

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

826 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 6, 2008

SUBJECT: CHANGE OF ZONE NO. 7660 – No New Environmental Documentation Required - Applicant: Hogle-Ireland, Inc. – Engineer / Representative: Theines Engineering, Inc. - First Supervisorial District – North Perris Zoning District – Mead Valley Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Old Oleander Avenue, southerly of Nandina Avenue, easterly of Decker Road and westerly of Interstate Highway 215 – 68.85 Gross Acres - Zoning: Manufacturing – Medium (M-M) and Industrial Park (I-P) - **REQUEST:** To change the existing Zoning Classification from Manufacturing - Medium (M-M) and Industrial Park (I-P) to Industrial Park (I-P).

RECOMMENDED MOTION:

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

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7660** proposes to change the existing Zoning Classification from Manufacturing - Medium (M-M) and Industrial Park (I-P) to Industrial Park (I-P), in accordance with Exhibit #3, and based on the findings and conclusions incorporated in the staff report.

BACKGROUND:

The proposed Change of Zone is a subsequent entitlement to the approved Oleander Business Park (EIR485, PM33942, and PP20699). The approved Environmental Impact Report, Parcel Map, and Plot Plan encompass 68.85 gross (64.13 net) acres of unincorporated land west of the City of Perris. The Parcel Map and Plot Plan were approved by the Riverside County Planning Commission on June 25, 2008. The EIR was certified by the Riverside County Board of

Ron Goldman
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 10/9/08
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: First

Agenda Number:

16.5

The Honorable Board of Supervisors

RE: Change of Zone No. 7660

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Supervisors on September 16, 2008. The approved Business Park will develop seven (7) parcels with a maximum of 1,206,710 square feet of building area, in addition to roadways and other infrastructure improvements. Specific tenants are not known at this time.

The Change of Zone encompasses approximately 67.21 acres of the project's total 68.85 acres and is located on the southwest most portion of the Business Park. The re-classification of this area from Manufacturing - Medium (M-M) and Industrial Park (I-P) to Industrial Park (I-P) will bring the entire Business Park into conformity with the Industrial Park (I-P) zoning classification and therefore consistent with underlying Land Use Designation of Light Industrial (0.25-0.60 Floor Area Ratio).