

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

247B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 22, 2005

SUBJECT: TENTATIVE PARCEL MAP NO. 31163 / PLOT PLAN NO. 18720 – EA39041 – Applicant: Herron and Rumansoff Architects – Engineer / Representative: Russell Rumansoff - Fifth Supervisorial District - Romoland Zoning Area – Harvest Valley / Winchester Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Camie Lane, easterly of Trumble Road, southerly of Mapes Road, and westerly of Sherman Way – 4.27 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** A Schedule E parcel map subdivision of 4.27 gross acres into two industrial parcels. The Plot Plan proposes to construct two identical 20,000 sq.ft. prefabricated industrial buildings with 1,200 sq. ft. office area and 18,800 sq. ft. warehouse in each building, and a detention basin.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on June 30, 2004.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, BY A VOTE OF 4-0, (Commissioner Porras absent,) RECOMMENDED:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39041**, 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,

APPROVED TENTATIVE PARCEL MAP NO. 31163, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

Robert C. Johnson
Planning Director

RCJ:sn

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 1/5/06

Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

The Honorable Board of Supervisors

RE: TENTATIVE PARCEL MAP NO. 31163 / PLOT PLAN NO. 18720

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APPROVED PLOT PLAN NO. 18720, subject to the attached amended conditions of approval, and based upon the findings and conclusions incorporated in the staff report.