

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

405 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 3, 2004

SUBJECT: CHANGE OF ZONE NO. 6913 / PLOT PLAN NO. 19099 - EA39359 - Whitaker Investment Corporation - First Supervisorial District - Elsinore Area Plan - 14.7 acres - 4 buildings - 428 parking spaces - I-P, R-R zoning - Located east of the I-15, south of Prelipp Road and west of Kevin Road - REQUEST: CZ 6913, proposes to change the zoning on the site from I-P and R-R to M-SC / PP 19099, proposes to construct a 229,870 square foot office, manufacturing, and warehouse facility on 14.7 acres.

CONTROVERSIAL ISSUES:

Increased big rig traffic, road improvements, and provision and maintenance of water runoff or "ponding" - RESOLVED THROUGH CONDITIONS OF APPROVAL.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A UNANIMOUS VOTE RECOMMENDS:

ADOPTION of a Mitigated Negative Declaration for Environmental Assessment No. 39359, 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 Change of Zone No. 6913; and,

APPROVAL of Plot Plan No. 19099, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson
Planning Director

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REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 12/7/04

Departmental Concurrence

- Dep't Recomm.: Consent Policy
- Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: First

Agenda Number:

3008 DEC -1 10:11:55
COUNTY OF RIVERSIDE
08 DEC -8 PM 3:22
OFFICE EXECUTIVE

16.4