

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



AGENDA NO.
21.2
(MT 21336)

10:00 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding the Public Hearing on **CONDITIONAL USE PERMIT NO. 200012** and **CHANGE OF ZONE NO. 2100125** – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense Exemption). Applicant: Eric Stahl – Second Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan: Community Development: Mixed Use Area. Location: east of Koves Road, south of Grand Avenue, and west of Zinck Way – 0.35 Acres. Zoning: Rural Residential (R-R). REQUEST: **CONDITIONAL USE PERMIT NO. 200012** proposes to convert an existing 2,500 square foot garage into a motorcycle repair shop with the existing 720 square foot residence to be used as office space for related business. **CHANGE OF ZONE NO. 2100125** is a proposal to change zoning classification of the project site from R-R to General Commercial (C-1/C-P). APN: 371-240-006. District 2.

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, April 4, 2023, at 10:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on March 28, 2023 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: March 28, 2023
Kimberly A. Rector, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.
21.2

xc: Planning, COB

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2023 APR 19 AM 11:12



State of California - Department of Fish and Wildlife
**2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
23-62568

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 03/08/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202300274	

PROJECT TITLE
CUP200012 & CZ2100125

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON ST. FIRST FLOOR,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> County documentary handling fee		\$ _____
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ _____ \$0.00

SIGNATURE X <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
-----------------------------------	---

3/28/23 21.2
2023-5-155540

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND CHANGE OF ZONE IN THE ELSINORE AREA PLAN, SECOND SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 28, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Conditional Use Permit No. 200012 and Change of Zone No. 2100125**. Conditional Use Permit No. 200012 proposes to convert an existing 2,500 square foot garage into a motorcycle repair shop with the existing 720 square foot residence to be used as office space for related business. Change of Zone No. 2100125 is a request to change zoning classification of the project site from R-R to General Commercial (C-1/C-P) – APN: 371-240-006. This proposed project is located East of Koves Road, South of Grand Avenue, and West of Zinck Way in the Second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **FIND that the project is EXEMPT** from the California Environmental Quality Act (CEQA), **APPROVE CHANGE OF ZONE NO. 2100125, and APPROVE CONDITIONAL USE PERMIT NO. 200012.**

On March 23, 2022 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT CALORA BOYD, CONTRACT PLANNER, AT (951) 955-6035 OR EMAIL CBOYD@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: March 8, 2023

Kimberly Rector, Clerk of the Board
By: Cindy Fernandez, Board Assistant

F I L E D / P O S T E D

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300274
03/08/2023 02:35 PM Fee: \$ 0.00
Page 1 of 1

Removed: 4/10/23 By: J Rodriguez Deputy

