

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

116B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 5, 2004

SUBJECT: FAST TRACK COMMERCIAL PARCEL MAP NO. 30887, AMENDED MAP NO. 1/FAST TRACK PLOT PLAN NO. 18791 (FTA#02-07) - EA39160 - W & V Marketplace – Bermuda Dunes Zoning District – Fourth Supervisorial District – Easterly of Washington Street, southerly of Manorgate Road, northerly of Varner Road – 12.5 Acres – SP Zone - REQUEST: Commercial parcel map to divide 12.5 acres into 9 commercial parcels and plot plan to construct a shopping center with approximately 118,000 square feet of building area with a building height up to 42 feet.

CONTROVERSIAL ISSUES: A number of potentially controversial issues have influenced staff review of this project. CALTRANS has indicated that access along Varner Road is restricted to one driveway opening, located just west of the existing I-10 off-ramp traffic signals. The applicant has proposed two driveway locations; the Riverside County Transportation Department has recommended conditions of approval restricting access to one driveway as requested by CALTRANS. Traffic signals are recommended to be installed upon construction of this project at the intersection of Washington Street and Wildcat Road by the Transportation Department, with a credit for installation given to the developer toward TUMF. Several residential property owners to the north within the Del Webb Sun City community have expressed concerns over noise, lighting and appearance of the shopping center. The project design and recommended conditions of approval address these concerns.

BACKGROUND: Your Board opened the public hearing on this project on January 27, 2004 and continued this matter to February 10, 2004. Staff at that time recommended continuance in order to allow additional time for the applicant and county staff to address the concerns of CALTRANS. In addition, after testimony from two adjacent residential landowners regarding compatibility of the project with their home, your Board directed staff to meet and confer with them to seek to address the homeowners concerns.

Robert C. Johnson
Planning Director

RCJ:pfc

REVIEWED BY EXECUTIVE OFFICE
James G. Johnson
DATE 2/5/04

Departmental Concurrence

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

Prev. Agn. Ref. 16.2 | District: Fourth | Agenda Number:

COUNTY OF RIVERSIDE
FEB -2 6W 5: 25
OFFICE
EXECUTIVE

16.2

With regards to the issues raised by CALTRANS, the applicant has submitted two exhibits (one an overall project site plan and another a detail of the main entry off Varner Road) which staff has marked Exhibits E-1 and E-2. The applicant proposes to move the main access off of Varner slightly to the west from its originally proposed location to match the location requested by CALTRANS for that driveway. However, the applicant continues to show a second driveway location along Varner Road, close to the easterly end of the project. The Riverside County Transportation Department has provided recommended conditions of approval which follow the requests of CALTRANS and would prohibit the most easterly driveway proposed by the applicant. A recommended condition of approval by the Planning Department would require an amended site plan to address this inconsistency and incorporate the adjustments indicated in Exhibits E-1 and E-2.

The Transportation Department recommends installation of a traffic signal at Washington Street and Wildcat Road. This improvement would be needed upon the opening of the proposed shopping center for traffic safety purposes. The Transportation Department recommends that the developer's cost of installation of this signal be at least partially off-set through a credit toward TUMF.

The concerns of nearby homeowners were addressed by both the Planning staff and the applicant. Planning staff did meet with the homeowners who appeared at the January Board hearing and recommended conditions of approval were reviewed and copies of staff reports provided to them. Staff understands that the applicant has also met with the same individuals. A number of project design and recommended conditions of approval seek to mitigate compatibility concerns. For example, use of loading and unloading areas in the rear of the shops, opposite the residential areas, will be prohibited during night hours of 10 AM to 6 PM, and the height of lighting fixtures will be restricted to prevent glare.

RECOMMENDED MOTION:

THE PLANNING DEPARTMENT RECOMMENDS:

ADOPTION of a **De Minimis Finding as follows:** An Initial Study has been prepared by the Riverside County Planning Department for the project described in Environmental Assessment No. 39160, so as to evaluate the potential for adverse environmental impact, and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

ADOPTION of a **MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39160**, 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,

APPROVAL of **FAST TRACK TENTATIVE COMMERCIAL PARCEL MAP 30887, AMENDED MAP NO. 1**, subject to conditions; and,

APPROVAL of **FAST TRACK PLOT PLAN NO. 18791**, subject to conditions, and based on the conclusions and findings of the Planning Department staff report dated January 13, 2004.