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**PLANNING COMMISSIONERS**

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Commissioner

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Commissioner

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# PLANNING COMMISSION AGENDA

April 24, 2014

PLANNING COMMISSION MEETING – 7:00 P.M.

CITY OF MORENO VALLEY  
City Hall Council Chambers  
14177 Frederick Street  
Moreno Valley, California 92553

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**PUBLIC ADVISED OF THE PROCEDURES TO BE FOLLOWED IN THE MEETING**

(ON DISPLAY AT THE REAR OF THE ROOM)

**COMMENTS BY ANY MEMBER OF THE PUBLIC ON ANY MATTER WHICH IS NOT LISTED ON THE AGENDA AND WHICH IS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION**

The City of Moreno Valley complies with the Americans with Disabilities Act of 1990. If you need special assistance to participate in this meeting, please contact Mel Alonzo, ADA Coordinator at (951) 413-3027 at least 48 hours prior to the meeting. The 48-hour notification will enable the City to make arrangements to ensure accessibility to this meeting.

## NON-PUBLIC HEARING ITEMS

### APPROVAL OF MINUTES

1. [February 27, 2014](#)
2. [March 13, 2014](#)

### PUBLIC HEARING ITEMS

1. Case Description: [Item continued from the March 13, 2014 agenda - PA07-0081 - Zone Change, PA07-0082 - General Plan Amendment, PA07-0083 - Master Plot Plan including Building 2, PA07-0084 - Tentative Parcel Map 35679, PA07-0158 - Plot Plan for Building 1, PA07-0159 - Plot Plan for Building 3, PA07-0160 - Plot Plan for Building 4, PA07-0161 - Plot Plan for Building 5, PA07-0162 - Plot Plan for Building 6, and P07-186 - Environmental Impact Report](#)  
Applicant: Prologis  
Owner: Prologis  
Representative: Prologis  
Location: South of State Route 60 and east of Moreno Valley Auto Mall, at Fir Avenue (Future Eucalyptus Avenue) and between Pettit Street and the Quincy Channel.  
Proposal: General Plan Amendment and Zone Change from existing Business Park, Business Park Mixed-use, R15, R5, and RA-2 land use designations to Light Industrial for 116.99-net acres. The land use changes are required for development of six distribution warehouse facilities totaling 2,244,419 square feet with building sizes that range from 160,106 square feet to 862,035 square feet. The applicant also proposes Tentative Parcel Map No. 35679 to subdivide the project site into six parcels. A General Plan Amendment is also required for proposed changes to the City's circulation element and the Master Plan of Trails. Approval of this project will require certification of an EIR. *This item was continued from the 03/13/14 Planning Commission agenda to ensure the preparation of a Final EIR that would include responses to all comment letters submitted during the 45 day review period for the Draft EIR.*

Case Planner:

Jeff Bradshaw

**Recommendation:**

**APPROVE** Resolution No's. 2014-09 and 2014-10, and thereby **RECOMMEND** that the City Council take the following actions:

1. **CERTIFY** that the Environmental Impact Report (EIR) for the Prologis Eucalyptus Industrial Park Project (Attachments 5 and 6) has been completed in compliance with the California Environmental Quality Act;
2. **ADOPT** the Findings and Statement of Overriding Considerations regarding the Final EIR for the Prologis Eucalyptus Industrial Park Project, attached hereto as Exhibit A to Attachment 2;
3. **APPROVE** the Mitigation Monitoring Program for the Final EIR for the proposed Prologis Eucalyptus Industrial Park Project, attached hereto as Exhibit B to Attachment 2;
4. **APPROVE** General Plan Amendment application PA07-0082 as shown on Exhibit A to Attachment 3;
5. **APPROVE** Zone Change application PA07-0081 as shown on Exhibit B to Attachment 3;
6. **APPROVE** Master Plot Plan PA07-0083 and related Plot Plans PA07-0158 through PA07-0162, subject to the attached conditions of approval included as Exhibit C to Attachment 3;
7. **APPROVE** Tentative Parcel Map 35679 (PA07-0084), subject to the attached conditions of approval included as Exhibit D to Attachment 3.

2. Case Description: [P13-078 \(Revised Tentative Tract Map 31592\)](#)  
PA13-0039 (Conditional Use Permit PUD)  
Applicant: CV Communities, LLC.  
Owner: CV Communities, LLC.  
Representative: Ryan Thomas  
Location: NE of Perris Boulevard/Manzanita Avenue.  
Proposal: Revised Tentative Tract Map 31592 to subdivide 203.52 acres into 115 residential lots including 138.87 acres of natural open space and a Conditional Use Permit for a Planned Unit Development in the Residential 3 (R3) zone. The revised Tentative Tract Map 31592 will reduce the number of lots from 138 to 115 residential lots as approved with PA03-0086.
- Case Planner: Julia Descoteaux
- Recommendation:** **APPROVE** Resolution No. 2014-05 and thereby:
1. **RECOGNIZE** that PA13-0039, (Conditional Use Permit Planned Unit Development) and P13-078 (Revised Tentative Tract Map 31692) qualify as an Addendum to the adopted Negative Declaration per the California Environmental Quality Act (CEQA) Guidelines Section 15164 (b); and
  2. **APPROVE** PA13-0039 (Conditional Use Permit Planned Unit Development) and P13-078 (Revised Tentative Tract Map 31592) subject to the attached conditions of approval included as Exhibit A.

## [OTHER BUSINESS](#)

## [STAFF COMMENTS](#)

## [PLANNING COMMISSIONER COMMENTS](#)

## [ADJOURNMENT](#)