

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

5128



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 1, 2010

SUBJECT: SPECIFIC PLAN NO. 360 AMENDMENT NO. 1 / TENTATIVE TRACT MAP NO. 34651 – Intent to Adopt an Addendum to Mitigated Negative Declaration No. 40918 – Applicant: Lee Consulting Group - Engineering/Representative: RGP Planning – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Open Space: Open Space Recreation (OS-R), Open Space Conservation (OS-C): Community Development: High Density Residential (HDR), Very High Density Residential (VHDR) – Location: Northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street – 55 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST:** The Specific Plan Amendment proposes to modify the acreage and density of various Planning Areas adopted under Specific Plan No. 360. The Specific Plan Amendment further proposes to modify the roadway alignment of Avenue 38, adopted under Specific Plan No. 360, in order to ensure consistency with the alignment of adjacent Tentative Tract Map No. 35058 (TR35058) and the required roadway and drainage improvements. Tentative Tract Map No. 34651 proposes a Schedule "C" tentative tract map to divide approximately 55 acres into eleven (11) residential lots, ranging in size from approximately 2.0 acres to 3.5 acres; with one (1) open space lot, and one (1) drainage lot – APN(s): 626-130-019. (Legislative)

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40918**, based on the findings incorporated in the initial study and the

Ron Goldman
Planning Director

Initials:
RG:vg

(continued on attached page)

Dep't Recomm.: ☒ Policy
Per Exec. Ofc.: ☒ Policy
Consent ☐ Consent ☐

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.1

The Honorable Board of Supervisors

Re: **SPECIFIC PLAN NO. 360 AMENDMENT NO. 1 / TENTATIVE TRACT MAP NO. 34651**

Page 2 of 2

conclusion that the project will not have a significant effect on the environment;

CERTIFICATION of an **ADDENDUM** to **ENVIRONMENTAL ASSESSMENT NO. 40918**, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations Section 15162 exist; and,

APPROVAL of **SPECIFIC PLAN AMENDMENT NO. 360A1**, subject to the attached conditions of approval, subject to resolution adoption by the Board of Supervisors; and, based upon the findings and conclusions incorporated in the staff report; and

APPROVAL of **TENTATIVE TRACT MAP NO. 34651**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.