

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

331B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 19, 2008

SUBJECT: CONDITIONAL USE PERMIT NO. 3598, (FAST TRACK NO. 2008-09) – (Mitigated Negative Declaration) – Applicant: Gonsalves & Santucci, Inc. – Engineer / Representative: Darren Ratekin - Second Supervisorial District – Prado-Mira Loma Area – Jurupa Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of the San Sevaine Channel, southerly of San Sevaine Way, and westerly of Bain Street – 18.75 Gross Acres - Zoning: Manufacturing Heavy (5 Acre Minimum) (M-H-5) - **REQUEST:** The Conditional Use Permit proposes a 161,215 square foot, two phase development on a 18.75 gross (18.75 net) acre lot with an associated sign program. The proposed use is for a concrete reinforcing steel bending/cutting, form fabrication, and fuel/wash facility for concrete pump trucks. The first phase of development is 13.75 acres and will include right of way landscaping along San Sevaine Way and Bain Street, a two story 16,174 square foot office building, a 10,080 square foot vehicle service building, a fuel island and wash station, a 28,240 square foot rebar shop, and a 7,500 square foot fabrication and storage building for a total of 61,994 square feet of building area, 136 employee parking spaces, 107 trailer parking spaces, and 59,880 square feet of landscaping (10%). The second phase of development is 5 acres and will include one 35,147 and one 64,074 square foot light industrial shell building(s) for a total of 99,221 square feet of building area, 13 truck loading docks, 121 employee parking spaces, and 44,687 square feet of landscaping (10%).

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41973**, based on the findings incorporated in the initial study and the conclusions that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3598**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 11/20/08
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Second

Agenda Number:

16.2

Agenda Item No.:
Area Plan: Jurupa
Zoning District: Prado-Mira Loma
Supervisory District: Second District
Project Planner: Christian Hinojosa
Board of Supervisors: December 16, 2008

Conditional Use Permit No. 3598
(Fast Track No. 2008-09)
E.A. Number: 41973
Applicant: Gonsalves & Santucci, Inc. / Darren
Ratekin
Eng./Rep.: Plotnik ZVI

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3598 proposes a 161,215 square foot, two phase development on a 18.75 gross (18.75 net) acre lot with an associated sign program. The proposed use is for a concrete reinforcing steel bending/cutting, form fabrication, and fuel/wash facility for concrete pump trucks. The first phase of development is 13.75 acres and will include right of way landscaping along San Sevaine Way and Bain Street, a two story 16,174 square foot office building, a 10,080 square foot vehicle service building, a fuel island and wash station, a 28,240 square foot rebar shop, and a 7,500 square foot fabrication and storage building for a total of 61,994 square feet of building area, 136 employee parking stalls, 107 trailer parking stalls, and 59,880 square feet of landscaping (10%). The second phase of development is 5 acres and will include one 35,147 and one 64,074 square foot light industrial shell building(s) for a total of 99,221 square feet of building area, 13 truck loading docks, 121 employee parking stalls, and 44,687 square feet of landscaping (10%).

The project site is located in the Community of Mira Loma of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of the San Sevaine Channel, southerly of San Sevaine Way, and westerly of Bain Street.

SUMMARY OF FINDINGS:

1. Existing Land Use (Ex. #1): Vacant
2. Surrounding Land Use (Ex. #1): Surrounding land uses include: Industrial to the north and west, industrial and vacant to the south and east
2. Existing Zoning (Ex. # 2): Manufacturing-Heavy-5 Acre Minimum (M-H-5)
3. Surrounding Zoning (Ex. # 2): Manufacturing-Heavy-5 Acre Minimum (M-H-5) to the north and south, Light Agriculture (A-1) to the east, and Manufacturing-Heavy-2 ½ (M-H-2 ½) to the west
4. General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio)
5. Surrounding General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) to the north, south and west, and Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to the east
6. Project Data:
Total Acreage: 18.75 Gross (18.75 Net)
Total Number of Buildings: Six (6)
Total Building Square Footage: 161,215
Total Landscape Square Footage: 59,880 (10%)
Total Parking Provided: 257 stalls

Handwritten signature and date:
11-19-08

7. Environmental Concerns: See attached E.A. 41973

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41973**, based on the findings incorporated in the initial study and the conclusions that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3598**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing-Heavy-5 Acre Minimum (M-H-5) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the adopted policies of the Mira Loma Redevelopment Area.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment form, which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) on the Jurupa Area Plan.
2. The proposed use is a permitted use in the Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) to the north, south and west, and Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to the east.
4. The zoning for the subject site is Manufacturing-Heavy-5 Acre Minimum (M-H-5).

5. The proposed use is a permitted use, subject to approval of a conditional use permit in the Manufacturing-Heavy-5 Acre Minimum (M-H-5) zone.
6. The proposed use is consistent with the development standards set forth in the Manufacturing-Heavy-5 Acre Minimum (M-H-5) zone.
7. The project site is surrounded by properties which are zoned Manufacturing-Heavy-5 Acre Minimum (M-H-5) to the north and south, Light Agriculture (A-1) to the east, and Manufacturing-Heavy-2 ½ (M-H-2 ½) to the west.
8. Within the vicinity of the proposed project there are industrial developments to the north and west, industrial developments and vacant land to the south and east.
9. The Economic Development Agency (EDA) has reviewed the proposed project and has determined that the project is consistent with the objectives of the Mira Loma Redevelopment Project Area.
10. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
11. This project is not located within a City Sphere of Influence.
12. Environmental Assessment No. 41973 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Hazards & Hazardous Materials
 - d. Hydrology/Water Quality
 - e. Noise
 - f. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Specific Plan;
 - b. An area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - c. A County fault zone;
 - d. An Agricultural Preserve;
 - e. A high fire area;
 - f. A WRMSHCP Area Plan or Cell Group;
 - g. An Airport Influence Area;
 - h. A Tribal Land;
 - i. The SKR Fee Area (Ordinance No. 663.10); or

j. A City Sphere of Influence.

2. The project site is located within:

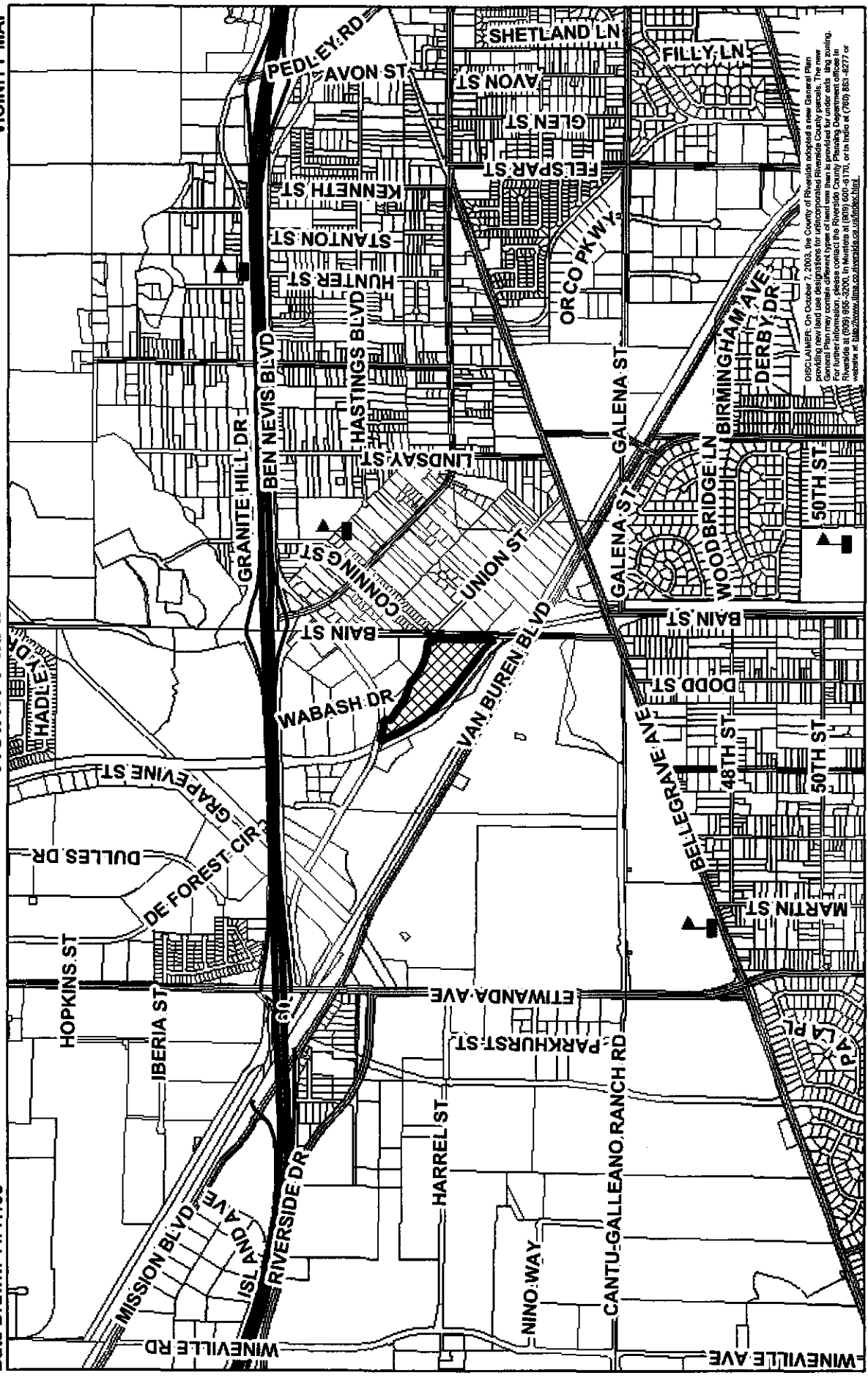
- a. The boundaries of the Jurupa Area Plan;
- b. An MSHCP Fee area (Ordinance No. 810);
- c. A Development Impact Fee area (Jurupa, Ordinance No. 659);
- d. A West T.U.M.F. Fee area (Ordinance No. 824): Northwest;
- e. A Redevelopment Area (Mira Loma Redevelopment Project Area);
- f. A Circulation Element Right-Of-Way (Major 100' ROW);
- g. A liquefaction potential area (Low);
- h. A County Service Area (CSA No. 152);
- i. A 100-year flood plain, or dam inundation area;
- j. The Jurupa Unified School District;
- k. A Paleontological Sensitivity (High A and Low Potential);
- l. A Policy Area (Effected by the Mira Loma Warehouse/Distribution Center Policy Area);
- m. The Jurupa Area Recreation and Parks District;
- n. The boundaries of the Jurupa Communities Services District (JCSD); and,
- o. The Santa Ana River Watershed.

4. The subject site is currently designated as Assessor's Parcel Number 156-210-093.

CUP03598
VICINITY MAP

Planner: Christian Hinojosa
Date: 12/16/08
VICINITY MAP

Supervisor Tavaglione
District 2
Date Drawn: 11/17/08



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 156-21
Thomas

District: Prado-Mira Loma
Township/Range: T2SR6W
Section: 9





RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Prado-Mira Loma
Township/Range: T2SR6W
Section: 9



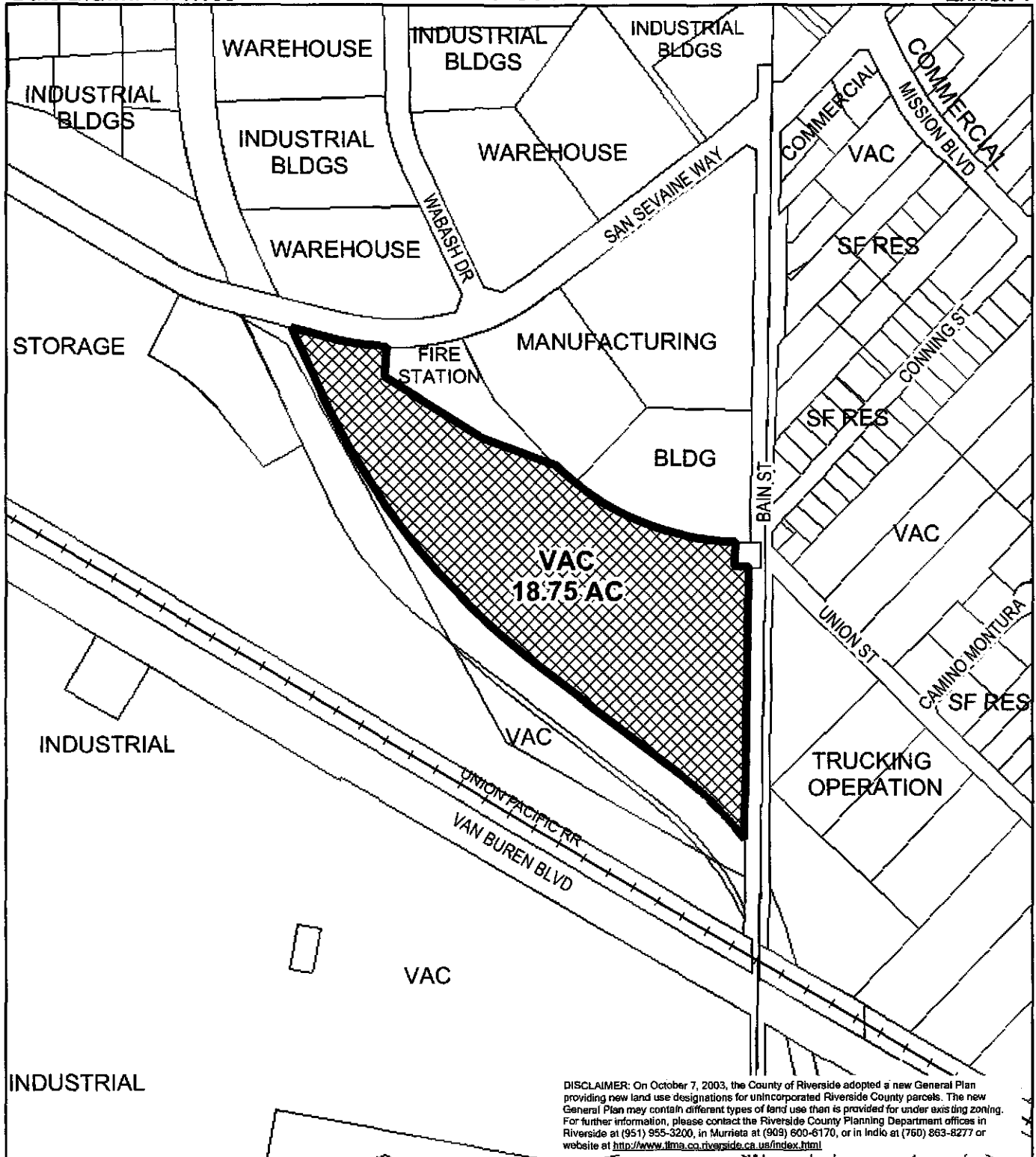
Assessors
Bk. Pg. 156-21
Thomas
Bros. Pg. 644 A7

Supervisor: Tavaglione
District 2
Date Drawn: 11/17/08

CUP03598

Land Use

Planner: Christian Hinojosa
Date: 12/03/08
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Prado-Mira Loma
Township/Range: T2SR6W
Section: 9



Assessors
Bk. Pg. 156-21
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Bros. Pg. 644 A7

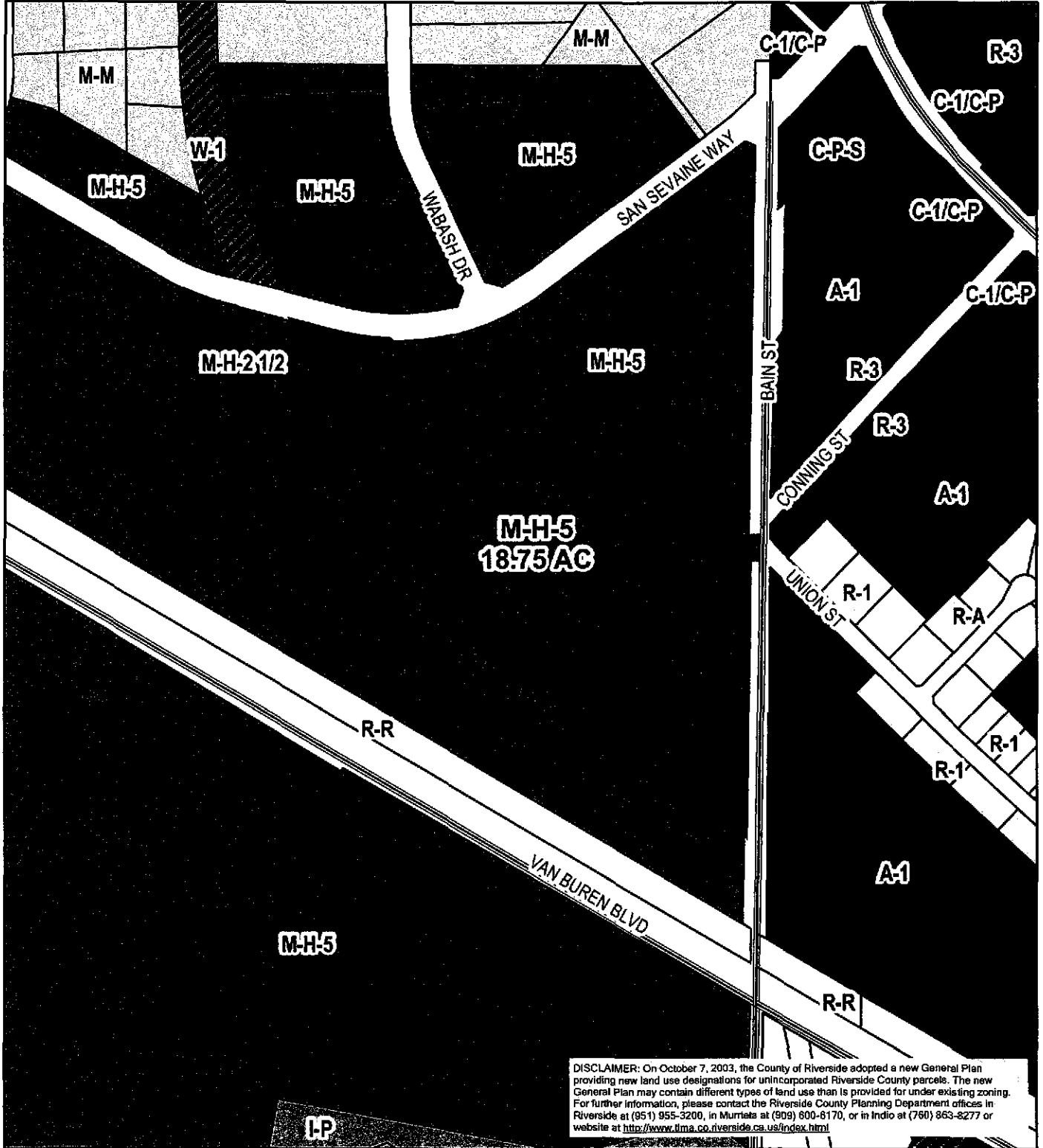


Supervisor: Tavaglione
District 2
Date Drawn: 11/17/08

CUP03598

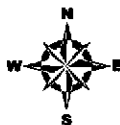
EXISTING ZONING

Planner: Christian Hinojosa
Date: 12/16/08
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Prado-Mira Loma
Township/Range: T2SR6W
Section: 9



Assessors
Bk. Pg. 156-21
Thomas
Bros. Pg. 644 A7

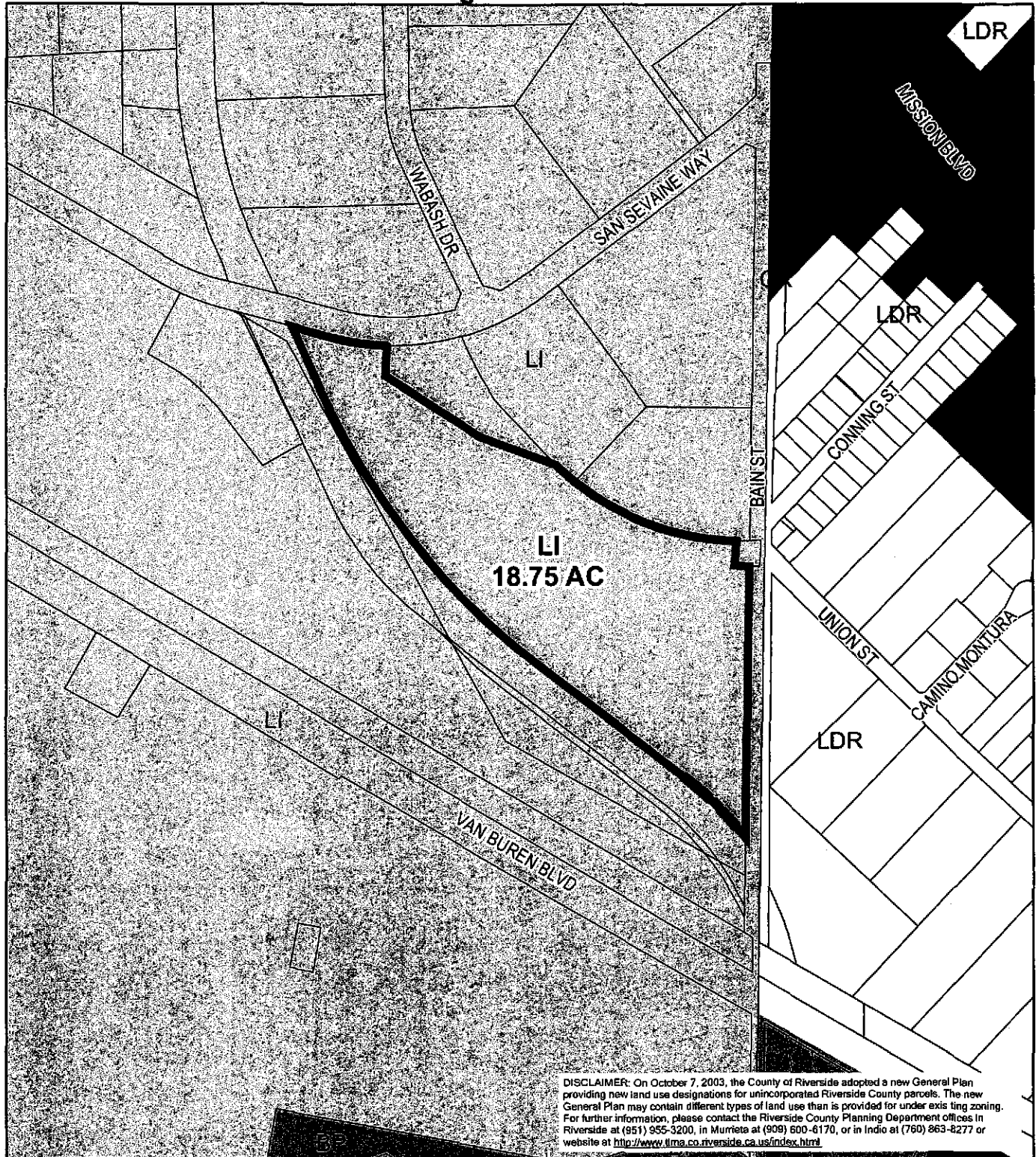


Supervisor: Tavaglione
District 2
Date Drawn: 11/17/08

CUP03598

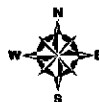
Existing General Plan

Planner: Christian Hinojosa
Date: 12/16/08
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Prado-Mira Loma
Township/Range: T2SR6W
Section: 9



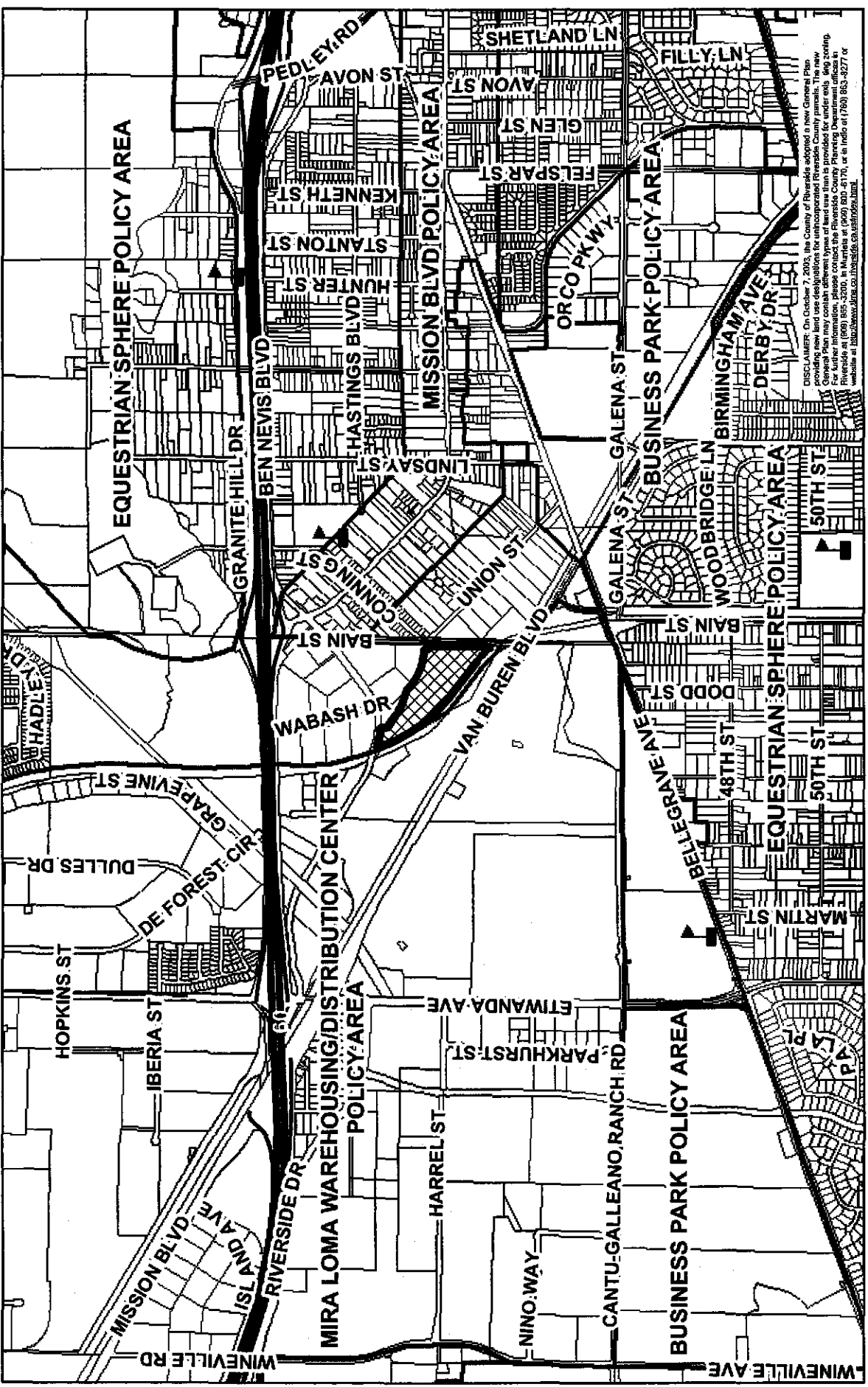
Assessors
Bk. Pg. 156-21
Thomas
Bros. Pg. 644 A7



Supervisor Tavaglione
 District 2
 Date Drawn: 11/17/08

CUP03598
POLICY AREAS

Planner: Christian Hinojosa
 Date: 12/16/08
 Exhibit 8



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under this map. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-5200, in Murietta at (951) 940-4170, or in Indio at (760) 935-4277 or visit us at <http://www.riversideca.gov/planningdepartment>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Prado-Mira Loma
 Township/Range: T2SR6W
 Section: 9

Assessors
 Bk. Pg. 156-21
 Thomas



