

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

810B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 24, 2007

SUBJECT: CONDITIONAL USE PERMIT NO. 3021 REVISED PERMIT NO. 1 – MITIGATED NEGATIVE DECLARATION – Applicant: Mike Sater – Engineer / Representative: C & M Design Concept - First Supervisorial District – Sedco-Wildomar Zoning Area – Elsinore Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Bundy Canyon Road, easterly of Orange Street, and westerly of Interstate 15, within the Lakeland Village / Wildomar Redevelopment Project Sub-Area – 1.09 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Conditional Use Permit proposes to redevelop an approved Gasoline Service Station, Convenience Store, Automatic Car Wash, and Canopy on a 1.09 net acre site. Conditional Use Permit No. 3021 permitted the above mentioned uses at APN 366-290-010. The revised permit proposes to demolish the existing facilities and construct a new Gasoline Station, which will include four (4) new underground fuel tanks (10,000 gallon diesel tank and 10,000, 12,000, and 20,000 gallon fuel tanks), a 2,900 square foot Convenience Store, a 984 square foot Automatic Car Wash, and a 4,305 square foot Gasoline Island Canopy. The previously approved use of the sale of beer and wine for off-premises consumption at the site will remain. The development proposal includes 8,189 square feet of building area, 17,929 square feet of landscaping, and 13 parking spaces.

BACKGROUND:

On October 17, 2007, CUP3021R1 appeared before the Riverside County Planning Commission, this hearing body approved the proposed project with the following modifications to the Conditions of Approval (COA): a) COA 10.PLANNING.16 was amended to note that drought tolerant landscaping will be required and b) the applicant requested that COA 80.PLANNING.26 be deleted, at hearing the COA was deleted per the Planning Director. All of these changes were discussed at the Planning Commission hearing and agreed upon by the applicant.

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 11/08/07 AG

Deputy: A Tex Gann, since

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref

District: First

Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

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The Honorable Board of Supervisors

RE: CONDITIONAL USE PERMIT NO. 3021 REVISED PERMIT NO. 1

October 24, 2007

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RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on October 17, 2007.

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41051**, based on the findings incorporated in the initial study and the conclusion that the project, subject to the proposed mitigation measures, will not have a significant effect on the environment; and,

APPROVED CONDITIONAL USE PERMIT NO. 3021 REVISED PERMIT NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.