

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

436B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 27, 2007

SUBJECT: CONDITIONAL USE PERMIT NO. 2653, REVISED PERMIT NO. 2 - MITIGATED NEGATIVE DECLARATION - Applicant: Two Springs, LLC - Engineer/Representative: Warner Engineering - Fifth Supervisorial District - Pass and Desert Zoning District - Western Coachella Valley Area Plan: Open Space: Recreation (OS-R) - Location: North of Dillon Road, South of Two Bunch Palms Trail (aka Avenue 14), East of Indian Avenue at 14200 Indian Avenue - 41 Gross Acres - Zoning: Controlled Development Areas (W-2) - REQUEST: Expand an existing 197 space Extended Occupancy recreational vehicle (RV) park by 194 spaces to a total of 391 RV spaces with an approximate 5,000 square foot clubhouse up to 30 feet in height, a 1500 square foot maintenance building, and recreational facilities including pool and spa, extend the life of the permit for an unlimited time period, and extend a sewer line south along Indian Avenue from Pierson Boulevard approximately 7,000 lineal feet.

BACKGROUND: Project issues revolved around recommended conditions for improvements from the Fire Department and Transportation Department. Planning Department conditions were also discussed including life of the permit. These recommend conditions were resolved through discussion and testimony at the hearing.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission in Riverside on July 25, 2007.

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

Ron Goldman
Planning Director

RG:jo

REVIEWED BY EXECUTIVE OFFICE

10/9/07
Tina Grande

Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref. **ATTACHMENTS FILED** District: Fifth | Agenda Number:

1.11

The Honorable Board of Supervisors

RE: CONDITIONAL USE PERMIT NO. 2653, REVISED PERMIT NO. 2

August 27, 2007

Page 2 of 2

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41095**, 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 PERMIT NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.