

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



170 B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 30, 2005

SUBJECT: CONDITIONAL USE PERMIT NO. 3257, REVISED PERMIT 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.

THE BOARD OF SUPERVISORS SET FOR PUBLIC HEARING

The above referenced Receive and File case on 6/14/05.

THE PLANNING COMMISSION took the following actions on 4/13/05.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 3-0 (Commissioners Roth and Zuppardo absent) RECOMMENDS:

Robert C. Johnson
Planning Director

7/5/05

RCJ:VV

REVIEWED BY EXECUTIVE OFFICE

R. M. Kung
7-7-05

DATE

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.3

The Honorable Board of Supervisors

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

July 5, 2005

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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. 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,

ADOPTION OF 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,

APPROVAL OF CONDITIONAL USE PERMIT NO. 3257, REVISED PERMIT NO. 1, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report.