



Charissa Leach, P.E.
Assistant Director of TLMA

RIVERSIDE COUNTY PLANNING DEPARTMENT

Notice of Preparation of an Draft Environmental Impact Report

DATE: May 18, 2018

TO: Interested Party

PROJECT CASE NO./TITLE: Ivey Palms Specific Plan Environmental Impact Report for General Plan Amendment No. 1133 (GPA01133), Change of Zone No. 7893 (CZ07893), Specific Plan No. 392 (SP00392), and Tentative Tract No. 37434 (TR37434).

PROJECT LOCATION: The 214.7-acre area encompassed by the Ivey Palms Specific Plan No. 392 (SP 392) is located in the "Western Coachella Valley" area of unincorporated Riverside County. Western Coachella Valley is located within the central portion of Riverside County and is surrounded by the San Jacinto, Santa Rosa, and Little San Bernardino Mountains. The Coachella Valley contains a series of low-lying desert flatlands, sloping dunes and rolling foothills. The Western Coachella Valley is framed by the San Jacinto Mountains and Santa Rosa Mountains National Monument to the west and Joshua Tree National Park to the north and east.

The Project site is located immediately north and east of Varner Road, the I-10 freeway and the City of Palm Desert; south of Ramon Road and approximately 2.8 miles south of the Indio Hills; and west of Jack Ivey Drive and the Ivey Ranch Country Club, and approximately 0.75 mile west of the Coachella Valley National Wildlife Refuge. The City of Rancho Mirage is located approximately one mile to the west of the Project site, and the City of Indio is located approximately 4.5 miles to the east of the Project site. Regional access to the Project site is currently available from the I-10 freeway via the Cook Street and Monterey Avenue exits and Varner Road.

PROJECT DESCRIPTION: The proposed Project consists of applications for General Plan Amendment No. 1133 (GPA0133), Specific Plan No. 392 (SP00392), Change of Zone No. 7893 (CZ07893), and Tentative Tract Map No. 37434 (TR 37434). These applications, if approved as proposed, would facilitate the development of: 600 single-family residences on 98.0 acres, 2.3-acre electrical substation site that would be operated by the IID, 6.4-acre community park, five half acre pocket parks, 3.5-acre driving range, 5.7 acres of open space which would be used as paseos, internal roadways on approximately 14.2 acres, and associated on-site and off-site utility infrastructure. Additionally, the Project proposes to designate a total of seven (7) planning areas, totaling 69.6 acres, which would accommodate the development of mixed-use buildings with up to 900 multiple-family dwelling units and 378,970 square feet of commercial retail space. In addition, a 14.5-acre planning area would be offered to the PSUSD for development of a K-5 elementary school; if the PSUSD decides not to develop an elementary school within Planning Area 7, then approximately 80 single-family dwelling units would be developed within Planning Area 7. Off-site improvements associated with the project include construction of a secondary roadway access to Planning Area 7 via Cook Street (2.8 acres) and construction of an off-site sewer improvement in Varner Road between Cook Street and the Ivey Ranch Country Club that abuts the Project site to the east (1.7 acres).

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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Palm Desert, California 92211
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The project would be developed over the course of two Phases: Phase 1 (which includes two sub-phases) and Phase 2. Phase 1A of the would occur in 2022 and would develop 600 single-family residential units, a 14.5-acre elementary school, interim drainage facilities, a 2.3-acre electrical substation, approximately 30.6 acres of open space, and five (5) 0.5-acre pocket parks. Phase 1B would occur approximately 2027 and would develop 529 Multi-family dwelling units within the Mixed Use Areas Planning Areas and 222,156 square feet of commercial retail development. Phase 2 would take place from approximately 2032 through 2035 and would develop 372 multifamily residential units and 156,815 square feet of commercial retail space in addition to the removal of the interim drainage facilities.

LEAD AGENCY:

Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Attn: Jason Killebrew, Project Planner

PROJECT SPONSOR:

Applicant: Joseph Rivani
Address: 3470 Wilshire Blvd.
Los Angeles, CA 90010

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies that the Riverside County Planning Department plans to oversee the preparation on an Environmental Impact Report for the above-described project. The purpose of this notice is to solicit guidance from your agency as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but **not later than June 22, 2018 (30 days from the publication of this notice)**.

PUBLIC SCOPING MEETING


Because the Project meets the CEQA Guidelines §15206 definition of a project having statewide, regional, or area-wide significance, the County of Riverside will hold a scoping meeting as specified in CEQA Guidelines §15082. The scoping meeting will be held at:

County of Riverside – Desert Office
77-588 El Duna Court, Suite H
Palm Desert, CA 92211
June 18, 2018 at 1:30 p.m.

Attached is a copy of the issues to be included in the draft EIR. If you have any questions please contact Jason Killebrew, Project Planner at (951) 955-0314.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant Director of TLMA



Jason Killebrew, Project Planner