

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

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FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 28, 2006

SUBJECT: CHANGE OF ZONE NO. 6904 / PLOT PLAN NO. 19064 – EA39330 – Applicant: John T. Mitchell – Engineer / Representative: MDMG, Inc. - First Supervisorial District – Rancho California Zoning Area - Elsinore Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Clinton Keith Road and westerly of Smith Ranch Road – 10.0 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The change of zone proposes to change the current zoning designation from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P). The plot plan proposes to construct 4 single-story light industrial buildings on 4 vacant parcels (10-gross acres). The proposed project consists of Building 1 (16,736 sq. ft.), Building 2 (32,968 sq. ft.), Building 3 (26,197 sq. ft.), and Building 4 (16,777 sq. ft.). The project proposes a total of 375 parking spaces and 100,194 sq. ft. of landscaping.

BACKGROUND: On March 1, 2006, the Planning Commission approved Change of Zone No. 6904 and Plot Plan No. 19064. The Planning Commission approved the proposed project with modifications. The modifications include the addition of three (3) conditions of approval that are intended to further mitigate any potential impacts that the proposed project might have on adjacent residential properties. The mitigation measures recommended by the Planning Commission include additional landscape requirements to screen Building 1 from adjacent single-family homes to the north and east and a requirement that every use when is initially proposed and when the use is changed, the proposed use shall be brought to a public hearing prior to the use being permitted on any of the approved buildings under Plot Plan No. 19064 (see COA No. 10.PLANNING.45, 90.PLANNING.33, and 90.PLANNING.34 for further clarification).

Furthermore, the Planning Commission requested that the Transportation, Fire, and Planning Departments meet to discuss any additional improvements that could be made to alleviate the

Robert C. Johnson
Planning Director

RCJ:aa

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE 6/30/06 AG

Departmental Concurrence

Policy

Consent

Dept's Recomm.:

Policy

Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

16.4

The Honorable Board of Supervisors
RE: CHANGE OF ZONE NO. 6904 / PLOT PLAN NO. 19064

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concerns expressed by the residents of the adjacent residential development to the east at the March 1, 2006 public hearing. On April 18, 2006, the Transportation, Fire, and Planning Departments met to discuss any additional improvements that could be made to the site plan to prevent future vehicular traffic from traveling through the existing residential development east of the project site. At this meeting, all departments agree that there were no additional improvements that could effectively prevent vehicular traffic from entering the adjacent residential development; therefore, all departments agree that all remedies had been exhausted in this regard and that the proposed project was consistent with all County ordinances, standards, policies, and guidelines.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39330**, 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. 6904**, from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) in accordance with Exhibit 3, and based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 19064**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.1

1:30 p.m. being the time set for public hearing on the application of John T. Mitchell – MDMG, Inc. for Change of Zone 6904 to change the zoning from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P), and, Plot Plan 19064 to construct 4 single-story light industrial buildings on 4 vacant parcels (10-gross acres), 375 parking spaces and 100,194 sq. ft. of landscaping, located in the Rancho California area, 1st District, the Chairman called the matter for hearing.

Supervisor Buster gave a short history on the project and wants staff to review it further to pinch down the entrance into residential area to minimize the conflicts between both traffic uses.

Ron Goldman, Planning staff, stated that the Planning Commission considered this on several occasions and what is on the exhibit is approved.

Robert Johnson, Planning Director, explained that the Planning Commission spent a great deal of time dealing with the issue of buffering, road access and several suggestions were made which are incorporated in what is proposed today.

Larry Markham, representing the applicant, described the buildings' range in size, which are not large industrial, and that it's primarily a 7 to 4 and 8 to 5 type use, and stated that they will work on access restrictions and signage.

Juan Perez, Transportation staff, feels there is an ability to further pinch down the access points.

Ron Reinke, Wildomar resident, in opposition.

Supervisor Buster stated he will ask staff to do the maximum they can legally to discourage traffic coming into the community.

1 I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 1, 2006 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: August 1, 2006
Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: *Jana Schlemmer* Deputy

AGENDA NO.
16.1

xc: Planning, Applicant, COB
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COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



Jerry Jendreas, representing Wildomar Homeowners Association in opposition, asked to put limits as to types of businesses and to limit business hours to weekdays.

Mr. Goldman explained that the applicant would submit a plot plan to the Planning Department and that there is a condition that states that adjacent property owners have to be notified of that process.

Katherine Lind, Deputy County Counsel, stated that 10.Planning.45 conflicts with 10.Planning.29, and urged harmonization of these conditions to read to apply only when there is a new use proposed.

On motion of Supervisor Buster, seconded by Supervisor Wilson and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, August 15, 2006 at 1:30 p.m. to allow staff to come back with changes in detail with maps and the road restrictions and use notice requirements and staff is directed to send out in one week the proposed changes to the speakers today for their review.

Roll Call:

Ayes: Buster, Tavaglione, Wilson and Ashley
Nays: None
Absent: Stone

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By: *Nancy Romero* Deputy

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