

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

304B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 26, 2007

SUBJECT: TENTATIVE PARCEL MAP NO. 34461 / PLOT PLAN NO. 21352 – MITIGATED NEGATIVE DECLARATION – Applicant: Pacific Pointe Partners – Engineer / Representative: KCT Consultants Inc. - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan; Community Development: Mixed Use Planning Area (CD-MUPA) – Location: Northerly of Murrieta Hot Springs Road, easterly of Sky Canyon Drive, and westerly of Town View Avenue and southerly of Commerce Court – 15.65 Gross Acres - Zoning: Specific Plan (SP No. 213 - Planning Area No. 9) - **REQUEST:** The Tentative Parcel Map is a Schedule E subdivision of 15.65 gross acres into five commercial/industrial lots. The Plot Plan proposes to construct a 15.65-acre commercial/industrial park that will include 18 buildings supporting retail, office, and warehouse uses. The project proposes 58,231 square feet of office area, 60,198 square feet of warehouse uses, and 52,819 square feet of retail/showroom uses for a total of 172,579 square feet. The project proposes 618 parking stalls including 31 handicap stalls and 30 loading spaces. In addition, the proposed project will include 90,209 square feet of landscaped area covering 15.8 percent of the project site.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on October 17, 2007.

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

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE: 12/14/07
Tina Grande
Departmental Concurrence

- Dept't Recomm.: Consent Policy
- Per Exec. Ofc.: Consent Policy

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2007 DEC 10 AM 10:47 07550-7 PM 4:11

COUNTY OF RIVERSIDE

The Honorable Board of Supervisors

RE: TENTATIVE PARCEL MAP NO. 34461 / PLOT PLAN NO. 21352

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ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40641**, based on the findings incorporated in the initial study and the conclusion that the project, subject to the proposed mitigation measures, will not have a significant effect on the environment; and,

APPROVED **TENTATIVE PARCEL MAP NO. 34461**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVED **PLOT PLAN NO. 21352**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

