

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

**III B**



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
November 17, 2004

**SUBJECT:** TENTATIVE TRACT MAP NO. 30465 - EA 38678 - Mahmoud and Mitra Naderi - Third Supervisorial District - Sun City/Menifee Area Plan - 9.2 acres - 8 proposed lots - R-A-1 zoning - Schedule B - Located north of Craig Avenue and east of Bradley Road in the Sun City/Menifee Area. - REQUEST: TR 30465, proposes to subdivide 9.2 acres into 8 residential lots.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on September 22, 2004.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION BY A VOTE OF 3-0 (Commissioners Roth and Snell absent):**

**ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 38678, 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 Tract Map No. 30465, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

*[Signature]*  
DATE 11/22/04

*[Signature]*  
Robert C. Johnson  
Planning Director

RCJ:ar

Dep't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

**Prev. Agn. Ref.** | **District:** Third | **Agenda Number:** 1.3