

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

107B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

August 14, 2007

SUBJECT: SPECIFIC PLAN NO. 210 AMENDMENT NO. 1 / CHANGE OF ZONE NO. 7423 – MITIGATED NEGATIVE DECLARATION – Applicant: Agua Mansa, LLC – Engineer / Representative: KCT Consultants, Inc - Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Low Density Residential (CD-LDR) (½ Acre Minimum) – Location: Southerly of El Rivino Road, westerly of Agua Mansa Road, and easterly of Hall Avenue – 4.82 Gross Acres - Zoning: Residential Agricultural (R-A) - **REQUEST:** The Specific Plan proposes to amend the Agua Mansa Specific Plan affecting the 4.82 acre parcel (APN: 175-220-021) on the southeast corner of El Rivino Road and Hall Avenue in sub-area 4 of the Agua Mansa Specific Plan No. 210, Single Family Residential to Heavy Industrial. The Change of Zone proposes to change the project site's current zoning classification from Residential Agricultural (R-A) to Manufacturing-Service Commercial (M-SC).

BACKGROUND:

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 No. 210 was approved on June 3, 1986 and no zoning ordinance was adopted. Therefore, all associated projects, with the Agua Mansa Industrial Corridor, shall be in conformance with the County's Zoning Ordinance No. 348. Tract Map No. 33021 was withdrawn from this project as there was restricted access on Hall Avenue and surrounding land uses are industrial; Frito-Lay to the south and Riverside Cement to the west.

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 8/20/07

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

RECEIVED RIVERSIDE COUNTY
EXECUTIVE
MAY 15 2007

Prev. Agn. Ref.

District: Second

Agenda Number:

15.7

The Honorable Board of Supervisors

RE: SPECIFIC PLAN NO. 210 AMENDMENT NO. 1 / CHANGE OF ZONE NO. 7423

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RECOMMENDED MOTION:

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41069**, 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 **SPECIFIC PLAN NO. 210 AMENDMENT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7423**, from Residential Agricultural (R-A) to Manufacturing-Service Commercial (M-SC), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report.