

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

566B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 23, 2007

SUBJECT: GENERAL PLAN AMENDMENT NO. 838/ CHANGE OF ZONE NO. 7452/ TENTATIVE PARCEL MAP NO. 35085 – MITIGATED NEGATIVE DECLARATION – Applicant: Blythe Industrial Properties, LLC – Engineer/Representative: Mathew Miller – Fourth Supervisorial District – Chuckwalla Zoning Area – Palo Verde Valley Area Plan: Agriculture: Agriculture (10 Acre Minimum) – Location: northerly of Interstate 10, easterly of Mesa Drive, westerly of Spiva Court, and southerly of Hobson Way – 51 Gross Acres – Zoning: Natural Asset (N-A) – REQUEST: The project proposes to amend the Palo Verde Valley Area Plan from Agriculture: Agriculture (10 Acre Minimum) to Community Development: Light Industrial (0.25-0.60 FAR); to change the existing zone from N-A to M-SC; and a schedule "E" parcel map to divide approximately 51 acres into 30 industrial parcels.

BACKGROUND: General Plan Amendment No. 838/Change of Zone No. 7452/Tentative Parcel Map No. 35085 was heard and approved by the Planning Commission on June 27, 2007 by a vote of 5-0.

The site will be accessed via two entrances on Hobsonway along the northern boundary. The minimum lot size for this project is 10,000 square feet space and the maximum lot size is 21,000 square feet. Each lot will be serviced by individual septic systems. No structures or building were proposed at this time. Off-site improvements to be considered with this project include a full range of utility and street improvements, including drainage, traffic lights, and curb and gutters.

RECOMMENDED MOTION: The Planning Department recommended approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:

Ron Goldman
Planning Director

RG:rp

REVIEWED BY EXECUTIVE OFFICE
DATE 10/16/07
Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.2

The Honorable Board of Supervisors
RE: General Plan Amendment No. 838
RE: Change of Zone No. 7452
RE: Tentative Parcel Map No. 35085
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ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41155**, 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. 838**, amending the Palo Verde Valley Area Plan land use designation from "Agriculture: Agriculture" (AG) to "Community Development: Light Industrial" (LI) (0.25-0.60 FAR) in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7452**, from N-A to M-SC, in accordance with Exhibit 2, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and

APPROVAL of **TENTATIVE PARCEL MAP NO. 35085**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.