

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

251B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
August 18, 2006

**SUBJECT:** FAST TRACK TENTATIVE COMMERCIAL PARCEL MAP NO.31704, MINOR CHANGE NO. 1/ PLOT PLAN NO. 18868, REVISED PERMIT NO. 1 (FTA#03-03) - EA40781 - Applicant: Shaw Properties - Engineer/Representative: Warner Engineering - Fourth Supervisorial District - Thousand Palms Zoning District - Western Coachella Valley Area Plan: Community Development: Commercial Retail (CR) - Location: northerly of Wildcat Drive, westerly of Washington Street, and easterly of Berkey Drive - 6.9 Gross Acres - Zoning: Specific Plan (SP281) Planning Area No. 15: Zoning: Scenic Highway Commercial (C-P-S) - REQUEST: Construct three office buildings and a parking lot containing approximately 246 spaces with covered and uncovered parking; with vacant graded areas reserved for future development pursuant to approval of separate plot plan(s) and/or conditional use permit(s). The project also proposes a Schedule E land division to divide approximately 6.9 gross acres into 5 commercial lots.

**BACKGROUND:** The project is a revision of a previously approved Fast Tract project approved by your Board in March 2004. The modified land division and related plot plan propose an overall reduction in project intensity from the previous approval.

**RECOMMENDED MOTION:** The Planning Department 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. 40781**, 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. 40781**, based on the findings incorporated in the initial study and the

*David Marcus for*  
Robert C. Johnson  
Planning Director

RCJ:mb

REVIEWED BY EXECUTIVE OFFICE

DATE 8/22/06 rmb

Departmental Concurrence

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

3888 470 53 BH S: 12  
RIVERSIDE COUNTY

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.7

The Honorable Board of Supervisors  
RE: Fast Track PM34159/ PP18868R1  
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conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **FAST TRACK PLOT PLAN NO. 18868, REVISED PERMIT NO. 1**, subject to the attached conditions of approval; and,

**APPROVAL** of **FAST TRACK TENTATIVE COMMERCIAL PARCEL MAP NO. 31704, MINOR CHANGE NO. 1**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.