

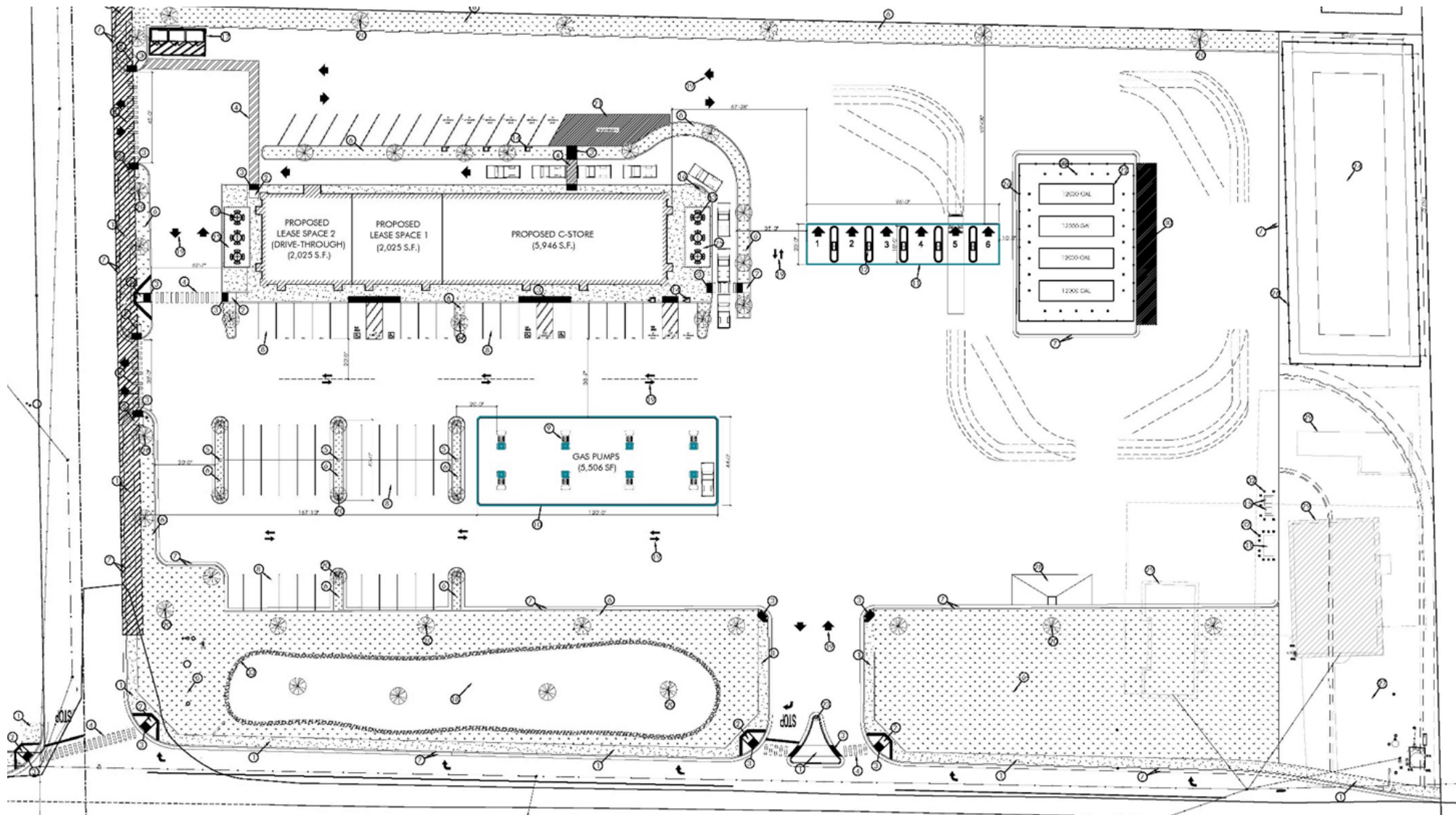
# Conditional Use Permit No. 23-03, Site Plan Review No. 23-01, and Mitigated Negative Declaration

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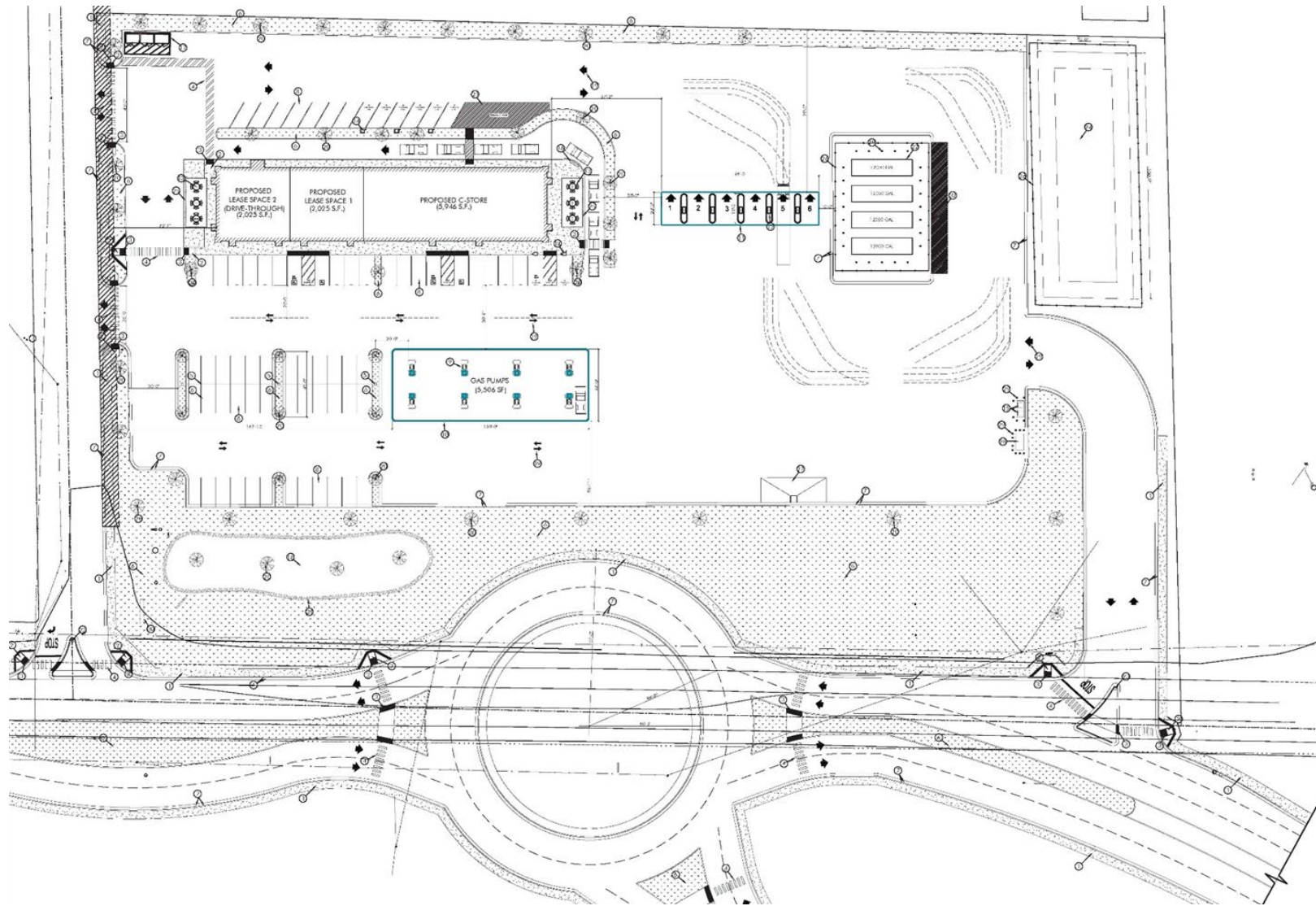
REQUEST BY LAV/PINNACLE ENGINEERING FOR THE DEVELOPMENT OF  
A TRAVEL CENTER WITH FUELING STATIONS, CONVENIENCE STORE,  
AND TWO ADDITIONAL LEASE SPACES INCLUDING A DRIVE THRU

Project Location:  
1467 West  
Tulare Road  
(199-050-067)





# Proposed Site Plan: Pre-Roundabout



# Proposed Site Plan: Post-Roundabout

# Project Details

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A Final Parcel Map must be recorded prior to initiation of the project.

The project site is zoned Highway Commercial (CH) and has General Plan Land Use designation of Highway Commercial. A travel center is allowed with the approval of a Conditional Use Permit.

An Initial Study was prepared and found that although the proposed project could have a significant effect on the environment, there will not be a significant effect because of incorporated mitigations. A Mitigated Negative Declaration (MND) for the project was prepared and is attached.

Caltrans and City staff have reviewed the project and have provided conditions of approval.

Staff Recommends that  
City Council approve  
Conditional Use Permit  
No. 23-03, Site Plan  
Review No. 23-01, and  
Mitigated Negative  
Declaration

