

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

508 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
February 25, 2004

**SUBJECT:** CONDITIONAL USE PERMIT NO. 3398 - EA 39032 - Fredrick Feck, Xandra Living Trust - Third Supervisorial District - Sun City Area - 5.25 Acres - 6 lots - C-P-S Zoning - Located northerly of Park Avenue, southerly of Rio Viata Drive, easterly of Bradley Road - REQUEST: Construction of a 20,243 sq. ft. automobile service center within an existing commercial center.

**CONTROVERSIAL ISSUES:** None

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on January 28, 2004.

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

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSEMSSMENT NO. 39032**, 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. 3398, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson  
Planning Director

RCJ:aa

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

*James J. [Signature]*  
DATE 3/9/04

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

Prev. Agn. Ref.

District: Third

Agenda Number: