

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

706 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: April 22, 2003

SUBJECT: CONDITIONAL USE PERMIT NO. 03362 - EA 38561 - Joe Leach - Second Supervisorial District - Glen Avon Zoning District - 2.38 Acres - A-1 (Light Agriculture) and C-1/C-P (General Commercial) - Located on the south side of Mission Boulevard, north of Union Avenue, east of Conning Street and west of His Way - **REQUEST:** To legalize and expand an existing auto sales lot, with a life span of 20 years. The existing use consists of a 1,500 sq. ft. modular office, a 4,652 sq. ft. paved outdoor sales area, with approx. 70,400 sq. ft. of auto storage area for up to 173 vehicles. All repairs will be done off-site.

CONTROVERSIAL ISSUES: Setbacks, buffering, landscaping, and noise.

RECOMMENDED MOTION:

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

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. 38561**, 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 ASSESMENT NO. 38561, 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 J. Balys for
Ron Goldman, Interim Planning Director

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(Continued On Attached Page)

CEO. RECOMMENDATION:

APPROVE

County Executive Office Signature

James G. Siefert

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

The Honorable Board of Supervisors
RE: CONDITIONAL USE PERMIT NO. 03362 -
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APPROVAL of CONDITIONAL USE PERMIT NO. 03362, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.