



Land Use Services Department
Planning Division

BOARD OF SUPERVISORS MEETING

Land Use Services Department

Project: Lord Constructors Warehouses
Land Use/Zoning Amendment and CUP

Heidi Duron
Planning Director
June 22, 2021

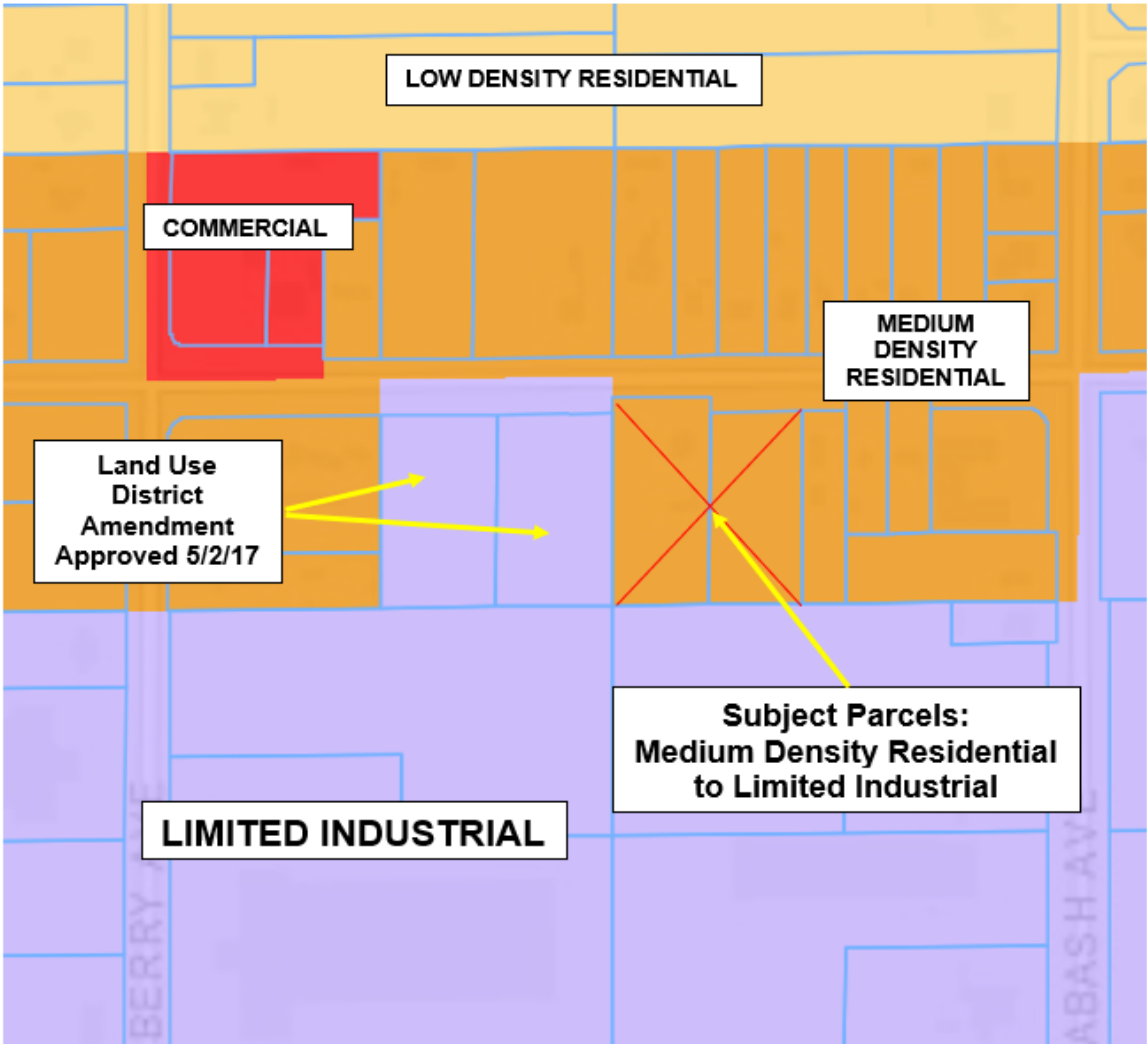


Project: Lord Constructors Warehouses

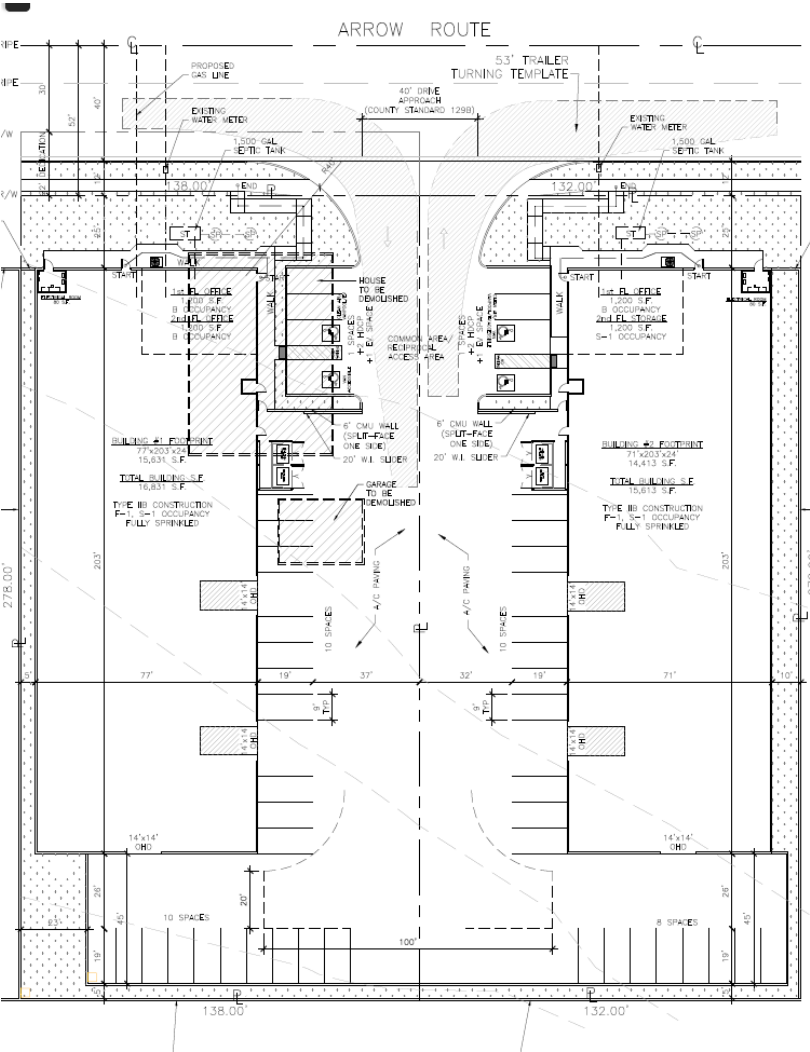
- Land Use Category change from MDR (Medium Density Residential) to LI (Limited Industrial)
- Zoning change from RM (Multiple Residential) to IC (Community Industrial)
- Conditional Use Permit to construct two warehouse/fabrication buildings 16,831 sq. ft. and 15,613 sq. ft. on 1.8 acres.



Current and Proposed Land Use Category







Other Projects in the Vicinity Built by Developer

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- An Initial Study (IS) was completed in compliance with the California Environmental Quality Act (CEQA), which concluded that the Project did not have a significant effect on the environment, and a Mitigated Negative Declaration (MND) was prepared.
- A notice of availability of the Draft IS/MND was sent to surrounding property owners and responsible agencies, as part of the CEQA process.
 - No responses to the Project notices or NOA/NOI were received.

- Project notices were sent to surrounding property owners within 300 feet of the Project site on January 13, 2021.
 - No comments were received.
- An opportunity to comment on the Project was provided to the public on March 17, 2021, through a Zoom Meeting, in compliance with the Environmental Justice Element of the Countywide Policy Plan.
 - No comments were provided at the meeting.

- The Planning Commission conducted a public hearing on May 20, 2021.
 - One person spoke but did not take a position on the Project.
- The Planning Commission recommended Board of Supervisors approval of the Project by 5-0 vote.

1. Conduct a public hearing to consider the Lord Constructors Policy Plan Amendment, Zoning Amendment, and Conditional Use Permit on 1.8 acres and declare an intent to:
 - a. Adopt the Mitigated Negative Declaration.
 - b. Adopt the recommended Findings for approval of the Policy Plan Amendment, Zoning Amendment and Conditional Use Permit.
 - c. Adopt the Policy Plan Amendment to change the Land Use Category from Medium Density Residential to Limited Industrial.
 - d. Adopt the Zoning Amendment from Multiple Residential to Community Industrial.
 - e. Approve the Conditional Use Permit to construct two warehouse/fabrication buildings, subject to the recommended Conditions of Approval.
 - f. Direct the Clerk of the Board to File the Notice of Determination.
2. Continue the item for final action with the Second Cycle 2021 Land Use Element Amendment.