

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

529



FROM: TLMA - Planning Department

SUBMITTAL DATE: December 17, 2003

SUBJECT: GENERAL PLAN AMENDMENT NO. 680 (GPA00680) - Environmental Assessment No. 39311 - Riverside County Initiative - First Supervisorial District - Mead Valley Area Plan - North Perris and March Zoning Areas - 658.44 acres - Located westerly of Interstate 215, southerly of Nandina Avenue, and northerly of Rider Street; the portion southerly of Martin Street is bordered by Seaton Avenue on the west and Interstate 215 on the east, while the portion northerly of Martin Street is bordered on Harvill Avenue on the east and has an irregular westerly boundary that extends as far west as Decker Street - RESOLUTION NO. 2003-544 Adopting a Negative Declaration for E. A. No. 39311 and Adopting General Plan Amendment No. 680 - REQUEST: Amend the Mead Valley Area Plan designations of property within the project area from Community Center to Light Industrial with Community Center Overlay and Commercial Retail with Community Center Overlay, and from Business Park to Light Industrial and Public Facilities.

CONTROVERSIAL ISSUES: Effect of the Community Center designation on potential for area development (due to Specific Plan requirement and incompatibility of land-extensive uses in Community Center designation); effect of the Business Park designation on potential land uses of warehousing, distribution, large manufacturing plants, and outdoor storage; compatibility of industrial and warehousing uses with the adjacent rural community; Airport Land Use Commission concerns; air quality impacts of development that could be facilitated by the proposed amendment; effect of this amendment on the potential for development of a Community Center (Job Center) .

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

Robert C. Johnson, Planning Director

RCJ:JJGJG

(Continued On Attached Pages)

CEO. RECOMMENDATION:

APPROVE

County Executive Office Signature

Department Recommendation: Policy Consent
Per Executive Office: Policy Consent

Prev. Agn. Ref.

Dist. First

AGENDA NO.

16.1

The Honorable Board of Supervisors
RE: GENERAL PLAN AMENDMENT NO. 680 (GPA00680) -
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THE PLANNING COMMISSION RECOMMENDED BY A VOTE OF 4-0 (Commissioner Porras absent):

ADOPTION of a De Minimis finding, based on the determination that the proposed general plan amendment has no potential for an adverse impact on wildlife resources;

ADOPTION of a **NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39311**, 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,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 680**, in accordance with the exhibits entitled "GPA NO. 680, EXHIBIT 6A" (map), "GPA NO. 680, EXHIBIT P" (text), and "GPA NO. 680, EXHIBIT P-Q" (text amendment added at Planning Commission to address community concerns).

The Planning Department further recommends that, should your Board agree with this recommendation, your Board **ADOPT** Resolution No. 2003-544, a copy of which is attached hereto.