

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

304B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 16, 2010

SUBJECT: CONDITIONAL USE PERMIT NO. 3579 – Intent to adopt a Mitigated Negative Declaration – Applicant: Max Webb – Engineer/Representative: Rick Engineering – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) – Location: southerly of SH-74, westerly of SH-79/Winchester Road, and northerly of Old State Highway – 3.4 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Conditional Use Permit proposes to construct a 3.4 gross acre commercial center consisting of four (4) buildings totaling 17,401 square feet of building area, 95 standard parking stalls, and 8 handicapped stalls. The proposal consists of a 8,764 square foot retail and specialty food building, a 2,872 square foot fast food restaurant with a drive-thru pad, a 2,734 square foot fast food restaurant with drive-thru pad, and a 3,031 square foot convenience store pad with a gas station fuel area.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on June 2, 2010.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41692**, based on the findings incorporated in the initial study and the conclusion that the

Carolyn Syrns Luna

Carolyn Syrns Luna
Planning Director

Initials:
CSL:vc, m.

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
DATE 9/23/10 vmb
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

15

EXERCISE
OFFICE
10 SEP 28 AM 11:55
COUNTY OF RIVERSIDE

RECEIVED RIVERSIDE COUNTY
2010 SEP 27 AM 8:01



project will not have a significant effect on the environment; and,

APPROVED CONDITIONAL USE PERMIT NO. 3579, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

CONDITIONAL USE PERMIT NO. 3579 was approved by the Planning Commission on June 2, 2010 with the following modifications:

1. The parking space located most closely to the exit point of the drive-thru for proposed building C was removed to ensure safer automobile interaction at this location. The applicant has provided an amended Site Plan and Grading Plan to reflect this change.
2. The proposed on-site advertising, requiring approval through **VARIANCE NO. 1864**, was not supported by the Planning Commission. The applicant has provided new exhibits proposing on-site advertising that is in conformance with the standards of Section 19.4 of Ordinance No. 348 and has withdrawn the application for **VARIANCE NO. 1864**.

WITHIN 90 DAYS OF PROJECT APPROVAL, a *Certificate of Parcel Merger* shall be submitted for review and processing by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 458-103-008 through 458-103-014 (four (4) legal parcels). (COA 20.PLANNING.02)

