

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

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FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 14, 2008

SUBJECT: CONDITIONAL USE PERMIT NO. 3504, REVISED PERMIT NO. 1 / VARIANCE NO. 1827 (FTA NO. 2007-28) – MITIGATED NEGATIVE DECLARATION – Applicant: DH Holdings – Engineer / Representative: David Horenstein - First Supervisorial District – Rancho California Zoning Area – Elsinore Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Retail) – Location: Southerly of Clinton Keith Road, easterly of Hidden Springs Road, westerly of Interstate 15 – 4.81 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Revised Permit to the Conditional Use Permit is a request to expand an approved, 2.96 net acres, three building, 23,000 square feet Commercial Center, which was approved on May 8th, 2007 under Conditional Use Permit No. 3504, to a Commercial Center that will include an additional 1.85 acres for a total of 4.81 net acres, six buildings, comprising 46,600 square feet. The Variance is a request to exceed the On-site Advertising requirements as outlined in Section 19.4a of Ordinance No. 348 for number, height and display area.

RECOMMENDED MOTION:

THE PLANNING DEPARTMENT RECOMMENDS:

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 4/14/08
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref. 15.2 - 4/8/08

District: First

Agenda Number:

15.1

The Honorable Board of Supervisors

RE: CONDITIONAL USE PERMIT NO. 3504, REVISED PERMIT NO. 1 / VARIANCE NO. 1827 (FTA NO. 2007-28)

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ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41604**, based on the findings incorporated in the initial study and the conclusions that the project, subject to the proposed mitigation measures, will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3504, REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **VARIANCE NO. 1827**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ADOPTION of a FINDING OF PUBLIC NECESSITY AND CONVENIENCE

That the Board of Supervisors, based on the findings below, make a determination of Public Convenience and Necessity so that another new license to allow the sale beer and wine for off-premises consumption, at the southeast intersection of the Interstate 15 freeway and Clinton Keith Road, Riverside County Assessor's Parcel Number: 380-110-039, in the First Supervisorial District, may be issued for Mateo's Wine and Deli Shop. Furthermore, that the State Department of Alcoholic Beverage Control be directed to place a restriction of the license limiting it to beer and wine only for off-premises consumption.