

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

604 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
May 5, 2004

**SUBJECT:** TENTATIVE TRACT MAP NO. 31782, AMENDED MAP NO. 2 – EA39247 – Trans West Housing – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Avenue 42, southerly of Avenue 41 on Lima Hall Road and Starlight Lane – 20 Acres – R-1-12,000 - Schedule A - REQUEST: Tentative tract map to divide 20 acres into 37 single-family residential lots and a common retention basin lot with off-site street and utility improvements to Lima Hall Road.

**CONTROVERSIAL ISSUES:** Project density, local traffic impacts, grade variations along project boundaries, landscaping, and maintaining dark sky lighting. The current tract map design and conditions of approval have resolved these concerns including removal of access along Starlight Lane to the north.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the above referenced case acted on by the Planning Commission in La Quinta on April 7, 2004.

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

**ADOPTED** 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. 39247**, 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,

Robert C. Johnson  
Planning Director

5/4/04  
RCJ:jo

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

James J. Snell

DATE 5/18/04

Dept't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

1.3

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39247**, 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 TENTATIVE TRACT MAP NO. 31782, AMENDED MAP NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

2007 MAY 13 AM 10:50  
COUNTY OF SAN DIEGO  
REGISTERED MAIL SERVICE