

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

104 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 7, 2004

SUBJECT: CONDITIONAL USE PERMIT NO. 2904, REVISED PERMIT NO. 1 - EA EXEMPT FROM CEQA - John Martin - Third Supervisorial District - Rancho California Zoning Area - 5.28 acres - 1 proposed lot - R-R zoning - Located north of Grande Road and south of East Benton Road - REQUEST: CUP 2904R1, proposes to establish a new 4080 square foot general food store, and to convert an existing 800 square foot store to a laundromat.

CONTROVERSIAL ISSUES:

- a) Land Use Incompatibility- The proposed use is inconsistent with the existing zoning and land use designation for the property.
- b) Transportation Improvements – The road improvements required by the new general plan would prohibit the applicant from developing a 4080 square foot market at the proposed location.
- c) Water Quality – The proposed Laundromat poses water quality concerns. The project site operates on wells and septic systems. The project may result in significant impact on water quality. In addition, the majority of the project site is located within a flood zone. Developing a commercial use in a flood zone is not recommended.
- d) Staff determined that an environmental assessment for this project is needed. However, we have been unsuccessful in collecting the necessary fees, environmental reports and exhibits for the initial study.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on March 10, 2004.

The Planning Department recommended Denial; and,
THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Porrás absent):

Robert C. Johnson

Robert C. Johnson
Planning Director

RCJ:ar

REVIEWED BY EXECUTIVE OFFICE
Adrian G. Johnson
 DATE 9/13/04

Departmental Concurrence

Policy
 Consent
 Dept't Recomm.:
 Policy
 Consent
 Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

1.4

The Honorable Board of Supervisors

RE: CONDITIONAL USE PERMIT NO. 2904, REVISED PERMIT NO. 1 -

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DENIED Conditional Use Permit No. 2904R1, based upon the findings and conclusions incorporated in the staff report.