

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

567B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
December 13, 2007

**SUBJECT:** CHANGE OF ZONE NO. 7312 / PLOT PLAN NO. 21371 (FTA NO. 2006-03) – MITIGATED NEGATIVE DECLARATION – Applicant: Hogle-Ireland Inc. – Engineer / Representative: Huitt-Zollars-Robert Sundstorm - Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Heavy Industrial (CD-HI) (0.15 - 0.50 Floor Area Ratio) – Location: Northerly of the Santa Ana River, southerly of the Union Pacific Railroad, and southeasterly corner of Clay Street and General Drive – 21.35 Gross Acres - Zoning: Manufacturing-Heavy (M-H) and Manufacturing-Service Commercial (M-SC) - **REQUEST:** The Change of Zone proposes to change the project site's current zoning classification from Manufacturing-Service Commercial (M-SC) to Manufacturing-Heavy (M-H) for Assessor's Parcel Numbers 163-400-017 and 163-400-016. Assessor's Parcel Number 163-400-014's existing zoning is Manufacturing-Heavy (M-H). The Plot Plan proposes three (3) industrial buildings on a 21.35 gross acre site with a floor area ratio of 0.29 consisting of 2,000 square feet of office mezzanine(s) for each building, 367,314 square feet of landscaping area, 298,532 square feet of paved area, and 370 parking spaces. The total building square footage proposed is 270,146 square feet as follows: building one (1) proposes 79,761 square feet with 10 loading docks in Lot one (1); building two (2) proposes 113,669 square feet with 13 loading docks in Lot three (3); and building three (3) proposes 76,716 square feet with 12 loading docks in Lot eight (8). This project site is affected by the Mira Loma Warehousing/Distribution Center Policy Area and is within compatibility zone D of the Riverside Municipal Airport.

**RECOMMENDED MOTION:**

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

Ron Goldman  
Planning Director

Damian Meins for  
Assistant Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 12/20/07

Tina Grande

Dep't Recomm.:	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Policy
Per Exec. Ofc.:	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Policy

Prev. Agn. Ref. 15.5 (10/16/07) | District: Second | Agenda Number:

15.2

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7312 / PLOT PLAN NO. 21371 (FTA NO. 2006-03)

December 13, 2007

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**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40650**, 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. 7312**, from Manufacturing-Service Commercial (M-SC) to Manufacturing-Heavy (M-H), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **PLOT PLAN NO. 21371**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

Plot Plan No. 21371 was originally scheduled for a Board of Supervisors' Public Hearing on October 16<sup>th</sup>, 2007. October 15<sup>th</sup>, 2007, the Clerk of the Board received a letter from David Saunders, who represents Arroyo Partners, the owner of the land to the east of parcels 1 & 3 and lessor to Crest Steel / Reliance Steel. This letter stated that Plot Plan No. 21371 had not included sufficient information and mitigations regarding the impacts this development would have on Arroyo Partners' property. The property owner disagreed with the content of the letter. The property owner met with representatives from Arroyo Partners / Crest Steel on six occasions prior to this letter being issued and no significant concerns were raised. The property owner contacted the Clerk of the Board to request a continuance of this project off calendar. However, it is per the property owners request to place the project back on the Board of Supervisors' Public Hearing agenda.

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



**15.2**

1:30 p.m. being the time set for public hearing on the application of Hogle-Ireland Inc. – Huitt-Zollars-Robert Sundstorm for Fast Track Zone Change 7312 to change the zone from Manufacturing-Service Commercial (M-SC) to Manufacturing-Heavy (M-H) for Assessor's Parcel Numbers 163-400-017 and 163-400-016; and, Fast Track Plot Plan 21371 (FTA No. 2006-03), which proposes three (3) industrial buildings on a 21.35 gross acre site with a floor area ratio of 0.29 consisting of 2,000 square feet of office mezzanine(s) for each building, 367,314 square feet of landscaping area, 298,532 square feet of paved area, and 370 parking spaces, located in the Pedley Zoning District – Jurupa Area Plan, 2<sup>nd</sup> District, the Vice-Chairman called the matter for hearing.

On motion of Supervisor Tavaglione, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is continued to February 26, 2008 to allow the applicant to work with the neighbor on resolving the access issues.

Roll Call:

Ayes: Buster, Tavaglione, Stone and Ashley

Nays: None

Absent: Wilson

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on January 29, 2008 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: January 29, 2008

Nancy Romero, Clerk of the Board of Supervisors, in and for the County of Riverside, State of California.

By: *James J. Blum* Deputy

AGENDA NO.

15.2

xc: Planning, Applicant, COB  
*ra*