

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

401B



FROM: TLMA - Planning Department *AS*

SUBMITTAL DATE:
December 15, 2015

SUBJECT: CONDITIONAL USE PERMIT NO. 3716 – Applicant: Desert Pools RV Resort – Fourth Supervisorial District – Pass & Desert Zoning District – **REQUEST:** Conditional Use Permit proposes a “Vacation Recreational Vehicle Park” under Section 19.98 of Zoning Ordinance No. 348 containing 287 existing Recreational Vehicle (RV) spaces on an approximate 20 acre site with typical RV space sizes of 26 feet x 72 feet and 28 feet x 50 feet. Additionally, the project site contains an existing approximate 10,000 square foot clubhouse building with separate outdoor pool, 3,000 square foot Welcome Center building with adjacent playground, 3,000 square foot manager’s residence, 1,800 square foot combined laundry/restroom building, RV storage area, tennis courts, shuffle board, and miniature golf course. The Conditional Use Permit (CUP) proposes a 30-year life of permit expiring in 2045. The existing RV Park was previously permitted and constructed under CUP 1953 and CUP 2680, and both have expired. No new construction is proposed with CUP 3716.

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on December 2, 2015.

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District: 4th

Agenda Number:

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The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A 5-0 VOTE:

ADOPTED a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42756**, 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. 3716, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report

BACKGROUND:

The project, Conditional Use Permit No. 3716 (CUP 3716) for an existing Vacation Recreational Vehicle Park was heard before the Planning Commission on December 2, 2015. Staff provided a brief presentation and the applicant's representative spoke in favor of the project. The project was approved unanimously with no public testimony.

The existing 20- acre Vacation Recreational Vehicle Park with 287 spaces was previously permitted and constructed under CUP 1953 and CUP 2680 would remain "as is" under CUP 3716, except for landscaping and multi-use trail improvements along Dillon Road which have been voluntarily completed by the applicant consistent with the Desert Edge Community Design Guidelines. CUP 3716 proposes only vacation RVs with a maximum 30 consecutive day stay, with no more 120 days within the calendar year. CUP 3716 has 30-year permit life expiring in 2045, as outlined in condition of approval, "20. Planning 1, Use -- Life of Permit". The site is surrounded by vacant land, existing mobilehome/RV parks, and a water tank. CUP 3716 is compatible with the present and future logical development of the area.

Impact on Citizens and Businesses

The impact on the local citizens and businesses is to continue enhancing an economic benefit since the project is an existing Vacation Recreational Vehicle (RV) Park serving visitors and tourists with temporary overnight accommodation opportunities in the unincorporated community of Desert Edge. The project would continue to support local businesses with RV Park visitors and tourists providing the demand for goods and services. The project is also estimated to employ up to four (4) full-time jobs. The impacts of this project have been evaluated through the preparation of a Negative Declaration, public review, and the public hearing process by Planning Department staff and the Planning Commission.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A