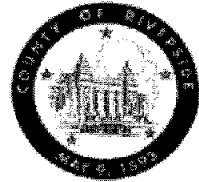


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

601 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 9, 2007

**SUBJECT:** CONDITIONAL USE PERMIT NO. 3526 – MITIGATED NEGATIVE DECLARATION – Applicant: Embree Construction Group, Inc. – Engineer / Representative: Permit Place/ Doug Steves - Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Business Park (CD-BP) (0.25 - .60 Floor Area Ratio) – Location: Southerly of Limonite Avenue, easterly of Baldwin Avenue, and westerly of Clay Street – 6.46 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Conditional Use Permit proposes a 7,575 square foot Firestone Complete Auto Care station on a 6.46 acre site with 1.08 acres of project lease boundary with a floor area ratio of 0.17 Community Development: Business Park (CD-BP) (0.25 - .60 Floor Area Ratio) consisting of: a 953 square foot showroom, 4,141 square feet of service area, 2,032 square feet of inventory area, 449 square feet of storage area, 42 standard parking spaces, 2 ADA parking spaces, and 17,122 square feet (36%) of landscaping. This is a pad site within De Anza Marketplace shopping center.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on August 29, 2007.

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

Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 10/23/07  
Tina Grande  
Departmental Concurrence

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD  
 Policy  
 Policy

Consent  
 Consent  
 Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref. | District: Second | Agenda Number:

1.8

The Honorable Board of Supervisors  
RE: CONDITIONAL USE PERMIT NO. 3526  
October 9, 2007  
Page 2 of 2

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41050**, 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. 3526**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.