

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

701B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 5, 2007

SUBJECT: APPEAL OF CONDITIONAL USE PERMIT NO. 3228, REVISED PERMIT NO. 1 - MITIGATED NEGATIVE DECLARATION - Appellant/Applicant: Catalina Spa & RV, Inc. - Engineer/Representative: Arthur Scholes - Fourth Supervisorial District - Pass & Desert Zoning District - Western Coachella Valley Area Plan: Open Space: Recreation (OS-R) - Location: Easterly of Corkill Road and southerly of Aurora Road at 18800 Corkill Road - 20.5 Gross Acres - Zoning: Controlled Development Areas (W-2) - REQUEST: The revised conditional use permit proposes to extend the permit life for an existing 291 space vacation and extended occupancy RV park with clubhouse, recreational amenities, accessory outdoor RV parking and storage yard and the appeal addresses recommended improvements to streets and roads and the two year life given for the revised permit.

BACKGROUND:

Conditional Use Permit No. 3228, Revised Permit No. 1, was heard by the Planning Commission on July 6, 2007. The Planning Department recommended approval, and the Planning Commission adopted a Mitigated Negative Declaration and approved the Conditional Use Permit No. 3228, Revised Permit No. 1. The appellant filed an appeal on July 6, 2007 challenging conditions of approval for certain improvements to streets and roadways and the two year life given for the revised permit. The project was received and filed by the Board of Supervisors on September 18, 2007.

RECOMMENDED MOTION:

The Planning Department recommends:

Ron Goldman
Planning Director

RG:jd

REVIEWED BY EXECUTIVE OFFICE
DATE 12/29/07
Tina Grande
Departmental Concurrence

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

The Honorable Board of Supervisors

RE: APPEAL OF CONDITIONAL USE PERMIT NO. 3228, REVISED PERMIT NO. 1 -

October 5, 2007

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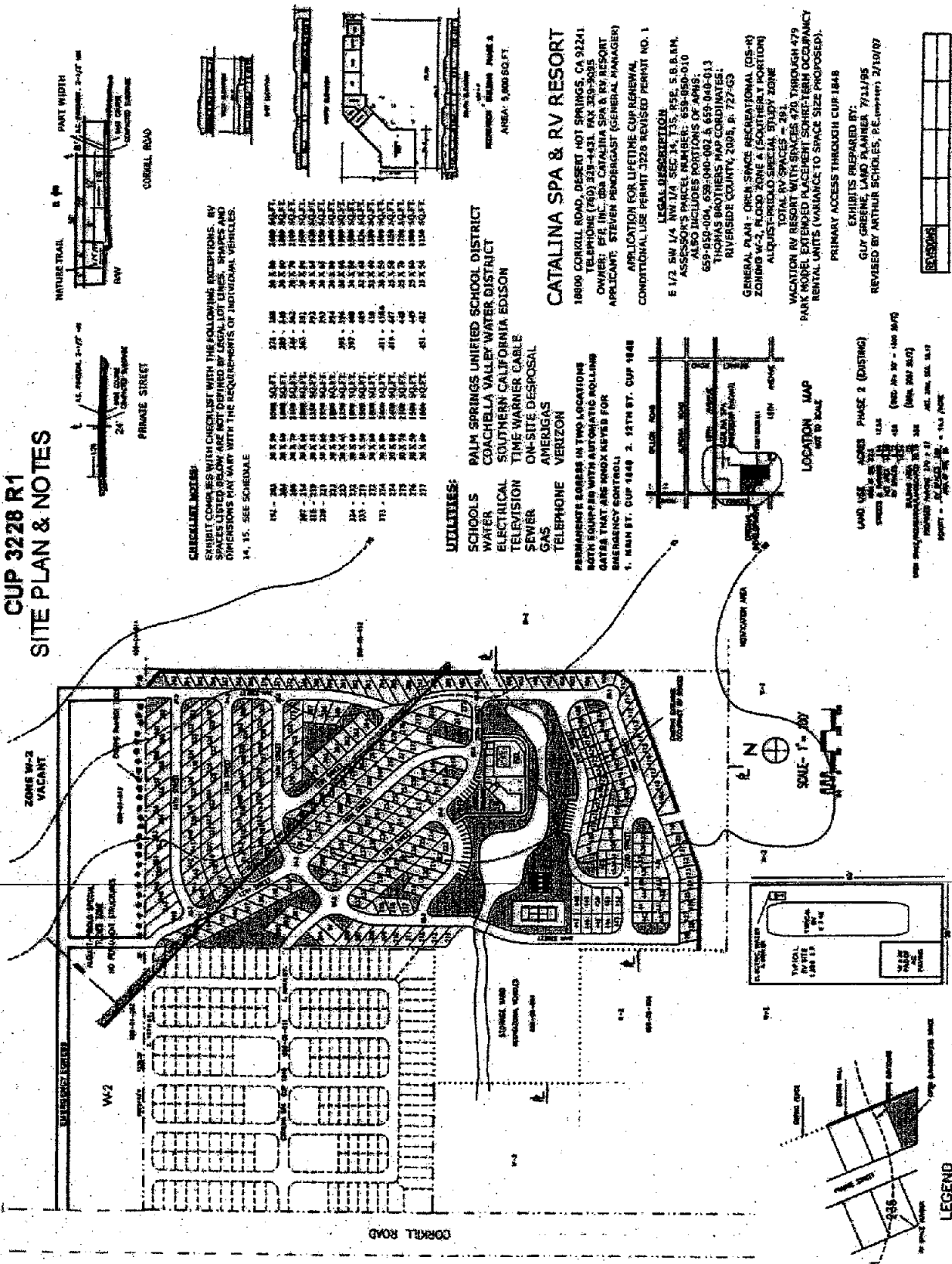
DENIAL of the **APPEAL** of **CONDITIONAL USE PERMIT NO. 3228, REVISED PERMIT NO 1**, regarding certain recommended conditions of approval; and,

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41279**, 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,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3288, REVISED PERMIT NO 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Exhibit A CUP3228R1 Amd 1 2/10/07 Planner: M. Borrows

CUP 3228 R1 SITE PLAN & NOTES

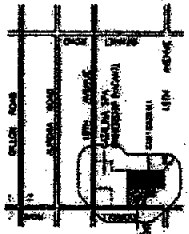


CHECKLIST NOTES:
 PERMIT COMPLIES WITH CHECKLIST WITH THE FOLLOWING EXCEPTIONS. BY PERMIT CONDITIONS, THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED. DIMENSIONS MAY VARY WITH THE REQUIREMENTS OF INDIVIDUAL VEHICLES.
 14, 15. SEE SCHEDULE

14	200	1000 SQ.FT.	200	1000 SQ.FT.
15	200	1000 SQ.FT.	200	1000 SQ.FT.
16	200	1000 SQ.FT.	200	1000 SQ.FT.
17	200	1000 SQ.FT.	200	1000 SQ.FT.
18	200	1000 SQ.FT.	200	1000 SQ.FT.
19	200	1000 SQ.FT.	200	1000 SQ.FT.
20	200	1000 SQ.FT.	200	1000 SQ.FT.
21	200	1000 SQ.FT.	200	1000 SQ.FT.
22	200	1000 SQ.FT.	200	1000 SQ.FT.
23	200	1000 SQ.FT.	200	1000 SQ.FT.
24	200	1000 SQ.FT.	200	1000 SQ.FT.
25	200	1000 SQ.FT.	200	1000 SQ.FT.
26	200	1000 SQ.FT.	200	1000 SQ.FT.
27	200	1000 SQ.FT.	200	1000 SQ.FT.
28	200	1000 SQ.FT.	200	1000 SQ.FT.
29	200	1000 SQ.FT.	200	1000 SQ.FT.
30	200	1000 SQ.FT.	200	1000 SQ.FT.
31	200	1000 SQ.FT.	200	1000 SQ.FT.
32	200	1000 SQ.FT.	200	1000 SQ.FT.
33	200	1000 SQ.FT.	200	1000 SQ.FT.
34	200	1000 SQ.FT.	200	1000 SQ.FT.
35	200	1000 SQ.FT.	200	1000 SQ.FT.
36	200	1000 SQ.FT.	200	1000 SQ.FT.
37	200	1000 SQ.FT.	200	1000 SQ.FT.

UTILITIES:

- SCHOOLS PALM SPRINGS UNIFIED SCHOOL DISTRICT
 - WATER COACHELLA VALLEY WATER DISTRICT
 - ELECTRICAL SOUTHERN CALIFORNIA EDISON
 - TELEVISION TIME WARNER CABLE
 - SEWER ON-SITE DISPOSAL
 - GAS AMERIGAS
 - TELEPHONE VERIZON
- PERMANENT ROADS IN TWO LOCATIONS
 BOTH TYPICAL WITH AUTOMATIC ROLLING
 GATES THAT ARE INOX ASYTES FOR
 EMERGENCY CONTROL
 1. MAIN ST. CUP 1849 2. 18TH ST. CUP 1848



LAND USE ACRES PHASE 2 (EXISTING)

RESIDENTIAL	1.2
COMMERCIAL	1.2
INDUSTRIAL	1.2
TOTAL	3.6

DATE: 2/10/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]



CATALINA SPA & RV RESORT

18800 CORNELL ROAD, DESERT HOT SPRINGS, CA 92241
 TEL: (951) 874-4411 FAX: (951) 874-4411
 OWNER: THE CATALINA SPA & RV RESORT
 APPLICANT: STEVEN PERCIBAST (GENERAL MANAGER)

LEGAL DESCRIPTION:
 E 1/2 SW 1/4 NW 1/4 SEC 14, T35, R5E, S 8 R. 8M.
 ASSESSOR'S PARCEL NUMBER: 659-050-010
 ALSO INCLUDES PORTIONS OF APNS:
 659-050-004, 659-040-002 & 659-040-013
 THOMAS BROTHERS MAP COORDINATES:
 RIVERSIDE COUNTY, 2005, P. 727-63

GENERAL PLAN: OREN SPACE RECREATIONAL (OS-R)
 ZONING: W-2, FLOOD ZONE 4 (SOUTHERLY PORTION)
 ALQUIST-PRIDALO SPECIAL STUDY ZONE
 TOTAL RV SPACES = 291

VACATION RV RESORT WITH SPACES 470 THROUGH 479
 PARK MODEL EXTENDED PLACEMENT SHORT-TERM OCCUPANCY
 RENTAL UNITS (VARIANCE TO SPACE SIZE PROPOSED).

PRIMARY ACCESS THROUGH CUP 1848
 EXHIBITS PREPARED BY:
 GUY GREENE LAND PLANNER 7/13/95
 REVIEWED BY ANTHONY SCHOLES, P.E. (06/11/01) 2/10/07

