

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
December 6, 2006

**SUBJECT:** TENTATIVE TRACT MAP NO. 34305 – EA40741 – Applicant: Peter Scheer – Engineer/Representative: RBF Consulting, Inc – Fourth Supervisorial District – Cathedral City-Palm Desert Zoning District – Western Coachella Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR)(1 Acre Minimum) – Location: Northerly of Quail Trail, southerly of Homestead Road, and westerly of Highway 74 – 20 Gross Acres – Zoning: One-Family Dwellings, 1 Acre Minimum (R-1-1) – **REQUEST:** The project proposes a planned residential development to divide approximately 20 acres into 10 residential lots, with an additional 3 lots for open space areas and an additional lot for community recreation.

**BACKGROUND:** The project was first presented to the Planning Commission on November 1, 2006. The Planning Commission continued the project to the December 6, 2006 hearing with recommendation to the applicant and staff to address issues of concern by the U S Fish and Wildlife Services relating to the impact the project may have on the endangered Peninsular Bighorn Sheep.

Issues of concern to the Endangered Peninsular Bighorn Sheep were addresses in the Environmental Assessment and new condition of approval added to mitigate any impact the project may have on the species. The project was re-advertised and the Planning Commission approved the project at the December 6, 2006 public hearing.

The City of Palm Desert submitted a request for continuance for one month. Staff also received 16 e-mails from residents of the City of Palm Desert asking for a continuance. The Planning Commission considered but felt no new information was submitted that would change the facts.

*Mark F. Balys for*  
Robert C. Johnson  
Planning Director

RCJ:mb

Departmental Concurrence

**REVIEWED BY EXECUTIVE OFFICE**  
DATE *S.S. 12-7-06*

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

5008 DEC -1 6W 5:01  
RECEIVED RIVERSIDE COUNTY

The Honorable Board of Supervisors  
RE: Tentative Tract Map No. 34305  
Page 2 of 3

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission in Riverside on December 6, 2006.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION BY 5-0 VOTE:**

**ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 40741**, 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 Tract Map No. 34305**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.