

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

818B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
April 9, 2008

SUBJECT: CONDITIONAL USE PERMIT NO. 3567 / TENTATIVE PARCEL MAP NO. 35546 (FTA NO. 2007-10) – MITIGATED NEGATIVE DECLARATION – Applicant: Charles Brown – Engineer / Representative: Gabel, Cook and Associates - Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD-CR) 0.20 - 0.35 Floor Area Ratio) – Location: Southerly of Mission Boulevard, easterly of Twining Street, and westerly of Mennes Avenue – 2.25 Gross Acres - Zoning: Rubidoux - Village Commercial (R-VC) - **REQUEST:** The Conditional Use Permit proposes to construct a 20,127 square feet single-story Veterinary Hospital together with an 8,314 square feet Veterinary Hospital to remain. The proposal consists of 13,478 square feet (14%) of landscaping and 104 parking spaces. The Tentative Parcel Map is a Schedule E subdivision of thirteen (13) lots totaling 2.25 gross acres into two (2) parcels, Parcel 1 is 0.66 gross acres and Parcel 2 is 1.59 gross acres.

RECOMMENDED MOTION:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41579**, 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,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3567**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 35546**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman  
Planning Director

RG:cv

<input type="checkbox"/>	Policy
<input type="checkbox"/>	Policy
<input checked="" type="checkbox"/>	Consent
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Dept't Recomm.:	
Per Exec. Ofc.:	

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

15.2

REVIEWED BY EXECUTIVE OFFICE

DATE: 4/14/08  
Tina Grande  
Departmental Concurrence