

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

603 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 21, 2007

SUBJECT: CONDITIONAL USE PERMIT NO. 3454 – EA40029 – Applicant: Paul Kouri – Engineer/Representative: Wendell Veith – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CR) and Medium High Density Residential (MHDR) (5-8 DU/AC) – Location: Northerly of Ramon, easterly of Taylors Road, and westerly of Desert Moon – 20 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) and General Residential (R-3-6,000) – REQUEST: The project proposes to construct and operate a trailer rental, sale, and service facility, which includes an approximately 2,200 square feet office, outdoor storage and display for trailers, trailer hitch installation and related services and parking areas located within an 1.4 acre portion of Assessors Parcel Number 650-300-001. The remaining balance of the parcel shall be vacant.

BACKGROUND:

Conditional Use Permit No. 3454 was heard and approved by the Planning Commission on January 24, 2007 by a vote of 5-0. No one spoke in favor or in opposition to the project.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission in La Quinta on January 24, 2007.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40029**, 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,

Mark F. Belys

Ron Goldman
Planning Director

RG:mb

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE *2/21/07*

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref. **ATTACHMENTS FILED** District: Fourth | Agenda Number:

WITH THE CLERK OF THE BOARD

1.10

The Honorable Board of Supervisors
RE: Conditional Use Permit No. 3454
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APPROVAL of CONDITIONAL USE PERMIT NO. 3454, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.