

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

2003



FROM: TLMA - Planning Department

SUBMITTAL DATE: May 13, 2003

SUBJECT: FAST TRACK NO. 2001-02 - CONDITIONAL USE PERMIT NO. 3370 - EA 38638 - Riverside County Travel Zone - First Supervisorial District - Mead Valley Area - 11.5 Acres - M-SC Zoning - Located on the southeast corner of Cajalco Expressway and Harvill Avenue, west of the 215 freeway - **REQUEST:** The project proposes a multi-use travelers center to be constructed in two phases. Phase I will consist of 52 truck parking spaces, a weigh station, truck fuel station, auto gas station, auto lube & oil center with carwash, and a 14, 500 square foot building that will include a convenience store (with beer and wine sales), trucker's shop, quick serve restaurant (drive-thru), trucker's services (shower, laundry, restrooms) and a patio area. Phase II will consist of a free standing drive-thru restaurant and a free standing restaurant.

CONTROVERSIAL ISSUES: None

ISSUES OF POTENTIAL CONCERN: Security Issues from the Sheriff's Department.

RECOMMENDED MOTION:

THE PLANNING DEPARTMENT RECOMMENDS:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38638, based on the findings and mitigations incorporated in the initial study and the conclusion that the project, as conditioned, will not have a significant effect on the environment; and,

APPROVAL of CONDITIONAL USE PERMIT NO. 3370, subject to the attached conditions of approval, based on the findings and conclusions incorporated in the staff report.

Ron Goldman, Interim Planning Director

RG:ar

Department Recommendation: Policy Consent
Per Executive Office: Policy Consent

CEO. RECOMMENDATION:

APPROVE

County Executive Office Signature

03 MAY 13 PM 1:51

Prev. Agn. Ref.

Dist. First

AGENDA NO.

16.3

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.8

1:30 p.m. being the time set for public hearing on the application of Riverside County Travel Zone for Fast Track No. 2001-02 for Conditional Use Permit No. 3370 – EA 38638 - for a multi use travelers center to be constructed in two phases. Phase I will consist of 52 truck parking spaces, a weigh station, truck fuel station, auto gas station, auto lube and oil center with carwash, and a 15,500 sq. ft. building that will include a convenience store (with beer and wine sales), trucker's shop, quick serve restaurant (drive-thru), trucker's services (shower, laundry, restrooms) and a patio area. Phase II will consist of a freestanding drive-thru restaurant and a freestanding restaurant, located in the Mead Valley area, 1st District, 11.5 acres, M-SC zoning, the Chairman called the matter for hearing.

Ron Goldman, Planning staff, presented the matter, noting revisions to the following conditions requested by the applicant:

10.Planning.42

10.Planning.43

Ali Mazarei, applicant, concurred with staff's comments.

Supervisor Buster stated that he wants to scrutinize this project more thoroughly, i.e. impact to traffic, access to the truckers on current overpass getting on and off the freeway, issues with regard to future corridor as much more heavily traveled, air quality from idling trucks and how they can be improved with technology, and the security issue to required presence of a Sheriff's Deputy on the site.

1 I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on

May 20, 2003 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: May 20, 2003
Nancy Romero, Clerk to the Board of Supervisors, in
and for the County of Riverside, State of California.

By  Deputy

AGENDA NO.
16.8

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



Supervisor Ashley expressed concern about creating a roadblock with this interchange from the freeway and Harvill Avenue to Cajalco Expressway.

On motion of Supervisor Buster, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, June 10, 2003 at 1:30 p.m.

2 I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on May 20, 2003 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: May 20, 2003
Nancy Romero, Clerk to the Board of Supervisors, in
and for the County of Riverside, State of California.

By: [Signature] Deputy

AGENDA NO.
16.8

xc: Planning, Applicant, COB