

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

319B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 11, 2005

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 746 / CHANGE OF ZONE NO. 7158 / TENTATIVE PARCEL MAP NO. 33553 / CONDITIONAL USE PERMIT NO. 3457 - EA40092 - Applicant: Lord Constructors - Engineer / Representative: Land Development Design Corporation - Fourth Supervisorial District - Thousand Palms Zoning District - Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) - Location: Northerly of Ramon Road, southerly of Varner Road, and easterly of Interstate 10 - 7 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - REQUEST: The General Plan Amendment proposes to amend the land use designation of the subject site within the Western Coachella Valley Area Plan from Commercial Retail to Light Industrial. The Change of Zone from Scenic Highway Commercial (C-P-S) to Industrial Park (I-P) zoning for the subject site. The Schedule E tentative parcel map proposes to subdivide of 7 acres into 2 parcels that are 2.86 acres and 4.02 acres, respectively. The Conditional Use Permit will allow the construction of a tire and auto parts warehouse within a 22,000 square foot building up to 30 feet in height.

**RECOMMENDED MOTION:**

The Planning Department recommends Approval; and,  
**THE PLANNING COMMISSION, UNANIMOUSLY RECOMMENDS:**

**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. 40092**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence before the Planning Commission that the proposed project will have a potential adverse effect on wildlife resources; and,

*Mark F. Balys for*  
Robert C. Johnson  
Planning Director

RCJ:sn

REVIEWED BY EXECUTIVE OFFICE  
*Robert C. Johnson*  
DATE 10/25/05  
Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.1

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 746 / CHANGE OF ZONE NO. 7158 / TENTATIVE

PARCEL MAP NO. 33553 / CONDITIONAL USE PERMIT NO. 3457

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**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40092**, 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,

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 746**, from Commercial Retail (CD-CR) to Light Industrial (CD-LI) , in accordance with Exhibit 6, and subject to the attached Planning Commission resolution; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7158** from Commercial Retail (C-R) to Industrial Park (I-P), in accordance with Exhibit 3; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 33553**, subject to the attached conditions of approval; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3457**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.