



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JUNE 18, 2018**

1.0 CONSENT CALENDAR:

NONE

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

2.1 PLOT PLAN NO. 26164 – Intent to Adopt a Negative Declaration

– EA42892 – Applicant: United Pentecostal Church – Representative: Michael Napolitano – Fifth Supervisorial District – Pass and Desert District – Western Coachella Valley Area Plan – Land Use: Rural: Rural Desert (R-RD) (10 Acre Minimum) – 7.63 Gross Acres – Zoning: Controlled Development Areas (W-2) – Location: Northerly of Interstate 10, easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road – 7.63 Gross Acres – **REQUEST:** A request to construct a 22,406 sq. ft. church, 32-foot high, with a 50'0" high steeple. The proposed building floor plan includes an 8,572 sq. ft. sanctuary and various offices, classrooms, and multipurpose rooms. The project would provide 262 parking spaces. Continued from June 4, 2018. Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.

Staff Report Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. 42892; and

APPROVE Plot Plan No. 26164.

Staff's Recommendation:

ADOPTION of a Negative Declaration for Environmental Assessment No. 42892; and

APPROVAL of Plot Plan No. 26164.

Planning Director's Actions:

ADOPTED a Negative Declaration for Environmental Assessment No. 42892; and

APPROVED Plot Plan No. 26164, subject to conditional of approval as modified at hearing.

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

NONE

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

4.1 SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR GENERAL PLAN AMENDMENT NO. 1133, CHANGE OF ZONE NO. 7893, SPECIFIC PLAN AMENDMENT NO. 392, AND TENTATIVE TRACT NO. 37434

– CEQA180032 – Applicant: Joseph Rivani – Engineer/Rep: Anderson Consulting Engineers, Inc./T&B Planning – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan – Community Development: Mixed Use Area (CD-MUA) – Community Development: High Density Residential (CD-HDR) – 214.7 Acres – Location: Northerly of Varner Road, southerly of Calle Desierto, easterly of Bell Road/Calle Tosca, and westerly of Jack Ivey Road – Zoning: Mixed Use (MU) – Multiple Family Dwellings (R-2) – General Residential (R-3) – **REQUEST:** The Environmental Impact Report (EIR) will study the potential impacts of the related applications as generally described here. This Scoping Session is for the purpose of briefing 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 EIR. The proposed Project consists of applications for General Plan Amendment No. 1133 (GPA01133), Specific Plan No. 392 (SP00392), Change of Zone No. 7893 (CZ07893), and Tentative Tract Map No. 37434 (TR37434). These applications, if approved as proposed, would facilitate the development of: 600 single-family residences on 98.0 acres, a 2.3-acre electrical substation site that would be operated by the IID, a 6.4-acre community park, five (5) 0.5 acre pocket parks, a 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 sq. ft. of commercial retail space. In addition, a 14.5-acre planning area would be offered to the Palm Springs Unified School District (PSUSD) for

COLLECTED Comments from the Public for the Environmental Impact Report.

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). The project would be developed over the course of two Phases: Phase 1 (which includes two (2) sub-phases) and Phase 2. Phase 1A 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 in approximately 2027 and would develop 529 Multi-family dwelling units within the Mixed Use Planning Areas and 222,156 sq. ft. of commercial retail development. Phase 2 would take place from approximately 2032 through 2035 and would develop 372 multi-family residential units and 156,815 sq. ft. of commercial retail space in addition to the removal of the interim drainage facilities. APN's: 694-040-001, 694-050-013, 694-050-006, 694-050-011, 694-050-012, 694-120-002, 694-120-010, 694-120-011. Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.

5.0 PUBLIC COMMENTS: