

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

Large empty rectangular box for comments or additional information.

Prev. Agn. Ref.

District: Second

Agenda Number:

9.5

REVIEWED BY EXECUTIVE OFFICE

DATE 11/20/08  
Tina Grande  
Departmental Conference

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

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



**16.2**

1:30 p.m. being the time set for public hearing for the application submitted by Gonsalves & Santucci, Inc. – Darren Raekin on Fast Track Conditional Use Permit No. 3598 (Fast Track No. 2008-09) for 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, in the Prado-Mira Loma Area – Jurupa Area Plan, Second District, the Chairman called the matter for hearing.

Adam Rush, Planning staff presented the matter recommending a change to condition 90 Trans. 13 by adding: "or approved by Transportation Director."

Supervisor Tavaglione asked about the truck count.

Darren Ratekin, Engineer / Representative responded that the range is 60 pump trucks, 60 being maintained and being dispatched from site.

Chris Brown with UK & Ireland spoke.

On motion of Supervisor Tavaglione, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, December 23, 2008 at 9:30 a.m. for further hearing.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 16, 2008 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: December 16, 2008

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

By: *Samuel Sublemme* Deputy

AGENDA NO.  
16.2

xc: Planning(2), Applicant, COB

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:

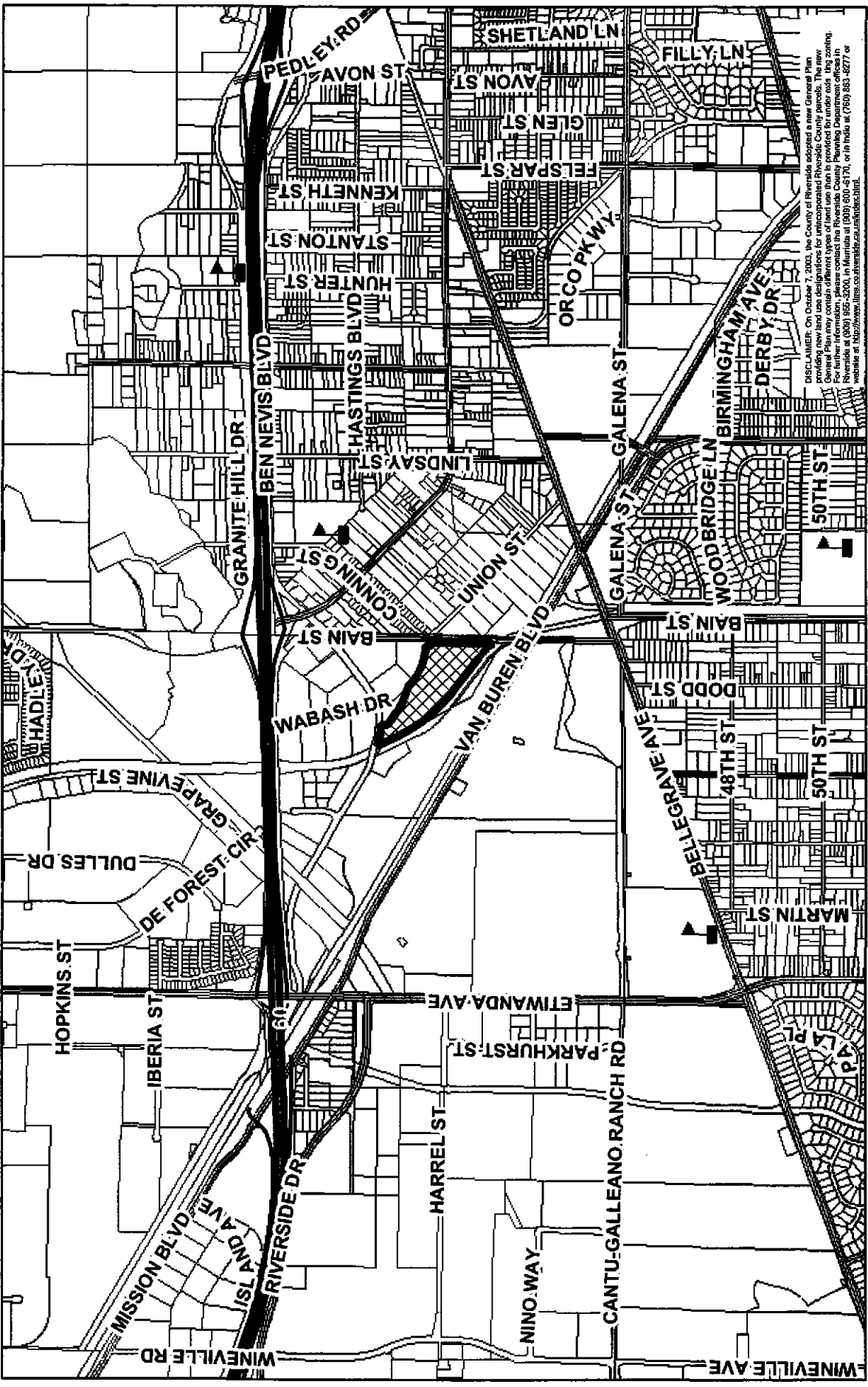
- a. The boundaries of the Jurupa Area Plan;
- b. An MSHCP Fee area (Ordinance No. 810);
- c. A Development Impact Fee area (Jurupa, Ordinance No. 659);
- d. A West T.U.M.F. Fee area (Ordinance No. 824): Northwest;
- e. A Redevelopment Area (Mira Loma Redevelopment Project Area);
- f. A Circulation Element 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



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan may contain different types of land use than is provided for under this 180 zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-3200, in Murrieta at (951) 800-8170, or in Indio at (760) 863-8277 or website at <http://www.riverside.ca.gov/planning/planinfo.html>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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

Assessors  
Bk. Pg. 156-21  
Thomas

12,900

8,600

4,300

2,150

0



Feet



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RIVERSIDE COUNTY PLANNING DEPARTMENT

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



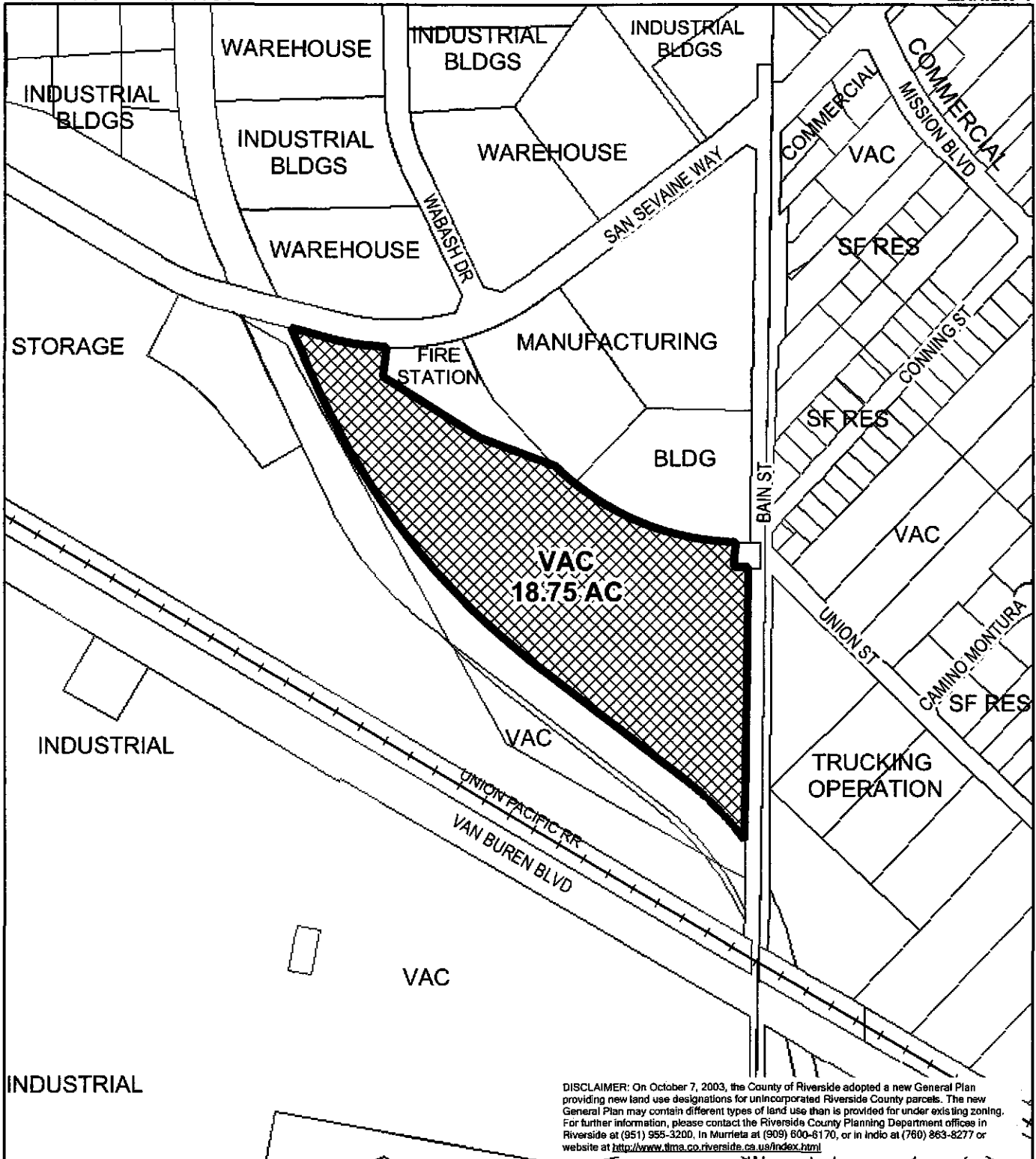
Assessors  
 Bk. Pg. 156-21  
 Thomas  
 Bros. Pg. 644 A7

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

# CUP03598

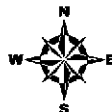
## Land Use

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  
Thomas  
Bros. Pg. 644 A7

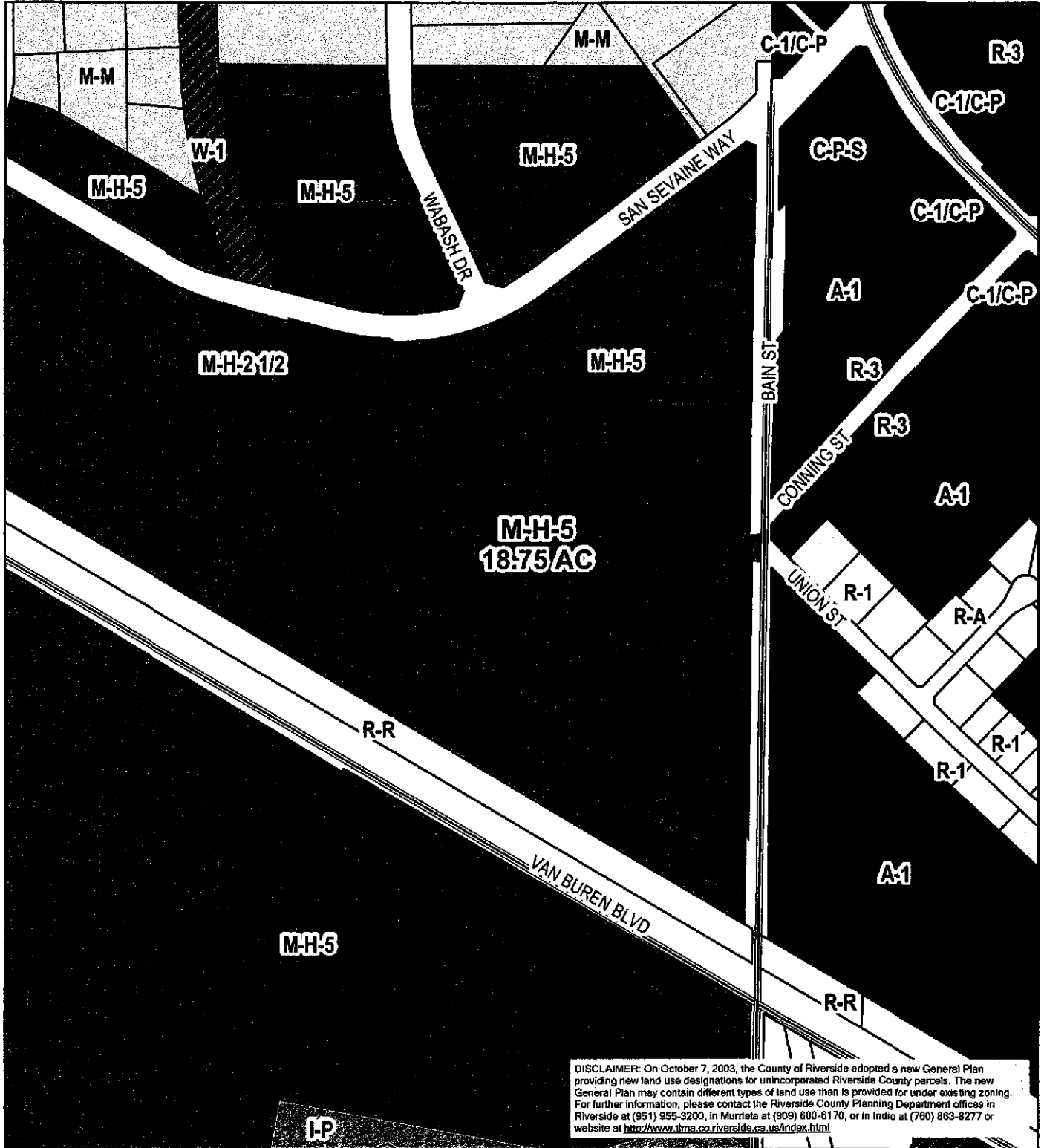


Supervisor: Tavaglione  
District 2  
Date Drawn: 11/17/08

# CUP03598

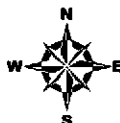
## EXISTING ZONING

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



### RIVERSIDE COUNTY PLANNING DEPARTMENT

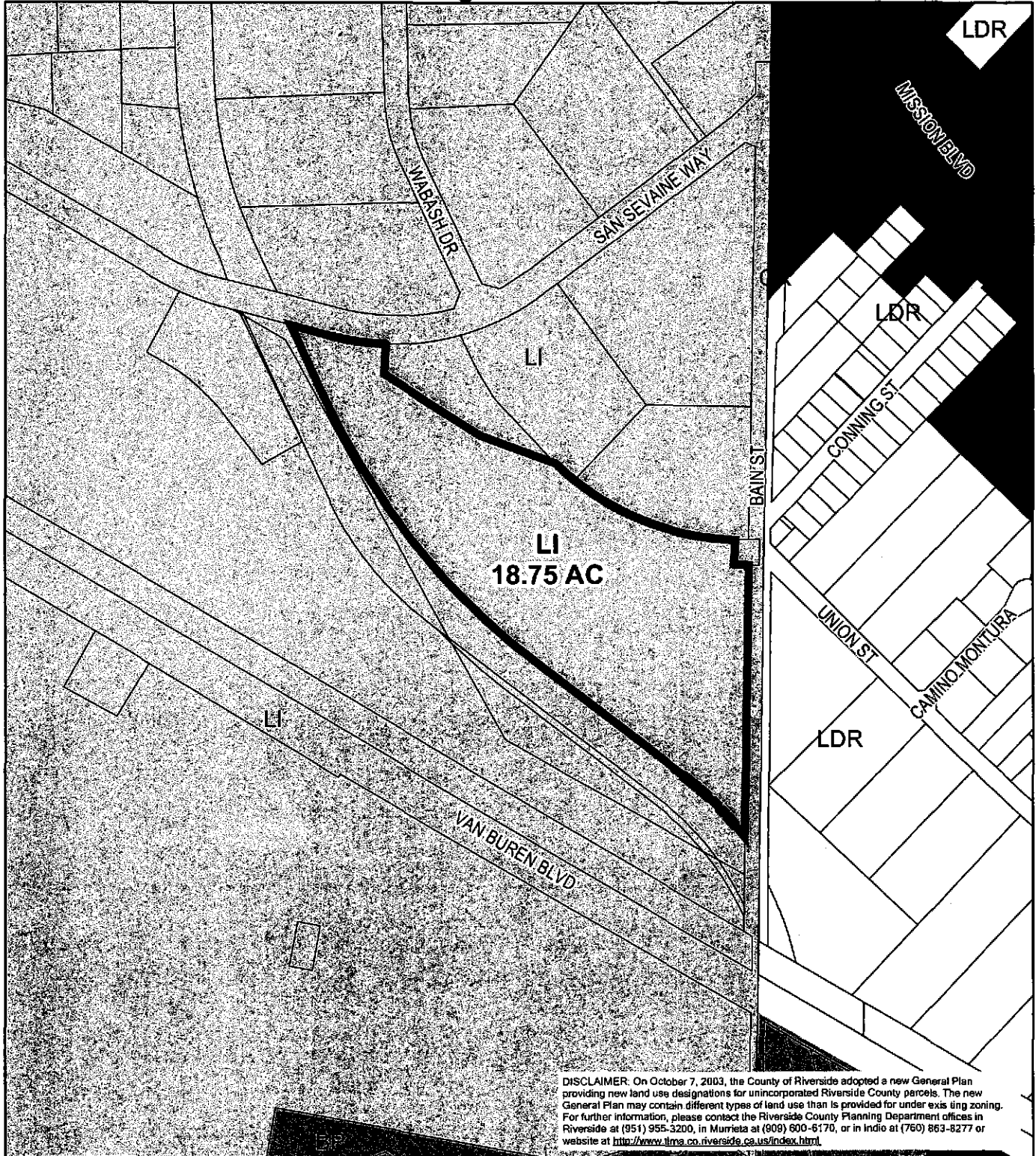
District: Prado-Mira Loma  
Township/Range: T2SR6W  
Section: 9



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



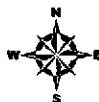
**CUP03598**  
**Existing General Plan**



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**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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



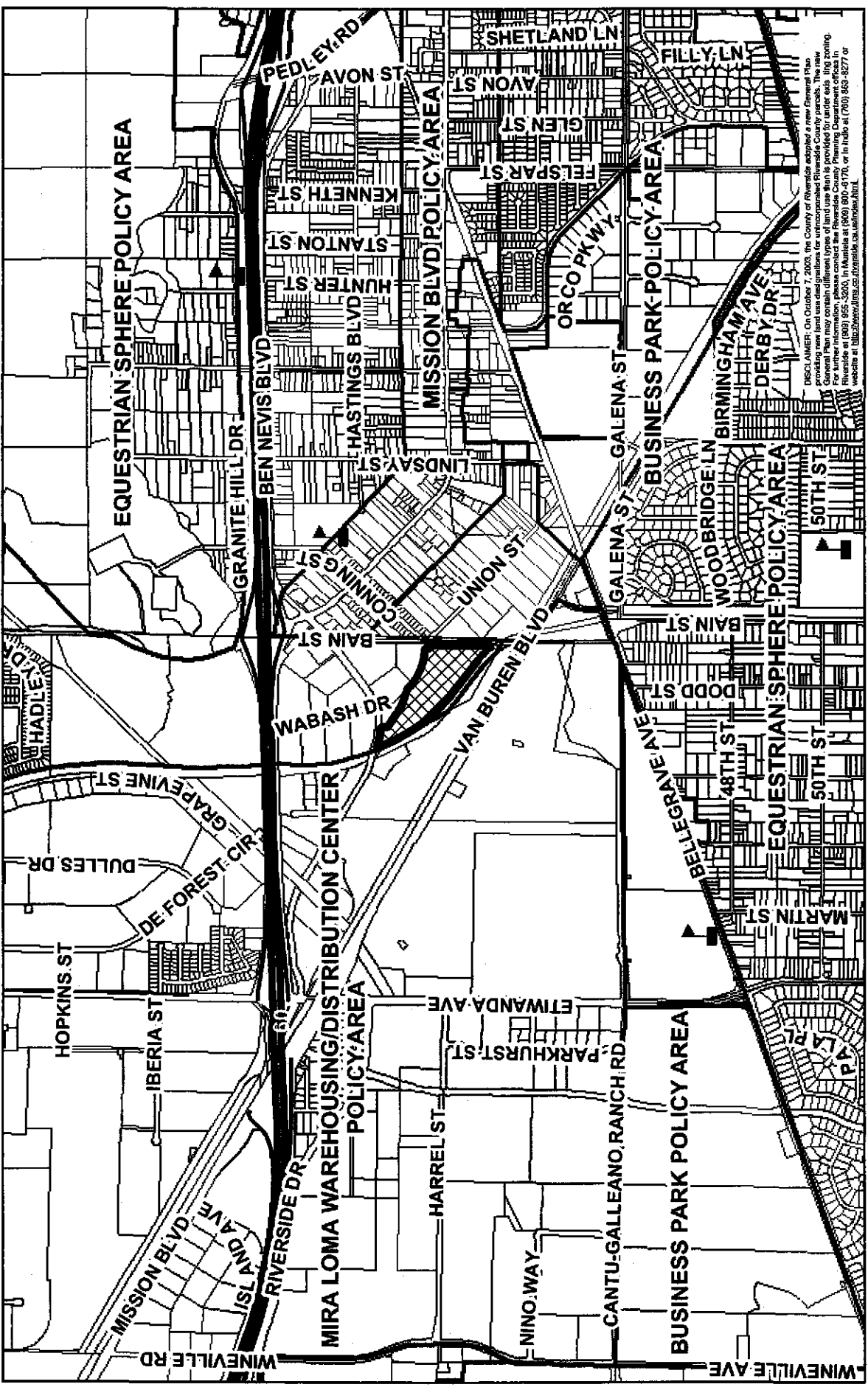
Assessors  
Bk. Pg. 156-21  
Thomas  
Bros. Pg. 644 A7



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

**CUP03598**  
**POLICY AREAS**

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



RESCA University of California, Riverside, the County of Riverside and the City of Riverside are the authors of the Riverside County Planning Department's General Plan. The new General Plan may contain different types of land use than is provided for under each 1993 zoning ordinance. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200, in Murietta at (951) 950-4770, or in Indio at (760) 969-8277 or website at <http://planning.riverside.ca.gov/department/>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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

Assessors  
 Bk. Pg. 156-21  
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12,900  
 8,600

0 2,150 4,300 8,600 12,900 Feet

