

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

701 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 1, 2015

SUBJECT: CONDITIONAL USE PERMIT NO. 3718 (FAST TRACK AUTHORIZATION NO. 2014-03) – Adoption of Mitigated Negative Declaration Applicant: Kristi Hanson Architect – Representative: Kurt Saxon – Second Supervisorial District – University Zoning District – Highgrove Area Plan – Community Development: Commercial Retail – Location: Southeast corner of Main Street and Iowa Avenue – Zoning: Scenic Highway Commercial – REQUEST: To replace an existing 20,623 square foot building with a new 40,611 square foot building containing offices, shop space, parts and storage at an existing heavy duty equipment sales and rental facility on 10.4 gross acres. Two on-site existing buildings identified as main shop (7,720 square feet) and truck shop (9,735 square feet) will remain. The project will be phased into 2 phases; the new building will replace the main existing building which will be demolished at the time the new building is operational.

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42762**, 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,

(Continued on next page)

Steve Weiss
Steve Weiss, AICP
Planning Director
SW:pr

Juan C. Perez
Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Deposit based funds	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY: *Tina Grande*
Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: May 12, 2015
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By: *Norman Cannon*
Deputy

Departmental Concurrence

- A-30
- Positions Added
- 4/5 Vote
- Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CONDITIONAL USE PERMIT NO. 3718 (FAST TRACK AUTHORIZATION NO. 2014-03)**

DATE: April 1, 2015

PAGE: Page 2 of 2

APPROVE CONDITIONAL USE PERMIT NO. 3718, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The project proposes to demolish an existing 20,623 square foot building and replace it with a new 40,611 square foot building containing offices, shop space, parts and storage. Two on-site existing buildings identified as main shop (7,720 square feet) and truck shop (9,735 square feet) will remain. The new total building area onsite is 58,066 square feet (after all demolition and construction has occurred). The proposed building elevation is consistent with County design guidelines and is orientated so that the bay doors are not facing the freeway. The western portion of the site along Iowa Avenue will have outdoor display of the sales and rental equipment. The majority of the eastern portion of the site is used as an outdoor storage area for the sales and rental equipment which includes large equipment such as excavators, motor graders, dozers, wheel loaders, tractor loader backhoes, off road haul trucks, brush clippers, drilling machines, trammel screens, and augers, and attachments such as buckets, trenchers, hydraulic hammers and grapples. The project has a rental equipment fleet of approximately 160 pieces. The project currently employs 47 people at the existing site. The project is expected to add an additional 27 people with the proposed expansion, for a total of 74 employees. The project operating hours are 7:00 a.m. to 5:00 p.m. Monday through Friday, and 8:00 a.m. to 12:00 p.m. on Saturday. The project has four driveway entrances for egress and ingress: one on Iowa Avenue which is the main entrance for guests and employees, two on Main Street with the furthest eastern driveway being designated for equipment delivery, and one on Church Street which will be used for employees only. The total number of parking spaces required is 68 stalls based on the number of 75 employees (1 space for 2 employees) and 30 company vehicles (1 space for 1 company vehicle). The project site provides 105 parking spaces. The project will have a variety of fencing and wall types around its perimeter (see Exhibit L) including: 6 foot high tubular steel along the project's frontage on Iowa Avenue and a portion of Main Street (the remaining portion of Main Street has existing block wall), existing chain link fencing will have privacy slats added to the fence on the eastern perimeter as well as the southern perimeter adjacent to single family residences, 8 foot block walls be placed along the perimeter adjacent to the existing apartment complex, 6 foot high block walls will be placed along the Church Street driveway adjacent to the single family residence.

The project was granted Fast Track Authorization by the Riverside County Economic Development Agency on April 28, 2014, for the reasons that the project will provide employment and revenue generation for the community of Highgrove and Riverside County.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff.

SUPPLEMENTAL:

Additional Fiscal Information

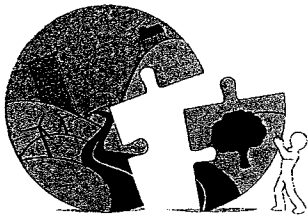
N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS (if needed, in this order):

A. BOARD OF SUPERVISORS STAFF REPORT



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

5/18/15
Date

KB
Initial

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

77588 El Duna Court, Suite H
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Environmental Assessment No. 42762, Conditional Use Permit No. 3718 (Fast Track Authorization No. 2014-03)

Project Title/Case Numbers

Paul Rull, Project Manager
County Contact Person

951-955-0972
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Kristi Hanson Architects
Project Applicant

72185 Painters Path, Suite A, Palm Desert CA 92260
Address

Southeast corner of Main Street and Iowa Avenue

Project Location

Conditional Use Permit No. 3718 proposes to replace an existing 20,623 square foot building with a new 40,611 square foot building containing offices, shop space, parts and storage at an existing heavy duty equipment sales and rental facility on 10.4 gross acres. Two on-site existing buildings identified as main shop (7,720 square feet) and truck shop (9,735 square feet) will remain. The project will be phased into 2 phases; the new building will replace the main existing building which will be demolished at the time the new building is operational.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 5/12/15, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act \$2,210.00 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Board Assistant
Title

5/12/15
Date

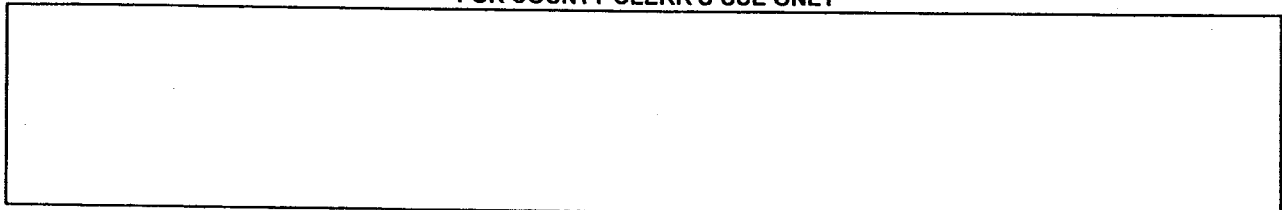
Date Received for Filing and Posting at OPR: _____

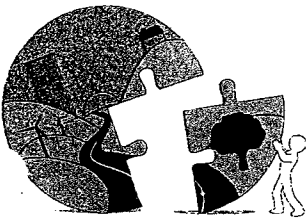
Y:\Planning Case Files-Riverside office\CUP03718\DH-PC-BOS Hearings\BOS\NOD Form.docx

Please charge deposit fee case#: ZEA42676 ZCFG6057 \$50.00

FOR COUNTY CLERK'S USE ONLY

MAY 12 2015 16-2





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3718, Fast Track Authorization No. 2014-03

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Paul Rull Title: Project Planner Date: March 25, 2015

Applicant/Project Sponsor: Kristi Hanson Architect Date Submitted: January 16, 2015

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: [Signature] Date: 5/12/15

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Paul Rull, Project Manager at 951-955-0972.

Y:\Planning Case Files-Riverside office\CUP03718\DH-PC-BOS Hearings\BOS\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42762 CFG6147 \$50.00

MAY 12 2015 16-2

FOR COUNTY CLERK'S USE ONLY

[Empty box for County Clerk's Use Only]

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1503285

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: KRISTI HANSON ARCHITECTS \$2,210.00
paid by: CK 005902
EA42762
paid towards: CFG06147 CALIF FISH & GAME: DOC FEE
at parcel: 20 IOWA AVE RIV
appl type: CFG3

By _____ Mar 26, 2015 10:37
MGARDNER posting date Mar 26, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1500463

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

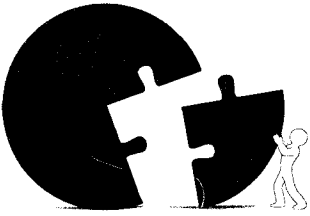
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: KRISTI HANSON ARCHITECTS
paid by: CK 005651 EA42762 \$50.00
paid towards: CFG06147 CALIF FISH & GAME: DOC FEE
at parcel: 20 IOWA AVE RIV
appl type: CFG3

By _____ Jan 16, 2015 10:15
MGARDNER posting date Jan 16, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY **PLANNING DEPARTMENT**

Memorandum

DATE: May 12, 2015

TO: Riverside County Board of Supervisors

FROM: Planning Staff

RE: **May 12, 2015, Board of Supervisors meeting for Agenda Item 16-2 Conditional Use Permit No. 3718 (Fast Track Authorization No. 2014-03)**

1. Staff revised condition:
 - a. 10.PLANNING.009. Use of the facilities approved under this conditional use permit shall be limited to the hours of 6:00 a.m. to 7:00 p.m. Monday through Friday, and 7:00 a.m. to 12:00 p.m. on Saturday.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555