

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

406B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 1, 2005

SUBJECT: CONDITIONAL USE PERMIT NO. 2634, REVISED PERMIT NO. 1 - EA 40058 –
RGP Planning & Development Services - Fifth Supervisorial District - Cathedral City-Palm
Desert Zoning District – Western Coachella Valley Area Plan - W-2 Zoning - 34 Acres – Located
westerly of Parkmead Drive, southerly of Overture Avenue - **REQUEST:** A request to delete a
condition regarding the expiration date for an existing, approved mobile home park extending it
indefinitely, and to provide for flood hazard protection.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the
Planning Commission in Riverside on May 25, 2005.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY 5-0 VOTE:

ADOPTED a De Minimis Finding as follows: An Initial Study has been prepared by the
Riverside County Planning Department for the project described in **ENVIRONMENTAL
ASSESSMENT NO. 40058**, so as to evaluate the potential for adverse environmental impact;
and, there is no evidence that the proposed project will have a potential adverse effect on
wildlife resources; and,

ADOPTED a MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT
NO. 40058**, 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

RCJ:vw

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 7/26/05

Policy

Consent

Dept's Recomm.:
Per Exec. Ofc.:

Attachments Filed | District: Fifth | Agenda Number:
WITH THE CLERK OF THE BOARD

1.13

The Honorable Board of Supervisors

RE: **CONDITIONAL USE PERMIT NO. 2634, REVISED PERMIT NO. 1 -**

July 1, 2005

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APPROVED CONDITIONAL USE PERMIT NO. 2634, REVISED PERMIT NO. 1, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report.

BACKGROUND: The original CUP for the mobile home park was approved in October 1983 by the East Area Planning Council and conditioned with a permit life of 15 years (to 1998). In 1985 a minor change to the site plan and access to the site was approved by the Planning Council. Of the 204 approved spaces, approximately one-third have been developed with mobile homes, 40 of which were constructed prior to the expiration date. An additional 31 units were permitted in error after the CUP expiration date and for a number of years, many of the spaces remained vacant. However, the purchase of vacant spaces has increased due to the current growth in the Coachella Valley and 5 building permits are pending for new mobile homes at this time.

The project site is located within the jurisdiction of the Riverside County Flood Control District however flood review for the original CUP was done in error by the Coachella Valley Water District.