

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



REVIEWED BY EXECUTIVE OFFICE

DATE 12/22/11
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department


SUBMITTAL DATE:
December 15, 2011

SUBJECT: GENERAL PLAN AMENDMENT NO. 1065, PLOT PLAN NO. 24226 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Real Estate Investment & Development Company – Location: Northerly of Dawson Canyon Road and Easterly of Temescal Canyon Road – 15.25 acres - Zoning: Manufacturing – Medium (M-M) - **REQUEST:** The General Plan Amendment proposes to change the site's General Plan Land Use Designation from Open Space: Mineral Resources (OS: MIN) to Community Development: Light Industrial (CD: LI). The Plot Plan proposes the construction of four (4) metal buildings for office and manufacturing uses with building sizes ranging from 15,750 to 45,600 square feet to be constructed in five (5) phases.

RECOMMENDED MOTION:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42199**, 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,

APPROVE GENERAL PLAN AMENDMENT NO. 1065, amending the Land Use Designation for the subject property from Open Space: Mineral Resources (OS: MIN) to Community Development: Light Industrial (CD: LI) (0.25-0.60 floor area ratio) in accordance with the General Plan Land Use Exhibit; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,



Carolyn Syms Luna
Planning Director
(continued on next page)

Initials: D.M.
CSL:wb

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

Prev. Agn. Ref.

District: First

Agenda Number:

16.1

The Honorable Board of Supervisors
GENERAL PLAN AMENDMENT NO.1065
PLOT PLAN NO. 24226
Page 2 of 2

APPROVE PLOT PLAN NO. 24226, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The Board of Supervisors initiated General Plan Amendment No. 1065 on January 7, 2009.

THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION AT THE DECEMBER 7, 2011 PLANNING COMMISSION HEARING:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42199, 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,

APPROVAL of PLOT PLAN NO. 24226, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ADOPTION of the PLANNING COMMISSION RESOLUTION RECOMMENDING ADOPTION of General Plan Amendment No. 1065 to the Board of Supervisors.