

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

818B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
February 14, 2006

**SUBJECT:** APPEAL OF TENTATIVE PARCEL MAP NO. 32449 – EA39531 – Applicant: R&S Land Development Company, LLC – Engineer / Representative: Pardue, Cornwell, & Western Coachella Valley Area Plan - Fourth Supervisorial District – Cathedral City / Palm Springs Zoning District – Western Coachella Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) 1 Acre Minimum – Location: Easterly and westerly of Painted Canyon Road, southerly of Quail Trail, northerly of Encelia Way in the Cahuilla Hills community – 5 gross acres - Zoning: One-Family Dwelling - **REQUEST:** Schedule H subdivision of approximately 5 acres into 4 parcels with a minimum parcel size of 1 acre gross.

**BACKGROUND:** Tentative Parcel Map No. 32449 was approved at the Planning Director's Hearing on June 13, 2005 and this decision was appealed to the Planning Commission by an opposing third party. The appeal hearing took place on January 25, 2006. After review and discussion, the Planning Commission denied the appeal and upheld the Planning Director's decision to approve the tentative parcel map, with added conditions, including limiting pad sizes to 10,000 square feet maximum and limit access driveways to 3,000 square feet, unless greater pad and access areas are allowed by separate plot plan.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the above referenced case acted on by the Planning Commission in La Quinta on January 25, 2006.

The Planning Department recommended Denial of the Appeal and Approval of Tentative Parcel Map No. 32449; and,

**THE PLANNING COMMISSION BY A 4-0 VOTE (Commissioner Snell absent):**

*David Mans For*

Robert C. Johnson  
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE *2/16/06*

Departmental Concurrence

Policy

Consent

Dept't Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

1.8

The Honorable Board of Supervisors  
RE: APPEAL OF TENTATIVE PARCEL MAP NO. 32449  
February 14, 2006  
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**DENIED** the **APPEAL OF TENTATIVE PARCEL MAP NO. 32449**, challenging the approval by the Planning Director's representative at the Director's Hearing on June 13, 2005; and,

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39531** with **ADDENDUM**, 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 NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions of the staff report.