

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

924B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
August 1, 2007

**SUBJECT:** TENTATIVE PARCEL MAP NO. 35285 – CEQA EXEMPT – Applicant: David William Grounds – Engineer / Representative: GFB-Friedrich & Associates - Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Heavy Industrial (CD-HI) (0.15 - 0.50 Floor Area Ratio) – Location: Easterly of Market Street, westerly of Via Cerro and northerly of 24<sup>th</sup> Street – 4.22 Net Acres - Zoning: Manufacturing - Heavy (M-H) - **REQUEST:** The Tentative Parcel Map proposes a Schedule E subdivision of two existing parcels, with a total of 4.22 net acres, into three parcels with a minimum size of 0.93 net acres. Parcel 1 is 1.96 gross acres with no new development proposed; Parcel 2 is 0.93 net acres with an existing industrial building to remain; Parcel 3 is 1.32 net acres with an existing industrial building to remain.

**BACKGROUND:**

Plot Plan No. 15986 was approved on April 3, 2000 for a 7,800 square foot (600'x130') metal industrial warehouse for the purposes of electrical manufacturing and storage on Assessor Parcel No. 178-340-012. On April 6, 1998 a building permit was issued for the construction of a 6250 square foot warehouse on Assessor Parcel No. 178-340-013.

The project site is located in the Agua Mansa Industrial Corridor, Specific Plan No. 210. Specific Plan No. 210 includes 4,465 industrial acres, in conjunction with San Bernardino County, City of Rialto, and City of Colton. Specific Plan 210 was approved on June 3, 1986 and no zoning ordinance was adopted. Therefore, all associated projects, within the Agua Mansa Industrial Corridor, shall be in conformance with the County's Zoning Ordinance No. 348. Road improvements along Via Cerro currently exist.

Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE

8/2/07  
Tina Grande  
Departmental Concurrence

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

Prev. Agn. Ref. | District: Second | Agenda Number:

1.11

The Honorable Board of Supervisors  
RE: TENTATIVE PARCEL MAP NO. 35285  
August 1, 2007  
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**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above reference case acted on by the Planning Commission on July 25, 2007.

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

**APPROVED TENTATIVE PARCEL MAP NO. 35285**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.