

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

454B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:** 9/16/03

**SUBJECT:** APPEAL OF PLOT PLAN NO. 17430 - EA38481 - APPELLANT:  
ECONOMIC DEVELOPMENT AGENCY - Second Supervisorial District - Pedley Zoning  
District - .91 net acres - M-SC and zoning - Located north of Van Buren Boulevard,  
south of 63<sup>rd</sup> Avenue and Limonite Avenue and west of Pedley Road -  
**REQUEST:** Appeal of Planning Commission's approval of Plot Plan No. 17430 to  
establish a towing/impound yard with parking for 47 vehicles and 6 tow truck parking  
spaces.

**CONTROVERSIAL ISSUES:**

**Compatibility with neighborhood  
RCIP - Business Park Designation**

**BACKGROUND:**

Plot Plan 17430 is a proposal to establish a towing/impound yard with a storage area for  
47 vehicles, 6 tow truck parking spaces and 6 public parking spaces in the Pedley area.

Code Violation CV012635 was opened on August 27, 2001 for operating a towing  
business without a permit

**RECOMMENDED MOTION:**

**APPROVAL** of the above referenced appeal based on the following findings and  
conclusions:

Robert C. Johnson, Planning Director

RCJ: AR

(Continued On Attached Pages)

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly  
carried by unanimous vote, IT WAS ORDERED to uphold the appeal, to tentatively deny  
Plot Plan 17430, and that staff is directed to report back on Tuesday, October 7, 2003 at  
9:00 a.m. with findings for denial.

Ayes: Buster, Tavaglione, Venable, Wilson and Ashley  
Noes: None  
Absent: None  
Date: September 23, 2003  
xc: Planning, Applicant, Co.Co. *COB*

Nancy Romero  
Clerk to the Board  
By Deputy

Prev. Agn. Ref.

Dist. Second

AGENDA NO.

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

REVIEWED BY EXECUTIVE OFFICE  
*James P. Smith*  
DATE 9/17/03

Department Recommendation:  Policy  Consent  
Per Executive Office:  Policy  Consent

**CONCLUSIONS:**

1. The proposed project is in conformance with the current Riverside County Comprehensive General Plan.
2. The proposed project is consistent with the M-SC zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.
3. The proposed project is not designed to protect public health, safety and general welfare.
4. The proposed project is not compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. This project will not preclude Multi-Species Habitat Conservation Plan reserve design.

**FINDINGS:**

1. The land uses on the subject site are a single-family residence and non-permitted towing/impound yard.
2. The land uses on surrounding parcels include vacant land to the west, residences to the north and east and Van Buren Boulevard to the south.
3. The zone on the subject site is M-SC (Manufacturing-Service Commercial).
4. Surrounding Zoning is M-SC.
5. The Comprehensive General Plan Open Space designation on the site is Areas Not Designated as Open Space.
6. The Comprehensive General Plan designation on the site is Industrial/Manufacturing, as designated in the Jurupa Community Plan.
7. The project site is surrounded by properties which are designated Industrial/Manufacturing.
8. The proposed use is permitted subject to approval of a plot plan in the M-SC zone.
9. The proposed use is permitted in the Industrial/Manufacturing designation.

10. The project is not consistent with the Redevelopment Plan for the Jurupa Valley.
11. Those issues identified in Environmental Assessment No. 38481 will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached agency letters. No other significant impacts were identified.
12. This project is not within a Multi-Species Habitat Conservation Plan cell criteria area.