

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

548B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 1, 2006

SUBJECT: TRACT MAP NO. 26686, AMENDMENT TO FINAL MAP NO. 1 / VARIANCE NO. 1780 – EA 40713 – Applicant: The Cove at Palm Springs – Engineer/Representative: Warner Engineering – Fifth Supervisorial District – Cathedral City-Palm Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD - MDR) (2-5 DU/AC) – Location: Southeasterly of Highway 111, northerly of Palm Oasis Avenue – 232 gross acres – Zoning: One-Family Dwellings (R-1), Open Area Combination Zone Residential Developments (R-5) – REQUEST: The project proposes to eliminate golf course uses and replace with open space/park uses within community and common areas and to provide for maintenance of a secondary access route for existing subdivision; variance to reduce the side yard setbacks from 5 feet to 2 feet, rear yard setbacks from 10 feet to 6 feet, and reduction of the front yard setback from 20 feet to 15 feet.

Departmental Concurrence

BACKGROUND:

The project involves a recorded tract map, Tract 26686 (MB 381/35 –58) which recorded in May 2005 and divided approximately 232 acres into 390 single-family residential lots with common and golf course lots and private streets. A plot plan (PP21401) for tract map residents is currently under review by Planning staff and proposes a 350 square-foot building and recreation facility including swimming pool and tennis court. Portions of the recorded tract are currently under construction include a model sales complex and approximately 40 single-family homes.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission in Riverside on May 17, 2006.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY 5-0 VOTE:

Robert C. Johnson
Planning Director

RCJ:mb

REVIEWED BY EXECUTIVE OFFICE

Policy

Consent

Dept't Recomm.:

DATE May 19 2006

Consent

Per Exec. Ofc.:

RECEIVED JUN 1 2006
PLANNING DEPARTMENT
COUNTY OF RIVERSIDE

Prev. Agn. Ref.

District:

Agenda Number:

1.23

The Honorable Board of Supervisors
RE: Tentative Tract Map No. 26686 A1
RE: Variance No. 1780
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ADOPTED 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. 40713**, 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,

ADOPTED a MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 40713**, 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,

APPROVED TENTATIVE TRACT MAP NO. 26686, AMENDMENT TO FINAL MAP NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVED VARIANCE NO. 1780 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.