

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

106B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
July 8, 2014

**SUBJECT:** TENTATIVE PARCEL MAP NO. 36161 and PLOT PLAN NO. 24054 (FTA 2009-01) – No New Environmental Documentation Required – Applicant: Suzanne Scarborough (Pinnacle Hotels USA) – Third/Third Supervisorial District - Location: southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road (Highway 79) – REQUEST: The Tentative Parcel Map is a Schedule “E” subdivision of 23.66 acres into six (6) parcels ranging in size from 0.79 to 7.70 acres, for commercial purposes. The Plot Plan proposes a 160,680 square foot commercial center consisting of a drug store, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project proposes to be constructed in three (3) phases.

**RECOMMENDED MOTION:** That the Board of Supervisors:

- FIND THAT NO NEW ENVIRONMENTAL DOCUMENTS ARE REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously adopted Mitigated Negative Declaration, based on the findings and conclusions in Environmental Assessment No. 41906, pursuant to applicable legal standards and have been avoided or mitigated pursuant to the earlier MND, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth in the attached staff report; and,

JCP:dm

Juan C. Perez, TLMA Director /  
Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
<b>SOURCE OF FUNDS:</b> DBF				<b>Budget Adjustment:</b> N/A	
				<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:**

APPROVE

BY:

Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE: 7/15/14

Departmental Concurrence

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

16-1

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: TENTATIVE PARCEL MAP NO. 36161 and PLOT PLAN NO. 24054 (FTA 2009-01)**

**DATE:** July 8, 2014

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**APPROVE TENTATIVE PARCEL MAP NO. 36161**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE PLOT PLAN NO. 24054**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

**Summary**

General Plan Amendment (GPA) No. 1050 was submitted to the Planning Department on March 12, 2008, and was subsequently initiated by the Riverside County Board of Supervisors on September 16, 2008. Change of Zone (CZ) No. 7709, Tentative Parcel Map (PM) No. 36161 and Plot Plan (PP) No. 24054 were submitted to the Planning Department on April 6, 2009, to join together with the initiated GPA.

The GPA proposed to amend the site's existing General Plan Land Use designation from Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio), and the CZ proposed to change the site's zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P).

All four applications were heard by the Planning Commission on August 19, 2009, where they were subsequently continued to the September 30, 2009 Commission hearing. At that hearing, the Commission recommended approval of the GPA and CZ, but the PM and PP were continued off-calendar until department corrections were addressed and the site plan was cleared by all departments.

The GPA and CZ were moved forward to be heard by the Board of Supervisors on January 12, 2010, where the two applications were tentatively approved by the Board. The final adoptions of the GPA and zoning ordinance for the CZ have been held in abeyance until the PM and PP can be considered by the Board.

The applicant is now ready to move forward with the PP and PM actions. This project meets the Fast Track criteria due to its potential to create full time jobs (estimated 130), significant capital investments and annual taxable sales. The PP and PM are therefore coming directly to the Board for consideration. Should the Board approve this project, the resolution approving the GPA and the zoning ordinance for the CZ will be brought to the Board for final action.

Staff has also included conditions that require the General Plan Amendment No. 1050 and Change of Zone No. 7709 to be adopted by the Board of Supervisors prior to recordation of Tentative Parcel Map No. 36161 (50.PLANNING.2) and prior to the issuance of a building permit for PP24054 (80.PLANNING.23).

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff.