

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

111B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
August 3, 2006

**SUBJECT:** CHANGE OF ZONE NO. 7234 / TENTATIVE PARCEL MAP NO. 32479 / TENTATIVE PARCEL MAP NO. 34178 / PLOT PLAN NO. 19980 (FTA NO. 2004-06) – EA39914 – Applicant: Riverside Commercial Investors – Engineer / Representative: KCT Consultants, Inc. - Second Supervisorial District – Glen Avon and Prado-Mira Loma Zoning Districts - Jurupa Area Plan: Community Development: Business Park (CD-BP) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Bellegrave Avenue and westerly of Van Buren Boulevard - 38 Gross Acres - Zoning: Industrial Park (I-P), Manufacturing-Service Commercial (M-SC), and Manufacturing-Heavy-5 Acre Minimum (M-H-5) - **REQUEST:** The change of zone proposes to change portion of the project site's current zoning classification from Manufacturing-Service Commercial (M-SC) and Manufacturing-Heavy - 5 Acre Minimum (M-H-5) to Industrial Park (I-P). Tentative Parcel Map No. 32479 proposes a Schedule "E" subdivision of 38 gross acres into ten (10) industrial lots with a minimum lot size of 1.2 net acres. Tentative Parcel Map No. 34178 proposes a Schedule "E" subdivision of 9.5 net acres of the 38 acres into two (2) lots for industrial and commercial condominium purposes. A total of 38 industrial and commercial units are proposed. The plot plan proposes to construct a Business Park, which consist of 17 industrial buildings with office and mezzanine space and one (1) multi-tenant commercial building. The total development proposal is composed of 18 buildings with a maximum building height of 39 feet, a total building area of 505,120 sq. ft., 997 parking spaces, 36 dock doors, and 375,542 sq. ft. (26%) of landscaping.

**BACKGROUND:** On July 26, 2006, the Planning Commission approved Change of Zone No. 7234, Tentative Parcel Map No. 32479, Tentative Parcel Map No. 34178, and Plot Plan No. 19980. The Planning Commission approved the proposed project with modifications. The modifications include the following: a) the 100 series PARKS Conditions of Approval (COA) were removed from PM32479 and PM34178; since, the project will be constructed in a single phase, these COA no longer apply. The project has been condition to construct the Class I Bike

Robert C. Johnson  
Planning Director

RCJ:aa

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE 8/7/06

Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.

District: Second

Agenda Number:

16.8

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7234 / TENTATIVE PARCEL MAP NO. 32479 / TENTATIVE  
PARCEL MAP NO. 34178 / PLOT PLAN NO. 19980 (FTA NO. 2004-06)

August 3, 2006

Page 2 of 2

Path/Regional Trail as required by the Regional Park & Open Space District prior to final building inspection and b) to more accurately note the height and location of the proposed berm that will be constructed on the southerly property line of Parcel 1 – 3 (PM32479), Exhibit F has been prepared; this exhibit notes the berm height and location. All other COA and exhibits were approved as proposed.

**RECOMMENDED MOTION:**

The Planning Department Recommended approval; and,

**THE PLANNING COMMISSION UNANIMOUSLY:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39914**, 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. 7234** from Manufacturing-Service Commercial (M-SC) and Manufacturing-Heavy – 5 Acre Minimum (M-H-5) to Industrial Park (I-P) in accordance with Exhibit #3; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 32479**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 34178**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **PLOT PLAN NO. 19980**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.