

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

127B



FROM: TLMA - Planning Department


SUBMITTAL DATE:
September 1, 2010

SUBJECT: CONDITIONAL USE PERMIT NO. 3485 – MITIGATED NEGATIVE DECLARATION – Applicant: Lee Family Trust – Engineer/Representative: Bernie Mayer - Fourth Supervisorial District – Pass and Desert Zoning District – Desert Center Area Plan - Community Development: Medium Density Residential (MDR) (2-5 D.U./Ac.) / Rural: Rural Residential (R:RR) (5 acre min.) – Location: Northerly of Dillon Road, southerly of Avenue 16, easterly of Long Canyon, westerly of Corkhill Road – 109.5 Gross Acres - Zoning: Mobile Home Subdivisions & Mobile Home Parks (R-T) Zone - **REQUEST:** The conditional use permit proposes to construct and operate a 499-space gated and age-restricted mobile home park with an approximate 9,990 square feet club house with two (2) pools and a 9-hole, par 3 golf course; approximately twenty-six (26) acres of open space / recreation; four detention basins; a ten-foot multi-purpose trail on Long Canyon Road; a ten-foot Class I bike trail on Dillon Road; 193 parking spaces; a Recreational Vehicle (RV) storage area; and off-site improvements which consist of installing a twelve inch (12”) to twenty-five inch (25”) sewer line running approximately three (3) miles westerly along Dillon Road to the Dos Palmas Sewer Lift Station with centerline road cap and fill, and other ancillary improvements. The project is designed for a balanced import and export of earth at 181,300 cubic yards of cut and fill.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on July 14, 2010.

The Planning Department recommended Approval; and,



Greg Neal for Carolyn Syms-Luna
Deputy Planning Director Planning Director

Initials:
CSL:dm

Continued on next page

REVIEWED BY EXECUTIVE OFFICE
DATE 9/2/10
Tina Grande
Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

The Honorable Board of Supervisors
Re: **CONDITIONAL USE PERMIT NO. 3485**
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THE PLANNING COMMISSION:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40554** 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. 3485**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.