

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

307B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
August 31, 2004

**SUBJECT:** CONDITIONAL USE PERMIT NO. 3431 – EA39543 – Farmers Market Depot – Bermuda Dunes Zoning District – Fourth Supervisorial District – Northerly of Varner Road, easterly of Berkey Drive – 1.0 Acres – C-1/C-P Zone - REQUEST: Add beer and wine sales for off-premises consumption at an existing 2,541 square food market and convenience store.

**CONTROVERSIAL ISSUES:** A non-conforming freestanding sign was discussed by the Planning Commission and the Planning Commission determined that the sign could remain as currently exists.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission in La Quinta on August 11, 2004.

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

**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. 39543**, 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,

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 9/1/04

Departmental Concurrence

9/1/04  
RCJ:jo

*[Signature]*

Robert C. Johnson  
Planning Director

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

1.3

The Honorable Board of Supervisors  
RE: Conditional Use Permit No. 3431  
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**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39543**, 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** **CONDITIONAL USE PERMIT NO. 3431**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.