

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

906B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 31, 2007

SUBJECT: TENTATIVE PARCEL MAP NO. 33530 – CERTIFY EIR – Applicant: SCSGF Kearny Nuevo, LLC Partnership – Engineer / Representative: Engineering Solutions - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) (0.25 - 0.60 Floor Area Ratio), Light Industrial (CD-LI) (0.25 - 0.60 Floor Area Ratio), and Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of West Nuevo Road, southerly of Citrus Street, and bisected by Nuevo Road – 63.49 Gross Acres - Zoning: Industrial Park (I-P) and Manufacturing - Heavy (M-H) - **REQUEST:** The Tentative Parcel Map is a Schedule E subdivision of 63.49 acres into 24 parcels to accommodate a maximum of 1,026,300 square feet of future industrial park development, in addition to roadways and other infrastructure improvements. Lot sizes vary from 0.80 acres to 5.12 acres. Specific building footprints and tenants are not known at this time. Subsequent County approval of Plot Plan(s) or Conditional Use Permit(s) will be required to implement the Parcel Map, which will specify the exact improvements to be constructed on each parcel.

BACKGROUND:

In accordance with the intent of Board Policy A-32 (Fast-Track Processing) and the Commercial and Industrial Incentives approved by the Board on August 29, 2000 for Community Facilities District No. 88-8, which establishes that commercial and industrial development projects within CFD 88-8 and 87-1 receive automatic fast track processing; this Tentative Schedule E Parcel Map is being set for hearing by the Board of Supervisor.

RECOMMENDED MOTION:

THE PLANNING DEPARTMENT RECOMMENDED:

Mark J. Balys
Ron Goldman
Planning Director

RG:cv

Policy

Consent

Dept. Recomm.:
Per. Exec. Ofc.:

REVIEWED BY EXECUTIVE OFFICE

DATE *6/5/07*
Tina Grande
Departmental Coordinator

Prev. Agn. Ref.

District: First

Agenda Number:

15.3

The Honorable Board of Supervisors
RE: TENTATIVE PARCEL MAP NO. 33530
May 31, 2007
Page 2 of 2

CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 480**, which has been completed in compliance with the EIR Guidelines and the Riverside County Rules to Implement CEQA; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 33530**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.