

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

431 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 24, 2007

SUBJECT: CONDITIONAL USE PERMIT NO. 2623, REVISED PERMIT NO. 1 - CEQA EXEMPT - Applicant: Almar Acres Association, Inc. - Engineer/Representative: Warner Engineering - Fourth Supervisorial District - Pass & Desert Zoning District - Western Coachella Valley Area Plan - Community Development: Medium High Density Residential (MHDR) - Location: Northerly of Aurora Road, southerly of Dillion Road, and westerly of Corkhill Road - 10 Gross Acres - Zoning: Controlled Development Areas (W-2) (20,000 Acre Minimum) - REQUEST: This revised permit proposes to extended the life of the permit on an existing 184 space extended occupancy RV Park.

BACKGROUND:

Conditional Use Permit No. 2623, Revised Permit No. 1 was heard and approved by the Planning Commission on June 27, 2007 by a 3-2 vote (Commissioners Roth and Snell opposed).

At the hearing applicant objected to the Planning Departments condition of approval that gave the project a five year permit extension. The increase development in the area and the unavailable sewer service prompted the Planning Department to limit the permit life to five years, so that the issue could be reviewed once again. The applicant stated that a five year permit extension would be a financial burden and their intent was to ask for a permit without any limiting termination date. The Planning Commission debated the issue and extended the permit life from five to 20 years.

The Planning Commission resolved the issue about sidewalks along Dillon Road by having the applicant put in a gravel path instead, and conditioned by the Transportation Department. The Planning Commission discussed the issue of future sewer connection to the project, but after further discussion there was no motion to have County Council add any condition of approval. The Planning staff reviewed the audio minutes from the Planning Commission hearing and

Ron Goldman
Planning Director

RCJ:rp

REVIEWED BY EXECUTIVE OFFICE

DATE 8/20/07
Lina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. REVISIONS FILED | District: Fourth | Agenda Number:

The Honorable Board of Supervisors
RE: Conditional Use Permit No. 2623, Revised Permit No. 1
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concluded that County Council was not requested by the Planning Commission to add an additional condition of approval to address future sewer connection to the project site.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission in La Quinta on June 27, 2007.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY 3-2 VOTE (Commissioners Roth and Snell Voted No):

APPROVED CONDITIONAL USE PERMIT NO. 2623, REVISED PERMIT NO.1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.