

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

912B



**FROM:** TLMA/Planning Department

**SUBMITTAL DATE:** January 24, 2003

**SUBJECT: CHANGE OF ZONE NO. 6658, TENTATIVE PARCEL MAP NO. 30474, CONDITIONAL USE PERMIT NO. 3359 - EA 38523 - RFA, Inc. - Third Supervisorial District - Rancho California Zoning Area - 4.89 Acres - Scenic Highway Commercial (C-P-S) zoning - Northerly of Auld Road, southerly of Benton Road, easterly of Winchester Road, and westerly of Pourroy Road - REQUEST:** The project is a proposal to change the zone of a .95 acre parcel from Industrial Park (I-P) to Scenic Highway Commercial (C-P-S); a Schedule E parcel map proposing to subdivide 4.89 acres into four (4) commercial parcels; and a proposal to construct a Chevron gas station, convenience store and car wash on Parcel 1.

**CONTROVERSIAL ISSUES:** None

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION, BY UNANIMOUS VOTE, RECOMMENDS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38523**, 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,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 6658**, from I-P to C-P-S in accordance with Exhibit No. 2, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 30474**, to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

C.E.O. RECOMMENDATION:

*Mark F. Balys for*  
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Ron Goldman, Interim Planning Director  
(Continued on attached page)

**APPROVE**

County Executive Officer Signature

*Jeffrey S. Buehler*

RG:ah

Policy  
 Policy

Consent  
 Consent

Department Recommendation:

Per Executive Office:

Prev. Agn. ref.

Dist. Third

AGENDA NO.

16.4  
11/15/03

THE HONORABLE BOARD OF SUPERVISORS  
RE: CZ06658, PM30474, CUP03359  
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**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3359**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.