

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

307B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 23, 2004

SUBJECT: FTA NO. (2003-15) TENTATIVE PARCEL MAP NO. 31870 - EA 39408 - Catalina Investments - First Supervisorial District - Temescal Canyon Area Plan - 2.46 acres - 4 proposed parcels - SP zoning - Schedule E - Located at the end of Stellar Court and east of Temescal Canyon Road - REQUEST: Parcel Map No. 31870 proposes to subdivide 2.46 acres into 4 industrial parcels.

RECOMMENDED MOTION:

THE PLANNING DEPARTMENT RECOMMENDS:

ADOPTION of a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39408 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of (FTA NO. 2003-15) Tentative Parcel Map No. 31870, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with all elements of the Riverside County General Plan.
2. The proposed project is consistent with the Schedule E map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
3. The public's health, safety and general welfare are protected through project design.

Robert C. Johnson
Planning Director

RCJ:ar

(Continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 11/30/04

Departmental Concurrence

Dep't Recomm.:	<input type="checkbox"/>	Consent	<input type="checkbox"/>	Policy
Per Exec. Ofc.:	<input checked="" type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Policy

Prev. Agn. Ref.

District: First

Agenda Number:

4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

FINDINGS: The following findings are in addition to those in the attached environmental assessment, which is incorporated herein by reference.

1. The 2.46-acre site is located at the end of Stellar Court and east of Temescal Canyon Road and Interstate 15.
2. Parcel Map No. 31870 proposes to divide the 2.46-acres site into four industrial parcels through a Schedule E parcel map.
3. The proposed parcel map is associated with Plot Plan No. 19171 (FTA No. 2003-05). Plot Plan No. 19171 would construct four industrial buildings on the subject site with a total floor area of 44,671 square feet of which 7,793 square feet is office space. One building would be constructed on each of the four parcels created by Parcel Map No. 31870.
4. The project site is designated Light Industrial on the Temescal Canyon Area Plan.
5. The site is located within Wild Rose Specific Plan No. 176, Amended No. 2, Planning Area III-3, and is planned for industrial use.
6. The project site is surrounded by properties which are designated: Light Industrial to the north; Light Industrial and Business Park to the west; Light Industrial and Public Facility to the south and Light Industrial and Open Space Mineral Resources to the east.
7. The zoning for the subject site is SP.
8. The project site is surrounded by properties which are zoned SP.
9. The proposed map, creating four industrial parcels with a minimum lot size of 0.55 acres, is a permitted use in Planning Area III-3 of the Wild Rose Specific Plan.
10. The four industrial buildings being proposed under Plot Plan No. 19171 which would be built on the parcels created by the subject parcel map are permitted in Planning Area III-3 of the Wild Rose Specific Plan.
11. The four industrial buildings being proposed under Plot Plan No. 19171 are permitted, subject to approval of a plot plan in the SP zone.
12. The four industrial buildings being proposed under Plot Plan No. 19171 are consistent with the development standards set forth in the SP zone.

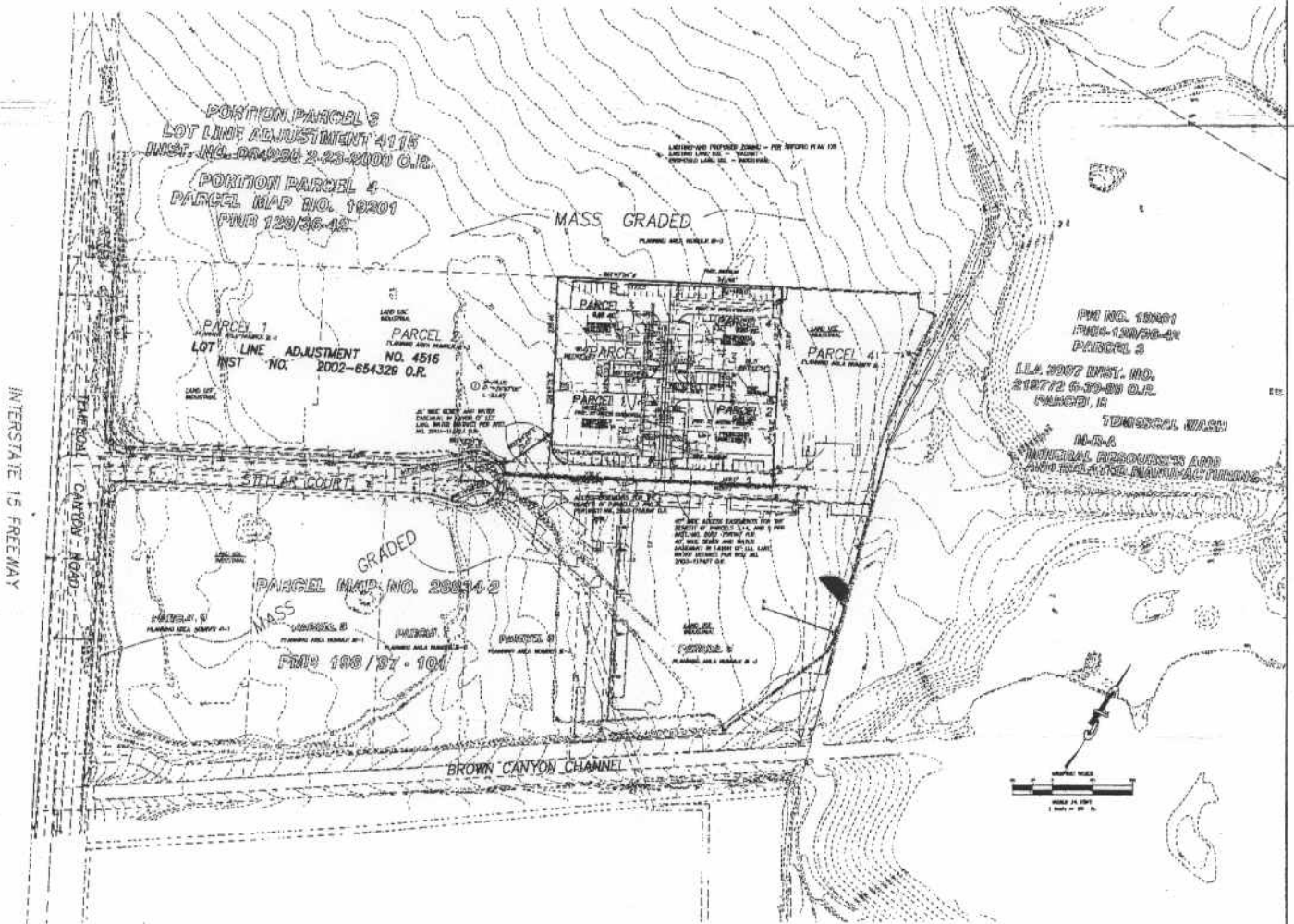
13. Environmental Assessment No. 39408 found that the proposed project and associated Plot Plan No. 19171 would not have a significant effect on the environment and a negative declaration could be prepared for the parcel map and associated industrial buildings.
14. Industrial uses have been constructed and are operating in the project vicinity
15. The subject parcel map and associated plot plan are located within Criteria Cell No. 2827 of Cell Group E, of Sub-Unit 3, Temescal Wash West, of the Temescal Canyon Area Plan. The proposed project was reviewed through the Habitat Acquisition and Negotiation Strategy (HANS) process (HANS Case No. 443). This process determined that no conservation was required.
16. A habitat assessment was prepared in conjunction with the HANS review (PDB 2765). The habitat assessment addressed the presence of the following species: the western burrowing owl, smooth tarplant, round-leaved filaree, little mousetail, Munz's onion, slender-horned spineflower and many-stemmed dudleya. The habitat assessment determined that there was a low potential for these species due to clearing of the site. The habitat assessment concluded that, "Since all aforementioned species have a low probability of occurring on site no additional measures should be required prior to implementation of the proposed project although it appears to already be in progress."

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A redevelopment area;
 - b. An agricultural preserve;
 - c. An airport influence area;
 - d. A 100 or 500 year flood plan or a special flood area per Ordinance No. 458;
 - e. A fault zone;
 - f. A lighting area subject to Ordinance No. 655; or
 - g. An area of liquefaction potential.
3. The project site is located within:
 - a. The boundaries of the Corona-Norco Unified School District.
 - b. The City of Corona's Sphere of Influence;
 - c. An area identified as prime farmland;
 - d. Flood Zone C;
 - e. Stephens kangaroo rat fee area per Ordinance No. 663;
 - f. MSHCP fee area per Ordinance No. 810
 - g. Santa Ana River watershed; and
 - h. High fire area per Ordinance No. 787.

The subject site is currently designated as Assessor's Parcel Number(s) 283-100-072.

TENTATIVE PARCEL MAP NO. 31870



LEGAL DESCRIPTION

BEING A SUBDIVISION OF PARCEL 3 OF LOT 188 ADJUSTMENT NO. 124 4516 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY DOCUMENT RECORDED AND INDEXED IN THE 2002-2003 EDITION OF OFFICIAL RECORDS AND PARCEL 4 OF PARCEL MAP NO. 28844-2 IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA PER MAP 174 IN BOOK 138 PAGES 97-101, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY AND A PORTION OF SECTION 27 TOWNSHIP 4 SOUTH RANGE 8 WEST, S.E.M.

LEGEND

- BOUNDARY OF SUBDIVISION
- ADJOINING LOT LINES AND RIGHT OF WAY LINES
- EXISTING CONTOUR

Y Y SLOPES
OR THE GRADE BREAK

PROPOSED NUMBER OF PARCELS: 4
ASSESSOR'S PARCEL NO. 788-100 072

ACREAGE: 2.46 ACRES GROSS

EXISTING AND PROPOSED ZONING - PER SPECIFIC PLAN 174

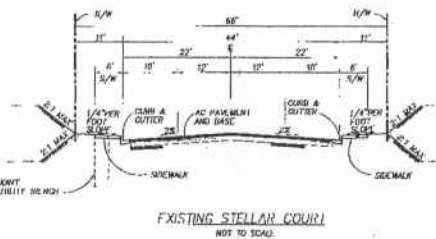
EXISTING LAND USE - VACANT
PROPOSED LAND USE - INDUSTRIAL

FEMA DESIGNATION - ZONE C
COMMUNITY NUMBER - 00245 13008
DATED: NOVEMBER 30, 1998

UTILITIES
DOMESTIC WATER-LEE LAKE WATER DISTRICT
SANITARY SEWER-LEE LAKE WATER DISTRICT
GAS-SU. CAL. GAS CO.
ELECTRICITY-SU. CAL. Edison
TELEPHONE-PACIFIC BELL
CABLE TV
SCHOOL DISTRICT - GORDON-HORCO LIMITED

NOTES:

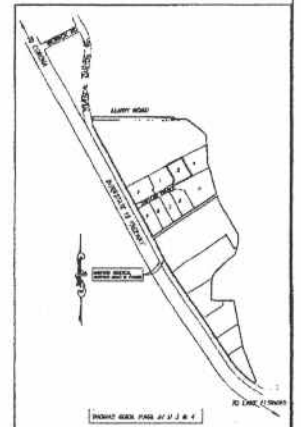
- 1) EASEMENTS ARE AS SHOWN AND NOTED ON THE MAP. ADDITIONAL EASEMENTS ALLOW FOR CROSS LOT SWAP/AGE PER MAP NO. 2002-76387 G.A.
- 2) THE TENTATIVE MAP IS COMPOSED OF CONTIGUOUS INTERESTS BY CATALINA INVESTMENTS.
- 3) ELECTRICAL AND TELEPHONE WILL BE UNDERGROUND, LOCATIONS ARE NOT SHOWN.
- 4) THE SITE IS NOT SUBJECT TO IDENTIFICATION OF OTHER GEOLOGIC HAZARDS OR IS IN A 500 YEAR FLOOD PLAIN.
- 5) THE SITE IS NOT SUBJECT TO OVERFLOW OR INUNDATION OF FLOOD HAZARD.
- 6) REFER TO SITE PLAN APPLICATION FOR BUILDING HEIGHTS, DIMENSIONS AND SPACING.
- 7) THE SITE WILL SHEET FLOW FROM NORTHWEST TO SOUTHWEST.



PROPERTY ADDRESS
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VICINITY MAP
N.T.S.

REV.	BY	DESCRIPTION	DATE