

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

406 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: August 13, 2003

SUBJECT: COMMERCIAL PARCEL MAP NO. 30612, AMENDED MAP NO. 2/
CONDITIONAL USE PERMIT NO. 3371 - EA38648 - Monterey Palms, LLC - Fourth
Supervisorial District - Thousand Palms Zoning District - 10.5 acres - C-1/C-P Zone -
Northerly of Varner Road, easterly of Monterey Avenue, southerly of Westchester Drive-
REQUEST: Commercial Parcel Map to divide 10.5 acres into two commercial lots
including one 5.5 acre lot and one 5.0 acre lot (Schedule E); and, Conditional Use
Permit to construct a mini-warehouse facility with building height up to 34 feet.

CONTRIVERSIAL ISSUES: Regional/local drainage issues and building heights.
Drainage issues were resolved by Transportation Department conditions and clearance
letter from the Coachella Valley Water District. Building height issues were resolved
through discussion and revised conditions of approval including 34 foot maximum
building height along Varner Road and 13 foot maximum building height along the
northeasterly project boundary reducing visual impacts to an adjoining mobile home
subdivision.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by
the Planning Commission in La Quinta on June 11, 2003.

**The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY UNANIMOUS VOTE:**

Robert C. Johnson, Planning Director

RCJ:jo

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
Stacy S. Sargent
DATE 8/10/03

- Department Recommendation: Consent Policy
- Per Executive Office: Consent Policy

Prev. Agn. Ref.

Dist. Fourth

AGENDA NO.

1.15 a+b

The Honorable Board of Supervisors

RE: COMMERCIAL PARCEL MAP NO. 30612, AMENDED MAP NO. 2/
CONDITIONAL USE PERMIT NO. 3371

August 13, 2003

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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. 38648**, 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,

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38648**, 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,

APPROVED **COMMERCIAL PARCEL MAP NO. 30612, AMENDED MAP NO. 2**, subject to the attached conditions and based on the findings and conclusions incorporated in the staff report; and,

APPROVED **CONDITIONAL USE PERMIT NO. 3371**, subject to the attached conditions and based on the findings and conclusions incorporated in the staff report.

JO

8/13/03