

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 12, 2007

SUBJECT: TENTATIVE PARCEL MAP NO. 35219 / PLOT PLAN NO. 22461 (FTA NO. 2006-21) – MITIGATED NEGATIVE DECLARATION – Applicant: Markham Development Management Group, Inc – Engineer / Representative: Markham Development Management Group, Inc - First Supervisorial District – Rancho California Zoning Area – Elsinore Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Southerly of Clinton Keith Road and easterly of Palomar Road – 10.93 Gross Acres - Zoning: General Commercial (C-1 / C-P) - **REQUEST:** The Tentative Parcel Map is a Schedule E subdivision of a 10.93 net acre site into seven (7) commercial parcels and one (1) legal parcel for parking purposes. The Plot Plan proposes to construct an 87,635 square foot Commercial Center on a 10.93 net acre project site, which includes 11,717 square feet of Office Space in Building A (2-story building), 7,768 square feet of Retail Space in Building B, 3,600 square feet of Restaurant Space on Pad C, 3,470 square feet of Restaurant Space on Pad D, 6,000 square feet of Restaurant Space on Pad E, 7,491 square feet of Retail Space in Building F-1, 9,513 square feet of Retail Space in Building F-2, 18,000 square feet of Retail Space in Building G, and 20,076 square feet of Retail and Office Space in Building H (2-story building). The total development proposal includes 87,635 square feet of building area, 479 parking spaces, and off-site improvements on two (2) adjacent parcels (APN Nos. 380-120-012 and 380-120-013) to accommodate grading improvements along the project site's easterly boundary.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41224**, 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,

APPROVAL of **TENTATIVE PARCEL MAP NO. 35219**, subject to the attached conditions of

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 12/13/07
Tina Grande
Departmental Conference

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

Prev. Agn. Ref.

District: First

Agenda Number:

15.4

The Honorable Board of Supervisors

RE: TENTATIVE PARCEL MAP NO. 35219 / PLOT PLAN NO. 22461 (FTA NO. 2006-21)

December 12, 2007

Page 2 of 2

approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 22461**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.