



Agenda Item No. 5.2

Riverside County Planning Commission

Specific Plan No. 360 Amendment No. 1
Tentative Tract Map No. 34651

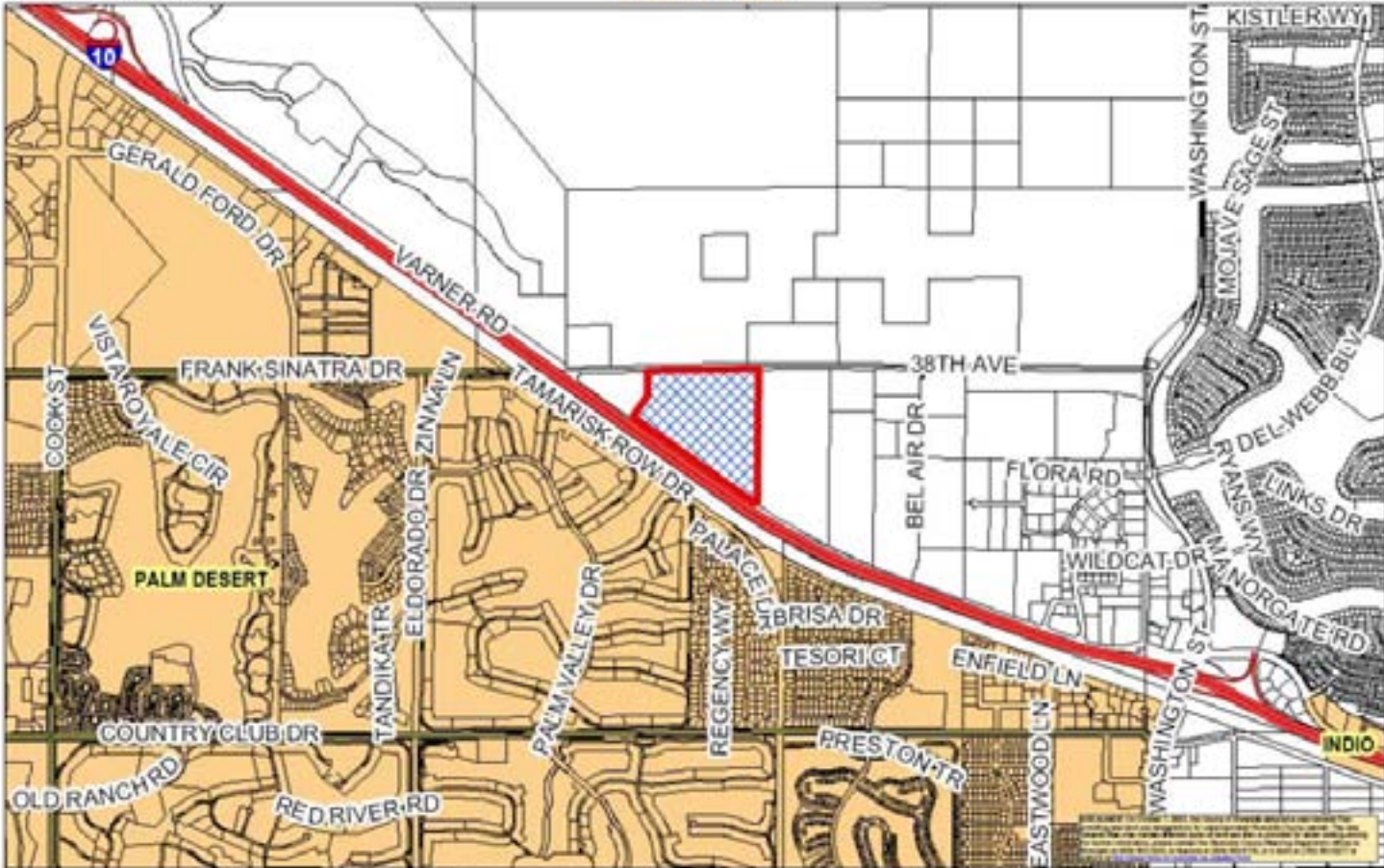


Vicinity Map

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

SP00360A1
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





General Plan

Current General Plan:

High Density Residential (HDR), Very High Density Residential (VHDR), Open Space Recreation (OS-R), Open Space as reflected in the Land Use Plan

Surrounding Designations:

North:

Open Space Conservation Habitat (OS-CH)

West:

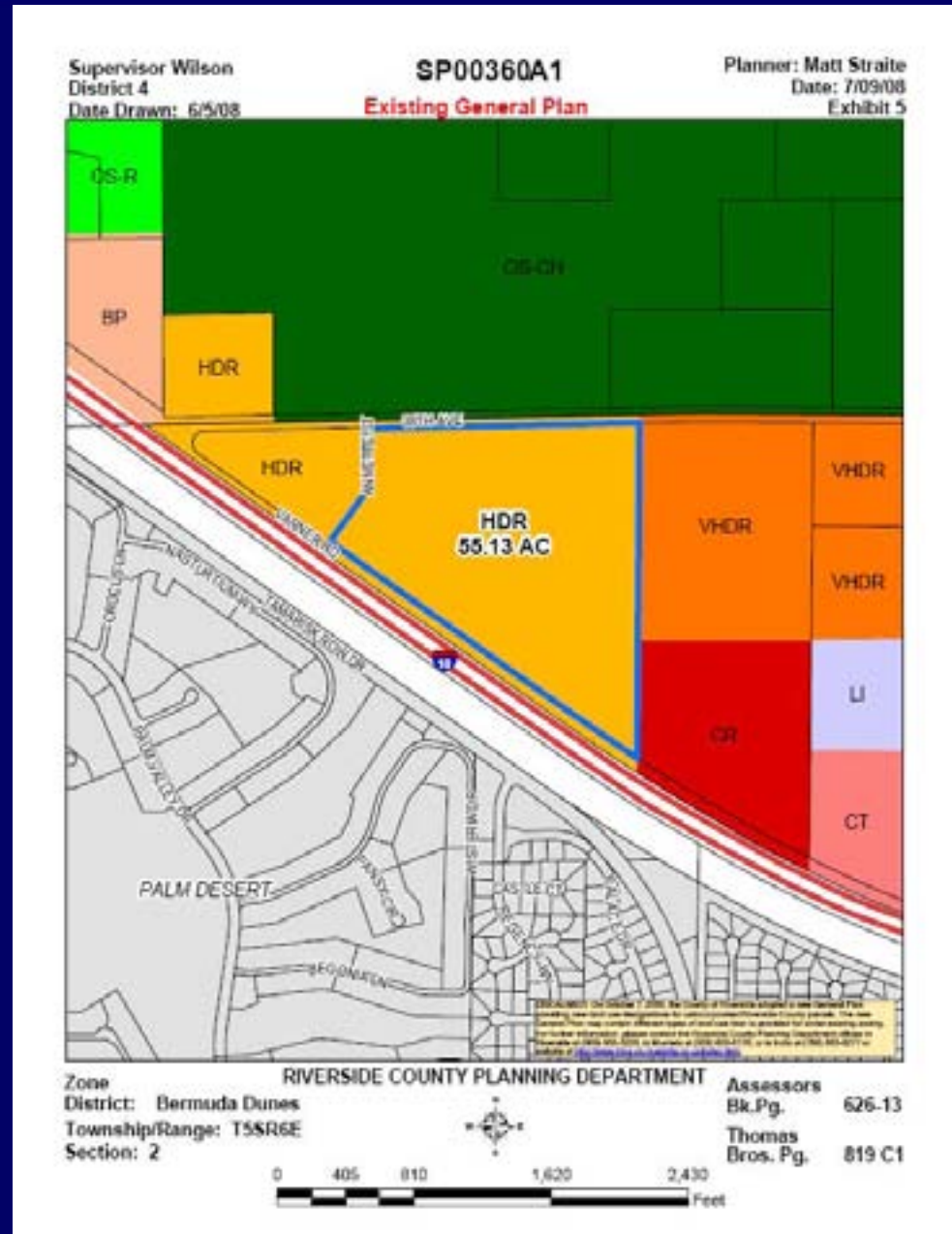
High Density Residential (HDR)

South:

Interstate 10 and the City of Palm Desert

East:

Very High Density Residential and Commercial Retail (CR) as reflected in the Mirasera Specific Plan





Zoning

Current Zoning:

Specific Plan No. 360

Surrounding Zoning:

North:
Natural Assets (N-A)

West:
Controlled Development (W-2)

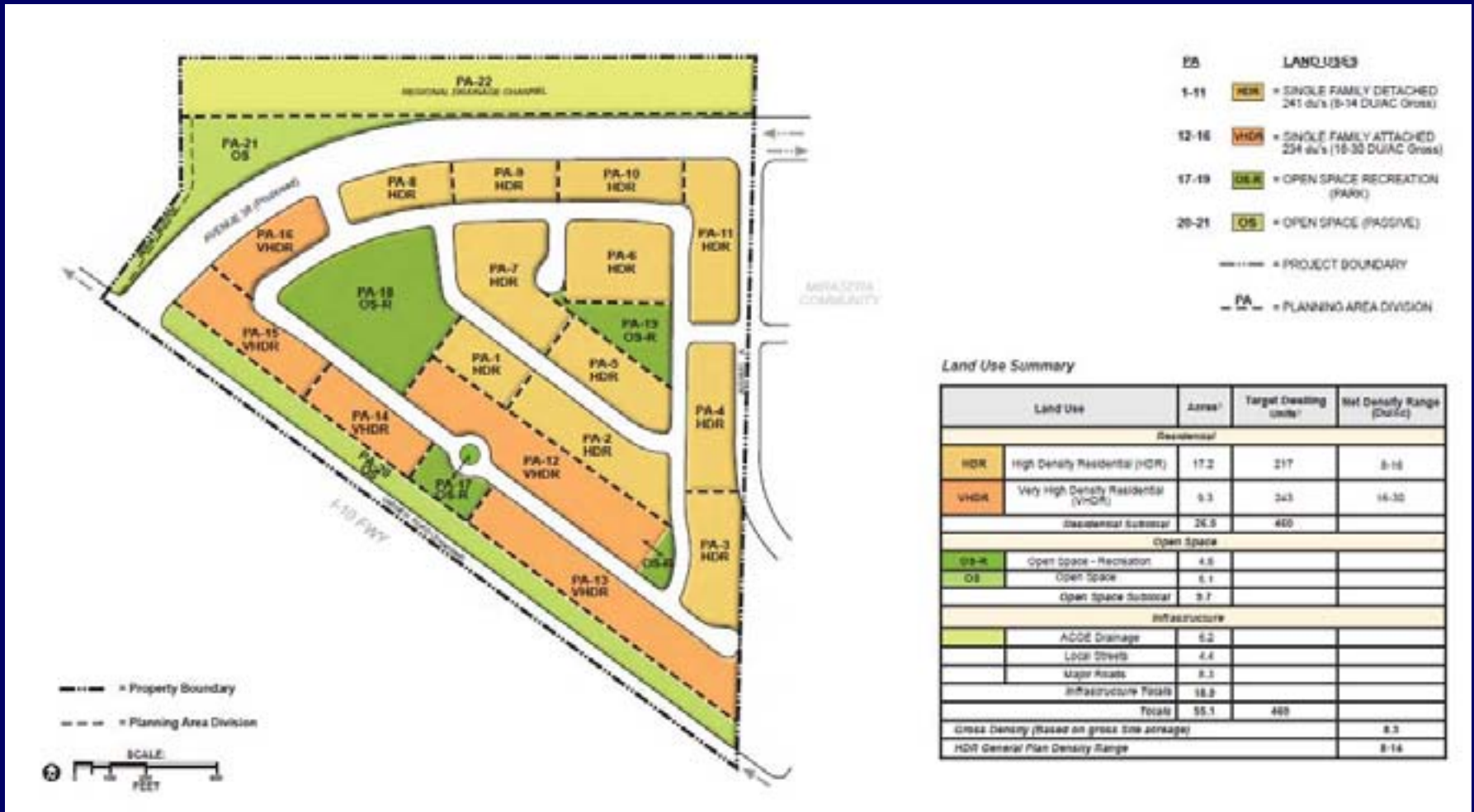
South:
Interstate 10 and The City of Palm Desert

East:
Specific Plan





Specific Plan – Land Use



Specific Plan No. 360A1 proposes to divide 55.13 acres into 22 planning areas for residential and open space uses.



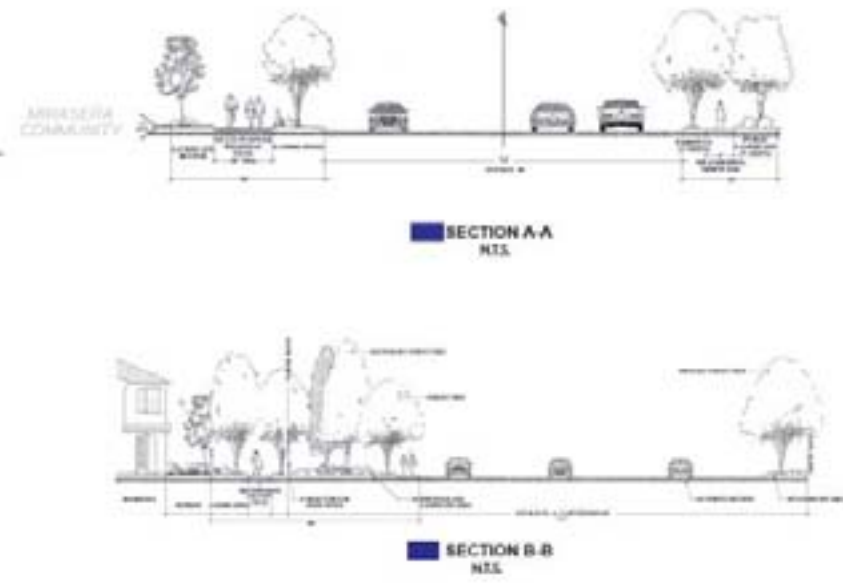
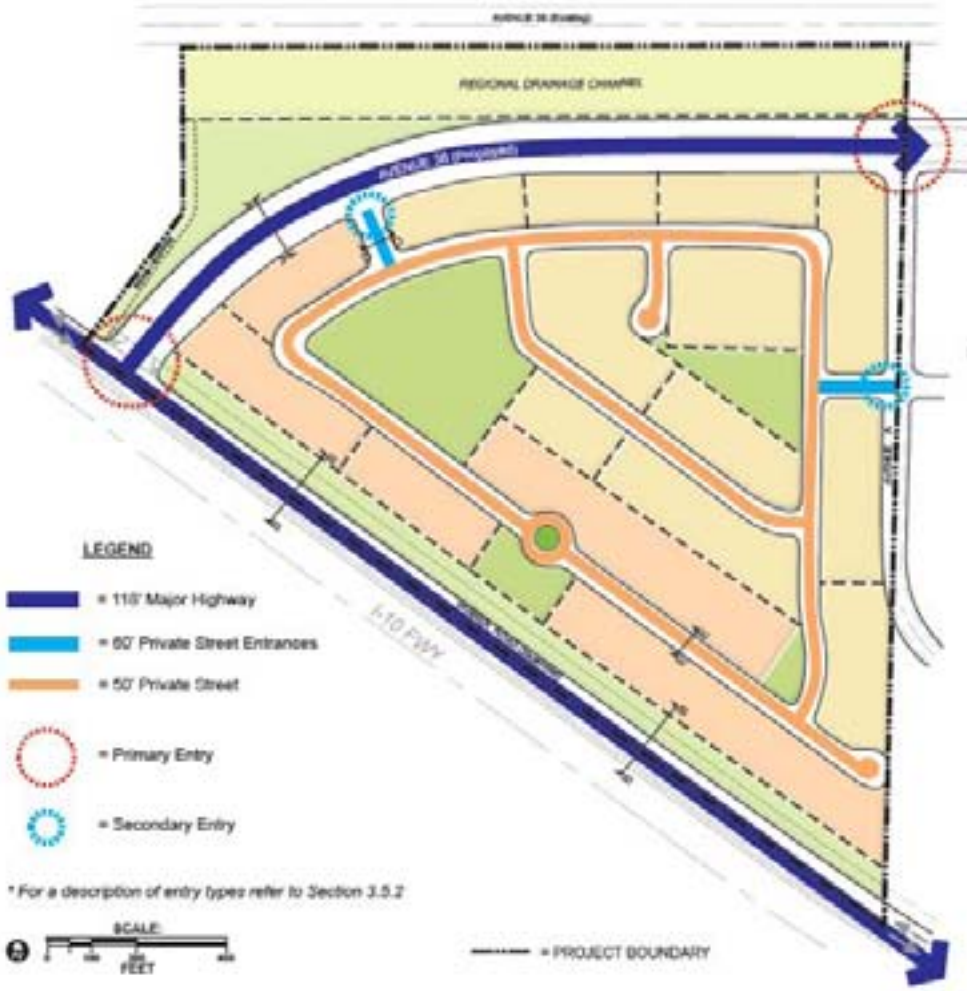
Changes



- Ave 38 Alignment
- No change in unit count/acreage/# of PA's
- Over 5 Ac/Du retained
- Regional trail location change
- One neighborhood



Circulation Plan



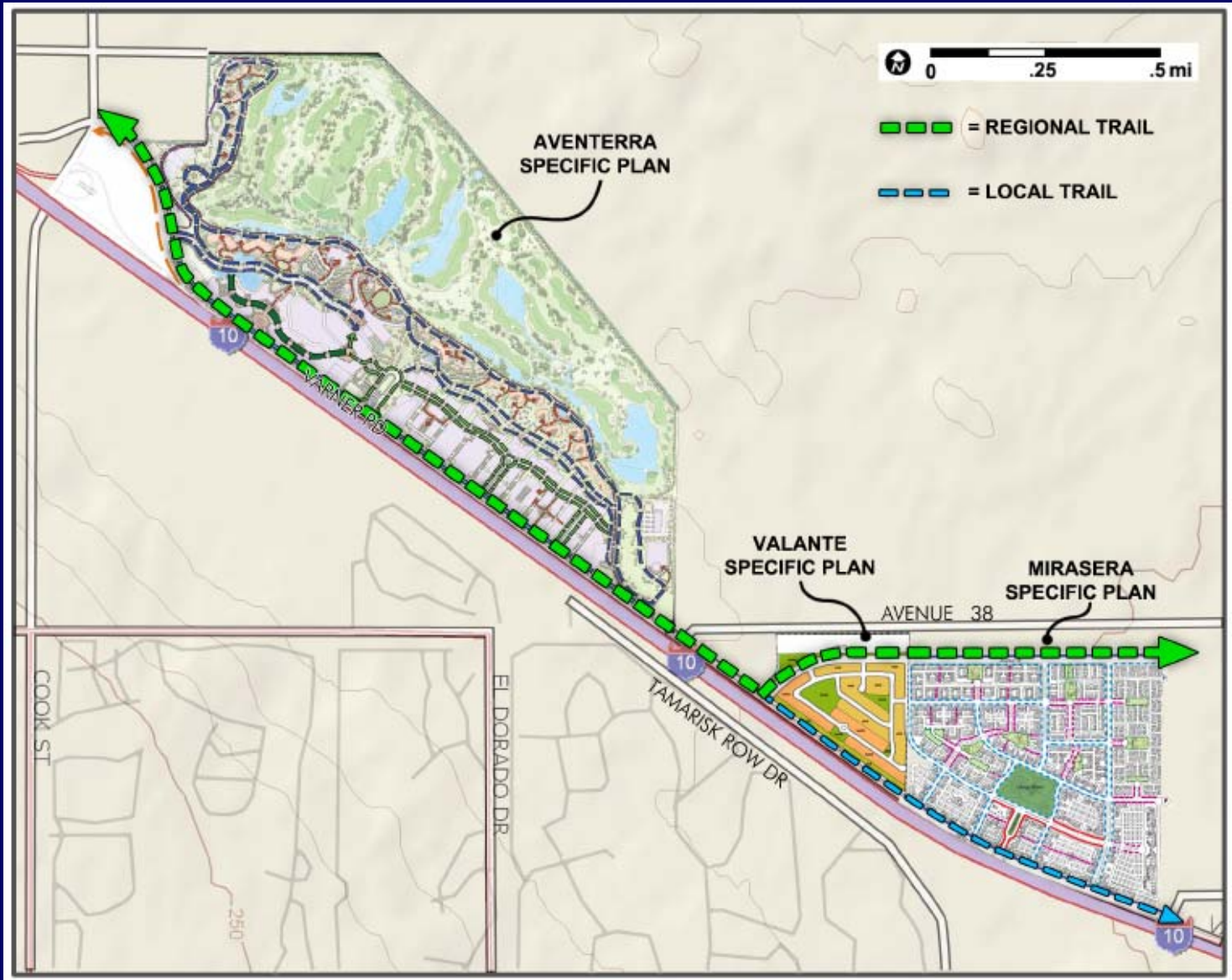


Community Trails Plan





Regional Trail System





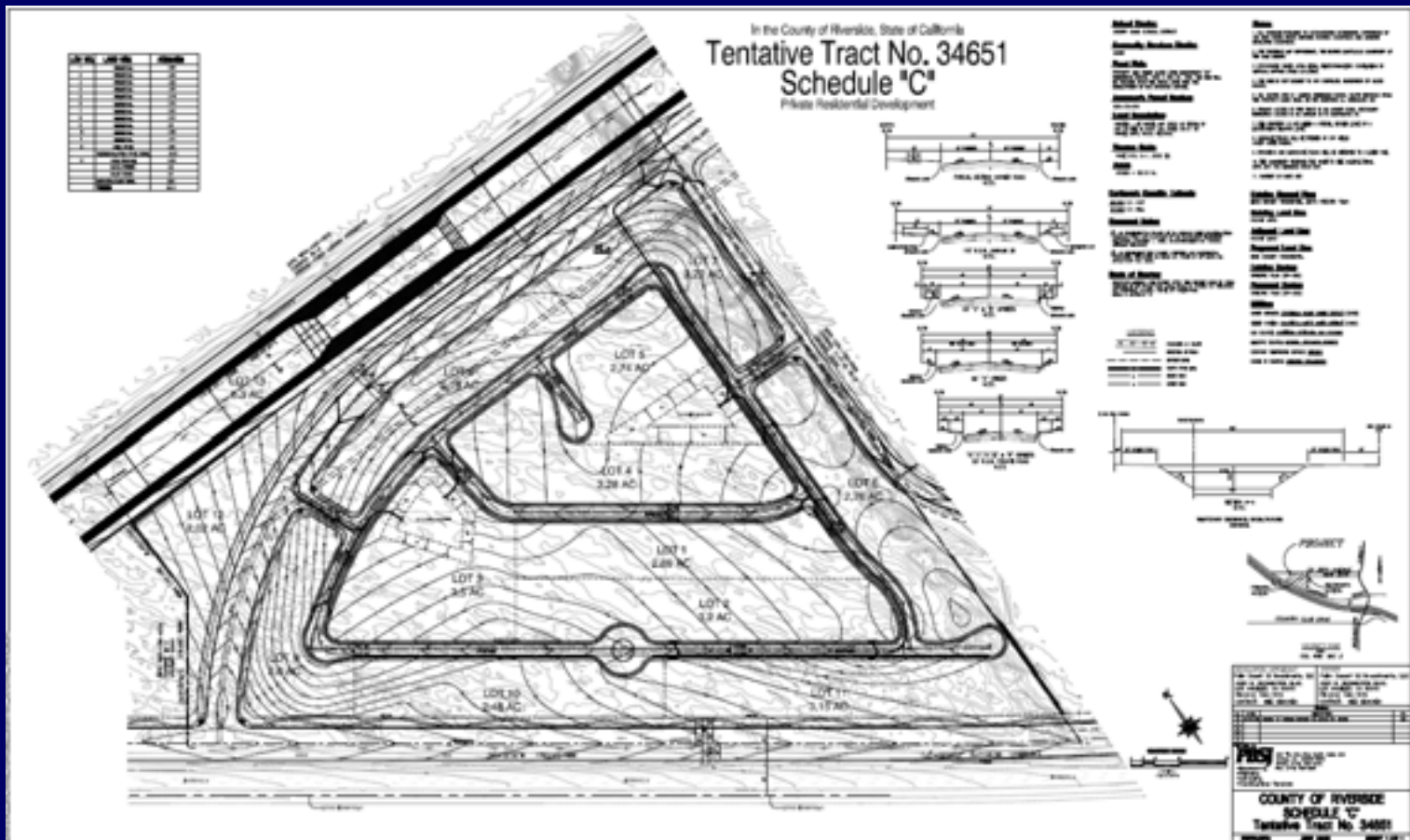
Community Greens





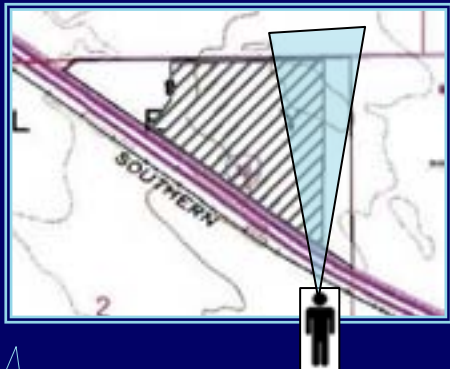
Map

- Schedule C
- 55 Acres
- 13 Lots
- 2 Acre Min.





Site Photo



Looking northerly on Varner Road



Recommendation

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;

CERTIFICATION of an **ADDENDUM** to **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, and based upon the findings and conclusions incorporated in the staff report; and

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

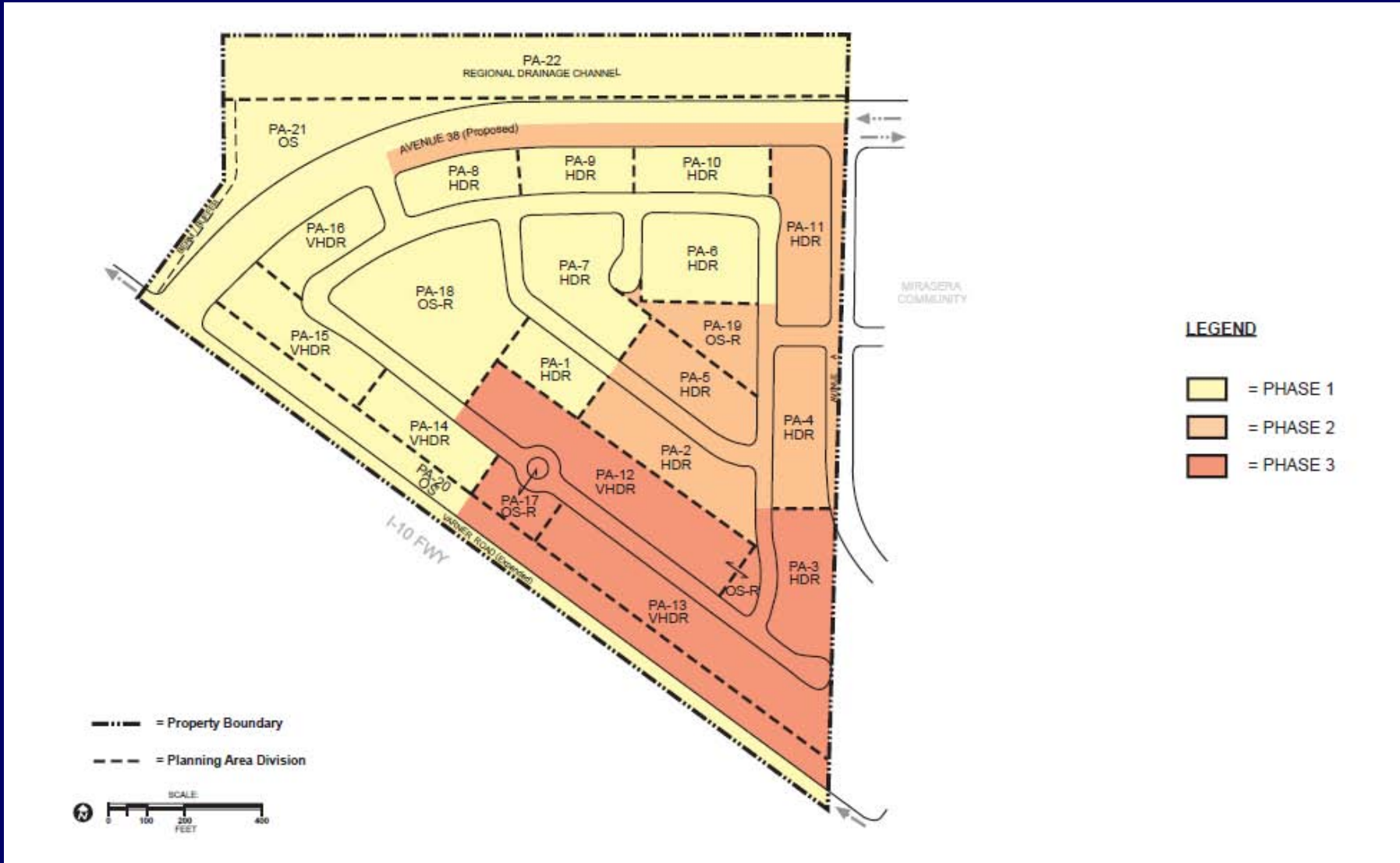


Specific Plan 360



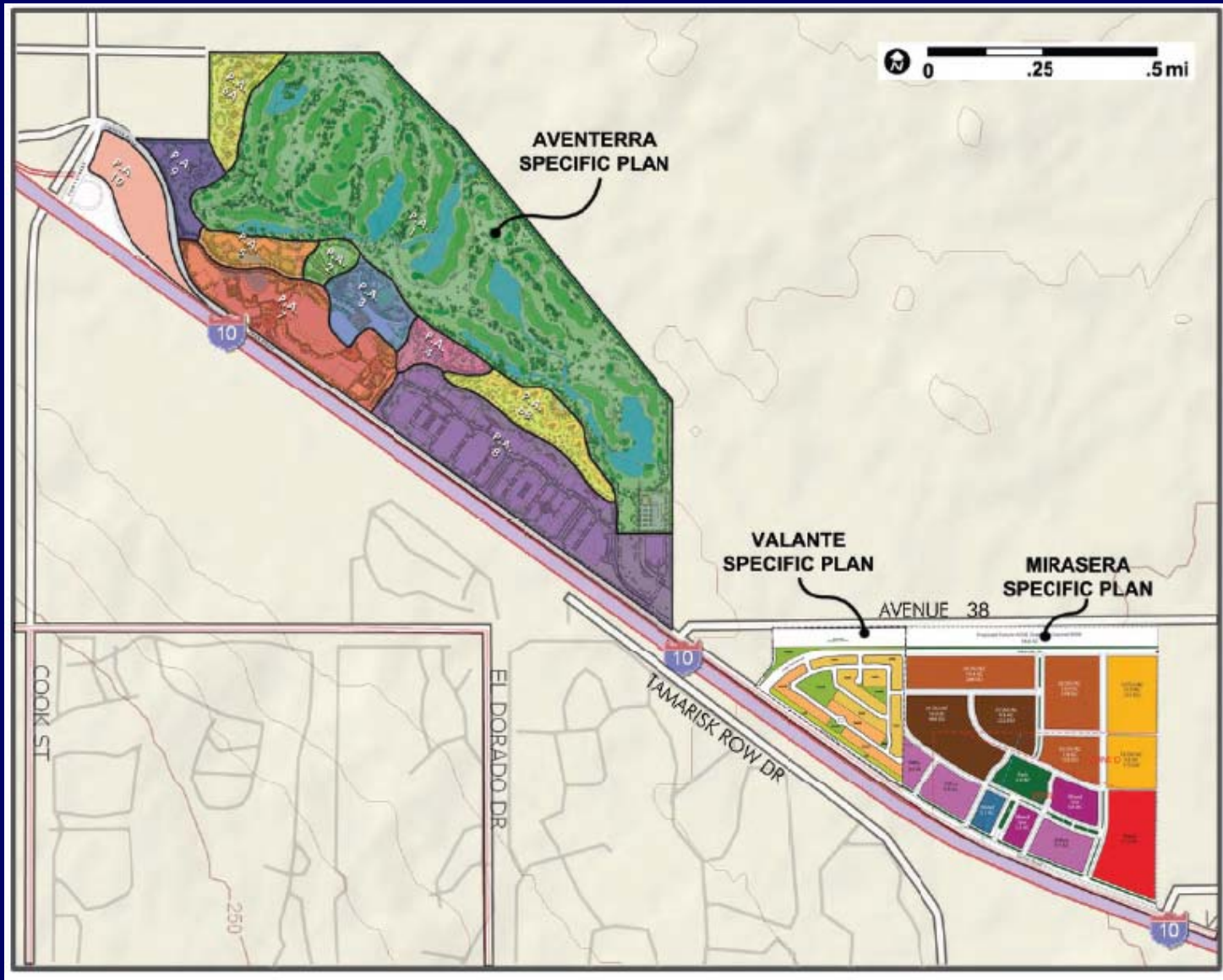


Phasing





Context





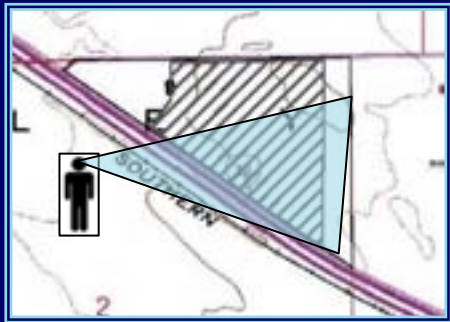
Site Photo 3



Looking southerly on Avenue 38



Site Photo 1



Looking easterly on Warner Road