

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

806 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 1, 2004

SUBJECT: CONDITIONAL USE PERMIT NO. 3436 - EA39678 - Rick Neugebauer - First Supervisorial District - Mead Valley Area Plan - 9.24 acres - I-P zoning - Located north of the City of Perris and Nuevo Road, west of Webster Avenue and south of Harvill - REQUEST: CUP 3436, proposes to establish three temporary nursery and contractor storage yard areas on a portion of a 9.24-acre site in the Mead Valley Redevelopment Area.

CONTROVERSIAL ISSUES:

The proposed use is not compatible with the Industrial Park Zone or the Business Park Designation under the RCIP. Staff concerns relating to this proposal include:

AESTHETICS: The proposed site is located within the redevelopment area of Mead Valley. The proposed temporary facilities will be unsightly, as implementing improvements are not a part of the proposal. The storage containers and outdoor material bins will adversely affect the aesthetic quality of future development in the surrounding area.

TRAFFIC: Vehicles proposed for both the nursery and contractor yard uses would access the site through local neighborhood roads, Webster Avenue and De Lines Drive. These vehicles would introduce traffic from the use of large equipment vehicles that would not otherwise exist in the area. The air quality will be impacted as a result of the proposal – **UNRESOLVED.**

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on October 20, 2004.

Robert C. Johnson
Planning Director

RCJ:ar

(Continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 10/9/04

Departmental Concurrence

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

Prev. Agn. Ref.

District: First

Agenda Number:

1.4

The Honorable Board of Supervisors
RE: CONDITIONAL USE PERMIT NO. 3436 -
November 1, 2004
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The Planning Department recommended Denial; and,
THE PLANNING COMMISSION UNANIMOUSLY:

DENIED Conditional Use Permit No. 3436, based upon the findings and conclusions incorporated in the staff report.