

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



4102

FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 23, 2004

SUBJECT: FAST TRACK COMMERCIAL PARCEL MAP NO. 31704 / FAST TRACK PLOT PLAN NO. 18868 (FTA#2003-03) - EA39210 – Careage Development Corp. – Bermuda Dunes Zoning District – Fourth Supervisorial District – Westerly of Washington Street, northerly of Wildcat Drive – 7 Acres – SP Zone - REQUEST: Commercial parcel map to divide 7 acres into 7 commercial parcels and plot plan to construct a 5,600 square foot commercial office building at a building height of up to approximately 32 feet, a parking lot for 169 parking spaces, and vacant future building pad areas.

RECOMMENDED MOTION:

THE PLANNING DEPARTMENT RECOMMENDS:

ADOPTION of 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. 39210**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence before the Planning Commission that the proposed project will have a potential adverse effect on wildlife resources; and,

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39210**, 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,

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 3/2/04

2/25/04
RCJ:jo

Robert C. Johnson
Planning Director

- Dep't Recomm.: Consent
- Per Exec. Ofc.: Consent
- Policy
- Policy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.3

The Honorable Board of Supervisors
RE: PM31704/PP18868
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APPROVAL of **FAST TRACK COMMERCIAL PARCEL MAP NO. 31704** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **FAST TRACK PLOT PLAN NO. 18868**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.