

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



134

FROM: TLMA - Planning Department

SUBMITTAL DATE: 10/14/03

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)

Policy

Policy

Consent

Consent

Department Recommendation:

Per Executive Office:

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.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.1

1:30 p.m. being the time set for public hearing on the application of Juan Orozco for adoption of a deminimis finding, adoption of a mitigated negative declaration for environmental assessment 38155; General Plan Amendment No. 578 to amend the Jurupa Community Plan from Residential 2A to Min. 2.1 acres; Change of Zone 6572 to change the zoning from General Residential to Manufacturing Service Commercial; and, Plot Plan 17178 to operate a pallet manufacturing and storage yard on 2.1 acres, located in the Jurupa Area Plan, 2nd District, the Chairman called the matter for hearing.

Ron Goldman, Planning staff, presented the matter.

Anthony Kelsey, property owner, spoke in opposition.

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, January 6, 2004 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on

November 25, 2003 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: November 25, 2003
Nancy Romero, Clerk to the Board of Supervisors, in
and for the County of Riverside, State of California.

By: *Nancy Romero* Deputy

AGENDA NO.
16.1

xc: Planning, Applicant, COB *NR*