

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

605 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
March 11, 2015

SUBJECT: CONDITIONAL USE PERMIT NO. 3700 – MITIGATED NEGATIVE DECLARATION – Applicant: Jim Forgey – Third Supervisorial District – Location: Southerly of Benton Road, westerly side of Highway 79, northerly side of Magdas Colorados Street and easterly of Temeku Street – 1.49 Acres – Land Use Designation: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) - Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: Receive and file the Notice of Decision by the Planning Commission on January 21, 2015, to adopt the mitigated negative declaration and approve the proposed construction and operation of a 3,040 square foot convenience store and gas station that will include the sale of beer and wine for off-site consumption and a 3,499 square foot canopy that will shelter six (6) fuel pumps, a 1,760 square foot automated car wash, a 1,300 square foot commercial-retail building with an attached drive-through, a 1,500 square foot commercial-retail building, and parking stalls for 38 vehicles on approximately 1.5 acres of land.

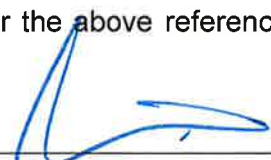
RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on January 21, 2015.



Steve Weiss, AICP
Planning Director

(Continued on next page)



Juan C. Perez
TLMA Director

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

SOURCE OF FUNDS: Deposit based funds	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY _____
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: _____ **District: 3** **Agenda Number:** _____

1-3

Departmental Concurrence

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The Planning Department recommended approval; and,

THE PLANNING COMMISSION:

ADOPTED A MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42659 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,

APPROVED CONDITIONAL USE PERMIT NO. 3700 subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

Proposed construction and operation of a 3,040 square foot convenience store and gas station that will include the sale of beer and wine for off-site consumption and a 3,499 square foot canopy that will shelter six (6) fuel pumps, a 1,760 square foot automated car wash, a 1,300 square foot commercial-retail building with an attached drive-through, a 1,500 square foot commercial-retail building, and parking stalls for 38 vehicles on approximately 1.5 acres of land.

The Planning Commission heard the above referenced project on January 21, 2015. At the January 21, 2015 public hearing, the Planning Commission heard public testimony, discussed the project, closed the public hearing, adopted the mitigated negative declaration and approved the project by a 5-0 vote.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning Department and the Planning Commission.

ATTACHMENTS:

- A. PLANNING COMMISSION MINUTES**
- B. PLANNING COMMISSION MEMO**
- C. PLANNING COMMISSION STAFF REPORT**