

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

109B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 26, 2004

SUBJECT: (FAST TRACK NO. 2003-11) CONDITIONAL USE PERMIT NO. 3407 / TENTATIVE PARCEL MAP NO. 31526 - EA39201 - Hughes Investment - Second Supervisorial District - Eastvale Area Plan - 11.27 acres - 6 Commercial lots - SP zoning - Located south of Schleisman Road and east of Archibald Avenue. - REQUEST: CUP 3407, proposes to develop 7 commercial buildings and 469 parking spaces with a 52,443 square foot super market, a gas station and convenience store with concurrent sale of gas, beer and wine, and various shop buildings / PM 31526, proposes to subdivide 11.27 acres into 6 commercial lots.

RECOMMENDED MOTION:

The Planning Department recommends to the Board of Supervisors:

CERTIFICATION of an Addendum to EIR No. 392, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of Conditional Use Permit No. 3407, 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. 31526, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 5/28/04
RCJ:ar

Robert C. Johnson
Robert C. Johnson
Planning Director

- Dept't Recomm.: Consent Policy
- Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Second

Agenda Number:

16.5

