

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

515B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

SUBJECT: COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 687; CONDITIONAL USE PERMIT NO. 3416 – EA39253 – Sunset Ranch, LLC – Lower Coachella Valley Zoning District – Fourth Supervisorial District – Northerly of Avenue 70, easterly of Lincoln Street – 163 Acres – W-2 Zone - REQUEST: General plan amendment to amend the land use map of the Eastern Coachella Valley Area Plan from “Agriculture” to “Open-Space - Recreation” and a conditional use permit for a Recreational Lake including water ski sports facility, hunting club, and accessory guest house with two additional caretaker mobile home units.

CONTROVERSIAL ISSUES: Operational information, life of permit, and use of the ponds during hunting activities. These issues were resolved by the Planning Commission through discussion and modification of conditions of approval.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 4-0 (Commissioner Snell absent)
RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39253**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Robert C. Johnson
Planning Director

4/22/04
RCJ:jo

REVIEWED BY EXECUTIVE OFFICE

James J. Johnson
DATE 5/10/04

Departmental Concurrence

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.1

The Honorable Board of Supervisors

RE: General Plan Amendment No. 687/Conditional Use Permit No. 3416

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APPROVAL of **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 687**, amending the land use map of the Eastern Coachella Valley Area Plan from "Agriculture" to "Open-Space-Recreation" in accordance with Exhibit No. 6a, and attached commission resolution, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3416**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.