

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 19, 2005

SUBJECT: CONDITIONAL USE PERMIT NO. 3257, REVISION NO. 1 - EA NO. 39977 - Land Solutions - Thousand Palms Zoning District - Fourth Supervisorial District - Northerly of Ramon Road, westerly of Taylors Road - C-P-S Zone - 2.6 Acres - REQUEST: To include an auto wholesale business to an existing, approved outdoor storage yard for trailers, boats and RVs.

BACKGROUND: The original conditional use permit for the project site was for the approval of an RV/trailer storage facility. The business operator and property owner did not obtain necessary approvals for the auto sales facility as required prior to beginning sales activities on site, resulting in a notice of violation by the County of Riverside Code Enforcement Department.


The Thousand Palms Community Council reviewed this project at their March 31, 2005 meeting and recommended denial of the project

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission in La Quinta on April 13, 2005.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY 3-0 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. 39977**, 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,



 Robert C. Johnson
 Planning Director

5/13/05
RCJ:vv

REVIEWED BY EXECUTIVE OFFICE
 DATE 6/1/05

Departmental Concurrence

Dept's Recomm.: Policy Consent
 Per Exec. Ofc.: Policy Consent

Prev. Agn. Ref. | District: Fourth | Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

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RE: CONDITIONAL USE PERMIT NO. 3257, REVISION NO. 1 -

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ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39977**, 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. 3257, REVISION NO. 1**, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report.