

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

720B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 17, 2010

**SUBJECT: FIRST EXTENSION OF TIME for PLOT PLAN NO. 20699** - Applicant: Hogle Ireland - First Supervisorial District - March Zoning Area - Mead Valley Area Plan: Community Development - Light Industrial (CD-LI) (0.25-0.60 Floor to Area Ratio) - Location: Northerly of Old Oleander Avenue, southerly of Nandina Avenue, easterly of Decker Road and westerly of Interstate 215 - 68.80 Gross Acres - Zoning: Manufacturing - Medium (M-M) and Industrial Park (I-P) - APPROVED PROJECT DESCRIPTION: Proposes to develop five (5) industrial buildings on a 68.85 gross acre site with a floor area ratio of 0.43 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 1,172,710 square feet of warehousing, 34,000 square feet of office, 927 parking spaces, and a 14 foot wide trail easement along Harvill Avenue and Old Oleander Avenue. The total building square footage proposed is 1,206,710 square feet as follows: Building A proposes 369,642 square feet with 39 loading docks in Parcel 5; Building B1 proposes 60,701 square feet with 14 loading docks in Parcel 4; Building B2 proposes 93,786 square feet with 18 loading docks in Parcel 3; Building C proposes 592,885 square feet with 91 loading docks in Parcel 1; and Building D proposes 89,696 square feet with 14 loading docks in Parcel 2; and 180,242 square feet of storm drain easements in Parcel 6 and 7. The project will be built in two phases: Phase I will include the construction of proposed Buildings A and C within Parcels 5 and 1, right-of-way landscaping along Harvill Avenue and Oleander Avenue, and a public art monument within Parcel 3; Phase II will include the construction of proposed Buildings B1, B2, and D within Parcels 2, 3, and 4. The referenced parcel numbers relate to Tentative Parcel Map No. 33942, which was processed concurrently with this Plot Plan. **REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 20699, extending the expiration date to June 25, 2011.**

REVIEWED BY EXECUTIVE OFFICE

DATE

Departmental Concurrence

*Carolyn Syms Luria*  
Carolyn Syms Luria  
Planning Director

Initials:  
CSL:vc *psm*

(continued on attached page)

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

Prev. Agn. Ref.

District: First

Agenda Number:

ATTACHMENTS FILED

1.6

The Honorable Board of Supervisors  
Re: First Extension of Time for PLOT PLAN NO. 20699  
Page 2 of 2

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on November 3, 2010.

The Planning Department recommended Approval; and,

**THE PLANNING COMMISSION:**

**APPROVED** the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 20699**, extending the expiration date to June 25, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.