

REPORT TO THE PLANNING COMMISSION



DATE: April 14, 2020

TITLE: Request for Approval of Tentative Parcel Map 37832 (TM-20-4) for the Subdivision of Lots 2 through 37, Located on the West Side of Little Morongo Road Between 18th Avenue and 20th Avenue (Request submitted by Mission Springs Water District)

Prepared by: John Thomason, Contract Planner

Reviewed by: Rebecca Deming, Community Development Director

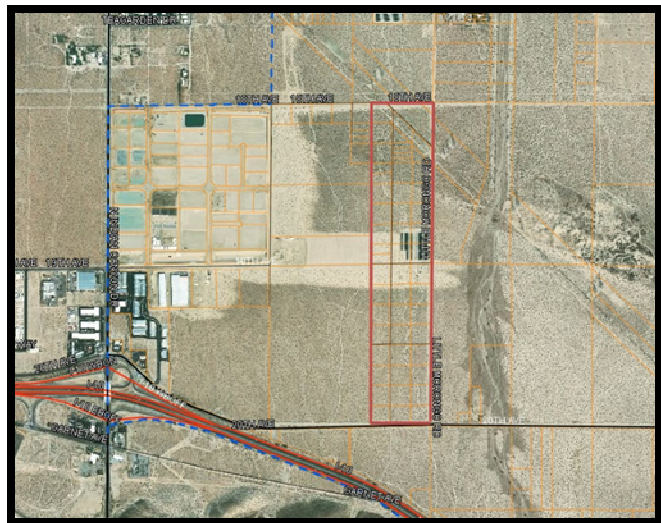
RECOMMENDATION

- 1) Staff Report;
- 2) Entertain questions of Staff from the Planning Commission;
- 3) Open Public Hearing;
- 4) Take testimony from the Applicant;
- 5) Take public testimony from those favor;
- 6) Take public testimony from those opposed;
- 7) Take public testimony from those in a neutral position;
- 8) Opportunity for Applicant rebuttal;
- 9) Close the Public Hearing;
- 10) Planning Commission discussion and questions to Staff; and
- 11) Approve of Tentative Parcel Map No. 37832 (TM-20-4), subject to the proposed Conditions of Approval and subject to the Finding Stipulated.

DISCUSSION

The applicant, Mission Springs Water District proposes a Tentative Tract map (TTM No. 20-4) at the site of their future Regional Wastewater Treatment Plant (Parcel 1). The district has an existing well on Parcel 2. Parcel 3 is an existing MSWD solar facility. The subdivision of land proposed in this application has been submitted for housekeeping purposes; no construction is proposed on the subdivided lots at this time.

The site is located on the west side of Little Morongo Road, between 18th Avenue and 20th Avenue. It is rectangular and generally flat.



The Project is consistent with the existing General Plan designations, General Plan policies, and applicable zoning regulations of the light industrial (LI) land use designation. The proposal meets all the requirements of the City's Zoning and the Subdivision Map Act.

PUBLIC NOTICE

On April 1, 2020 City Staff sent a Public Hearing Notice to all property owners/tenants within a 300-foot radius of the project site. A notice was also published in the Desert Star Weekly on April 3, 2020.

ENVIRONMENTAL ANALYSIS

In accordance with the provisions of the California Environmental Quality Act ("CEQA"), Public Resources Code Section 21000 *et seq.*, and the CEQA Guidelines, Title 14, Chapter 3 of California Code of Regulations, the project is found to be Categorically Exempt from further environmental review as a Class 15 (Minor Land Divisions) Categorical Exemption of Section 15315 of CEQA.

FINDINGS

1. That the proposed map is consistent with applicable general and specific plans as specified in Section 65451;

The proposed subdivision is consistent with the General Plan and Municipal Code and not propose land use different from what is allowed under its existing land use designation as indicated on the land use map. In addition, no specific development is proposed at this time. This is an administrative action on the part of the water district that would not result in the construction of new facilities.

2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans;

As stated above, no specific development is planned for the newly subdivided lots at this time or in the future. As such, no inconsistencies with either the current or proposed update to the General Plan or with any specific plan would occur.

3. That the site is physically suitable for the type of development:

No development is proposed as a result of the subdivision.

4. That the site is physically suitable for the proposed density of development;

No impacts to density would occur as no development is proposed as the parcel map is creating larger lots than what currently exist.

5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

There is no potential for adverse environmental impacts as no development is proposed for the site. Any subsequent applications for development would result in project-specific environmental review.

6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems;

As no development is proposed and the project consists of an administrative subdivision of undeveloped land, there is not potential for public health problems as a result of this application.

7. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. (Prior code § 159.66.150)

Any vacation of easements will require releases for any affected easements and rights-of-way.

RECOMMENDATION

Staff finds that the proposed project is substantially consistent with the General Plan and meets the development standards of the I-L (Light Industrial) zoning district. Staff recommends that the Planning Commission approve Tentative Parcel Map No. 37832 (TM-20-4), subject to the Conditions of Approval.

EXHIBIT(S)

- 1) Draft Conditions of Approval
- 2) Tentative Parcel Map 37832