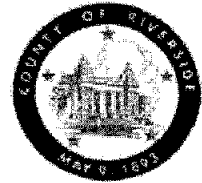


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

209B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
April 29, 2008

**SUBJECT:** CONDITIONAL USE PERMIT NO. 3508 – MITIGATED NEGATIVE DECLARATION – Applicant: Five Rivers Construction LLC – Engineer / Representative: ARC Engineering / Gagan Bains - Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of State Highway 60, southerly of Granite Hill Drive, and easterly of Pedley Road – 4.12 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Conditional Use Permit proposes to develop a 33,743 square foot retail community center with a gasoline service station, restaurant, three building pads. Phase one consists of a 6,904 square foot canopy with eight gasoline dispensers and one diesel dispenser for light trucks and automobiles; a 5,120 square foot, two story building with a convenience store, restaurant and office; 35 parking stalls; and one loading space. Phase two (preliminary site design) consists of three buildings totaling 21,719 square feet, 117 parking stalls, and three loading spaces to be developed under a separate permit. The use permit is also to permit the sale of beer and wine (Type 20) for off premises consumption for the proposed gasoline service station.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on February 6, 2008.

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

Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 5/6/08  
Tina Grande  
Departmental Concurrence

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

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

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

1.3

The Honorable Board of Supervisors  
RE: CONDITIONAL USE PERMIT NO. 3508  
April 29, 2008  
Page 2 of 3

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40826**, 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** a **FINDING OF PUBLIC CONVENIENCE AND NECESSITY**, based on the findings incorporated in the staff report; and,

**APPROVED** **CONDITIONAL USE PERMIT NO. 3508**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.