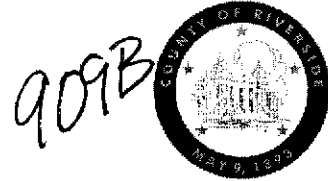


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
October 14, 2008

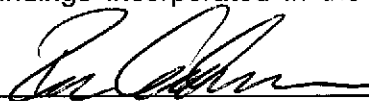
**SUBJECT: CONDITIONAL USE PERMIT NO. 3573, TENTATIVE PARCEL MAP NO. 35933 –** (Mitigated Negative Declaration) – Applicant: Lewis Retail Centers – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location Southerly of Limonite Avenue, and easterly of Hamner Avenue – 14.09 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The conditional use permit proposes to construct a retail shopping center consisting of four (4) buildings and six (6) building pads totaling 70,745 sq. ft. The proposal consists of one (1) 14,700 sq. ft. drugstore, two (2) general retail buildings at 8,100 sq. ft. and 12,200 sq. ft., a 2,945 sq. ft. gas station with a 936 sq. ft. self serve car wash, six (6) building pad sites for future restaurant and bank uses ranging from 3,800 sq. ft. to 6,600 sq. ft., and 645 parking spaces. The conditional use permit is also to permit the sale of beer, wine, and distilled spirits for off premises consumption (ABC Type-21) for the proposed drug store and for the sale of beer and wine for off premises consumption (ABC Type-20) for the proposed gas station. The tentative parcel map is a schedule E subdivision of 14.09 gross acres into ten (10) commercial lots, ranging in size from 0.67 acres to 2.29 acres.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on October 1, 2008.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION RECOMMENDED:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41817**, based on the findings incorporated in the initial study and the

  
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Ron Goldman  
Planning Director

RG:db

**CONTINUED ON ATTACHED PAGE**

REVIEWED BY EXECUTIVE OFFICE

DATE: 10/29/08  
Tina Grande  
Departmental Concurrence

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

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

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

**1 . 4**

The Honorable Board of Supervisors

RE: Conditional Use Permit No. 3573, Tentative Parcel Map No. 35933

Page 2 of 2

conclusion that the project will not have a significant effect on the environment;

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3573**, 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. 35933**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.