

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

516B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 3, 2006

SUBJECT: CONDITIONAL USE PERMIT NO. 03468, AMENDED NO. 1 (FTA-2005-06) - EA40311 - Applicant: Cajalco Harvill, LLC - Engineer / Representative: RAMCAM Engineering - First Supervisorial District - North Perris Zoning Area - Mead Valley Area Plan: Community Development Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) - Location: Northerly of Cajalco Expressway, southerly of Messenia Lane, and easterly of Harvill Avenue - 3.42 Gross Acres - Zoning: Manufacturing Service Commercial (M-SC) - **REQUEST:** Construct 5 separate retail commercial buildings totaling approximately 20,000 square feet, consisting of a 3,600 sq. ft. ARCO gas station with 8 fuel dispensers under a 3,669 sq. ft. canopy/convenience market with the concurrent sale of beer and wine for off-premises consumption, and 1,155 sq. ft. automatic car wash; 2 drive-thru restaurants, each 2,810 sq. ft and a 6,263 sq. ft. retail commercial building.

BACKGROUND: Because this conditional use permit has been granted fast track authorization it has been scheduled directly to the Board of Supervisors. However subsequent to scheduling this case before the board it was determined that a zone change application is needed for concurrent processing. On April 4, 2006 Change of Zone No. 7320 was filed with the Planning Department and is currently undergoing Comprehensive Project Review (CPR) by the appropriate county agencies. Upon completion of review of the zone change, the zone change and the conditional use permit will be brought back before the Board of Supervisors.

RECOMMENDED MOTION:

THE PLANNING DEPARTMENT RECOMMENDS:

CONTINUE OFF CALENDAR

Robert C. Johnson
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 4/19/06

Departmental Concurrence

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

APR 13 10 35 AM '06
COUNTY OF RIVERSIDE

Prev. Agn. Ref. | District: First | Agenda Number:

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