

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

412 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 14, 2005

SUBJECT: TENTATIVE PARCEL MAP NO. 32449, AMENDED MAP NO. 1 – EA39531 –
Applicant: R&S Land Development Company, LLC – Fourth Supervisorial District - Cathedral City/Palm Desert Zoning District – Western Coachella Valley Area Plan - 6 Acres – 4 Lots – 1 acre minimum (R-1-1) Zone – Location: Easterly and westerly of Painted Canyon Road, southerly of Quail Trail, northerly of Encelia Way in the Cahuilla Hills community - Zoning: One-Family Dwelling - REQUEST: Schedule H subdivision of 6 acres into four single-family residential lots.

CONTROVERSIAL ISSUES: Controversial issues consist of grading, drainage, lot size, and density. These issues were brought-up by the surrounding residents in the Cahuilla Hills area at the Directors Hearing. The project has been appealed to the Planning Commission. The appeal hearing is scheduled at the Planning Commission on August 3, 2005 and is recommended to be continued to the September 14, 2005 hearing in the Desert.

RECOMMENDED MOTION:

RECEIVE AND FILE the above referenced case acted on by the Planning Director's Representative in Indio on June 13, 2005.

The Planning Department recommended Approval; and,
THE PLANNING DIRECTOR'S REPRESENTATIVE:

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. 39531**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence the project will have a potential adverse effect on wildlife resources; and,

Robert C. Johnson
Robert C. Johnson
Planning Director

RCJ:jo

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
Janice H. Johnson
DATE 8/1/05

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

Prev. Agenda Ref: **ATTACHMENTS FILED** | District: Fourth | Agenda Number:
WITH THE CLERK OF THE BOARD

The Honorable Board of Supervisors
RE: Tentative Parcel Map No. 32449
Page 2 of 2

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39531**, 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 PARCEL MAP NO. 32449, AMENDED MAP NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.