

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



301B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 19, 2012

REVIEWED BY EXECUTIVE OFFICE

DATE 9/12/12
Tina Grande

Departmental Concurrence

SUBJECT: GENERAL PLAN AMENDMENT NO. 1052 / CHANGE OF ZONE NO. 7718 / CONDITIONAL USE PERMIT NO. 3629 - Applicant: AMS Group, LLC - Engineer/Representative: Cozad & Fox, Inc. - Location: Northerly of Brookside Avenue and easterly of Nancy Avenue - Zoning: Light Agriculture 1 Acre Minimum (A-1-1) - **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element for the subject property from Rural Community: Very Low Density Residential (RC: VLDR) Foundation Component and Land Use Designation to Community Development: Commercial Retail (CD: CR). The Change of Zone proposes to amend the zoning classification for the subject property from Light Agriculture - 1 Acre Minimum (A-1-1) to General Commercial (C-1/C-P). The Conditional Use Permit proposes two (2) phase mini-warehouse facility.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42206**, 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,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1052, amending the Land Use Designation for the subject property from Rural Community: Very Low Density Residential (RC:VLDR) Foundation Component and Land Use Designation to Community Development: Commercial Retail (CD:CR); based on the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:pr/dm *D.M.*

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

Prev. Agn. Ref.

District: 5/5

Agenda Number:

16.3

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7718, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3629**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

On July 18, 2012, the Riverside County Planning Commission voted to recommend approval of this project (Vote 4-1 [Roth]). Planning staff introduced a memo to the Commission identifying two letters of concern from the City of Beaumont and Beaumont Unified School District, an e-mail of opposition from Daniel and Anita Kolly, and an amendment to the staff report findings.

The applicant, Marianne Cordova, requested the removal of two conditions of approval:

- 80. Planning. 5 (Acoustical Study); and,
- 10. Fire. 9 (Auto/Man Gates).

The Planning Commission removed the Planning Department's condition (80. Planning. 5) for the requirement of the Acoustical Study. After discussing the safety requirements for the automatic gate with the representative from the Fire Department, the Commission stated that the condition (10. Fire. 9) was kept as a matter of public safety.