

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

722B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 2, 2004

SUBJECT: CONDITIONAL USE PERMIT NO. 3376 - EA 38710 - Ali Khalili, Maussa Karimi - Third Supervisorial District - San Jacinto Valley Area Plan - .68 Acres - C-P-S Zoning - Located east of New Chicago Street, on the northwest corner of the V-intersection of Ramona Expressway and Florida Avenue, within the City of Hemet sphere of influence - **REQUEST:** To redevelop an existing, non-operational Texaco Service Gas Station into a new service station with a drive thru fast food establishment and a car wash on .68 acres. The proposed new two-story structure for the food mart/drive thru will total 5,688 square feet and the proposed car wash will be 2,000 square feet, 5,000 square feet of landscaping and 19 parking spaces are proposed.

CONTROVERSIAL ISSUES: Increased traffic and air pollution – Resolved through discussion.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on February 25, 2004.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38710**, based on the findings incorporated in the initial study on the conclusion that the project will not have a significant effect on the environment; and,

ADOPTED a **FINDING OF "PUBLIC CONVENIENCE AND NECESSITY"** regarding the sale

Robert C. Johnson
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICER
[Signature]
DATE 3/23/04

Departmental Concurrence

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

Prev. Agn. Ref.

District: THIRD

Agenda Number:

The Honorable Board of Supervisors
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of beer and wine for the off-site consumption from the proposed use; and,

APPROVED CONDITIONAL USE PERMIT NO. 3376, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.