

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

6028



FROM: TLMA - Planning Department

SUBMITTAL DATE: July 3, 2003

SUBJECT: FTA (2002-18) PLOT PLAN NO. 18440 / CHANGE OF ZONE NO. 6762 / GENERAL PLAN AMENDMENT NO. 654 - EA38940 - Riverside Commercial Investors - Jurupa Area Plan - Second Supervisorial District - CPS Zoning - 12.78 acres - 80,832 square feet of landscaping - 249 parking spaces - Located on the northeast corner of Riverside Drive and Hamner Avenue - REQUEST: GPA654, proposes to amend the Jurupa Community Plan from Commercial to Industrial Park / CZ6762, proposes to change the zoning on the subject property from Scenic Highway Commercial to Industrial Park / PP18440, proposes the construction of 4 spec buildings making up a 12.78 acre business park.

CONTROVERSIAL ISSUES: Community trails designation/improvement, loss of natural habitat, electrical, and water drainage – resolved through discussion.

RECOMMENDED MOTION:

The Planning department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Porras absent)
RECOMMEND:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38940, based on the findings and mitigations incorporated in the initial study and the conclusion that the project, as conditioned, will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 654, from

Ron Goldman, Interim Planning Director

RG:ar

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 7/8/03

- Policy
- Consent
- Policy
- Consent

Prev. Agn. Ref.

Dist. Second

AGENDA NO.

16.5

The Honorable Board of Supervisors

RE: FTA (2002-18) PLOT PLAN NO. 18440 / CHANGE OF ZONE NO. 6762 /
GENERAL PLAN AMENDMENT NO. 654 -

July 3, 2003

Page 2

Commercial to Industrial Park in accordance with Exhibit 6A pending the adoption of the general plan amendment resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of CHANGE OF ZONE NO. 6762, from Scenic Highway Commercial to Industrial Park in accordance with Exhibit 2 pending final adoption of the final zoning ordinance by the Board of Supervisors; and,

APPROVAL of PLOT PLAN NO. 18440, subject to the attached conditions of approval, based on the findings and conclusions incorporated in the staff report.