

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 5, 2009

**SUBJECT: CHANGE OF ZONE NO. 7186, PLOT PLAN NO. 20711, TENTATIVE
PARCEL MAP NO. 34706, ENVIRONMENTAL IMPACT REPORT NO. 497 – EA40256**

– Applicant: Oakmont Industrial Group - Engineer/Rep: Albert A. Webb & Associates -
First Supervisorial District – North Perris Zoning District – Mead Valley Area Plan –
Community Development: Light Industrial (CD:LI) (.25 to .60 floor to area ratio) -
Location: Northerly of Placentia Street, westerly of West Frontage Road, and easterly
of Harvill Avenue – 21.86 Gross Acres – Manufacturing Heavy (M-H) Zoning -

REQUEST: The Change of Zone proposes to change the zoning of the 21.86 gross
acre parcel from Manufacturing- Heavy (M-H) to Manufacturing- Service Commercial
(M-SC); The Plot Plan proposes the construction of two (2) manufacturing/ distribution
warehouse facilities: Building A is approximately 245,252 square feet (s.f.) which
includes 20,000 s.f. of office, 100,000 s.f. of manufacturing, as well as 125,252 s.f. for
distribution and Building B is approximately 83,750 square feet (s.f.) which includes
5,000 s.f of office, 25,000 s.f of manufacturing, as well as 53,750 s.f. of distribution. The
project includes 447 parking spaces and 32 loading spaces. Along the southern portion
of the project site there is a 20' trail easement which is to be dedicated to the County of
Riverside Parks & Recreation; The Tentative Parcel Map proposes a Schedule E
subdivision of 21.52 gross acres into two parcels: Parcel 1 is 13.63 gross acres and
Parcel 2 is 7.53 gross acres. The tentative parcel map also includes a 0.36 acre
dedication to the public right-of-way; and, the Environmental Impact Report has been
prepared to inform decisions makers and the public of the potential significant
environmental effects associated with the development of the proposed project per the
California Environmental Quality Act (CEQA) and the Riverside County Rules to
implement CEQA.

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Ron Goldman
Planning Director

RG:db

(CONTINUED ON ATTACHED PAGE)

Policy
 Policy

Consent
 Consent

Dep't Recd.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7186, PLOT PLAN NO. 20711, TENTATIVE PARCEL MAP NO. 34706, ENVIRONMENTAL IMPACT REPORT NO. 497

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RECOMMENDED MOTION:

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

CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT No. 497**, based on the findings incorporated in the EIR and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **CHANGE OF ZONE No. 7186**, as seen on Exhibit 3, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **PLOT PLAN No. 20711**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PARCEL MAP No. 34706**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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



16.1

1:30 p.m. being the time set for public hearing on the application submitted by Oakmont Industrial Group – Albert A. Webb & Associates for Change of Zone No. 7186, which proposes to change the zoning of the 21.86 gross acre parcel from Manufacturing-Heavy (M-H0 to Manufacturing-Service Commercial (M-SC); Plot Plan No. 20711, which proposes the construction of two (2) manufacturing/distribution warehouse facilities: Building A is approximately 245,252 square feet (s.f.), which includes 20,000 s.f. of office, 100,000 s.f. of manufacturing 125,252 s.f. for distribution and Building B is approximately 83,700 square feet (s.f.), which includes 5,000 s.f. of office, 25,000 s.f. of manufacturing, and 53,750 s.f. of distribution. The project includes 447 parking spaces and 32 loading spaces and along the southern portion of the project site there is a 20 foot trail easement which is to be dedicated to the County of Riverside Parks and Recreation; Tentative Parcel Map No. 34706, Schedule E, proposes the subdivision of 21.52 gross acres into two parcels: Parcel 1 is 13.63 gross acres and Parcel 2 is 7.53 gross acres, includes a 0.36 acre dedication to the public right-of-way, located in the North Perris Zoning District – Mead Valley Area Plan, 1st District, the Chairman called the matter for hearing.

Derek Hull, Planning staff, recommended continuance.

On motion of Supervisor Buster, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, May 19, 2009, at 1:30 p.m.

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 April 21, 2009 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: April 21, 2009
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *James Schumm* Deputy

AGENDA NO.

~~16.1~~

xc: Planning, Applicant, CQB