

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
May 11, 2007

**SUBJECT:** CHANGE OF ZONE NO. 7358 / TENTATIVE PARCEL MAP NO. 34128 / PLOT PLAN NO. 21813 – MITIGATED NEGATIVE DECLARATION – Applicant: Growth Management Co. – Engineer / Representative: Steven F. Hyams - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) (0.25 - 0.60 Floor Area Ratio) – Location: Northerly of Placentia Street, southerly of Rider Street, easterly of Patterson Avenue, and westerly of I-215 freeway – 12.53 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) - **REQUEST:** The Change of Zone proposes to change the existing zoning classification from Manufacturing - Service Commercial (M-SC) to Industrial Park (I-P). The Tentative Parcel Map is a Schedule E subdivision of a 12.53 acre lot into ten (10) parcels ranging in size from 28,963 square foot to 96,373 square foot. The Plot Plan proposes the construction of eleven (11) industrial buildings totaling 191,411 square feet (Floor Area Ratio 0.38), 9 storm water detention basins, 376 parking stalls and 88,497 square feet of landscaping.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION RECOMMENDED:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40898**, 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. 7358**, from Manufacturing - Service Commercial (M-SC) to Industrial Park (I-P), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

Ron Goldman  
Planning Director

RG:cv

Policy  
 Policy

Consent  
 Consent

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

Prev. Agn. Ref.

District: First

Agenda Number:

15.7

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7358 / TENTATIVE PARCEL MAP NO. 34128 / PLOT PLAN  
NO. 21813

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**APPROVAL** of **TENTATIVE PARCEL MAP NO. 34128**, 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. 21813**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.