

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

106B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 19, 2006

**SUBJECT:** TENTATIVE PARCEL MAP NO. 34826 – EA40890 – Applicant: Industrial Developments Intl / Alan Sharp – Engineer / Representative: Albert A. Webb Associates / Sandra Changler - Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Community Development: Business Park (CD-BP) (0.25-0.60 FAR) – Location: Northerly of Landon Drive, westerly of Wineville Road, and southerly of Cantu-Galleano Ranch Road – 46.72 Gross Acres - Zoning: Industrial Park (I-P) - **REQUEST:** Proposes a Schedule E subdivision of 46.72 net acres into two industrial parcels - Parcel 1 (27.33 acres) and Parcel 2 (19.39 acres) to allow separate parcels for individual buildings. This parcel was previously developed under Approved Plot Plan No. 16937S2 with Grading Permit No. 051003. The proposed Tentative Parcel Map application is strictly for the subdivision of the property into two separate lots, and does not approve new buildings or activities.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on October 18, 2006.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION, BY A VOTE OF 3-0 (Commissioner Porras and Zuppardo Absent):**

**APPROVED TENTATIVE PARCEL MAP NO. 34826**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

*Robert C. Johnson*  
Robert C. Johnson  
Planning Director

RCJ:cv

REVIEWED BY EXECUTIVE OFFICER

DATE 10/23/06

Departmental Concurrence

- Policy
- Consent
- Policy
- Consent
- Dep't Reco.
- Per Exec. Ofc.: