

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

915B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
June 9, 2011

REVIEWED BY EXECUTIVE OFFICE

DATE 6/9/11 Tina Grande

Departmental Concurrence

**SUBJECT: APPEALS OF PLANNING COMMISSION'S DECISION TO ADOPT RESOLUTION NO. 2011-004, TO CERTIFY EIR NO. 450; DENY, IN PART, AN APPEAL OF THE PLANNING DIRECTOR'S ACTION; UPHOLD, IN PART, AN APPEAL OF THE PLANNING DIRECTOR'S ACTION; AND DENY PLOT PLAN NO. 17788 – EIR00450 – Applicant: RGA Office of Architectural Design and Investment Building Group – Engineer/Representative: William Simpson & Assoc., Inc. and KCT Consultants, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) – Location: southerly of Philadelphia Avenue, easterly of Dulles Drive and westerly of Grapevine Street – 20.48 Gross Acres - Zoning: Manufacturing-Medium (M-M) – REQUEST: Appellant: Michael Del Santo, SP 4 Dulles LP requests an appeal for Plot Plan No. 17788 of the Planning Commission's decision to uphold, in part, an appeal of the Planning Director's Action and denial issued on April 6, 2011. The **Environmental Impact Report** analyzes the potential environmental impacts of Plot Plan No. 17788. The **Plot Plan** proposes to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio).**

**RECOMMENDED MOTION:**

**ADOPT RESOLUTION NO. 2011-171 CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 450**, which has been completed in compliance with CEQA Guidelines; and,

*Carolyn Syms Luna*  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc

(continued on next page)

Dep't Recomm.: ☐ Consent ☒ Policy  
Per Exec. Off.: ☐ Consent ☒ Policy

Prev. Agn. Ref.

District: Second

Agenda Number:

The Honorable Board of Supervisors

Re: APPEALS OF PLANNING COMMISSION'S DECISION TO ADOPT RESOLUTION NO. 2011-004, TO CERTIFY EIR NO. 450; DENY, IN PART, AN APPEAL OF THE PLANNING DIRECTOR'S ACTION; UPHOLD, IN PART, AN APPEAL OF THE PLANNING DIRECTOR'S ACTION; AND DENY PLOT PLAN NO. 17788 – EIR00450

Page 2 of 2

**UPHOLD** the **APPEAL** and **APPROVE PLOT PLAN NO. 17788**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.