

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

825B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 25, 2006

SUBJECT: CHANGE OF ZONE NO. 7156 / PLOT PLAN NO. 20519 – EA40182 – Applicant: Robert Ferraud – Engineer / Representative: Charles McBride – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northwest corner of Adams Street and Avenue 41 – 5.6 Gross Acres – Zoning: One-Family Dwellings – 12,000 Square Foot Minimum (R-1-12,000) – REQUEST: Change of Zone from One-Family Dwellings 12,000 Square Foot Minimum (R-1-12,000) to Industrial Park (I-P); Plot Plan proposes to construct and operate an approximate 13,200 square-foot warehouse and distribution building.

BACKGROUND:

Plot Plan No. 20519 was heard and approved by the Planning Commission on January 25, 2006. At the hearing, an attorney representing an adjacent property owner raised issues concerning the orientation of the project, safety issues regarding the most westerly driveway and traffic concerns. The most westerly driveway was eliminated by the Planning Commission by conditions of approval, and this was accepted by the applicant, and other issues were resolved through discussion.

RECOMMENDED MOTION:

The Planning Department recommended 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. 40182**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

Robert C. Johnson
Robert C. Johnson
Planning Director

RCJ:mb

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 3/2/06
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Fourth | Agenda Number:

16.2

The Honorable Board of Supervisors
RE: CHANGE OF ZONE NO. 7156
RE: PLOT PLAN NO. 20519
JANUARY 25, 2006
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ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40182, 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 CHANGE OF ZONE NO. 7156, from One-Family Dwellings (R-1-12,000) to Industrial Park (I-P), subject to the attached Exhibit 3 based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of PLOT PLAN NO. 20519, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.