

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

110B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
August 3, 2006

**SUBJECT:** SPECIFIC PLAN NO. 336 / CHANGE OF ZONE NO. 6876 – EIR NO. 455 – Applicant: Pulte/Del Webb – Engineer / Representative: Mainero, Smith and Associates, Inc. - Fifth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) and Rural: Rural Desert (R-RD) (10 Acre Minimum) – Location: Northerly of 20<sup>th</sup> Avenue, southerly of 18<sup>th</sup> Avenue, easterly of Palm Drive and westerly of Bubbling Wells Road – 478 Gross Acres - Zoning: Controlled Development 20,000 square foot minimum (W-2) - **REQUEST:** The specific plan is a master planned community of 478 acres in the Western Coachella Valley Planning Area. The project is composed of 2,250 dwelling units on 314.5 acres. In addition, the project incorporates 10.1 acres of recreation area (recreation center), 76.0 acres for regional flood control management, which will protect the subject property from the impacts of the 100-year floodplain caused by off-site watersheds to the north. The project also includes 25.0 acres south of 20th Avenue, which will include a 150-foot by 150-foot sanitary sewer lift station with the balance of this acreage to remain open space and mitigation land. The project also includes approximately 52.40 acres of transportation improvements, including 11.6 acres to be dedicated for public right-of-way. The change of zone proposes to change the current zoning classification from Controlled Development Area (W-2) to Specific Plan (SP) and develop the SP zoning ordinance. The environmental impact report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with the proposed development of residential and non-residential uses on the project site.

Departmental Concurrence

**RECOMMENDED MOTION:**

The Planning Department recommended approval; and,  
**THE PLANNING COMMISSION UNANIMOUSLY:**

Robert C. Johnson  
Planning Director

RCJ:aa

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICER

JATE 8/17/06 [Signature]

Policy

Consent

Dept't Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

16.2

The Honorable Board of Supervisors  
RE: SPECIFIC PLAN NO. 336 / CHANGE OF ZONE NO. 6876  
August 3, 2006  
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**CERTIFICATION** of **ENVIRONMENTAL IMPACT REPORT NO. 455**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA Implementing Procedures and,

**TENTATIVE APPROVAL** of **SPECIFIC PLAN NO. 336**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6876**, from W-2 to SP zoning in accordance with the Approved Exhibit#3, based upon the findings and conclusions in the staff report; and,

**PLANNING COMMISSION  
MINUTE ORDER JUNE 28, 2006  
RIVERSIDE MEETING**

- I. AGENDA ITEM 6.4: SPECIFIC PLAN NO. 336 / CHANGE OF ZONE NO. 6876 / ENVIRONMENTAL IMPACT REPORT NO. 455** – Applicant: Pulte Del Webb. - Engineer/Representative: Mainero, Smith and Associates, Inc. - Fifth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre) - Location: Southerly of 18th Avenue, northerly of 20th Avenue, easterly of Palm Drive and westerly of Bubbling Wells Road – 478 Gross Acres – Zoning: Controlled Development Area (W-2) – APN(s): 657-470-005, 006, 007 and 008 & 757-460-002, 004 and 007. (Continued from 6/14/06). (Legislative)

**II. PROJECT DESCRIPTION**

The Specific Plan is a master planned community of 450± acres in the Western Coachella Valley Planning Area that surrounds the Desert Dunes Golf Course. The project is composed of 2,250 dwelling units on 363 acres. The project incorporates 24.9 acres of recreation area and 9.8 acres of dedicated public Right-of-Way. The Change of Zone proposes to change the current zoning classification from Controlled Development area (W-2) to SP (Specific Plan) and develop the SP zoning ordinance. The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with the proposed development of residential and non-residential uses on the project site.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:  
Project Planner Adam Rush, (951) 955-9076, or e-mail at arush@rctlma.org.

The following spoke in favor of the subject proposal:

James D. Vaughn, Applicant's Representative, Pulte Del Webb, 2815 Townsgate Rd. Ste. 330, Westlake Village, Ca 91361

Ron Roberts, Applicant's Representative, Pulte/Del Webb, 1561 Pomona Rd., Corona, Ca

Harry Sokol, 38180 Del Webb Blvd., Palm Desert, Ca 92211

Sy Kaplan, 39068 Copperstone Ct., Palm Desert, Ca 92211

No one spoke in opposition to or neutral of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

**VI. TAPES**

The entire discussion of this agenda item can be found on Tape No. 3A. For a copy of the tapes, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at snolasco@rctlma.org.