

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

202B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 13, 2005

SUBJECT: CHANGE OF ZONE NO. 7018 / TENTATIVE PARCEL MAP NO. 32545 / PLOT PLAN NO. 19631 – Addendum to EIR NO. 340 / EA39714 – Applicant: Hopkins Real Estate Group – Engineer / Representative: Hall & Foreman Inc. - Second Supervisorial District – Prado-Mira Loma Zoning District - Eastvale Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Community Development: Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio), and Community Development: Public Facilities (CD-PF) (≤ 0.60 Floor Area Ratio) – Location: Northerly of 68th Street, southerly of Limonite Avenue, easterly of the I-15 Freeway and west of Pats Ranch Road – 45.50 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) and Industrial Park (I-P) - **REQUEST:** The Change of Zone proposes to change the existing zoning from Scenic Highway Commercial (C-P-S) and Industrial Park (I-P) to Scenic Highway Commercial (C-P-S). The Schedule E parcel map subdivision of 45.50 gross acres into nineteen commercial lots. The Plot Plan is located within Planning Areas 6, 7 and 9 in the I-15 Corridor Specific Plan (SP266A1). Planning Areas 6, 7 and 9 are designated for commercial development within the Specific Plan. The project is a proposal to develop a 386,397 square foot commercial shopping center on 45.50 gross acres. The commercial center will include nine major tenants, seven pad tenants and two shop tenants. Inclusive of these tenants are fast food and restaurant proposals. Additional landscaping and road improvements will be provided. There will be 1,988 parking spaces provided.

Departmental Concurrence

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:

Robert C. Johnson
Planning Director

RCJ:sn

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 12/29/05

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

Prev. Agn. Ref. | District: Second | Agenda Number:

16.5

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7018 / TENTATIVE PARCEL MAP NO. 32545 / PLOT PLAN
NO. 19631

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ADOPTION of the **ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 340**, originally prepared for the Specific Plan No. 266 pursuant to Environmental Assessment No. 39714 based on the findings incorporated in the initial study;

APPROVAL of **CHANGE OF ZONE NO. 07018** from Scenic Highway Commercial (C-P-S) and Industrial Park (I-P) zoning to Scenic Highway Commercial (C-P-S), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 32545** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 19631** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.