

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

819B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 27, 2010

SUBJECT: PLOT PLAN NO. 23701 / CHANGE OF ZONE NO. 7677 – CEQA Exempt – Applicant: Rich Warfield – Engineer/ Representative: JHA Engineering, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan - Community Development: Light Industrial (CD: LI) (0.25-0.60 FAR) - 4.5 Gross Acres – Location: Northerly of Cliff Street, southerly of Avenue 41, easterly of Adams Street – Zoning: Residential One Family Dwellings, 12,000 Sq. Ft. Min. (R-1-12,000) – **REQUEST:** The plot plan proposes to permit a wholesale plant nursery, with a fifteen-hundred (1,500) square feet existing mobile home, two shipping containers at three-hundred square feet each, and a total parking area of approximately 13,460 square feet; the change of zone proposes to change the zone classification from R-1 to Industrial Park (I-P).

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
The PLANNING COMMISSION BY A VOTE OF 4-0 RECOMMENDS:

The Board of Supervisors FIND that this project is **CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)** under Article 19, Section 15301 because the project is an existing facility with negligible or no expansion of the existing use; and Change of Zone No. 7677 does not anticipate any physical change in land use in conjunction with this project; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7677**, amending the zoning classification for the subject property from One Family Dwelling (R-1-1000) to Industrial Park (I-P) in accordance with the Zoning Exhibit; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors; and,

Ron Goldman
Planning Director

RG: jed
RG

REVIEWED BY EXECUTIVE OFFICE

DATE 1/28/10 *TMG*
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: PLOT PLAN NO. 23701 / CHANGE OF ZONE NO. 7677

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APPROVAL of **PLOT PLAN NO. 23701**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

February 13, 2010
Clerk of the Board
4080 Lemon Street, 1st Floor
PO Box 1147
Riverside, Ca 92502-1147

Re: CZ 7677 and PP23701

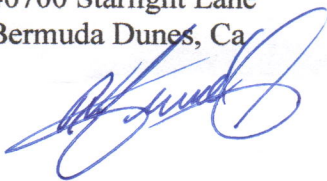
Dear Board,

I am okay with the change of zone considering its proximity to similar surrounding properties and the Bermuda Dunes airport. Used with a little consideration to the neighbors the zoning should not be a problem.

I am however concerned with the verbiage in the plot plan description which allows a mobile home and storage containers to remain on site. This is just starting out wrong. This is not allowed in our current CC&Rs and should not be allowed on this property. Allowing this now will only lead to their justifying more of the same and to others doing the same thing. This will lower the value of the surrounding properties. Bermuda Dunes just completed an overlay ordinance during the last couple of years to help maintain the value and appeal of our community. To allow this would be a step backwards and would not be in the best interest of the community. Please do not allow them to leave these conditions in place. We have enough junk around already.

In consideration of helping the applicant get on their feet business wise, perhaps a time limit could be set as to how long the mobil home and containers can remain before being replaced with more suitable structures.

Rob Ferraud
40700 Starlight Lane
Bermuda Dunes, Ca



16-2

2010-02-09 8702

02 / 15 / 2010

To: Clerk of the Board
4080 Lemon Street, 1st. Floor
P.O.Box 1147
Riverside, CA. 92502-1147

From: Albert Hershey
79084 Cliff St.
Bermuda Dunes, Ca. 92203

Re; Change of Zone No. 7677
Plot Plan No. 23701 Public hearing Feb 23, 2010 at 1:30 pm.

To the Board of Supervisors of Riverside County, California:

I am the homeowner who resides directly south of the project on Cliff Street with my family for the last 10 years. We are very familiar with the property as it is literally, in my back yard. The present owner Rich Warfield, does not live in our community of Bermuda Dunes. This is an investment property for him. (As he has explained to myself and other neighbors.) He rented the property to a *local landscaping company* a few years back with no regard to us homeowners on Cliff St.. Long story short, he now must change the Zone in order to rent it out for commercial purposes due to the complaints from the community on Cliff St.(code enforcement violations). So here we are...

I wish to testify in support of opposition to the project listed here in this letter.
The issues raising my opposition:

#1) Noise! (Sharpening of lawnmower blades, grinding up tree trimmings in a chipper machine - along with wooden pallets from deliveries - the traffic of trucks backing up --all day. They also had a truck that had a problem with the back up alarm sound. It would not stop. So they went home for the day while me and my neighbor had to here it all night! BEEP! BEEP! BEEP! etc.

#2) the dust. (from the trucks --all day)(never can keep house clean)

#3) the views we have will be gone. Will be replaced by big metal railroad car shipping containers that they poured concrete around as a makeshift work shop.(concrete slab still there)

#4) the smell of rotting garbage.

#5) workers listening to music and singing very badly. As well as the cursing. (I have children)

#6) nobody to bring complaints to. (Mr. Warfield does not live here.)

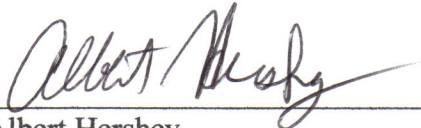
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#7) Fire safety! (They put wood chips down to "try" to cut down the dust problem - it caught fire one time and I had to jump over the wall with my water hose to put a fire out!)

I fear for my families safety - as well as my homes value should this project be approved for Zone change. Our families quality of living will suffer. I oppose this Zone change very strongly!

Please guide yourselves accordingly,



Albert Hershey