

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
September 22, 2004

**SUBJECT:** FAST TRACK CONDITIONAL USE PERMIT NO. 3309, REVISED PERMIT NO. 1 (FTA#00-01) – EA39568 – Nachhattar Chandi / Carla Hackett – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 66, easterly of State Highway 86 – 10 Acres of 37 Acre site – C-P-S Zone – REQUEST: Expand an existing automobile and truck travel center with additional retail store, fast food restaurant with drive-thru, truck scale and above ground 10,000 gallon fuel tank.

**CONTROVERSIAL ISSUES:** A CALTRANS letter dated August 19, 2004 indicates concern about continued development on the site and a pending interchange construction project in the development stage for SR 86/195. However, CALTRANS has no objections to the project due to existing road improvements and notification to the applicant of possible closure of the existing Sing Road connection to the highway during future interchange construction and road projects.

**RECOMMENDED MOTION:**

**THE PLANNING DEPARTMENT RECOMMENDS:**

**ADOPTION** of a **De Minimis Finding as follows:** An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 39568**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence before the Board of Supervisors that the proposed project will have a potential adverse effect on wildlife resources; and,

Robert C. Johnson  
Planning Director

9/23/04  
RCJ:jo

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 9/29/04

Departmental Concurrence

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.3

The Honorable Board of Supervisors  
RE: Conditional Use Permit No. 3309R1  
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**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39568**, 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,

**APPROVAL** of **FAST TRACK CONDITIONAL USE PERMIT NO. 3309, REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.