

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

145 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
July 23, 2008

SUBJECT: TENTATIVE PARCEL MAP NO. 33703 – CEQA EXEMPT – Applicant: Diamond Brothers Five Partnership – Engineer / Representative: Albert A. Webb Associates - Third Supervisorial District – Winchester Zoning Area – Sun City / Menifee Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) – Location: Easterly of Menifee Road, and westerly of Lindenberg Road – 42.64 Gross Acres - Zoning: Specific Plan (SP No. 158 - Planning Area No. 3-1 & 3-2) - **REQUEST:** Schedule E subdivision of 42.64 gross acres into three (3) commercial parcels ranging in size from 6.99 to 19.53 gross acres. Ingress/egress will be provided via Newport Road, Lindenberg Road, and Menifee Road.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on June 25, 2008.

The Planning Department recommended Approval; and  
**THE PLANNING DIRECTOR:**

**APPROVED** of **TENTATIVE PARCEL MAP NO. 33703**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman  
Planning Director

RG:nt

REVIEWED BY EXECUTIVE OFFICE

DATE 7/23/08 TMS

Tina Grande  
Departmental Concurrence

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

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

ATTACHMENTS FILED

1.4