

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

716 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 30, 2005

SUBJECT: FAST TRACK TENTATIVE PARCEL MAP NO. 32789, AMENDED MAP NO. 1 (FTA#2004-12)– EA39739 –Cameron Watt – Thousand Palms Zoning District – Fourth Supervisorial District – Easterly of Rio Del Sol, northerly of Norte Way – 10.52 Acres – M-SC Zone - Schedule E - REQUEST: Subdivide a 10.52 acre parcel of land into 15 industrial lots, with one common retention basin lot, of approximately .5+ acres each to accommodate future industrial development.

CONTROVERSIAL ISSUES: Potential traffic issues related to future development. A traffic study was prepared for the project and appropriate conditions of approval have been included.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING DIRECTOR 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. 39739**, 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,

ADOPTION of a **MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39739**, 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,

Robert C. Johnson
Planning Director

RCJ:vv

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

[Handwritten signature]
DATE 3/31/05

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.1

APPROVAL of **TENTATIVE PARCEL MAP NO. 32789, AMENDED MAP NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FURTHER PLANNING CONSIDERATIONS:

APRIL 5, 2005

On March 29, 2005 the Board of Supervisors continued this matter to April 5, 2005 in order for the applicant to contact staff and resolve drainage and off-site improvement issues associated primarily with Transportation Department conditions of approval. The Transportation Department staff has indicated willingness to meet and confer with the applicant's representatives and go over each condition of approval of concern. The applicant has not, to date (March 30, 2005), met with staff to resolve the issues.