

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

624B



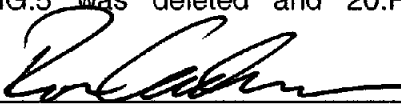
FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 15, 2007

SUBJECT: CONDITIONAL USE PERMIT NO. 3102 REVISED PERMIT NO. 1 – CEQA EXEMPT – Applicant: Matthew Fagan Consulting – Engineer / Representative: Robert T. Federighi - Fifth Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 Acre Minimum) – Location: Northerly of State Highway 74 and westerly of Peach Street – 9.86 Gross Acres - Zoning: Controlled Development Area with Mobilehomes - 1 Acre Minimum (W-2-M-1) - **REQUEST:** The Conditional Use Permit proposes to extend the life of a previously approved Elephant Menagerie on a 9.86 net acre project site. This facility was permitted on August 1, 1986 under CUP2822 and the life of the permit was further extended on May 21, 1991 under CUP3102. CUP3102R1 proposes to extend the life of the use for 30 years; thus, extending the life of the permit until March 20, 2036. The previously approved use was to house 15 Elephants at the project site, which shall remain the same and no more than 15 Elephants shall be housed at the facility. The facility currently consists of two (2) Barns (3,400 square feet), two (2) Residences (a 2,650 square feet Primary Residence and a 1,125 square feet Caretaker's Unit), a 625 square feet Garage, a 1,500 square feet Storage Barn, a 1,680 square feet Hay Barn, a 180 square feet Tack Shed, a 2,400 square feet Covered Arena, and Covered Corrals (2,600 square feet), which will all remain on site. The facility's total building area is 16,160 square feet and no additional improvements are proposed at this time.

BACKGROUND:

On May 30, 2007, CUP3102R1 appeared before the Riverside County Planning Commission, this hearing body approved the proposed project with the following modifications: a) the size of the waste container was amended to note a 40 cubic yard unit; as such, COA 10.PLANNING.39 was amended and b) the project was conditioned to file a Lot Line Adjust application and to record an access easement to address access concerns in regards to the westerly parcel (APN 349-070-027); as such, COA 20.PLANNING.5 was deleted and 20.PLANNING.8 and



Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 10/23/07

Tina Grande
Departmental Concurrence

POLICY ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

Dep't Recomm.: Consent

Per Exec. Ofc.: Consent

Prev. Agn. Ref.

District: Fifth

Agenda Number:

1.7

The Honorable Board of Supervisors

RE: CONDITIONAL USE PERMIT NO. 3102 REVISED PERMIT NO. 1

October 15, 2007

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20.PLANNING.9 were added. All of these modifications were discussed at the May 30, 2007 Planning Commission hearing and agreed upon by the applicant.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on May 30, 2007.

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION:

APPROVED CONDITIONAL USE PERMIT NO. 3102 REVISED PERMIT NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.