

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

765B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 13, 2007

SUBJECT: CHANGE OF ZONE NO. 7352 / PLOT PLAN NO. 21024 – MITIGATED NEGATIVE DECLARATION – Applicant: Davcon Development – Engineer / Representative: Architects Orange - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Business Park (CD-BP) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Benton Road, westerly of Leon Road, and northerly of Auld Road. The project is in the French Valley area, and is located just outside the boundary for SP 284. – 4.93 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Change of Zone proposes to change the site's current zone designation from Rural Residential (R-R) to Industrial Park (I-P) The Plot Plan proposes to construct a 51,314 square foot building on a 4.93-acre parcel to be used for a Frito Lay distribution center and four tenant spaces including 33,159 square feet of landscaping and 115 parking stalls.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40414**, 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. 7352** from Rural Residential (R-R) to Industrial Park (I-P), in accordance with Exhibit# 3, based upon the findings and conclusions incorporated in the staff report;

Ron Goldman (Damian Meins)
Planning Director

RG:vc

REVIEWED BY EXECUTIVE OFFICE

DATE 7/17/07 TM

Tina Grande

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

15.7

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7352 / PLOT PLAN NO. 21024

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APPROVAL of **PLOT PLAN 21024**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.