

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

805B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 28, 2009

**SUBJECT: APPEAL OF PLOT PLAN NO. 22925 / ENVIRONMENTAL IMPACT REPORT NO. 510** – Applicant: Hogle-Ireland – Engineer/Representative: Rick Engineering - First Supervisorial District – March Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street – 54.39 Gross Acres - Zoning: Industrial Park (I-P) - **REQUEST:** The **Plot Plan** proposes a commercial and industrial development comprised of 8 buildings consisting of: four (4) office buildings totaling 258,102 square feet, two (2) industrial warehouse/distribution buildings totaling 409,312 square feet, one (1) retail building with 10,000 square feet, one (1) light industrial/multi-tenant building with 42,222 square feet, 285,696 square feet of landscaping area, 1,779 parking spaces, and three (3) detention basins. 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 plot plan per the California Environmental Quality Act (CEQA).– APN(s): 297-080-007, 008, 009, 010.

**RECOMMENDED MOTION:**

**DENIAL** of the **APPEAL** filed on October 28, 2009, and uphold the Planning Commission's decision on September 30, 2009 to:

**TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 510**, based on the findings incorporated in the EIR and the conclusion that the project will not have a significant effect on the environment and;

**APPROVE PLOT PLAN NO. 22925**, 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

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Prev. Agn. Ref.

District: First

Agenda Number:

16.2

REVIEWED BY EXECUTIVE OFFICE

DATE: 11/2/09  
Tina Grande  
Departmental Concurrence

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