

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 24, 2004

SUBJECT: CONDITIONAL USE PERMIT NO. 3156, REVISED PERMIT NO. 1 - EA CEQA EXEMPT - Patricia Potter - Third Supervisorial District - Winchester Zoning Area - 9.85 acres - R-R zoning - Located northerly of Grand Avenue, easterly of Leon Avenue and westerly of Winchester Road. - REQUEST: CUP 3156R1, proposes to renew the life of Conditional Use Permit No. 3156 for a Wild West Arena and to add motocross activities within the existing rodeo arena.

CONTROVERSIAL ISSUES:

Conditional Use Permit No. 3156 was approved by the Riverside County Board of Supervisors in 1993. The Life of the original permit expired on June 29, 2004. Since the approval of CUP3156 in 1993, the applicant submitted a revised permit to add a snack bar to the Wild West facility. The revised permit was approved on August 17, 1994. In 1995, a substantial conformance was approved to add a patio and cover to the snack bar.

A Code Violation (CV042118) was issued on May 19, 2004 for a motocross speedway being operated without Planning Department approval. In July, 2004, the applicant submitted a revised permit to extend the life of Conditional Use Permit No. 3156 and to add motocross activities. During the development review process, staff determined the project to be exempt from CEQA because the project intends to extend the life of an existing Wild West Arena and to add motocross activities within the existing area designated for rodeo activities.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on November 17, 2004.

The Planning Department recommended Approval; and,

Robert C. Johnson
Planning Director

RCJ:ar

(Continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 12/6/04

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

RECEIVED
COUNTY OF RIVERSIDE
DEC - 5 11:11 AM '04
EXECUTIVE OFFICE

The Honorable Board of Supervisors

RE: CONDITIONAL USE PERMIT NO. 3156, REVISED PERMIT NO. 1 -

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THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Porrás absent):

APPROVED Conditional Use Permit No. 3156, Revised Permit No. 1, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.