

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

715 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 12, 2004

SUBJECT: CONDITIONAL USE PERMIT NO. 3405 / TENTATIVE PARCEL MAP NO. 31623 / VARIANCE NO. 1747 - EA39147 - Lewis Retail Centers - First Supervisorial District - Prado-Mira Loma Zoning Area - 50.78 acres - 6 proposed lots - Schedule E - A-1-20, A-1-10, R-1, R-T, I-P, C-P-S zoning - Located west of Interstate 15, on the north and south sides of Limonite Avenue and east of Hamner Avenue - REQUEST: CUP3405, proposes to develop a commercial center on 50.78 acres located within portions of Planning Area 2 and Planning Area 22 of SP 266 / PM31623 proposes to divide 50.78 acres into 6 parcels / VAR1747, requests to reduce the number of parking spaces required by 627 spaces.

CONTROVERSIAL ISSUES: None

RECOMMENDED MOTION:

THE PLANNING DEPARTMENT RECOMMENDS TO THE BOARD OF SUPERVISORS:

CERTIFICATION of an Addendum to Environmental Impact Report No. 340, which has been completed in compliance with the EIR Guidelines and the Riverside County Rules to Implement CEQA; and,

APPROVAL of Conditional Use Permit No. 3405, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of Tentative Parcel Map No. 31623, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of Variance No. 1747, to reduce the number of parking spaces by 627 spaces.

Robert C. Johnson
Planning Director

RCJ:ar

Departmental Concurrence
DATE: 1/12/04
[Signature]

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

Prev. Agn. Ref.

District: First

Agenda Number:

16.5

**Project i.e.: (Conditional Use Permit No. 3405,
Parcel Map No. 31623 and FTA 2001-16)
Type of Case i.e.: (EA 39147 for an Addendum to EIR 340)**

TO: Clerk of the Board FROM: Jerry Guarracino

SCHEDULE FOR BOS on January 13, 2004 (HEARING DATE & HEARING BODY)

EA NO. 39147 – REQUIRES A 10-DAY NOTICE

CONDITIONAL USE PERMIT NO. 3405
PARCEL MAP NO. 31623
EA NO. 39147

APPLICANT: Lewis Retail Centers

ZONING /AREA EASTVALE

SUPERVISORIAL DISTRICT SECOND

LOCATION (2 Streets) Located at the north/east corner of Limonite Avenue and Hamner Avenue, South of Bellegrave and west of the I-15

NO OF LOTS : SIX (6) ACREAGE: 78

ZONE: CPS SP 266 SCHEDULE: E

PROJECT

The Conditional Use Permit No. 3405 would allow a convenience store with concurrent sale of (Gas/Bear and Wine) and the development of 21 commercial buildings totaling 541,700 square feet, 3,131 parking spaces (5.8/1000 sq. ft.)

Parcel Map No. 31623 is a Schedule "E" Map to divide 52.89 gross acres into 6 commercial lots.

STAFF RECOMMENDATION:

APPROVAL

 Attach one set of labels, including agency, pre-approved by plan techs (Riverside planners only).



Fast Track Authorization

FTA No. 2001-16

SUPERVISOR: Tavaglione

SUPERVISORIAL DISTRICT: 2

Company Name: Lewis Retail Centers

Contact Person: Gary Bauer

Address: 1156 North Mountain Avenue, Upland, CA 91786

Phone: (909) 949-6702

Fax: (909) 931-5533

Architectural/Engineering Firm: Albert A. Webb & Associates

Firm Contact: Mo Faghihi

Firm Address: 3788 McCray Street, Riverside, CA 92506-2973

Firm Phone: (909) 686-1070

Firm Fax: (909) 788-1256

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) 160-030-012

Cross Streets/Address Northwest Quadrant of Interstate 15 Freeway/Limonite Avenue

Zoning C-O & C-P-S Site Acreage 78.28

Site located in:

Agua Mansa Enterprise Zone Coachella Valley Enterprise Zone Riverside County Recycling Market Development Zone
 Assesment District _____ Community Facilities District _____
 Redevelopment Project Area Jurupa

Project: (Estimate Amounts)

Permanent Full-Time Jobs 1640 Wages \$6.00-\$22.00/hr. Construction Jobs 400

Commute Reduction 0

Investment (Land, Building and Equipment) \$90,000,000 Taxable Sales \$175,000,000

Bldg Size: 820,000 Type: Commercial Industrial Other _____

Commercial: Retail Food Service Entertainment Other _____

Industrial: Distribution Manufacturing List Product Type(s) _____

Project Description:

78.28-Acre-retail development consisting of approximately 150,000 sq. ft. of neighborhood shopping center, 450,000 sq. ft. of power center and an entertainment component anchored by a 10-14 screen multiplex theatre, a health club, and daycare.

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

7/11/2001
Date