

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



FROM: TLMA - Planning Department

SUBMITTAL DATE: 10/14/03 ¹³⁴

SUBJECT: GENERAL PLAN AMENDMENT NO. 578 / CHANGE OF ZONE NO. 6572 / PLOT PLAN NO. 17178 - EA38155 - Juan Orozco - Second Supervisorial District - Jurupa Area Plan - R-3 zoning - 2.1 acres - Located north of State Highway 60, southeast of Rubidoux Boulevard and southwest of Market Street at the southwest corner of 28th Street and Hall Avenue - REQUEST: GPA578, proposes to amend the Jurupa Community Plan from Residential 2A to Min. 2.1 acres / CZ6572, proposes to change the zone on the property from General Residential to Manufacturing-Service Commercial / PP17178, proposes to operate a pallet manufacturing and storage yard on the 2.1 acres.

CONTROVERSIAL ISSUES: Road improvements, widening frontage road and increased landscaping – resolved through Conditions of Approval.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS TO THE BOARD OF SUPERVISORS:

ADOPTION of a De Minimis Finding as Follows: An Initial Study has been prepared by the Riverside County Planning Department for the project described in ENVIRONMENTAL ASSESSMENT NO. 38155, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 10/21/03

[Signature]
Robert C. Johnson, Planning Director

RCJ: AR

(Continued On Attached Page)

Department Recommendation: Policy Consent
Per Executive Office: Policy Consent

Prev. Agn. Ref.

Dist. Second

AGENDA NO.

16.1

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 578 / CHANGE OF ZONE NO. 6572 / PLOT
PLAN NO. 17178 -

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ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 38155, based on the findings and mitigations incorporated in the initial study and the 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. 578, from Residential 2A to M in accordance with Exhibit A pending the adoption of the general plan amendment resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of Change of Zone No. 6572, from R-3 to M-SC in accordance with Exhibit A pending final adoption of the final zoning ordinance by the Board of Supervisors; and,

APPROVAL of Plot Plan No. 17178, subject to the attached conditions of approval, based on the findings and conclusions incorporated in the staff report.