

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

901 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 28, 2008

SUBJECT: CONDITIONAL USE PERMIT NO. 3534 – MITIGATED NEGATIVE DECLARATION – Applicant: Trico Development, Inc. – Engineer / Representative: CCA Associates, Inc. / Barry Adnams - Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) Mission Boulevard Policy Area – Location: Northerly of Stonewood Lane, southerly of Mission Boulevard, easterly of Vernon Avenue, and westerly of Pyrite Street – 3.35 Gross Acres - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The Conditional Use Permit proposes a 50,340 square foot mini warehouse and R.V. storage facility with a floor area ratio of 0.34 consisting of three (3) buildings: Building A with 12,790 square feet including office, Building B with 17,555 square feet and Building C with 20,000 square feet, 18 outdoor R.V. parking spaces, 8 feet wide of loading area(s) along buildings A thru C, 1 standard parking space, 1 ADA parking space, and 28,026 square feet (19.4%) of landscaping.

RECOMMENDED MOTION:

RECEIVE AND FILE Notice of Decision for the above referenced case acted on by the Planning Commission on December 5, 2007.

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

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 2/4/08

Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Second

Agenda Number:

1.12

The Honorable Board of Supervisors
RE: CONDITIONAL USE PERMIT NO. 3534
January 28, 2008
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ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41103**, 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. 3534**, subject to the attached conditions of approval, and based upon the findings and conclusions in the staff report.