

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

116 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 12, 2009

SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 516 / CHANGE OF ZONE NO.: 7604, 7600, & 7626 / PLOT PLAN NO.: 23182, 23168, & 23277 / TENTATIVE PARCEL MAP NO.: 35710, 35711, & 35712 – Applicant: Birtcher Development LLC – Engineer/Representative: Albert A Webb Associates - Second Supervisorial District – Rubidoux Zoning District - Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: northerly of State Highway 60, westerly of Avalon Street, and southerly of 28th Street – 67.56 Gross Acres - Zoning: Manufacturing-Medium (M-M), Light Agriculture (A-1), Rural Residential (R-R), and One Family Dwellings (R-1) - **REQUEST:** The Environmental Impact Report will address potentially significant environmental impacts of the project, which includes all of the projects listed below. Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act (“CEQA”) Guidelines, the County of Riverside has conducted an initial study and has concluded that implementation of the proposed projects could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an Environmental Impact Report (“EIR”) for the projects are warranted. **Change of Zone No. 7604** proposes to change the project site’s existing zoning classification from Manufacturing-Medium (M-M) and Light Agriculture (A-1) to Manufacturing-Service Commercial (M-SC). **Plot Plan 23182** proposes to construct an industrial park consisting of eight (8) two-story structures for office, storage, and manufacturing uses totaling 475,270 sq. ft. The proposal includes eight (8) structures ranging from 17,925 sq. ft. to 90,875 sq. ft. and 769 parking spaces. **Parcel Map No. 35711** proposes a schedule ‘E’ subdivision of 43.46 gross acres into fourteen (14) parcels with a minimum parcel size of 0.21 net acres. **Change of Zone No. 7600** proposes to change the project site’s existing zoning classification from Light Agriculture (A-1) and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC). **Plot Plan 23168** proposes to construct an industrial park consisting of six (6) two-story buildings for office, storage, and manufacturing uses totaling 125,618 sq. ft. The proposal includes six (6) buildings ranging in size from 14,722 sq. ft. to 28,197 sq. ft., and 203 parking spaces. **Parcel Map No. 35710** proposes a schedule ‘E’ subdivision of 8.36 gross acres into six

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGES)

RG:db
[Signature]

REVIEWED BY EXECUTIVE OFFICE
DATE 11/23/09
Tina Grande
Department Concurrence

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

Prev. Agn. Ref. | District: Second | Agenda Number:

16.3

The Honorable Board of Supervisors

RE: Change of Zone No. 7604, 7600 & 7626, Plot Plan No. 23182, 23168 & 23277, Tentative Parcel Map No. 35711, 35710 & 35712, Environmental Impact Report No. 516

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(6) parcels with a minimum parcel size of 0.93 net acres. **Change of Zone No. 7626** proposes to change a portion of the project site existing zoning on approximately 11.09 acres from One Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC). **Plot Plan 23277** proposes to construct an industrial park consisting of eleven (11) single-story structures for office, storage, and manufacturing uses on a 11.09 acre site. The proposal includes eleven (11) structures ranging from 3,827 sq. ft. to 30,066 sq. ft. totaling 116,164 sq. ft. of building area, 282 parking spaces, and a water quality basin. **Parcel Map No. 35712** proposes a schedule "E" subdivision of approximately 11.09 acres into one parcel for condominium purposes.

RECOMMENDED MOTION:

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

TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 516, based on the findings incorporated in the Staff Report, and subject to adoption of a resolution certifying the Environmental Impact Report and approving the parcel maps and plot plans, (herein after referred to as the "EIR Resolution");

APPROVAL of CHANGE OF ZONE NO. 7604, proposing to change the site's zoning classification from Manufacturing-Medium (M-M), Light Agriculture (A-1), and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC) in accordance with Exhibit 3, subject to adoption of a zoning ordinance and the EIR Resolution;

APPROVAL of CHANGE OF ZONE NO. 7600, proposing to change the site's zoning classification from Manufacturing-Medium (M-M), Light Agriculture (A-1), and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC) in accordance with Exhibit 3, subject to adoption of a zoning ordinance and the EIR Resolution;

APPROVAL of CHANGE OF ZONE NO. 7626, proposing to change the site's zoning classification from Manufacturing-Medium (M-M), Light Agriculture (A-1), and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC) in accordance with Exhibit 3, subject to adoption of a zoning ordinance and the EIR Resolution;

APPROVAL of TENTATIVE PARCEL MAP NO. 35711, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report, and subject to adoption of the EIR Resolution;

APPROVAL of TENTATIVE PARCEL MAP NO. 35710, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report, and subject to adoption of the EIR Resolution;

APPROVAL of TENTATIVE PARCEL MAP NO. 35712, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report, and subject to adoption of the EIR Resolution;

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APPROVAL of **PLOT PLAN NO. 23182**, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report, and subject to adoption of the EIR Resolution;

APPROVAL of **PLOT PLAN NO. 23168**, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report, and subject to adoption of the EIR Resolution; and,

APPROVAL of **PLOT PLAN NO. 23277**, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report, and subject to adoption of the EIR Resolution.