

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

132B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 30, 2010

SUBJECT: SPECIFIC PLAN NO. 338, SUBSTANTIAL CONFORMANCE NO. 1 / TENTATIVE TRACT MAP NO. 35058 – Addendum to EIR No. 486 – Applicant: Mirasera, LLC/Hunsaker & Associates, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan - Community Development: Specific Plan (CD:SP) – Location: Northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street – 190 Gross Acres – Zoning: Specific Plan (SP338), Controlled Development Areas (W-2-10), and Scenic Highway Commercial (C-P-S) – **REQUEST:** The specific plan substantial conformance proposes to amend Specific Plan No. 338 in order to re-align a portion of Avenue 38 to accommodate an approximate 7,330 foot drainage channel and adjust the circulation (roadway) system, including elimination of five (5) secondary community entry points, the addition of a two (2) acre park, and adjustment of planning area boundaries. The Schedule C tentative tract map proposes to divide approximately 190 acres into 16 lots ranging in size from two (2) acres to twenty (20) acres and grading of the site to move approximately two-million cubic yards of earth, with off-site road improvements approximately 3,575 feet east and 1,000 feet west of the project site on Varner Road; off-site improvements approximately 1,960 feet west and 2,627 feet east of the project site on Avenue 38 for a sixty (60) foot right-of-way access road section; and off-site portions of the drainage channel extending approximately 1,639 feet west and 2,686 feet east of the project boundary as well as the culvert crossing beneath Washington Street and flood control improvements within a portion of the Sun City Palm Desert golf course just east of Washington Street from approximately the Washington Street culvert outlet to Del Webb Boulevard. APN(s): 626-140-003, 626-150-004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, and 025. (Quasi-Judicial)

Ron Goldman
Planning Director

RG: jed
jed

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE 5/6/10
Tina Grande
Departmental Concurrence

☐ Policy
☐ Policy

☒ Consent
☒ Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

The Honorable Board of Supervisors

RE: Specific Plan No. 338, Substantial Conformance No. 1 / Tentative Tract No. 35058

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RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on February 3, 2010.

The Planning Department recommended Approval with Modifications; and,

THE PLANNING COMMISSION:

REVIEWED AND CONSIDERED ENVIRONMENTAL IMPACT REPORT NO. 486 and **ADDENDUM NO. 1** to **ENVIRONMENTAL IMPACT REPORT NO. 486** prior to making a decision on the project in accordance with State CEQA Guidelines Section 15164, subsection (d).

APPROVED SPECIFIC PLAN NO. 338, SUBSTANTIAL CONFORMANCE NO. 1, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report; and,

APPROVED TENTATIVE TRACT MAP NO. 35058, subject to the attached conditions of approval, with modifications as presented by the Planning Department and agreed to by applicant, and based upon the findings and conclusions incorporated in the staff report.