

## REPORT TO THE CITY COUNCIL

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**DATE:** October 15, 2019

**TITLE:** (Continued from October 1, 2019) Applications for Implementation of the Tuscan Hills Specific Plan, a Master Planned Residential Subdivision and a Proposed 334 Room Resort Hotel and Spa Located on a Vacant 554 Acre Property Located Along the North Side of Pierson Boulevard East of Foxdale Drive (Applicant: Walton Development and Management, Southwest USA)

**Prepared by:** Scott Taschner, Senior City Planner

**Reviewed by:** Rebecca Deming, Community Development Director

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### RECOMMENDATION

Continue the Public Hearing to a date certain of December 3, 2019 for the following actions:

- Certify the Addendum to the Final Environmental Impact Report and Mitigation Monitoring Program and approval of:
- A Resolution and Ordinance approving the Specific Plan 02-16, General Plan Amendment 03-16, and Zoning Ordinance Amendment 03-16 to establish development regulations and guidelines for the subject site; and
- Tentative Tract Map Nos. 36774, 37300, 37301, 37302, and 37303 – to subdivide the properties into 585 lots plus streets, open space and detention basins for a vacant 554.8 acre site located on the north side of Pierson Boulevard east of Foxdale Drive on the former Desert Hot Springs Resort Cornerstone Specific Plan project site. (APN's 638-340-003, 005, 006, 007, & 638-330-001, 002, 003, and 632-270-006)

### DISCUSSION

Staff is working with the applicant to update some of the language in the Specific Plan and to prepare a Development Agreement for Council consideration.

The full analysis of the project (staff report and the supporting documents) can be found under the October 1, 2019 City Council agenda materials on the City's website. (See Item 6 [at this link](#)).