

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

913B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 24, 2014

SUBJECT: CHANGE OF ZONE NO. 7710 / CONDITIONAL USE PERMIT NO. 3623 – Adopt Mitigated Negative Declaration for Environmental Assessment No. 42166 - Applicant: Ino Cruz – Fourth/Fourth Supervisorial District – Mecca Zoning District – **REQUEST: Change of Zone No. 7710** proposes to modify the Light Agriculture – 5 Acre Minimum (A-1-5) zone to the Scenic Highway Commercial (C-P-S) zone on an existing 14 acre lot. **Conditional Use Permit No. 3623** proposes to construct and operate an automobile and truck travel center consisting of a 13,600 square foot convenience store with 24 hour retail sale of gasoline and diesel fuel, food/beverages, and the concurrent sale of beer and wine for off-premises consumption with Type 20 ABC License (No PN&C required). Additionally, the proposed automobile and truck travel center includes 1,152 square foot car wash, 5,350 square foot gasoline canopy with eight (8) pumps and 3,570 square foot diesel fuel canopy with six (6) pumps, and up to three (3) drive-thru restaurants and two (2) sit down restaurants totaling approximately 15,905 square feet. The proposed project includes a 200 square foot freestanding sign up to 35 feet in height, a separate 100 square foot pricing and directory monument sign, as well as wall and fuel canopy signage. Total on-site parking consists of 203 vehicle spaces and 19 truck spaces.

RECOMMENDED MOTION: That the Board of Supervisors:

Initials
JCP:jo

(continued on next page)



Juan C. Perez, TLMA Director/
Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

BY: 
Tina Grande

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
BY: 
CYNTHIA M. GUNZEL
DATE: Departmental Concurrence

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

16-2

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Change of Zone No. 7710 / Conditional Use Permit No. 3623**

DATE: June 24, 2014

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1. **ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42166** and the **MITIGATION MEASURES** set forth herein based on the findings incorporated in the initial study, the staff report, and the conclusion that the project will not have a significant effect on the environment; and,
2. **APPROVE CHANGE OF ZONE NO. 7710**, amending the zoning classification for the subject property from the Light Agriculture – 5 Acre Minimum (A-1-5) zone to the Scenic Highway Commercial (C-P-S) zone in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,
3. **APPROVE CONDITIONAL USE PERMIT NO. 3623**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
4. **ADOPT Ordinance No. 348.4783** amending the zoning in the Mecca District shown on Map No. 33.010 Change of Zone No. 7710, attached hereto and incorporated herein by reference.

BACKGROUND:

The project was heard before the Planning Commission on May 21, 2014. A Memo was provided to the Planning Commissioners with attached building elevation changes, recommended changes to the conditions of approval, and copy of a single public comment letter.

Planning Department staff and the 4th District Planning Commissioner worked with the applicant to add additional architectural elements to the exterior building sides prior to the Planning Commission hearing which are now incorporated in the Board Package. The site plan was also corrected to eliminate reference to detention basin along the easterly and southerly project boundary.

Based on consultation with Planning Department and Transportation Department, staff also incorporated amendments to recommended Conditions of Approval (COA) with regards to Rights-of Way (ROW) Dedications (COA's 80.Trans.4, 90.Trans.31) and Fences/Berms (COA 90.Planning.41). The main purpose of these condition changes was to ensure Caltrans ROW along State Highway 86 and 66th Avenue (State Highway 195) be kept clear of structures and remain undeveloped. Conditions of Approval 80.Planning.34 and 90.Planning.47 were deleted since the Caltrans ROW Dedication is not required with the CUP.

Staff also received a public comment letter received May 19, 2014 which is incorporated into the Board Package. The public comment letter was a general information inquiry about the location of project, whether it was a private development, and if there were any potential effects on surrounding properties. Staff responded with a written response on June 19, 2014. This person did not attend the PC hearing.

No one from the public spoke in favor, neutral, or opposition to the project at the Planning Commission hearing on May 21, 2014.

The Planning Commission recommends approval/adoption of the zone change and conditional use permit.

Impact on Citizens and Businesses

An environmental assessment has been completed for this proposed project. The impact on the local citizens and businesses has been slightly increased with the proposed 14 acre truck stop, but are reduced below a level of significance with recommended conditions of approval including, but not limited to, perimeter treatment including fencing and landscaping, architectural design of the buildings, and road improvements.

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FORM 11: Change of Zone No. 7710 / Conditional Use Permit No. 3623

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SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ORDINANCE NO. 348.4783
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and Mecca District Zoning Plan Map No. 33. as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Mecca District, Map No. 33.010 Change of Zone Case No. 7710," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

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

By: _____
Chairman, Board of Supervisors

ATTEST: Kecia Harper-Ihem
Clerk of the Board

By: _____
Deputy

(SEAL)

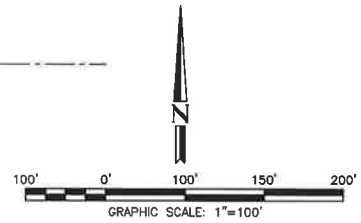
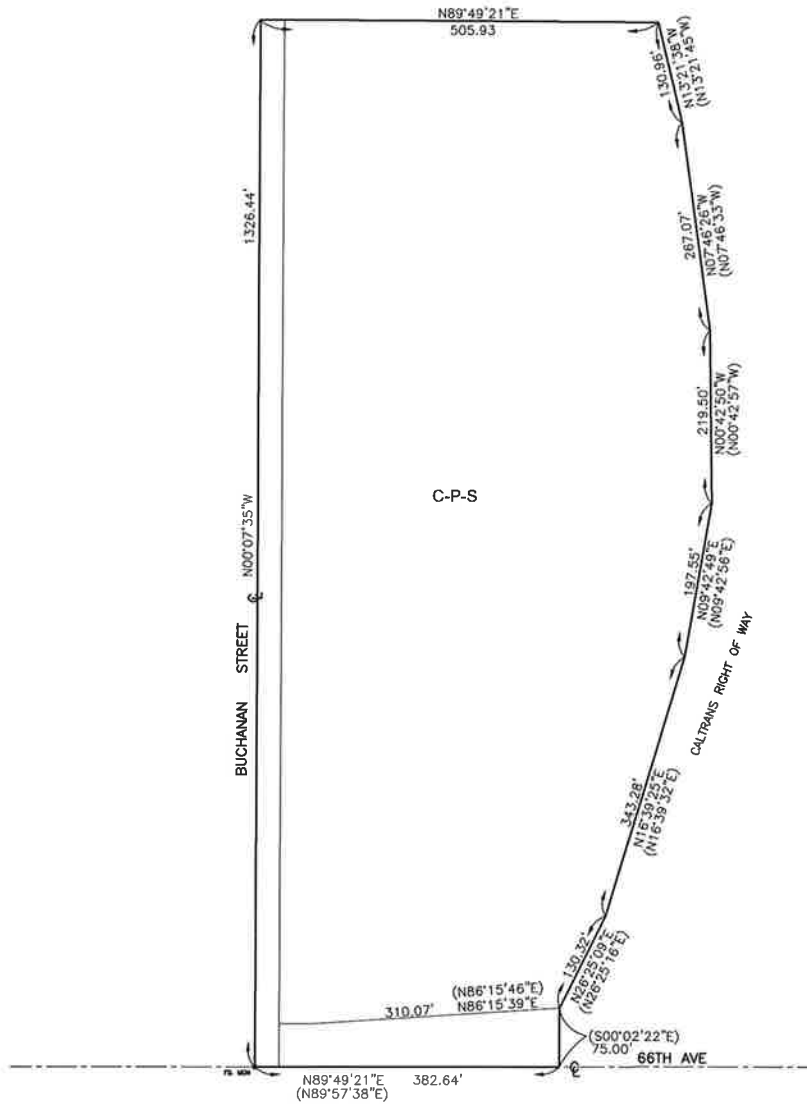
APPROVED AS TO FORM
July 2, 2014

By: Synthia M. Gunzel
SYNTHIA M. GUNZEL
Deputy County Counsel

SMG/MD
07/02/14

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SECTION 7, T.7 S, R. 9 E, S. B. B. & M.



LEGEND

C-P-S SCENIC HIGHWAY COMMERCIAL

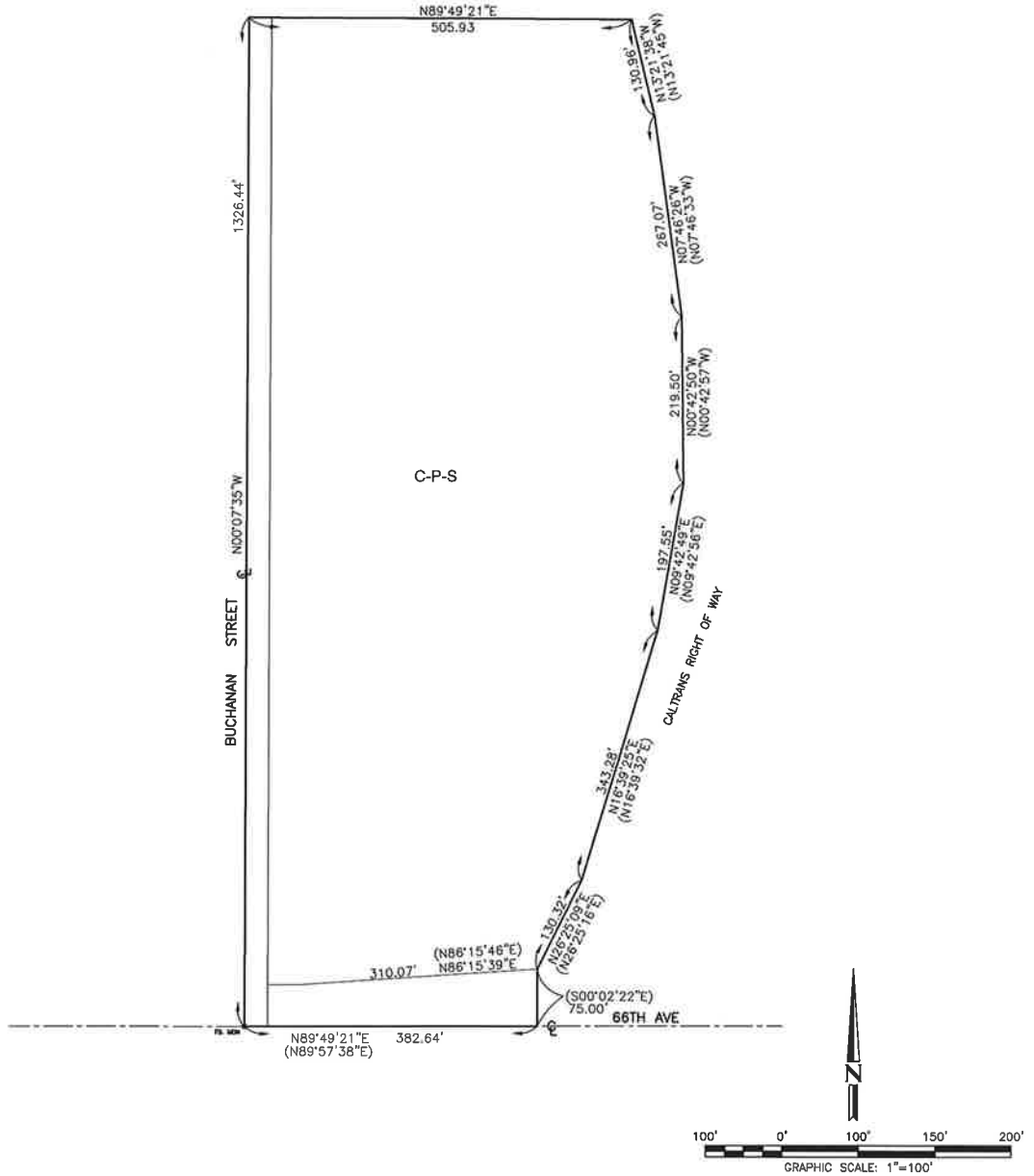
MAP NO. 33.010
CHANGE OF OFFICIAL ZONING PLAN

MECCA DISTRICT

CHANGE OF ZONE CASE NO. 07710
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4783

JULY 15, 2014
RIVERSIDE COUNTY BOARD OF SUPERVISORS

SECTION 7, T.7 S, R. 9 E, S. B. B. & M.



LEGEND

C-P-S SCENIC HIGHWAY COMMERCIAL

MAP NO. 33.010
CHANGE OF OFFICIAL ZONING PLAN

MECCA DISTRICT

CHANGE OF ZONE CASE NO. 07710
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4783
JULY 15, 2014

RIVERSIDE COUNTY BOARD OF SUPERVISORS