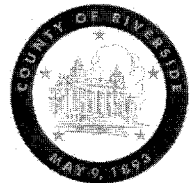


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

920 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 1, 2009

SUBJECT: **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 38th Street, and westerly of Washington Street – 55.13 Gross Acres - Zoning: Controlled Development (W-2).

RECOMMENDED MOTION:

ADOPTION OF RESOLUTION NO. 2009-168, which has been completed in compliance with the CEQA guideline.

Ron Goldman
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE
DATE 6/3/09
BY: Jina Grande
Departmental Concurrence
FORM APPROVED COUNTY COUNSEL
DATE 6/1/09
BY: Minh C. Tran
DATE
 Policy
 Policy
Dep't Recomm.: Consent
Per Exec. Ofc.: Consent

Prev. Agn. Ref.

District: Fourth

Agenda Number:

3.48d

2 **RESOLUTION NO. 2009-168**
3 **ADOPTING SPECIFIC PLAN NO. 360**
4 **(VALANTE)**

5 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq. public
6 hearings were held before the Riverside County Board of Supervisors in Riverside, California on March
7 3, 2009 and before the Planning Commission in La Quinta, California on September 17, 2008 to
8 consider Specific Plan No. 360 (Valante); and;

9 **WHEREAS**, the Board of Supervisors closed the March 3, 2009 public hearing and voted
10 unanimously to approve General Plan Amendment No. 881, Change of Zone Case No. 7582, Specific
11 Plan No. 360, and,

12 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
13 County Rules to Implement the Act have been met and the environmental document, a mitigated negative
14 declaration, Environmental Assessment No. 40918, prepared or relied on is sufficiently detailed so that all
15 the 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
17 Rules; and,

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

20 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the
21 Board of Supervisors of the County of Riverside, in regular session assembled on April 28, 2009 that:

- 22
- 23
- 24 A. Specific Plan No. 360 is a 55± acres of residential and open space uses comprised of
25 460 residential lots that will have a density of 8-14 du/per acres (high density
26 residential) generally bounded by Varner Avenue on the south and Avenue 38 on the
27 north.
- 28 B. Specific Plan No. 360 is associated with the Riverside County General Plan

1 Amendment No. 881, which was considered concurrently at the public hearings before
2 the Planning Commission and the Board. Specific Plan No. 360 is associated with
3 Change of Zone Case No. 7582, which was considered concurrently at the public
4 hearings before the Planning Commission and Board. Change of Zone Case No. 7582
5 proposes to change designation from Controlled Development (W-2) to Specific Plan
6 (SP). The SP zoning designation would revise the existing development standards by
7 replacing them with those standards required to implement Specific Plan No. 360.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 360 is
9 consistent with the Riverside County General Plan.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
11 Environmental Assessment No. 40918 in evaluating Specific Plan No. 360 that Environmental
12 Assessment No. 40918 is an accurate and objective statement that complies with the California
13 Environmental Quality Act and reflects the County's independent judgment, and that Environmental
14 Assessment No. 40918 is incorporated herein by this reference.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental
16 Assessment No. 40918, and **ADOPTS** the Mitigation Monitoring Plan specified therein.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Specific Plan No. 360, on file
18 with the Clerk of the Board, including the final conditions of approval and exhibits, is hereby adopted
19 as the Specific Plan of Land Use for the real property described and shown in the plan, and said real
20 property shall be developed substantially in accordance with the plan, unless the plan is amended by the
21 Board.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No.
23 360 shall be placed on file in the Office of the Clerk of the Board, in the Office of the Planning
24 Director, and in the Office of the Building and Safety Director, and that no applications for subdivision
25 maps, conditional use permits or other development approvals shall be accepted for the real property
26 described and shown in the plan, unless such applications are substantially in accordance therewith.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
28

