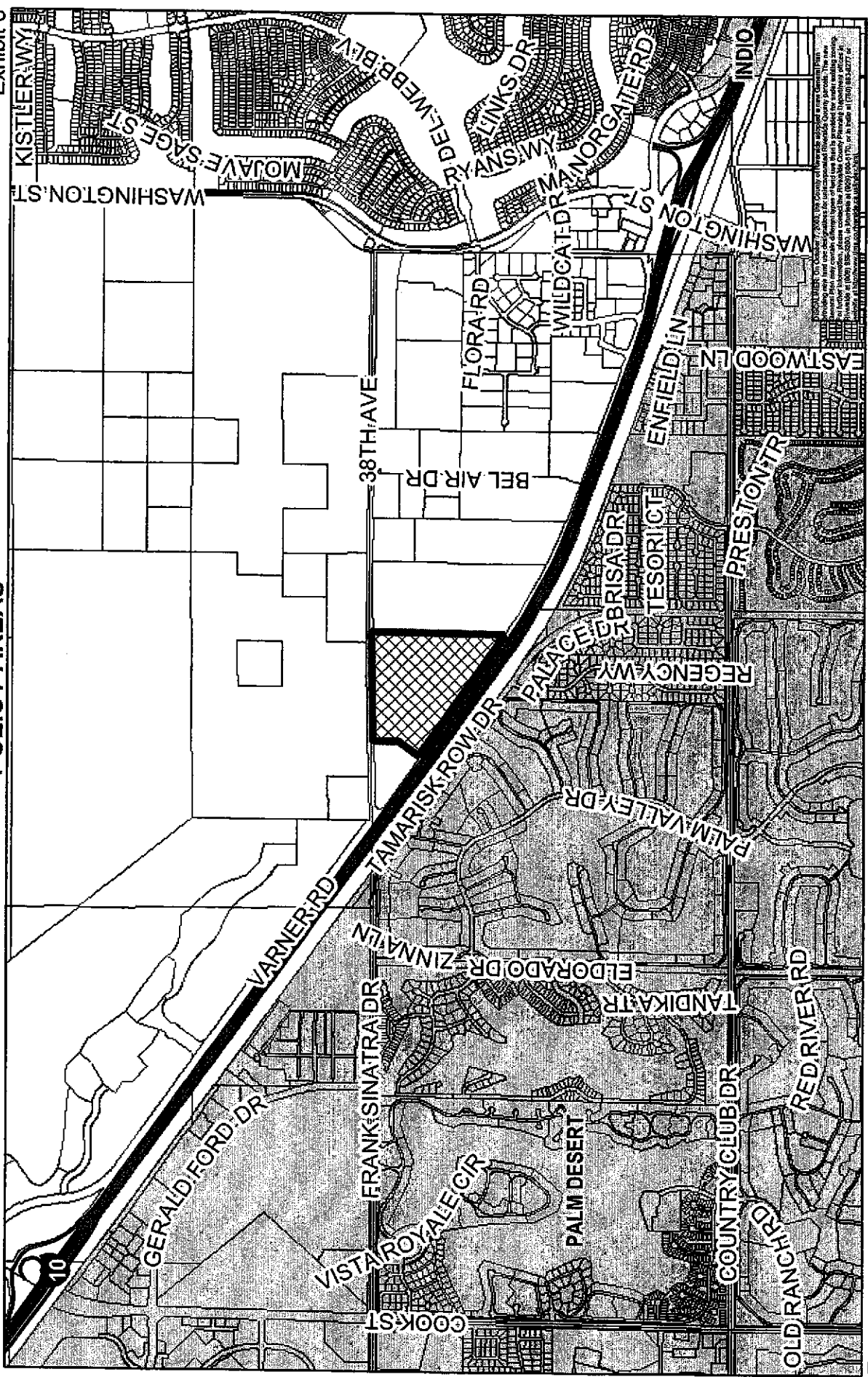
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Supervisor Wilson  
 District 4  
 Date Drawn: 6/5/08

**SP00360**  
**POLICY AREAS**

Planner: Matt Straite  
 Date: 7/09/08  
 Exhibit 8



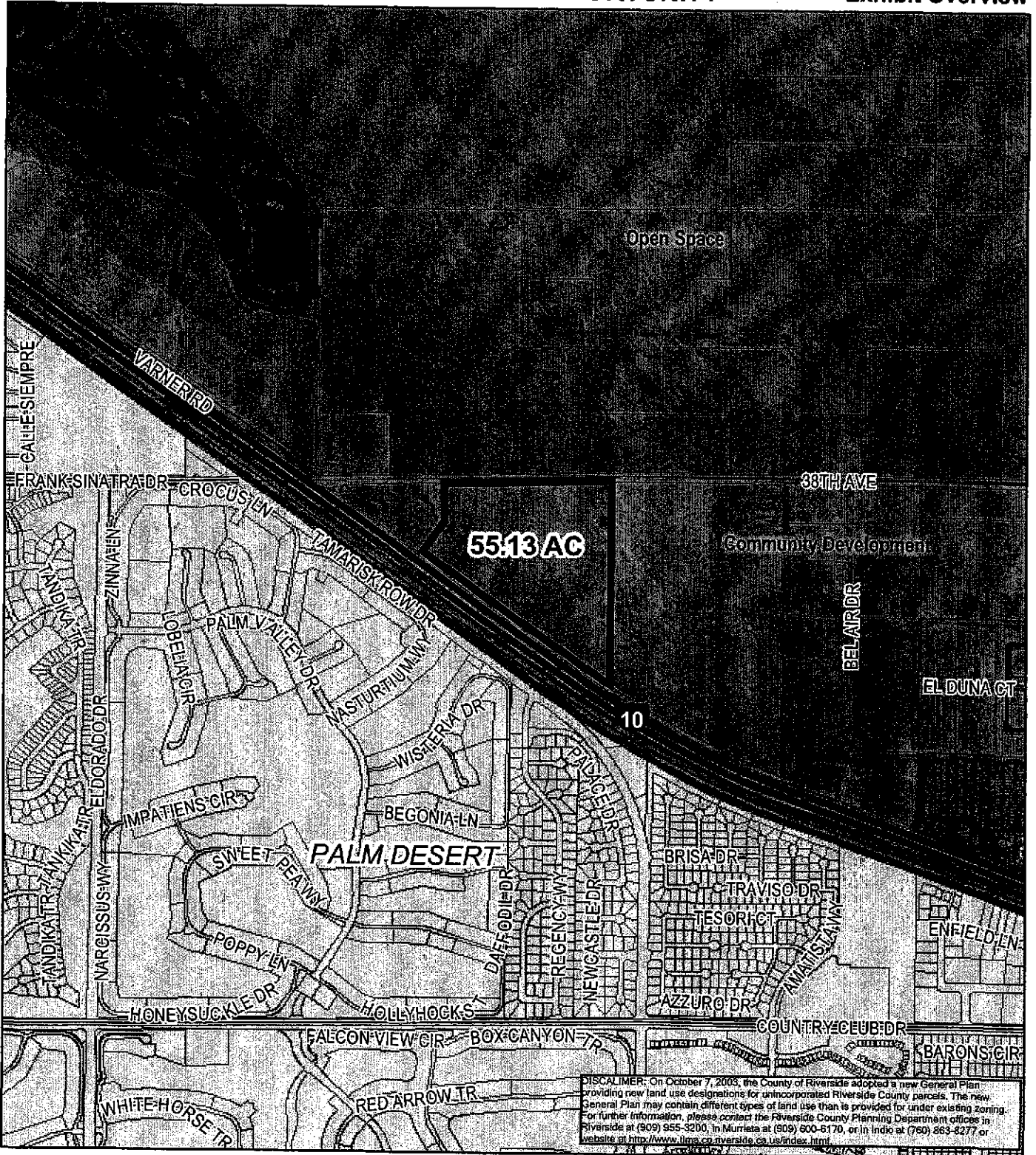
Zone  
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 Township/Range: T5SR6E  
 Section : 2

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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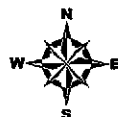


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**RIVERSIDE COUNTY PLANNING DEPARTMENT**



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