

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

805B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 2, 2011

REVIEWED BY EXECUTIVE OFFICE

DATE

3/14/11 DMG

Tina Grande

Departmental Concurrence

SUBJECT: ADOPTION OF PLANNING COMMISSION RESOLUTION NO. 2011-05 / CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 505 / TENTATIVE PARCEL MAP NO. 36192 – Intent to Certify an Environmental Impact Report – Applicant: WCP Deanza, LLC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: northerly of the Union Pacific Railroad, southerly of Limonite Avenue, easterly of Pedley Road and westerly of Clay Street – 68.05 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Tentative Parcel Map is a Schedule E subdivision of 68.05 gross (67.36 net) acres into twenty (20) industrial parcels and four (4) lettered lots for ingress/egress, open space and detention basin purposes. The proposed subdivision also includes architectural design guidelines and a trail that will run along the northern boundary of the Project site in the riparian area. The trail is proposed to be a minimum of 10 feet wide with total easement of 20 feet minimum.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on February 16, 2011.

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

ADOPTED RESOLUTION NO. 2011-05 for **ENVIRONMENTAL IMPACT REPORT NO. 505**, which has been completed in compliance with CEQA Guidelines; and

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials: n
CSL:vc

(continued on attached page)

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

Prev. Agn. Ref.

District: Second

Agenda Number:

ATTACHMENTS FILED

1.2

The Honorable Board of Supervisors

Re: ADOPTION OF PLANNING COMMISSION RESOLUTION NO. 2011-05 / CERTIFICATION
OF ENVIRONMENTAL IMPACT REPORT NO. 505 / TENTATIVE PARCEL MAP NO. 36192

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CERTIFIED ENVIRONMENTAL IMPACT REPORT NO. 505, based on the findings incorporated in the staff report, and subject to resolution adoption by the Planning Commission certifying the Environmental Impact Report; and,

APPROVED TENTATIVE PARCEL MAP NO. 36192, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 16, 2011
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 3.4: ADOPTION OF PLANNING COMMISSION RESOLUTION NO. 2011-05 / CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 505 / TENTATIVE PARCEL MAP NO. 36192** – EIR00505 – Applicant: WCP Deanza, LLC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: northerly of the Union Pacific Railroad, southerly of Limonite Avenue, easterly of Pedley Road and westerly of Clay Street – 68.05 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) (Legislative)

PROJECT DESCRIPTION

- III. The Environmental Impact Report analyzes the potential environmental impacts of Tentative Parcel Map No. 36192. The Tentative Parcel Map is a Schedule E subdivision of 68.05 gross (67.36 net) acres into twenty (20) industrial parcels and four (4) lettered lots for ingress/egress, open space and detention basin purposes. The proposed subdivision also includes architectural design guidelines and a trail that will run along the northern boundary of the Project site in the riparian area. The trail is proposed to be a minimum of 10 feet wide with total easement of 20 feet minimum. – APN(s): 163-400-001 and 163-400-002. (Continued from January 5, 2011)

IV.

MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Christian Hinojosa at 951-955-0972 or e-mail chinojos@rctlma.org.

The following person(s) spoke in favor of the subject proposal:

Daniel Karcher, Applicant, 949-296-3560

Ian MacMillan, Interested Party AQMD (nothing more provided)

There were no speakers in a neutral position of the subject proposal.

There were no speaklers in opposition of the subject proposal.

CONTROVERSIAL ISSUES

NONE

VIII. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0 recommended to the Board of Supervisors;

ADOPTION of **RESOLUTION NO. 2011-05** for **ENVIRONMENTAL IMPACT REPORT NO. 505**, which has been completed in compliance with CEQA Guidelines;

CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 505**, based on the findings incorporated in the staff report, and subject to resolution adoption by the Planning Commission certifying the Environmental Impact Report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36192**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 16, 2011
RIVERSIDE COUNTY ADMINISTRATION CENTER**

IX. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org