

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

602B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
March 11, 2005

**SUBJECT:** CONDITIONAL USE PERMIT NO. 3267 REVISED NO. 1/PARCEL MAP 31021 - EA39215 - Newport Murrieta Partners LLC - Third Supervisorial District - Antelope Valley Zoning Area - Sun City/Menifee Area Plan - 3.99 acres - 4 lots - C-P-S (CZ 6318) - Located south of Newport Road, east of Murrieta Road, and west of Interstate 215 - REQUEST: Conditional Use Permit No.3267R1 proposes to replace existing Conditional Use Permit No.3267 with a 4,692 sq.ft. gas station/fast food restaurant building, and 4,500, 4,406, 11,420 sq. ft. retail buildings and 189 parking spaces on 3.99 acres and Parcel Map No. 31021 is a schedule E map application to subdivide 3.99 acres into 4 commercial lots.

**CONTROVERSIAL ISSUES:** None

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on February 16, 2005.

The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION UNANIMOUSLY:

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39215**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**APPROVED** a **CONDITIONAL USE PERMIT NO. 3267 REVISED NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusion incorporated in the staff report; and,

  
Robert C. Johnson  
Planning Director

RCJ:sn

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE  
  
DATE 3/17/05

Dept Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

COUNTY OF RIVERSIDE  
02 MAR 13 PM 5:00  
OFFICE EXECUTIVE

Prev. Agn. Ref.

District: Third

Agenda Number:

1.4