

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

122B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 7, 2004

SUBJECT: CONDITIONAL USE PERMIT NO. 3428 – EA39467 – Animal Samaritans SPCA - Thousand Palms Zoning District – Fourth Supervisorial District – Easterly of Rio Del Sol Road, northerly of Del Norte Way – 5.78 Acres – M-SC Zone - REQUEST: Construct and operate a Class IV kennel within a 24,000 square foot building up to 30 feet in height with a maximum of 100 dogs and a maximum of 200 cats with accessory offices, veterinary and animal care services.

CONTROVERSIAL ISSUES: Relationship between the proposed Animal Samaritans building which is a non-profit organization and the adjoining Riverside County Animal Control Shelter building to the west which is a government project, potential noise impacts, and building design issues including walls/fencing locations. These issues were resolved by the Planning Commission through discussion and recommended conditions of approval.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission in La Quinta on August 11, 2004.

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

ADOPTED a De Minimis Finding as follows: An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 39467**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence before the Planning Commission that the proposed project will have a potential adverse effect on wildlife resources; and,

Robert C. Johnson
Planning Director

9/8/04
RCJ:jo

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
DATE 11/28/04

- Dept't Recomm.: Consent
- Per Exec. Ofc.: Consent
- Policy
- Policy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

1.7

The Honorable Board of Supervisors
RE: Conditional Use Permit No. 3428
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ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39467**, 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. 3428, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.