

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

309 B



FROM: TLMA/Planning Department

SUBMITTAL DATE: March 10, 2003

SUBJECT: COMMERCIAL PARCEL MAP NO. 30491, AMENDED MAP NO. 3 - EA 38642 - Sandpiper Development Company - Fourth Supervisorial District - Thousand Palms Zoning District - 473 Gross Acres - I-P, M-SC, W-2-20 zoning - Northerly of Interstate 10, southerly of Varner Road, westerly of Rio Del Sol Road - REQUEST: Divide 473 acres of industrial zoned land into four (4) lots consisting of three industrial lots and one retention basin lot with a separate remainder parcel, and, an exception request in accordance with Section 3.1 of Ordinance No. 460 to defer subdivision improvements.

CONTROVERSIAL ISSUES: Regional and local flood control issues. This issue was resolved through discussion and updated conditions of approval from the Transportation Department, Planning Department, and clearance letter from the Coachella Valley Water District.

RECOMMENDED MOTION:

RECEIVE AND FILE the above referenced case acted on by the Planning Commission in Riverside on March 5, 2003.

**The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A 4-0 VOTE (Commissioner Porras absent):**

ADOPTED a De Minimis Finding as follows: An Initial Study has been prepared by the Riverside County Planning Department for the project described in Environmental Assessment No. 38642, so as to evaluate the potential for adverse environmental impact, and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and

Ron Goldman, Interim Planning Director
(Continued on attached page)

3/12/03

PFC:csa

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Policy
 Policy

Consent
 Consent

Department Recommendation:
Per Executive Office:

C.E.O. RECOMMENDATION:

APPROVE

County Executive Officer Signature

THE HONORABLE BOARD OF SUPERVISORS

Form 11A

PM30491

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ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38642, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

DENIED an EXCEPTION REQUEST, submitted by the applicant in accordance with Section 3.1 of Ordinance No. 460, to waive subdivision improvement requirements; but,

APPROVED COMMERCIAL PARCEL MAP NO. 30491, AMENDED MAP NO. 3, as a Schedule "E" map with required improvements, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

JO

3/10/03