

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

208B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 3, 2006

SUBJECT: Tentative Tract Map No. 34484 - EA 40653 - Applicant: The Berger Foundation - Engineer/Representative: Stantec, Inc. - Fourth Supervisorial District - Thousand Palms Zoning District - Western Coachella Valley Area Plan: Adopted Specific Plan; Community Development Business Park (CD-BP) - Location: Northerly of Interstate 10, easterly of Cook Street - 446 Acres - Zoning: Specific Plan (S-P) - REQUEST: Schudule D & E subdivision of approximately 446 acres into 10 lots and three street lots, and request for exception, as provided by Section 3.1 of Ordinance No. 460, to the requirement for subdivision improvements.

BACKGROUND: The tentative tract map is primarily for financing purposes with the land divider requesting waiver of subdivision improvements under Section 3.1 of Ordinance No. 460. The project consists of 10 developable lots ranging in size from 240 acres to five acres plus three separate street lots. The project is the first tentative tract map within the Northstar Specific Plan No. 343 which was approved on April 4, 2006 by the Board of Supervisors. This tentative tract map creates saleable lots, which would then be subsequently divided and improved by future tentative maps and other implementing projects. The request to waive subdivision improvements was discussed and resolved by the Planning Commission, which included revised conditions from the Transportation Department to include certain right-of-way dedications, right-of-way improvements, and drainage facilities to be provided by the land divider.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission in La Quinta on April 19, 2006.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A 4-0 VOTE (Commissioner Petty absent):

Robert C. Johnson
Planning Director

RCJ:jo

REVIEWED BY EXECUTIVE OFFICE

JATE [Signature] Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

1.7

The Honorable Board of Supervisors
RE: Tentative Tract Map No. 34484
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APPROVED an **EXCEPTION** as provided by Section 3.1 of Ordinance No. 460, subject to the attached conditions of approval,

APPROVED TENTATIVE TRACT MAP NO. 34484, AMENDED MAP NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.