



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

1:30 P.M.

OCTOBER 28, 2015

AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING
COACHELLA VALLEY WATER DISTRICT
75515 Hovley Ln. E
Palm Desert, CA 92211

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rcilma.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

1.1 **NONE**

2.0 PUBLIC HEARINGS – CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.

2.1 **NONE**

3.0 PUBLIC HEARINGS – NEW ITEMS: 1:30 p.m. or as soon as possible thereafter:

3.1 **NONE**

4.0 SCOPING SESSION:


4.1 **SCOPING SESSION for ENVIRONMENTAL IMPACT REPORT NO. 506**, which is analyzing **SPECIFIC PLAN NO. 339, GENERAL PLAN AMENDMENT NO. 686, and CHANGE OF ZONE NO. 6915** Applicant: Glorious Land Company - Engineer/Representative: Terra Nova Planning & Research, Inc. - Fourth Supervisorial

District – Eastern Coachella Valley Area Plan: Open Space: Rural (OS-RUR) - The Paradise Valley project site is located in unincorporated Riverside County, approximately 15 miles east of the City of Indio, just east of the Cactus City rest area on U.S. Interstate-10. The site straddles I-10, with approximately 1/3rd of the acreage north of I-10 and approximately 2/3rds south of I-10. The northerly portion of the property occurs in the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The central portion of the site occurs within the broad southeast-trending Pinkham Wash, and the southwesterly portion of the site occurs in the foothills of the Mecca Hills. The EIR will analyze the potential impacts from the project which is proposing to develop approximately 1,800 acres of about a 5,000-acre site, providing for about 8,500 residential units, about 1.38 million square feet of non-residential land uses (including commercial, retail, light industrial and public facilities) and a system of about 110-acres of recreational trails and parks (all numbers herein are approximate). Off-site improvements will be required for utilities. - 6397 Acres – W-2-10 and NA Zoning. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rcilma.org.

5.0 PUBLIC COMMENTS:

Agenda Item No.: 4.1
Area Plan: Eastern Coachella Valley
Zoning Area: Chuckwalla
Supervisory District: Fourth
Project Planner: Matt Straite
Director's Hearing Date: October 28, 2015

Scoping Session for Specific Plan No. 339,
General Plan Amendment No. 686, Change of
Zone No. 6915
Environmental Impact Report No. 506
Applicant: Glorious Land Company
Enterprises LLC
Engineer/Representative: Terra Nova
Planning & Research, Inc.


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT SCOPING SESSION STAFF REPORT

PURPOSE OF SCOPING SESSION:

Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside has conducted an initial study (see attached) and has concluded that implementation of the proposed Project could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an environmental impact report ("EIR") for the Project is warranted.

As part of the Notice of Preparation (NOP) process, the applicant has requested a Scoping Session to brief the Planning Director, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the Environmental Impact Report (EIR). The Scoping Session is not a public hearing on the merits of the proposed project, and the Planning Director will not be taking an action on the project. Additionally, the public will be asked to limit their testimony to identifying issues regarding the projects potential environmental impacts. The EIR consultant will not be required to provide an immediate response to any concerns raised but will be requested to compile and address any concerns expressed at the Scoping Session through revisions to the proposed project and/or completion of the Final Environmental Impact Report, prior to the formal public hearing on the proposed project.

The NOP period began on October 9, 2015 and will run for thirty (30) consecutive days which is scheduled to conclude on November 10, 2015.

LOCATION :

The project site is located in the Community of Paradise Valley in the Eastern Coachella Valley Area Plan in Eastern Riverside County; more specifically, the Paradise Valley project site is located in unincorporated Riverside County, approximately 15 miles east of the City of Indio, just east of the Cactus City rest area on U.S. Interstate-10. The site straddles I-10, with approximately 1/3rd of the acreage north of I-10 and approximately 2/3rds south of I-10. The northerly portion of the property occurs in the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The central portion of the site occurs within the broad southeast-trending Pinkham Wash, and the southwesterly portion of the site occurs in the foothills of the Mecca Hills

EXISTING CONDITIONS:

The Specific Plan project site covers about 5,000 acres of land with a development footprint of about 1,800 acres in Shavers Valley, an unincorporated portion of the eastern Riverside County, eight (8) miles east of the City of Coachella. Access to the project site is provided by way of Frontage Road, a paved roadway loop with on- and off-ramps to the U.S. Interstate 10 Highway, also known as the I-10 freeway. The project site boundaries encompass an irregularly shaped land area measuring approximately 3 miles across from north to south and four (4) miles from east to west, as measured from the furthest east boundary to the furthest west boundary. Approximately one quarter of the project site is located north of the I-10 freeway, with the northern boundary of the project site extending into the foothills of the Cottonwood Mountains. The majority of the project development (the remaining three quarters of the site), is located south of the I-10 freeway. The Mecca Hills bound the site on the south and west; the Orocopia Mountains are located to the southeast. Varying terrain is found on the project site, including foothills, gentle sloping valley floor, desert pavement, and dry desert washes. Pinkham Wash, originating in the mountains to the northwest of the valley, dividing the Little San Bernardino Mountains from the Cottonwood Mountains, flows in a north-to-south direction through the project site and reaches its confluence with the east-to-west flowing Shavers Wash, southeast of the site. There are a number of existing utility lines and easements that traverse the site including: electrical transmission and distribution lines, natural gas transmission lines, a fiber optic communication line, flood protection berms, and associated dirt access roads. The Colorado River Aqueduct is located off-site adjacent to the northern property boundary.

PROJECT DESCRIPTION:

The project is a Specific Plan, which is proposed by GLC Enterprises, LLC, that has been prepared pursuant to California statutes and guidelines relating to Specific Plans. Development of the Specific Plan area would define and provide development standards and implementation measures for the planned community, or new town, of Paradise Valley. The County of Riverside Eastern Coachella Valley Area Plan (ECVAP), a component of the County General Plan, includes provisions for the development of planned communities and new towns in the unincorporated Eastern Coachella Valley area. The project would develop approximately 1,800 acres of about a 5,000-acre site, providing for about 8,500 residential units, about 1.38 million square feet of non-residential land uses (including commercial, retail, light industrial and public facilities) and a system of about 110-acres of recreational trails and parks (all numbers herein are approximate). Off-site improvements will be required for utilities.

It is anticipated that the project will be developed in five phases, to include four villages, as well as the Town Center and the Welcome Center. Phase 1 involves the development of portions of the Welcome Center south of I-10 and adjacent to the existing eastbound off-ramp, as well as portions of the Town Center and residential, hotel, golf course, and community facilities in the central and south westerly portion of the project planning area. Phase 2 is envisioned as the development of the south central and southeasterly portions of the property, to include residential development, a golf course, parks and schools, and community facilities. Phase 3 provides for buildout of development in the Town Center, including mixed use commercial, residential development and institutional uses. Expansion of the Welcome Center will include mixed uses, as well as light industrial/business park development north of I-10, and are also planned as part of Phase 3. Phase 4 provides for buildout of the Welcome Center, and for development north and south of I-10 in the east-central and northeastern portion of the project site. Residential development as well as schools, parks, and a spiritual retreat center will also be developed in this phase. Phase 5 will include development of the northwesterly portion of the project site north of I-10 for medium, residential development, schools, parks and an equestrian center. A hotel is planned in the central northeasterly portion of the project site. The Phasing program is further discussed in the Project Description.

SUMMARY PROJECT DATA:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Open Space: Rural (OS-RUR) |
| 2. Surrounding General Plan Land Use: | Open Space: Conservation Habitat (OS-CH) and
Open Space: Rural (OS-RUR) |
| 3. Existing Zoning: | W-2-10 and NA Zoning |
| 4. Surrounding Zoning: | W-2-10 and NA Zoning |
| 5. Existing Land Use: | Vacant Land |
| 6. Surrounding Land Use: | Vacant land |
| 7. Project Data: | Total Acreage: 6397
Total Proposed Lots: n/a
Proposed Min. Lot Size: n/a
Schedule: n/a |
| 8. Environmental Concerns: | See attached environmental assessment |

The EIR Consultant has identified the following potentially significant impacts which will be addressed in the EIR:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

ENVIRONMENTAL IMPACT REPORT:

Per the California Environmental Quality Act (CEQA), an environmental Impact report is an informational document which, when its preparation is required by the lead agency, shall be considered by every public agency prior to its approval or disapproval of a project. The purpose of an environmental impact report is to provide public agencies and the public with detailed information about the effect a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

The EIR will be prepared for the proposed project. The Draft EIR will respond to comments received during the Notice of Preparation period including those made by reviewing agencies in addition to those received at the Scoping Session. The Draft EIR will be circulated for Notice of Completion review and public comment period for at least 45 days. Comments received during that circulation period will be addressed in the Final EIR prior to scheduling a public hearing on this item.

PUBLIC HEARING:

No public hearing on the proposed project has been scheduled at this time. A public hearing on this matter will not be scheduled until staff has concluded review of the proposed project, the zoning ordinance and verified that an adequate and complete response to comments have been incorporated in the Draft EIR.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence.
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - d. The boundaries of a city.
 - e. High Fire Area
3. The project site is locate within:
 - a. The Riverside County Recreation and Parks District.
 - b. Low-Moderate Liquefaction Area
 - c. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - d.
4. The subject site is currently designated as Assessor's Parcel Numbers 713-040-002-7, 713-040-003-8, 713-040-004-9; 713-040-005-0; 713-040-006-1; 713-040-007-2; 713-031-004-1; 713-031-005-2; 713-031-006-3, 713-032-001-1; 713-050-002-8; 713-060-004-1; 713-072-001-5; 713-060-002-9; 713-060-003-0; 713-060-001-8.
5. This EIR was filed with the Planning Department on 11/09/07

NOTICE OF SCOPING SESSION

A **SCOPING SESSION** has been scheduled before the **RIVERSIDE COUNTY PLANNING DIRECTOR** in order to bring together and hear the concerns of affected federal, state and local agencies, the proponent of the proposed project, and other interested persons; as well as inform the public of the nature and extent of the proposed project described below, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the Environmental Impact Report and help eliminate from detailed study issues found not to be important.

The Scoping Session is **not** a public hearing on the merit of the proposed project and **NO DECISION** on the project will be made. **Public testimony is limited to identifying issues regarding the project and potential environmental impacts.** The project proponent will not be required to provide an immediate response to any concerns raised. The project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

ENVIRONMENTAL IMPACT REPORT NO.: **506**

PROJECT CASE NO(S). / TITLE: **Specific Plan No. 339, General Plan Amendment No. 686, Change of Zone No. 6915**

PROJECT DESCRIPTION:

SCOPING SESSION for SPECIFIC PLAN NO. 339, GENERAL PLAN AMENDMENT NO. 686, CHANGE OF ZONE NO. 6915 – EA39364 - Applicant: Glorious Land Company - Engineer/Representative: Terra Nova Planning & Research, Inc. - Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Open Space: Rural (OS-RUR) - The Paradise Valley project site is located in unincorporated Riverside County, approximately 15 miles east of the City of Indio, just east of the Cactus City rest area on U.S. Interstate-10. The site straddles I-10, with approximately 1/3rd of the acreage north of I-10 and approximately 2/3rds south of I-10. The northerly portion of the property occurs in the foothills of the Cottonwood Mountains, immediately south of Joshua Tree National Park. The central portion of the site occurs within the broad southeast-trending Pinkham Wash, and the southwesterly portion of the site occurs in the foothills of the Mecca Hills - 6397 Acres – W-2-10 and NA Zoning.

TIME OF SCOPING SESSION: **1:30 pm** or as soon as possible thereafter.
DATE OF SCOPING SESSION: **October 28, 2015**
PLACE OF SCOPING SESSION: **Coachella Valley Water District
75515 Hovley Ln. E
Palm Desert, CA 92211**

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

For further information regarding this project, please contact Project Planner, Matt Straite at 951-955-8631, or e-mail mstraite@rctlma.org.