

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

411 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
January 20, 2006

**SUBJECT:** FAST TRACK NO. 2005-19 TENTATIVE PARCEL MAP NO. 34144 /  
CONDITIONAL USE PERMIT NO. 03474 – EA40388 – Applicant: D.H. Holdings, Inc. –  
Engineer / Representative: Bickel Underwood Architecture - First Supervisorial District –  
Rancho California Zoning Area - Elsinore Area Plan: Community Development: Commercial  
Retail (CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of Clinton Keith Road and  
westerly of Hidden Springs Road – 4.45 Gross Acres - Zoning: Scenic Highway Commercial  
(C-P-S) - **REQUEST:** Schedule E subdivision of 4.45 acres into 4 commercial lots and the  
conditional use permit proposes to construct a 15,300 sq. ft. multi-tenant retail building, a 1,800  
sq. ft drive thru restaurant, a 4,584 sq. ft. automobile repair garage with carwash and a gasoline  
service station, and a 2,940 sq. ft. retail building that includes the concurrent sale of beer and  
wine for off-premises consumption.

**BACKGROUND:**

Tentative Parcel Map No. 34144 and Conditional Use Permit No. 03474 were transmitted for department review on December 20, 2005 with anticipation of approval from all the departments by the decision due date of January 12, 2006. The project was scheduled for the January 31, 2006 Board of Supervisors Hearing. As of January 12, 2006, corrections and additional information were required by following departments: Building and Safety Grading, Environmental Programs, Fire, Flood Control, Planning, and Transportation. The Department of Building and Safety Grading needs to review the preliminary grading plan. The Environmental Programs Department is requiring a Biological Survey for the burrowing owl and a riparian/riverine report. The Fire Department has concerns with the proposed access to the rear of Building 1. Flood Control is requiring a revised hydrology report and a Water Quality Management Plan. The Planning Department is requiring that the parking calculations for the project be revised per Ordinance No. 348, Section 18.12. The Transportation Department has concerns with the proposed street improvements to Clinton Keith Road and Hidden Springs

*David Marcus For*  
Robert C. Johnson  
Planning Director

RCJ:nl

REVIEWED BY EXECUTIVE OFFICE  
*Summit Project*  
DATE 1/24/06  
Departmental Concurrence

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

Prev. Agn. Ref.

District: First

Agenda Number:

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

16.1

The Honorable Board of Supervisors

RE: FAST TRACK NO. 2005-19 TENTATIVE PARCEL MAP NO. 34144 / CONDITIONAL USE

PERMIT NO. 03474

January 20, 2006

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Road.

All departments will continue working with the applicant to ensure that all these issues are resolved by the February 7, 2006, Board of Supervisor's hearing

**RECOMMENDED MOTION:**

The Planning Department recommends:

**CONTINUANCE WITHOUT DISCUSSION TO FEBRUARY 7, 2006**

Agenda Item No.:  
Area Plan: Elsinore  
Zoning Area: Rancho California  
Supervisory District: First  
Project Planner: Bulmaro Canseco  
Board of Supervisor's Hearing: January 31, 2006

FAST TRACK NO. 2005-19  
TENTATIVE PARCEL MAP NO. 34144  
CONDITIONAL USE PERMIT NO. 03474  
EA No: 40388  
Applicant: D.H. Holdings, Inc.  
Engineer/Rep.: Bickel Underwood Architecture

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**TENTATIVE PARCEL MAP NO. 34144** is a Schedule "E" subdivision of 4.45 acres into four (4) commercial lots.

**CONDITIONAL USE PERMIT NO. 03474** proposes the construct a 15,300 sq. ft. multi-tenant retail building, a 1,800 sq. ft. drive thru restaurant, a 4,584 sq. ft. automobile repair garage with carwash and a gasoline service station, and a 2,940 sq. ft. retail building that includes the concurrent sale of beer and wine for off-premises consumption.

The project site is located southerly of Clinton Keith Road and westerly of Hidden Springs Road.

### ISSUE OF POTENTIAL CONCERN:

Tentative Parcel Map No. 34144 and Conditional Use Permit No. 03474 were transmitted for department review on December 20, 2005 with anticipation of approval from all the departments by the decision due date of January 12, 2006. The project was scheduled for the January 31, 2006 Board of Supervisors Hearing. As of January 12, 2006, corrections and additional information were required by following departments: Building and Safety Grading, Environmental Programs, Fire, Flood Control, Planning, and Transportation. The Department of Building and Safety Grading needs to review the preliminary grading plan. The Environmental Programs Department is requiring a Biological Survey for the burrowing owl and a riparian/riverine report. The Fire Department has concerns with the proposed access to the rear of Building 1. Flood Control is requiring a revised hydrology report and a Water Quality Management Plan. The Planning Department is requiring that the parking calculations for the project be revised per Ordinance No. 348, Section 18.12. The Transportation Department has concerns with the proposed street improvements to Clinton Keith Road and Hidden Springs Road.

All departments will continue working with the applicant to ensure that all these issues are resolved by the February 7, 2006, Board of Supervisor's hearing.

### SUMMARY OF FINDINGS:

- |                          |   |
|--------------------------|---|
| 1. Existing Land Use:    | Vacant  |
| 2. Surrounding Land Use: | The Bear Creek Shopping Center to the north, Vacant land to the east and west, and a Large single-family residential lot to the south |
| 3. Existing Zoning:      | Scenic Highway Commercial (C-P-S)   |
| 4. Surrounding Zoning:   | Scenic Highway Commercial (C-P-S) to the north, west, and east and General Commercial (C-1/C-P) and Rural Residential (R-R) to the    |

V

5. General Plan:

6. Project Data:

7. Environmental Concerns:

south

Land Use: Commercial Retail (CR)

Total Acreage: 4.45

Number of Buildings: 4

Square Footage of Building: 24,624

Number of Parking Spaces: 149

See attached environmental assessment

**RECOMMENDATIONS:**

**CONTINUE WITHOUT DISCUSSION TO 2/7/06**

MS:

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