

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

406 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 7, 2004

SUBJECT: FAST TRACK SPECIFIC PLAN NO. 225, AMENDED NO 2, COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 683, CHANGE OF ZONE NO. 6905, PUBLIC USE PERMIT NO. 866 (FTA#04-05) – EA39332 – Xavier College Preparatory High School - Thousand Palms Zoning District – Fourth Supervisorial District – Northerly of Varner Road, easterly of Jack Ivey Drive – 215 Acres – S-P Zone - REQUEST: Repeal SP00225 Specific Plan; to amend the land use map of Western Coachella Valley Area Plan from Specific Plan "Medium High Density Residential" (5-8 du/ac), "Open-Space Recreation", "Public Facilities", "Business Park", and "Commercial Retail" to "Medium High Density Residential" (5-8 du/ac), "Business Park", and "Commercial Retail"; Change of Zone from S-P to R-T, R-3, C-P-S, I-P; Public Use Permit to construct and operate an educational institution (private high school) for up to 2,200 students with church facility and accessory outdoor recreational play fields and sport courts on 85 acres of a 215 acre.

CONTROVERSIAL ISSUES: Controversial issues with the project include flood control and potential biological impacts to the nearby Coachella Valley Preserve. These issues were discussed at the Planning Commission on 8/11/04 which included representatives from the Army Corp of Engineers, Coachella Valley Water District, and the U.S. Fish and Wildlife Service. Regional and local flood control issues have been resolved in that clearances have been received from the Coachella Valley Water District for regional flood protection and from the County Transportation Department for local flood protection. Biological issues have been resolved in that mitigation measures for the Coachella Valley Preserve have been received from the project's biologist and have been incorporated into the Environmental Assessment (EA39332) as an Addendum and have been incorporated into the recommended conditions of approval.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 9/20/04

[Signature]

Robert C. Johnson
Planning Director

9/15/04
RCJ:jo

- Policy
- Consent
- Dept't Recomm.:
- Policy
- Consent
- Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

16.3

The Honorable Board of Supervisors

RE: FAST TRACK SP00225A2, GPA00683, CZ06905, PUP00866

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Flood control and biological issues, however, remain unresolved in the opinion of the U.S. Fish and Wildlife Service (USFWS) based on testimony at the Planning Commission hearing and USFWS letters. It is the opinion of the USFWS that the proposed school project conflicts with the approved regional flood control project in Thousand Palms and that the Army Corp of Engineers (ACOE) is proposing to redesign the approved regional flood control project to accommodate construction of the school project, and the USFWS has not completed a full review of the ACOE's proposed project changes, and the redesign would result in additional and unanticipated impacts to the Coachella Valley Fringe-toed Lizard, the Salton Sea National Wildlife Refuge, and the Coachella Valley Preserve. Therefore, USFWS recommends that the school project not be approved at this time.

However, the Planning Commission has recommended approval of the project based on recommendations and conditions of approval including from CVWD, the Transportation Department, and based on the project's biological mitigation measures.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY UNANIMOUS VOTE RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39332**, 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,

TENTATIVE APPROVAL of **FAST TRACK SPECIFIC PLAN NO. 225, AMENDED NO. 2**, to repeal Specific Plan No. 225 and replace with conventional general plan designations and zoning classifications; and,

TENTATIVE APPROVAL of **FAST TRACK COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 683**, amending the land use map of the Western Coachella Valley Area Plan from Specific Plan "Medium High Density Residential" (5-8 du/ac), "Open-Space Recreation", "Public Facilities", "Business Park", and "Commercial Retail" to "Medium High Density Residential" (5-8 du/ac), "Business Park", and "Commercial Retail", in accordance with Exhibit 5; and,

TENTATIVE APPROVAL of **FAST TRACK CHANGE OF ZONE NO. 6905**, from S-P to R-T, R-3, C-P-S, and I-P in accordance with Exhibit 2; and,

APPROVAL of **FAST TRACK PUBLIC USE PERMIT NO. 866**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report, and in the Planning Commission attached Specific Plan and General Plan Amendment resolutions.