

RESOLUTION NO. 19981

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE SYCAMORE CANYON BUSINESS PARK SPECIFIC PLAN AND THE LAND USE AND CIRCULATION ELEMENTS OF THE RIVERSIDE GENERAL PLAN BY DELETING MOTORFAIR DRIVE SOUTHERLY OF COTTONWOOD AVENUE AND MT. BALDY DRIVE EASTERLY OF SYCAMORE CANYON BOULEVARD FROM THE CIRCULATION PLAN AND AMENDING THE SPECIFIC PLAN LAND USE DESIGNATION OF APPROXIMATELY 69 ACRES LOCATED GENERALLY SOUTHERLY OF COTTONWOOD AVENUE AND NORTHERLY OF ALESSANDRO BOULEVARD FROM RETAIL BUSINESS AND OFFICES (CBO) TO INDUSTRIAL BUSINESS PARK (IBP).

WHEREAS, the Sycamore Canyon Business Park Specific Plan ("Specific Plan") was adopted in 1984, with development standards for a "Planned Industrial Park"; and

WHEREAS, the existing land use designation of the subject property was intended to facilitate development of a regional auto mall, which is no longer anticipated for the property; and

WHEREAS, the proposed amendment deleting planned Motorfair Drive southerly of Cottonwood Avenue and planned Mt. Baldy Drive easterly of Sycamore Canyon Boulevard from the Circulation Plan will have no effect on other properties in the area, as they are necessary only as local streets to serve the subject properties; and

WHEREAS, industrial uses of the property are in keeping with the original intent of the Specific Plan to create a large, high quality industrial park in this area; and

WHEREAS, industrial uses of the property would be more compatible with aircraft operations at March Air Reserve Base, and promote the long term viability of the Base, which is an important community asset; and

WHEREAS, the Planning Commission of the City of Riverside, California, advertised for and held a public hearing on June 7, 2001 to consider a proposed amendment to the Sycamore Canyon Business Park Specific Plan (Case SP-008-001) and the Land Use and Circulation Element of the General Plan and thereupon recommended to the City Council that the amendment proposed by Case SP-008-001 would not have a significant effect on the environment and that the amendment be approved; and

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1 WHEREAS, the City Council of the City of Riverside, California advertised for and held at a
2 public hearing on July 10 , 2001, to consider Case SP-008-001.

3 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
4 California, that the City Council finds as follows:

5 1. Incorporating the findings set forth above and in the documents and reports for Case
6 SP-008-001, it is in the public interest to amend the Sycamore Canyon Business Park Specific Plan and
7 the Land Use Element and Circulation Element of the General Plan as more particularly described
8 below.

9 2. That a Mitigated Negative Declaration is hereby adopted and the amendment will not have
10 a significant effect on the environment.

11 BE IT FURTHER RESOLVED that the Sycamore Canyon Business Park Specific Plan and the
12 Circulation Element of the General Plan is hereby amended by deleting planned Motorfair Drive
13 southerly of Cottonwood Avenue and planned Mt. Baldy Drive easterly of Sycamore Canyon Boulevard
14 from the Circulation Elements of the Specific Plan and the General Plan, as shown on Exhibit A,
15 attached hereto and incorporated herein by this reference.

16 BE IT FURTHER RESOLVED that the Sycamore Canyon Business Park Specific Plan and the
17 Land Use Element of the General Plan is hereby amended by deleting the Retail Business and Office
18 (CBO) land use designation from approximately 69 acres located generally southerly of Cottonwood
19 Avenue and northerly of Alessandro Boulevard on both sides of Sycamore Canyon Boulevard and
20 placing this property in the Industrial Business Park (IBP) land use designation, as shown on Exhibit
21 B, attached hereto and incorporated herein by this reference.

22 BE IT FURTHER RESOLVED that the amendments adopted by this resolution shall be noted
23 on the appropriate specific plan and general plan maps previously adopted by the City Council.

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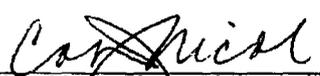
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ADOPTED by the City Council and signed by the Mayor and attested by the City Clerk this
14th day of August, 2001.



Mayor of the City of Riverside

Attest:



City Clerk of the City of Riverside

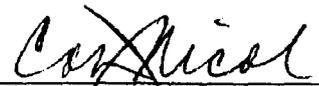
I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council
of said City at its meeting held on the 14th day of August, 2001, by the
following vote, to wit:

Ayes: Councilmembers Beaty, Moore, Defenbaugh, Kane, Adkison,
Thompson, and Pearson.

Noes: None.

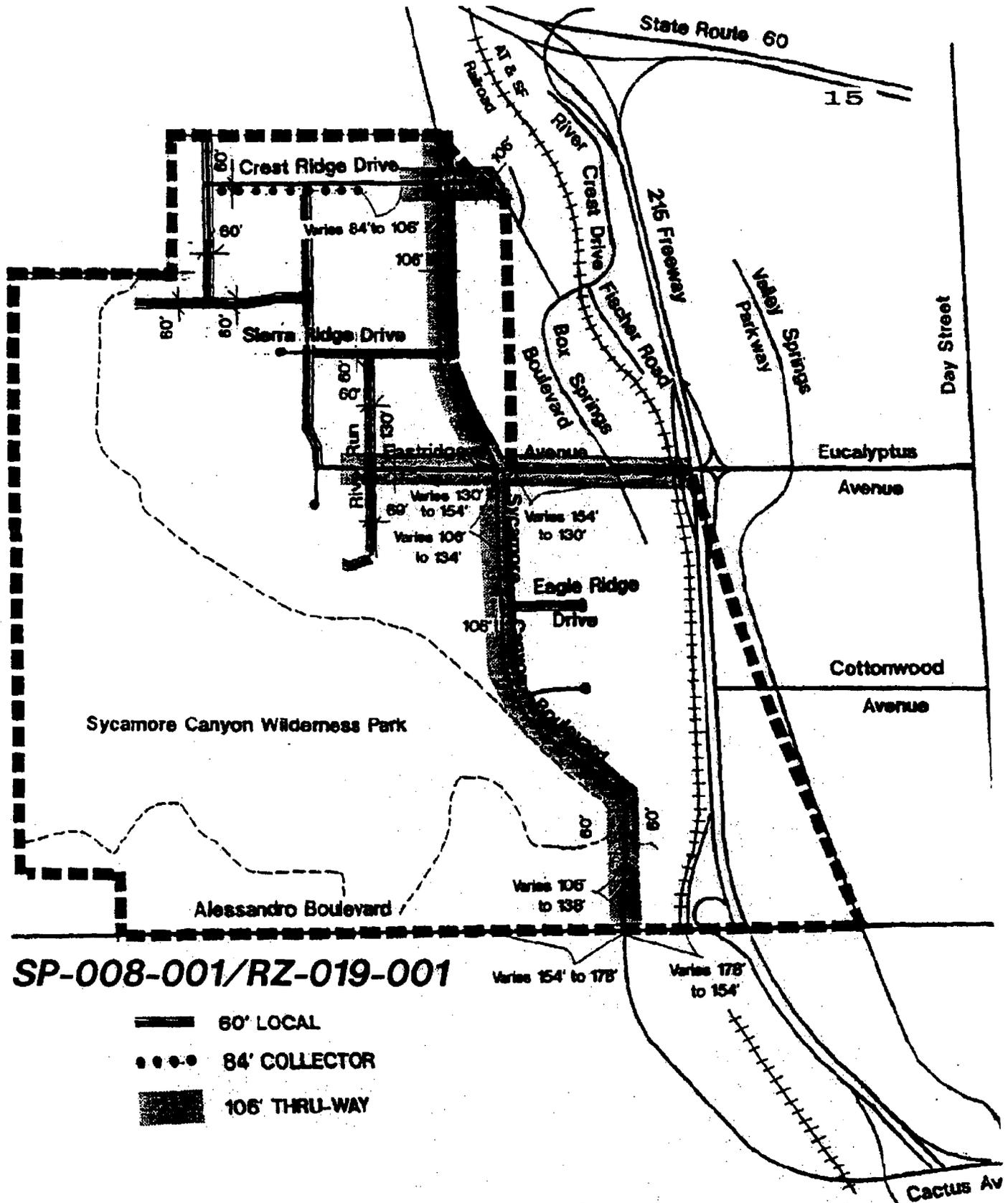
Absent: None.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City
of Riverside, California, this 14th day of August, 2001.



City Clerk of the City of Riverside

08/01/01
[RES\01165401.RD]

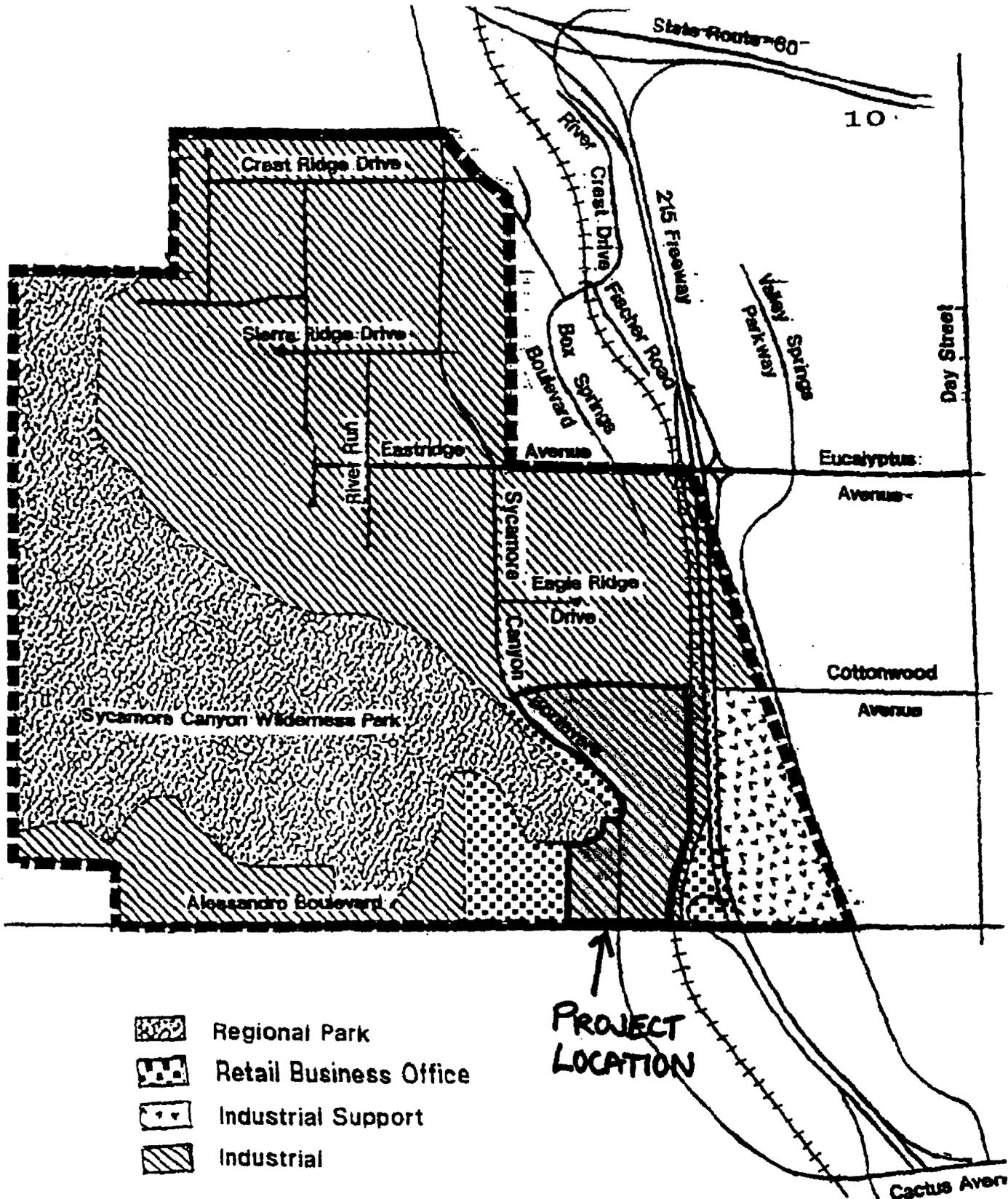


SP-008-001/RZ-019-001

SYCAMORE CANYON BUSINESS PARK

SPECIFIC PLAN

EXHIBIT A
Approved Circulation Plan



SYCAMORE CANYON BUSINESS PARK SPECIFIC PLAN

EXHIBIT B

Approved Land Use Plan



CITY OF RIVERSIDE
INTEROFFICE MEMO

RECEIVED
SEP 12 2001
OFFICE OF THE CITY CLERK

TO: Colleen J. Nicol
City Clerk

DATE: September 11, 2001

FROM: Regina N. Danner
Deputy City Attorney

SUBJECT: CLERICAL ERROR IN EXHIBITS A AND B TO RESOLUTION NO. 19981; SP-008-001;
OUR FILE NO. CA01-1654

I have been advised by the Planning Department that Exhibits A and B to Resolution No. 19981 contain clerical errors. I am enclosing a corrected Exhibit A and a corrected Exhibit B which should replace the existing Exhibits A and B to said resolution. I have reviewed the text of the resolution to confirm that it states what is reflected in the corrected Exhibits.

If you have any questions regarding the above, please contact me at your earliest convenience.


Regina N. Danner
Deputy City Attorney

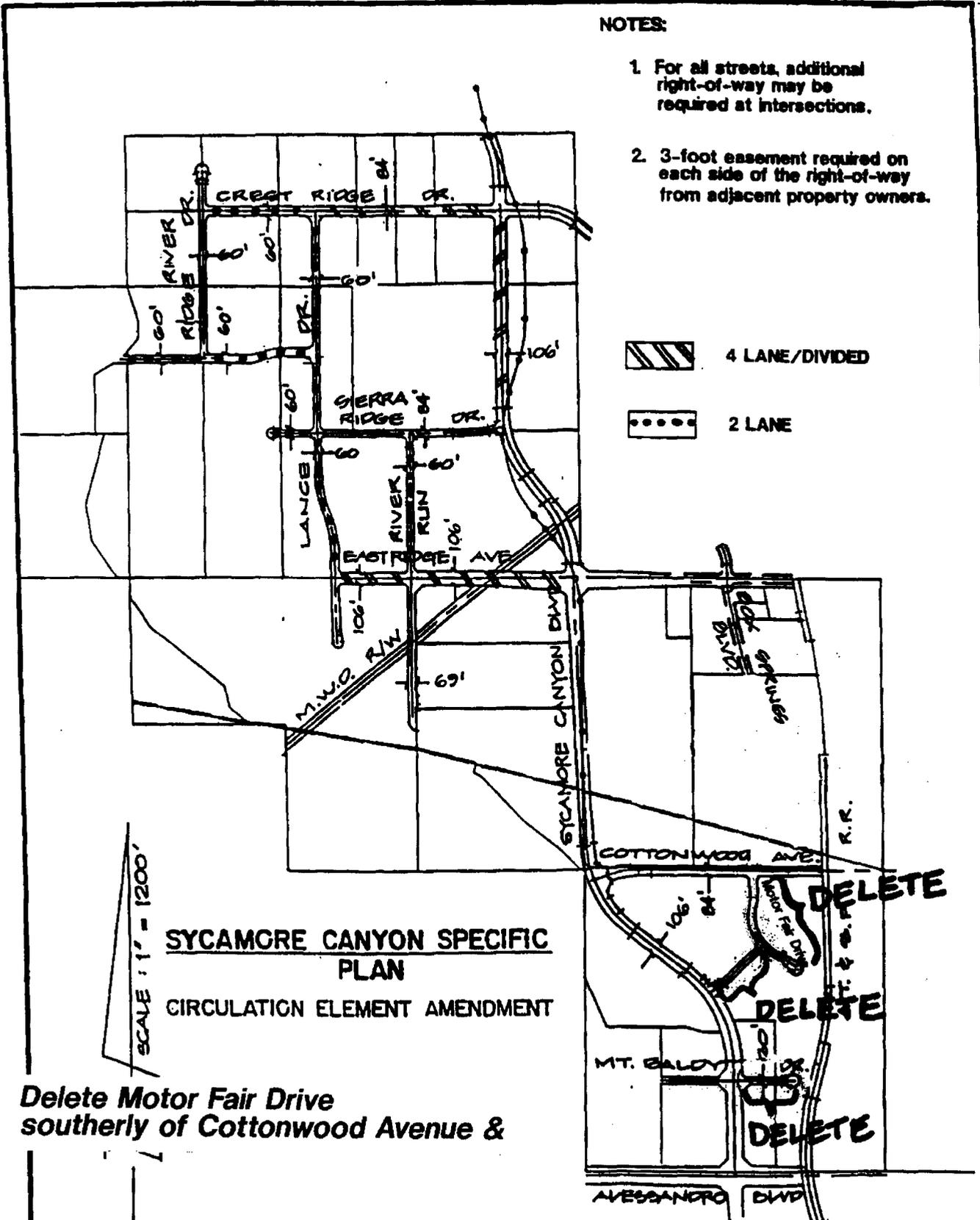
RND/
cc: Diane Jenkins, Planning
Enclosure

NOTES:

1. For all streets, additional right-of-way may be required at intersections.
2. 3-foot easement required on each side of the right-of-way from adjacent property owners.

 4 LANE/DIVIDED

 2 LANE



**SYCAMORE CANYON SPECIFIC
PLAN
CIRCULATION ELEMENT AMENDMENT**

SCALE: 1" = 1200'

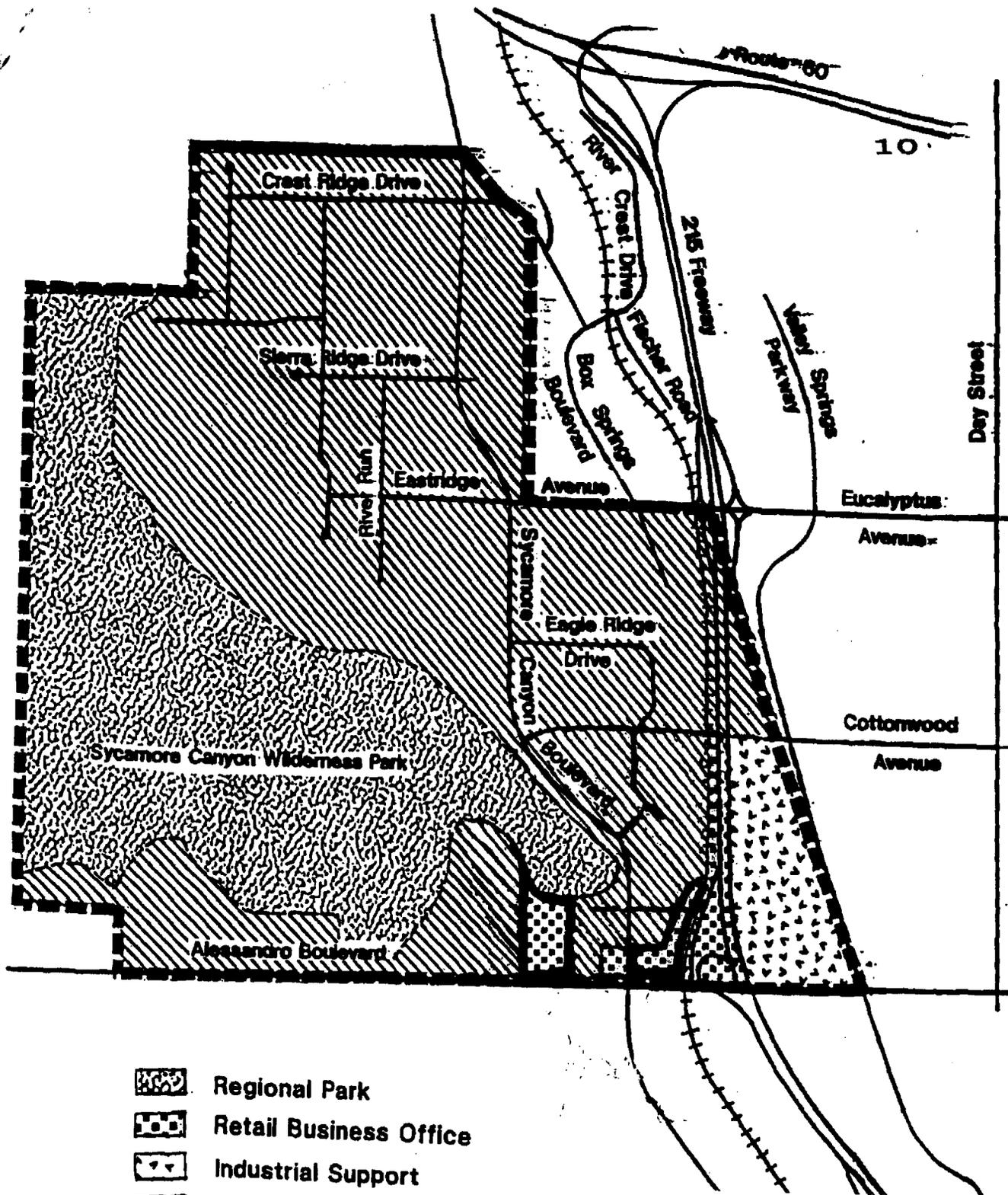
**Delete Motor Fair Drive
southerly of Cottonwood Avenue &**

**Delete Mt. Baldy Drive, easterly of
Sycamore Canyon Boulevard**

DELETE
DELETE
DELETE

**SP-008-001
PART A**

EXHIBIT A



-  Regional Park
-  Retail Business Office
-  Industrial Support
-  Industrial

SP-008-001 PART A
SYCAMORE CANYON BUSINESS PARK
SPECIFIC PLAN

EXHIBIT B
Existing Land Use Plan