

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



**FROM:** Supervisor John Tavaglione

**SUBMITTAL DATE:**  
June 3, 2008

**SUBJECT:** FAST TRACK REQUEST FOR JURUPA VALLEY SPECTRUM

**RECOMMENDED MOTION:** That the Board of Supervisors grant fast track status to new commercial development projects within the Jurupa Valley Spectrum in accordance with Board Fast Track Policy A-32.

**BACKGROUND:** In 1998, the Redevelopment Agency signed a Disposition and Development Agreement (DDA) to develop an entertainment center with ancillary retail services on Limonite Avenue between El Palomino Drive and Clay Street. Through the DDA, the County partnered with the developer to ensure the success and the long-term benefit of this development in the Jurupa Valley Project Area. The overall project qualified to receive expedited entitlement and permit processing under the Fast Track Program. The original Fast Track Authorization (FTA1997-06) was granted on 1/28/97; formally submitted to the Planning Department on 1/28/98; and approved by the Board of Supervisors (BOS) on 5/26/1998. However, the site was never completely built out and a number of the proposed free-standing pads and in-line stores remained undeveloped. In order to assist the applicant in completing the center, I am recommending that Fast Track status be granted to the remaining undeveloped portions of the Jurupa Valley Spectrum. This will continue to add new commercial services and amenities that will in turn create new jobs, capital investment and taxable sales for the residents in Pedley.

Departmental Concurrence

John Tavaglione, Supervisor  
Second District

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**Prev. Agn. Ref.:**

**District:** 2

**Agenda Number:**