

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

306B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
March 14, 2006

**SUBJECT:** CONDITIONAL USE PERMIT NO. 2653, REVISED NO. 1 – EA40464 – Applicant: Two Springs Membership Club – Engineer/ Representative: Warner Engineering – Fifth Supervisorial District – Pass and Desert Zoning District – Western Coachella Valley Area Plan: Open Space: Recreation (R)- Location : The project is located at 14200 Indian Avenue, southerly of Avenue 14 (aka Two Bunch Palms Road) – 42 Gross Acres – Zoning: Controlled Development Areas (W-2) (20,000 Square Foot Minimum) – REQUEST: Proposal to extend the permit life indefinitely, or for no life for the permit, regarding an existing 197 space extended occupancy recreational vehicle park with accessory recreational uses, office buildings, open space and vacant areas.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission in La Quinta on March 8, 2006.

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

**ADOPTION of 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. 40464**, 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,

Robert C. Johnson  
Planning Director

RCJ:mb

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 4/3/06

Departmental Concurrence

- Policy
- Consent
- Dept's Recomm.:
- Per Exec. Ofc.:

3008 306B -3 ENVIS: 18  
RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref. | District: Fifth | Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

1.7

The Honorable Board of Supervisors  
RE: CONDITIONAL USE PERMIT NO. 2653, REVISED NO. 1  
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**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40464**, 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,

**APPROVED CONDITIONAL USE PERMIT NO. 2653, REVISED NO. 1**, subject to the attached conditions of approval; bases upon the findings and conclusions incorporated in the Planning Commission minutes dated March 8, 2006.