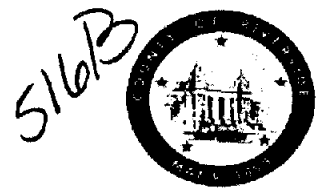


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 20, 2007

SUBJECT: TENTATIVE PARCEL MAP NO. 35294 – NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED – Applicant: Newport Real Estate Services, Inc – Engineer / Representative: Land Development Design Corporation - First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 Floor Area Ratio) – Location: Northerly of Interstate 15, southerly of Temescal Canyon Road, and westerly of Horsethief Canyon Road – 4.0 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) - **REQUEST:** The Tentative Parcel Map is a Schedule E subdivision of a 4.0 gross acre parcel into 25 units for Industrial Condominium proposes only. An Industrial Park was approved at the site on July 24, 2006 under Plot Plan No. 21264. The Plot Plan approved the construction of five (5) office/industrial buildings totaling 63,657 square feet of building area, 29,021 square feet of landscaping, and 157 parking spaces. The proposed Tentative Parcel Map is for subdivision purposes only and does not propose additional improvements other than those improvements required under Plot Plan No. 21264.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on December 12, 2007.

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

APPROVED TENTATIVE PARCEL MAP NO. 35294, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 12/24/07 by Tina Grande
Department of Public Works

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

Prev. Agn. Ref. District: First Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

1.6

The Honorable Board of Supervisors
RE: TENTATIVE PARCEL MAP NO. 35294
December 20, 2007
Page 2 of 2

BACKGROUND

On December 12, 2007, PM35294 appeared before the Riverside County Planning Commission; this hearing body approved the proposed project with the following modifications: Planning Conditions of Approval (COA) 10.PLANNING.13 and 10.PLANNING.15 were amended to accurately reflect the proposed project in regards to the payment of Ordinance No. 810 and Ordinance No. 659 fees. All of these changes were discussed at the December 12, 2007 Planning Commission hearing and agreed upon by the applicant.