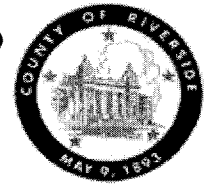


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

930B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
April 9, 2008

**SUBJECT:** CONDITIONAL USE PERMIT NO. 3477 – MITIGATED NEGATIVE DECLARATION – Applicant: Warner Water Works, Inc. – Engineer / Representative: Adkan Engineers - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 Floor Area Ratio) – Location: Northerly of Cajalco Road, southerly of Cajalco Expressway, and westerly of March Industrial Court – 1.79 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) and Industrial Park (IP) - **REQUEST:** The Conditional Use Permit proposes to permit a contractor storage yard for the primary storage of commercial trucks. The permit also proposes the construction of a 6,000 square foot industrial/warehouse building, which will include 1,076 square feet of office space and 4,924 square feet of warehouse area. In addition, the project will construct a fueling station consisting of three (3) pumps, each with a 1,200 gallon tank, a car wash area for commercial trucks, four (4) 50 gallon drums for oil waste collection, 35 standard parking spaces and 23 truck parking spaces for storage purposes. The project site has two (2) existing single family homes which shall remain and will be converted into office space.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on April 2, 2008.

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

Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 4/21/08 by Tina Grande  
Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.

**ATTACHMENTS FILED**

District: First

Agenda Number:

1.8

The Honorable Board of Supervisors  
RE: CONDITIONAL USE PERMIT NO. 3477  
April 9, 2008  
Page 2 of 2

**ADOPTED** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40460**, 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** of **CONDITIONAL USE PERMIT NO. 3477**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.