

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

633B



FROM: TLMA - Planning Department

SUBMITTAL DATE: February 19, 2003

SUBJECT: (FTA# 2002-13) TENTATIVE PARCEL MAP NO. 30890 / PLOT PLAN NO. 18288 - EA38868 - Wolf Store LLC. - First Supervisorial District - Rancho California Zoning District - 8.09 Acres - 7 total proposed lots - SP Zoning - Schedule E - Located south of State Highway 79, between Redhawk Parkway and Butterfield Stage Road - **REQUEST:** PM 30890, proposes to divide 8.09 acres into 7 parcels for office commercial and retail uses / PP 18288, proposes to construct a 8.09 - acre commercial/retail shopping center that includes 7 building pads totaling 65,850 square feet.

CONTROVERSIAL ISSUES: Traffic Impacts

RECOMMENDED MOTION:

THE PLANNING DEPARTMENT RECOMMENDS:

CONTINUANCE of TENTATIVE PARCEL MAP NO. 30890 and PLOT PLAN NO. 18288 to March 18, 2003.

REVIEWED BY EXECUTIVE OFFICE

DATE 2/20/03 RBH

- Department Recommendation: Consent Policy
- Per Executive Office: Consent Policy

RG:ar


Ron Goldman, Deputy Planning Director

Prev. Agn. Ref.

Dist. First/First

AGENDA NO.

16.4



Fast Track Authorization

Case No.: PP18288
pm 30890

FTA No. 2002-13

SUPERVISOR: Bob Buster
SUPERVISORIAL DISTRICT: 1

Company Name: Wolf Store, LLC Contact Person: Michael La Vasani

Address: 42145 Lyndie Lane Suite 126 Temecula, CA 92591

Phone: (909) 676-6168 Fax: (909) 699-8219

Architectural/Engineering Firm: Trans-Pacific Consultant Firm Contact: Joe E. Reyes

Firm Address: 27431 Enterprise Circle West Temecula, CA 92590-4833

Firm Phone: (909) 676-7000 Firm Fax: (909) 699-7324

Land Use Application(s): General Plan Amendment Conditional Use Permit Change of Zone
 Plot Plan Parcel Map

Other _____

Site Location:

Assessor's Parcel Number(s) 960-020-034, 960-020-031

Cross Streets/Address Highway 79 South/ Apis Road (Pvt Road)

Zoning SP 213 Commercial Site Acreage 8.09

Site located in:

Agua Mansa Enterprise Zone Coachella Valley Enterprise Zone Riverside County Recycling Market Development Zone
 Assesment District No. 159 Community Facilities District _____
 Redevelopment Project Area _____

Project: (Estimate Amounts)

Permanent Full-Time Jobs 170 Hourly Wages \$7.00-\$14.00 Construction Jobs 120

Commute Reduction N/A

Investment (Land, Building and Equipment) \$9,500,000 Taxable Sales \$12,000,000

Bldg Size: 52,000 Type: Commercial Industrial Other _____

Commercial: Retail Food Service Entertainment Other Office

Industrial: Distribution Manufacturing List Product Type(s) _____

Project Description:

52,000 SF Commercial consisting of General Office, Restaurants and General Retail Commercial.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32.

Bradley J. Hudson, EDA Executive Director

9/25/02
Date