

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

126B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
September 1, 2010

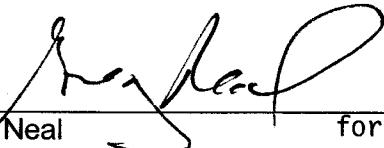
**SUBJECT:** CONDITIONAL USE PERMIT NO. 3616 – EA42103 – Applicant: Vista Grande Spa, LLC – Consultant/Representative: Tom Doczi - Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan - Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.) – Location: Northerly of Avenue 18, southerly of Aurora Road, westerly of Langlois Road, easterly of Corkhill Road - 13 Gross Acres - Zoning: Controlled Development Area (W-2) - **REQUEST:** The conditional use permit re-permits an existing, 111 space rental mobile home park with 3,850 square foot clubhouse; 2,400 square foot spa; 6,330 square foot open space and recreation area; 23 parking spaces; and 10,085 square foot Recreational Vehicle (RV) parking and storage area on approximately 13 gross acres, at a land use density of approximately 8.5 units per acre.

**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,  
**THE PLANNING COMMISSION:**

**ADOPTED** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42103**, 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,

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

Initials:  
CSL:dm<sup>DM</sup>

Continued on next page

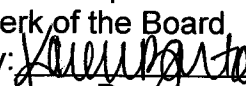
REVIEWED BY EXECUTIVE OFFICE  
DATE 9/2/10  
Tina Grande  
Departmental Concurrence

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: September 14, 2010  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref. District: Fourth Agenda Number:

ATTACHMENTS FILED

The Honorable Board of Supervisors  
Re: CONDITIONAL USE PERMIT NO. 3616  
Page 2 of 2

**APPROVED CONDITIONAL USE PERMIT NO. 3616**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

*Carolyn Syms Luna · Director* Clerks for posting on.

Original Negative Declaration/Notice of Determination was routed to County

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

9/28/10  
Date  38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

EA42103 / CUP03616  
Project Title/Case Numbers

Judy Deertrack, Planner IV (951) 955-1199  
County Contact Person Phone Number

N/A  
State Clearinghouse Number (if submitted to the State Clearinghouse)

Vista Grande Spa, LLC 17625 Langlois Road, Desert Hot Springs, CA 92241  
Project Applicant Address

The project is located northerly of Avenue 18, southerly of Aurora Road, westerly of Langlois Road, easterly of Corkhill Road  
Project Location

The conditional use permit permits a pre-existing, 111-space rental mobile home park with 3,850 square foot clubhouse; 2,400 square foot spa; 6,330 square foot open space and recreation area; 23 parking spaces; and 10,085 square foot Recreational Vehicle (RV) parking and storage area on approximately 13 gross acres, at a land use density of approximately 8.5 units per acre.  
Project Description

This is to advise that the Riverside County Planning Department, as the lead agency, has approved the above-referenced project on July 14, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (No Effect Determination Form + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

David Marcus for Judy Deertrack Planner IV July 14, 2010  
Signature Title Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/rj  
Revised 8/25/2009  
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA ZCFG

FOR COUNTY CLERK'S USE ONLY

SEP 14 2010 1.5

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Carolyn Syms Luna · Director*

**NEGATIVE DECLARATION**

Project/Case Number: Conditional Use Permit No. 03616

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

**COMPLETED/REVIEWED BY:**

By: Judy Deertrack Title: Project Planner Date: June 16, 2010

Applicant/Project Sponsor: Vista Grande Spa, LLC Date Submitted: 12/08/08

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: David Mares Date: 7/14/10

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Judy Deertrack at 951-955-1199.

Revised: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42108 ZCFG05457

SEP 14 2010 1.5

FOR COUNTY CLERK'S USE ONLY



California Natural Resources Agency  
 DEPARTMENT OF FISH AND GAME  
 Inland Deserts Region  
 78078 Country Club Dr., Ste. 109  
 Bermuda Dunes, CA 92203  
 (760) 200-9394  
[www.dfg.ca.gov](http://www.dfg.ca.gov)

ARNOLD SCHWARZENEGGER, Governor  
 JOHN McCAMMAN, Director



## CEQA Filing Fee No Effect Determination Form

**Applicant Name:** Vista Grande Spa, LLC      **Date Submitted:** June 15 2010  
**Applicant Address:** 17625 Langlois Road, Desert Hot Springs, CA 92241  
**Project Name:** Conditional Use Permit (CUP) No. 03616  
**CEQA Lead Agency:** Riverside County Planning Department  
**CEQA Document Type:** (ND, MND, EIR) Negative Declaration  
**SCH Number and/or local agency ID number:** CUP 03616

**Project Location:** The project is located northerly of Avenue 18, southerly of Aurora Road, westerly of Langlois Road, easterly of Corkhill Road, in the community of Desert Edge, in the county of Riverside and currently operates as "Vista Grande Spa."

**Brief Project Description:** The conditional use permit permits a pre-existing, 111-space rental mobile home park with 3,850 square foot clubhouse; 2,400 square foot spa; 6,330 square foot open space and recreation area; 23 parking spaces; and 10,085 square foot Recreational Vehicle (RV) parking and storage area on approximately 13 gross acres, at a land use density of approximately 8.5 units per acre.

**Determination:** Based on a review of the Project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

DFG Approval By: *J. Wrightman*  
 Title: Senior Environmental Scientist

Date: June 21, 2010

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* I0803268

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: VISTA GRANDE LLC \$64.00  
paid by: CK 1631  
CFG FOR EA42102 (CUP03616)  
paid towards: CFG05457 CALIF FISH & GAME: DOC FEE  
at parcel: 17625 LANGLOIS RD DHSP  
appl type: CFG3

By \_\_\_\_\_ Dec 08, 2008 13:29  
KHAFLIGE posting date Dec 08, 2008

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
58353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

1726 B

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**

*Carolyn Syms Luna · Director*

**DATE:** September 1, 2010

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office

**SUBJECT:** Conditional Use Permit No. 3616

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement**  |
| <input type="checkbox"/> Place on Consent Calendar   | <input type="checkbox"/> **SELECT CEQA Determination**  |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                           | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                                     | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|  | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |

**Designate Newspaper used by Planning Department for Notice of Hearing:** Desert Sun

**Need Director's signature by September 1, 2010**  
**Please schedule on the 9/14/10 BOS Agenda**

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Determination and Neg Dec Forms  
Fish & Game Receipt (CFG05457)

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**PLANNING COMMISSION  
MINUTE ORDER JULY 14, 2010  
EASTERN MUNICIPAL WATER DISTRICT**

- I. **AGENDA ITEM 7.3: CONDITIONAL USE PERMIT NO. 3616** – Negative Declaration – Applicant: Vista Grande Spa, LLC – Consultant/Representative: Tom Doczi - Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan - Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – Location: Northerly of Avenue 18, southerly of Aurora Road, westerly of Langlois Road, easterly of Corkhill Road - 13 Gross Acres - Zoning: Controlled Development Area (W-2) - (Quasi-judicial)

II. **PROJECT DESCRIPTION**

The conditional use permit permits a pre-existing, 111-space rental mobile home park with 3,850 square foot clubhouse; 2,400 square foot spa; 6,330 square foot open space and recreation area; 23 parking spaces; and 10,085 square foot Recreational Vehicle (RV) parking and storage area on approximately 13 gross acres, at a land use density of approximately 8.5 units per acre. APN(s): 654-200-052 and 654-200-053.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Project Planner: Judith Deertrack at 951-955-1199 or email [jdeertra@rctlma.org](mailto:jdeertra@rctlma.org).

The following person(s) spoke in favor of the subject proposal:

Tom Doczi, Applicant's Representative, 71780 San Jacinto Dr. F-2, Rancho Mirage, CA 92270

There were no speakers in a neutral position or in opposition of the subject proposal.

V. **CONTROVERSIAL ISSUES**  
NONE

VI. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0 recommended to the Board of Supervisors;

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42103** 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. 3616**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VII. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org)



Agenda Item No.: 73  
Area Plan: Western Coachella Valley  
Zoning District: Pass & Desert  
Supervisory District: Fourth  
Project Planner: Judith E. Deertrack  
Planning Commission: July 14, 2010

CONDITIONAL USE PERMIT NO. 3616  
E.A. Number: 42103  
Applicant: Vista Grande Spa, LLC  
Consultant/Rep.: Tom Doczi

D.M.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The conditional use permit proposes to permit a pre-existing, 111-space rental mobile home park with 3,850 square foot clubhouse; 2,400 square foot spa; 6,330 square foot open space and recreation area; 23 parking spaces; and 10,085 square foot Recreational Vehicle (RV) parking and storage area on 13.3 gross acres, at a land use density of approximately 8.5 units per acre. The project is located northerly of Avenue 18, southerly of Aurora Road, westerly of Langlois Road, easterly of Corkhill Road, in the community of Desert Edge, and currently operates as "Vista Grande Spa."

### ISSUES OF POTENTIAL CONCERN:

The proposed project occupies approximately thirteen (13) acres, and lies within the Western Coachella Valley Area Plan in the community of Desert Edge southwest of the City of Desert Hot Springs, and is subject to the Desert Edge Design Guidelines. The project is currently operating as a mobile home park originally permitted for a twenty-five year life term under Conditional Use Permit No. 2660 (CUP2660), which expired in January 2009. The original approval encompassed the project site for both Vista Grande Spa, and its neighbor to the south, Rainbow Spa. Subsequent to their original approval, the two projects separated, and Rainbow Spa is currently operating under a separate permit as an RV Park. The Planning Department recommends a twenty (20) year life for Conditional Use Permit No. 3616.

At the time of project application, Vista Grande Spa used and occupied a portion of land owned by the County of Riverside adjacent to the southwestern boundary of the project area for an RV parking and storage area. The unpermitted use has since been abandoned. The remaining location for RV Parking and Storage now consists solely of the 10,085 square foot area within the project boundaries on its southwestern edge.

The Wide Canyon Channel exists on the southerly boundary of the project and provides the site with protection from major flood hazard, when combined with the originally approved project design under CUP02660, which was conditioned and mitigated for flood control purposes.

The Riverside County Transportation Department has conditioned the project along both Langlois Road and Aurora Road to be improved with a decomposed granite trail / walkway, behind the existing curb, to be installed at a time to be determined by Transportation Department and to conform to Desert Edge Guidelines. Because of interference with telephone lines, some existing mature palm trees will be removed on the roadways, to be replaced with landscaping consistent with the Design Guidelines. The mobile home entryway will be improved at Langlois Road, with landscaping, and a new monument entry sign. No further interior improvements will be required under this permit.

**SUMMARY OF FINDINGS:**

- |                                       |   |
|---------------------------------------|---|
| 1. Existing Land Use (Ex. #1):        | Operating Mobile Home Park  |
| 2. Surrounding Land Use (Ex. #1):     | Adjacent vacant land to the immediate west, with mobile home and RV parks to the extended west; mobile home and RV parks to the north, east, and south; and single-family residences to the northeast.  |
| 3. Existing Zoning (Ex. #3):          | Controlled Development (W-2)  |
| 4. Surrounding Zoning (Ex. #3):       | Controlled Development (W-2) to the north, east, south, and west, with R-2-8000 to the northeast.   |
| 5. Existing General Plan Land Use:    | Community Development: High Density Residential (CD: HDR) (8-14 D.U./Ac.)   |
| 6. Surrounding General Plan Land Use: | Community Development: Very High Density Residential (VHDR) to the west; High Density Residential (HDR) and Rural Residential (RR) to the north; Medium Density Residential and Medium High Density Residential to the east; and High Density Residential to the south. |
| 7. Project Data:                      | 13.3 gross acres<br>111 mobile home spaces<br>Approx. 8.5 units per acre<br>Hot Springs Policy Area   |
| 8. Environmental Concerns:            | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42103** 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. 3616**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.) land use designation and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the W-2 zoning classification of Ordinance No. 348 which allows mobile home parks. The project is furthermore consistent with Riverside County Ordinance 348, Section 19.93 (Standards for Mobile Home Parks in the W-2 Zone), including the requirement that the spaces have a floor living area of 450 square feet excluding porches, garages, and similar structures, and a minimum unit space of 2,500 square feet, with a minimum width of 30 feet.

3. The public's health, safety and general welfare are protected through the project's design and existing improvements.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project could not have a significant effect upon the environment.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated "Community Development: High Density Residential" (CD:HDR) on the Western Coachella Valley Area Plan.
2. The proposed use as rental mobile home park for 111 spaces, clubhouse, RV parking area, and amenities is compatible with the Community Development: High Density Residential (HDR) (8-14 D.U./Ac.) land use designation.
3. CUP03616 proposes to continue operating with its current density of approximately 8.5 mobile home spaces per acre, at which density it is compatible with Riverside County Ordinance 348, and the Riverside County General Plan land use designation of Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.).
4. The project site is surrounded by properties which are designated Community Development: Very High Density Residential (VHDR) to the west; Community Development: High Density Residential (HDR) and Rural Residential (RR) to the north; Community Development: Medium Density Residential and Medium High Residential to the east; and Community Development: High Density Residential to the south.
5. The zoning for the subject site is Controlled Development (W-2).
6. The proposed use for a rental mobile home park for 111 spaces is a permitted use, subject to approval of Conditional Use Permit in the Controlled Development (W-2) zone.
7. The proposed use for a rental mobile home park for 111 spaces is consistent with the development standards set forth in the Controlled Development (W-2) zone.
8. The project site is surrounded by properties which are zoned Controlled Development (W-2) to the north, east, south, and west. Mobile Home and RV Park developments exist to the north, east, south and west of the project.
9. Domestic water is provided by the Coachella Valley Water District (CVWD). Sanitation is provided by an existing on-site septic system. The mobile home park must connect to Coachella Valley Water District sewer when sanitary services become available.
10. The project is approximately four (4) miles from a fire station. The project has provided appropriate fire protection improvements, such as fire hydrants, a water system, and secondary access.

11. This project is located within the Coachella Valley Multiple Species Habitat Conservation Plan and is not located within a conservation area of that plan; the project does not conflict with the requirements of the plan.
12. The project life shall consist of a limited life term to expire on July 1, 2030 which protects the public health and safety by allowing review of this land use for future compatibility and infrastructure improvements.
13. The project site is located at the intersection of Aurora Road and Langlois Road. Langlois Road is designated a themed road (Plan D) with pedestrian use encouraged by extensive shade tree canopy and five (5) foot sidewalks, pursuant to the Desert Edge Community Guidelines.
14. The project has been conditioned for future street improvements and DG trails / walkways on Aurora Road and Langlois Road, in conjunction with the Desert Edge Design Guidelines, at a time determined by the Transportation Department conditions of approval.
15. After review of the project under Environmental Assessment No. 42103 (Initial Study) it was found the proposed project would not have a significant effect upon the environment. This conclusion was based upon a review of the conditions of approval, county ordinances, data, exhibits, and other relevant information, with a conclusion that because this is an existing pre-built and operating mobile home park, because no grading permit is anticipated, nor were interior changes to the project recommended or imposed, the environmental impact is negligible. Changes to the project are minor alterations to the rights-of-way for Langlois and Aurora, compliance with the landscaping requirements of the Desert Edge Design Guidelines, and the installation of a monument sign at the Langlois Road entryway.
16. The Desert Edge Community Council voted unanimously on January 13, 2009, to support the conditional use permit with a recommended 20 year life, with conditions to comply with infrastructure improvements when they become available, such as compliance with road easements and sewer hookup; and to comply with the Desert Edge Design Guidelines.
17. A CEQA Filing Fee No Effect Determination Form, dated 6/21/2010, has been received for this project. (added at PC by staff on 7/14/10)

**INFORMATIONAL ITEMS:**

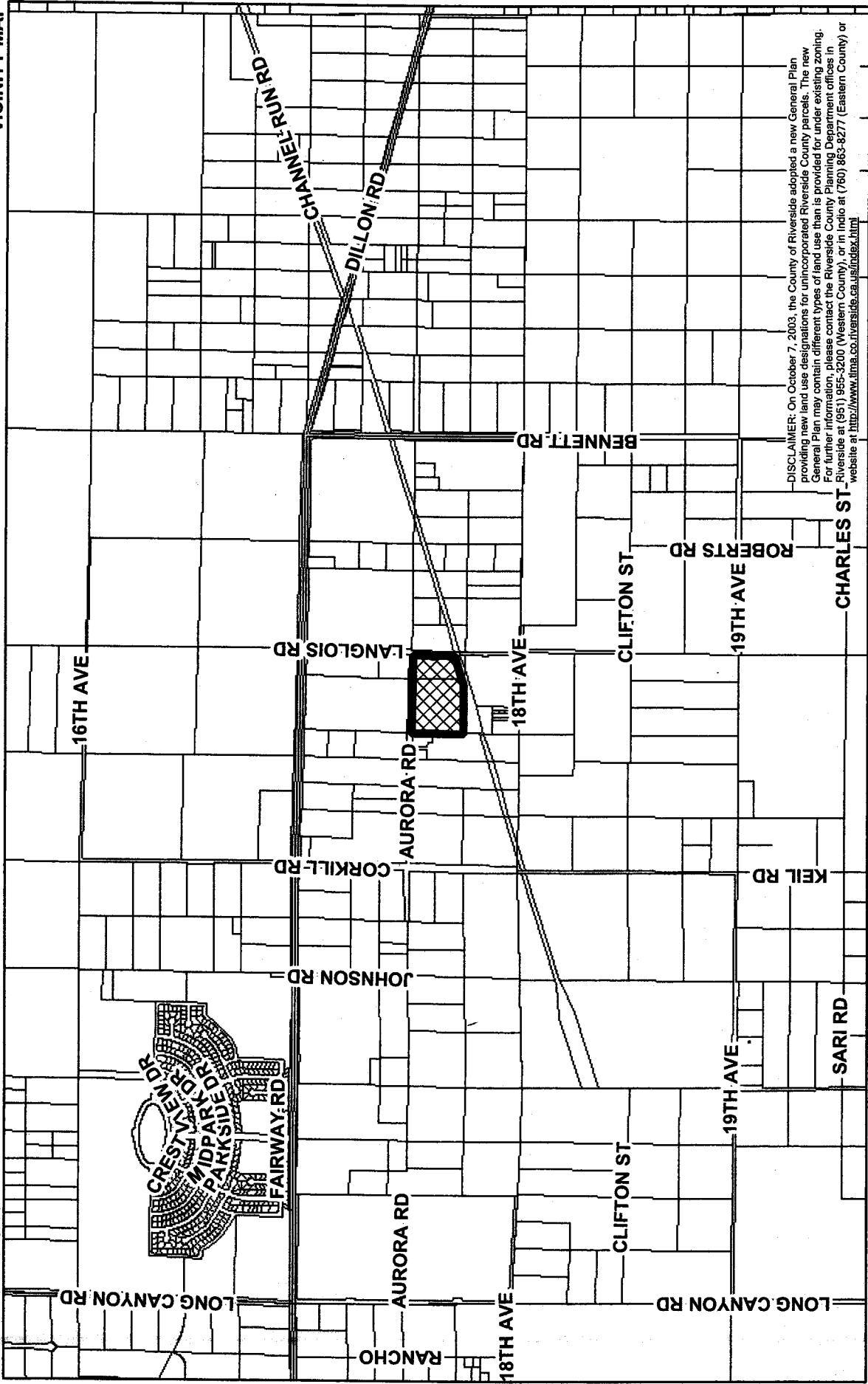
1. As of this writing, no letter in opposition or in favor of this project has been received.
2. The project site is not located within:
  - a. General Plan Policy Overlay Area;
  - b. the sphere of influence of a city;
  - c. a conservation area;
  - d. a redevelopment area;
  - e. an airport influence area.
3. The project site is located within:
  - a. Riverside County Flood Control District
  - b. Within ½ mile of a fault zone

- c. The Desert Edge Community
  - d. Hot Springs Policy Area
4. The site was previously approved pursuant to CUP2660, which expired on January 24, 2009. CUP2660 did originally include the existing mobile home park in combination with an existing permanent residency RV park located immediately south of the project area on the other side of the flood channel, operating as Rainbow Spa. Those projects are now two separate developments.
  5. The subject site is currently designated as Assessor's Parcel Numbers 654-200-052 and 654-200-053.
  6. This project was filed with the Riverside County Planning Department on December 8, 2008.
  7. This project was reviewed by the Land Development Committee three (3) times on the following dates -- January 22, 2009; February 19, 2009; and April 23, 2009.
  8. Deposit based fees charged for this project, as of the time of staff report preparation, total \$25,563.00.

Supervisor Wilson  
District 4  
Date Drawn: 1/09/09

CUP03616  
VICINITY MAP

Planner: Judy Deertrack  
Date: 2/18/09  
VICINITY MAP



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.firma.co.riverside.ca.us/index.htm>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pass & Desert  
Township/Range: T3SR5E  
Section: 11

Assessors  
Bk. Pg. 654-20  
Thomas  
Bros. Pg. 727 H2



Supervisor: Wilson  
District 4  
Date Drawn: 1/09/09

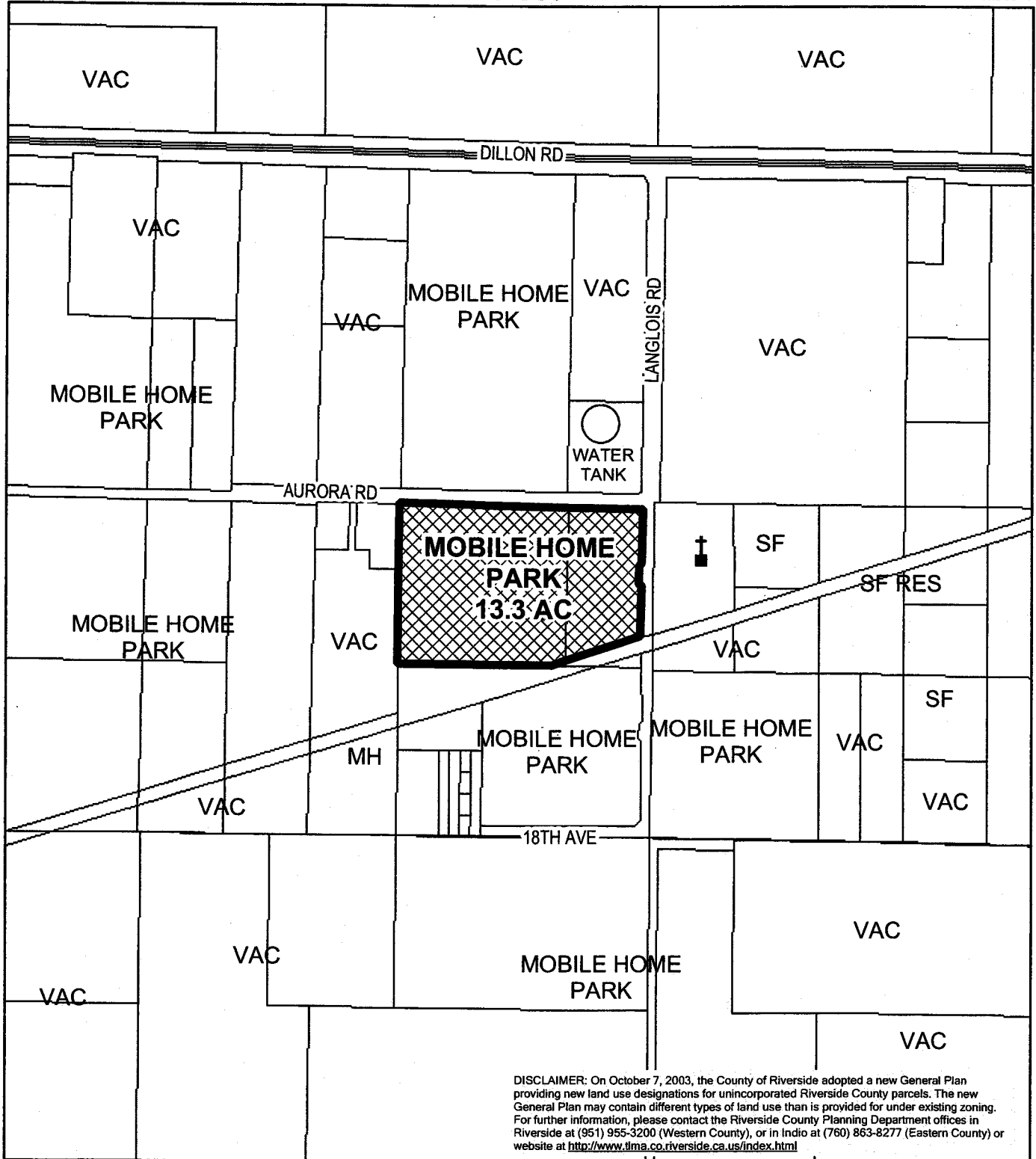
# CUP03616

Planner: Judy Deertrack

Date: 2/18/09

## Land Use

Exhibit 1



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

### RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pass & Desert  
Township/Range: T3SR5E  
Section: 11



Assessors  
Bk. Pg. 654-20  
Thomas  
Bros. Pg. 727 H2



Supervisor: Wilson  
District 4  
Date Drawn: 1/09/09

# CUP03616

## EXISTING ZONING

Planner: Judy Deertrack  
Date: 2/18/09  
Exhibit 2



### RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pass & Desert  
Township/Range: T3SR5E  
Section: 11

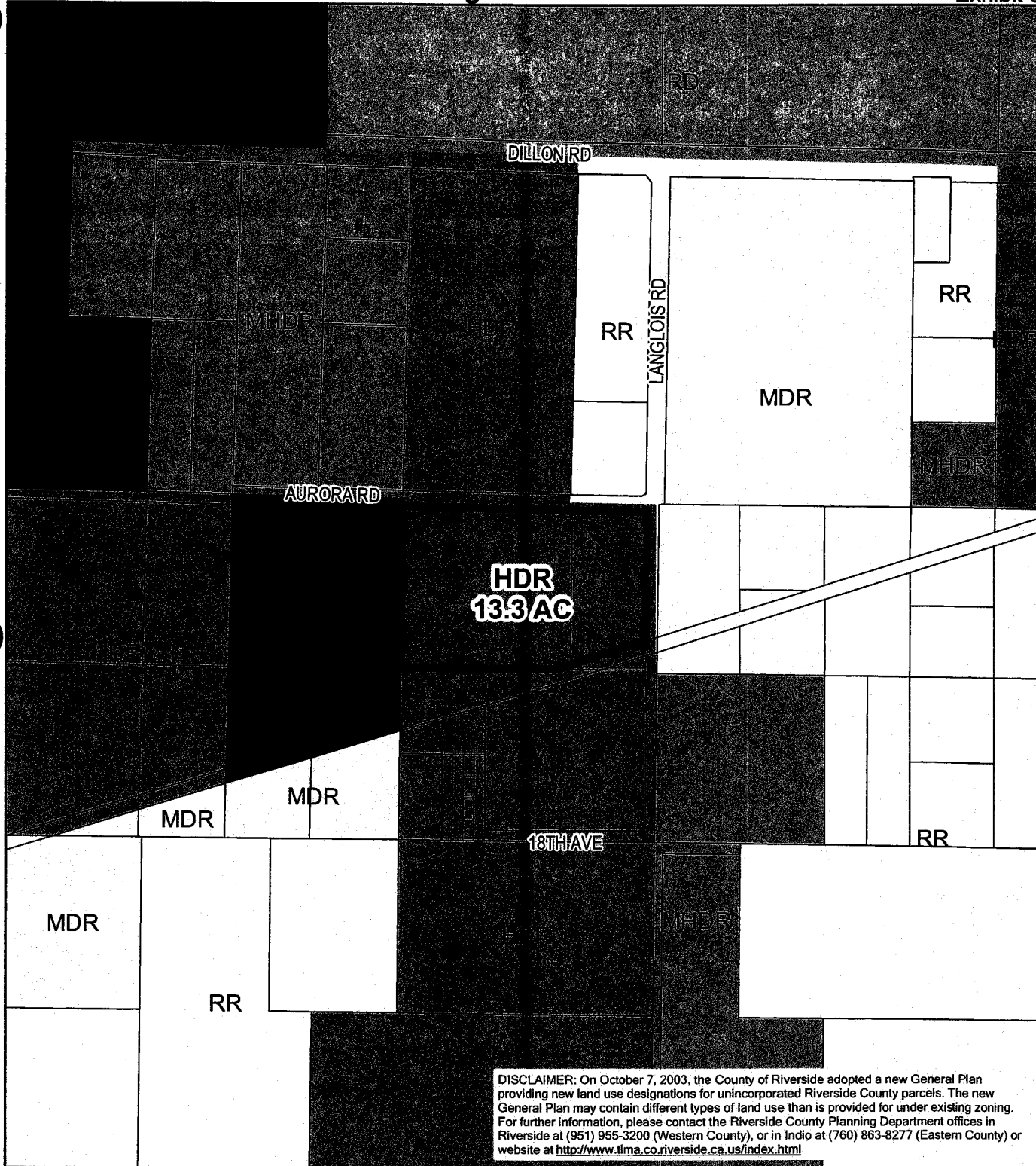


Assessors  
Bk. Pg. 654-20  
Thomas  
Bros. Pg. 727 H2



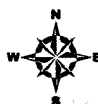
# CUP03616

## Existing General Plan



### RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pass & Desert  
Township/Range: T3SR5E  
Section: 11



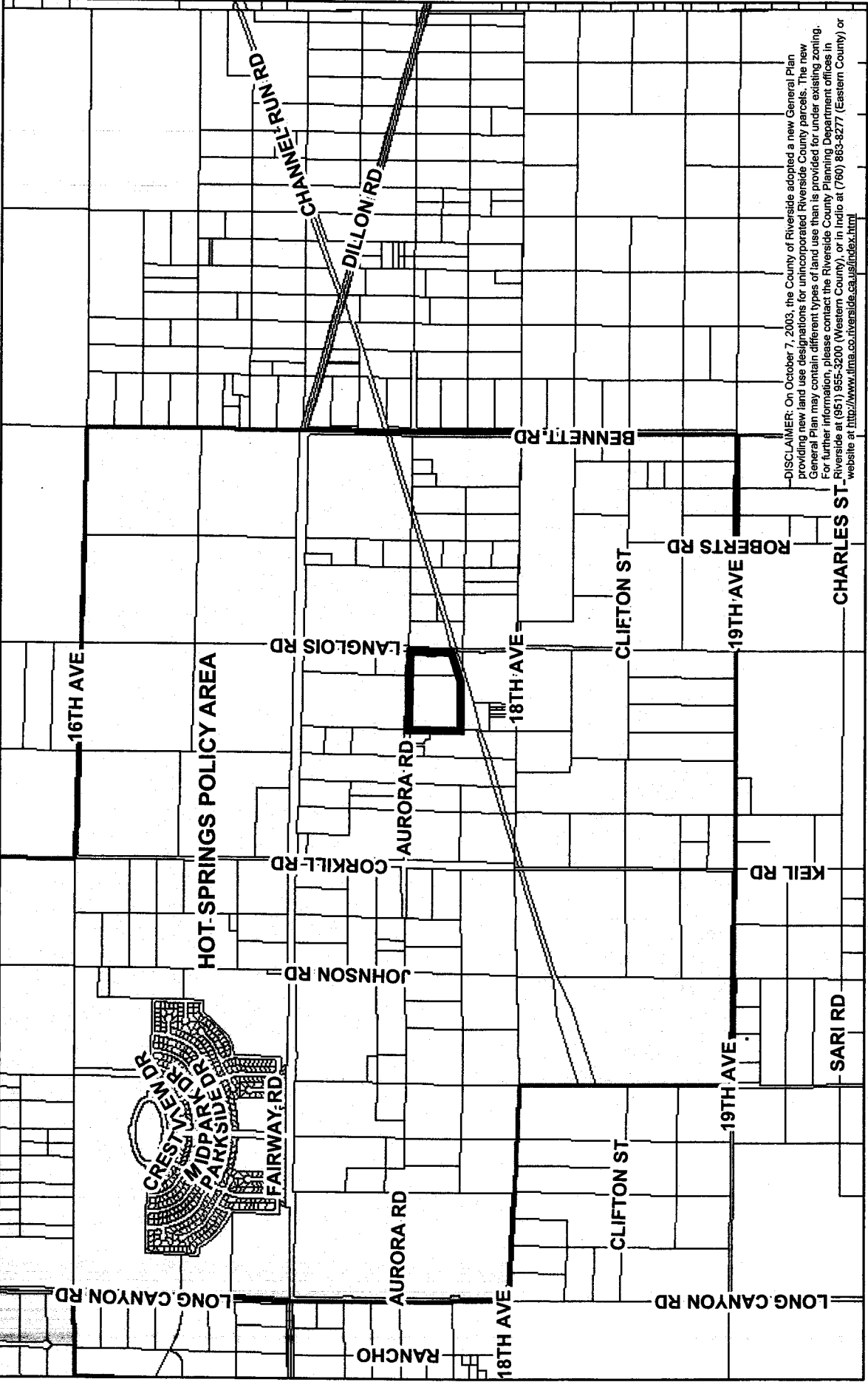
Assessors  
Bk. Pg. 654-20  
Thomas  
Bros. Pg. 727 H2



Supervisor Wilson  
District 4  
Date Drawn: 1/09/09

# CUP03616 POLICY AREAS

Planner: Judy Deertrack  
Date: 2/18/09  
Exhibit 8



District: Pass & Desert  
Township/Range: T3SR5E  
Section: 11

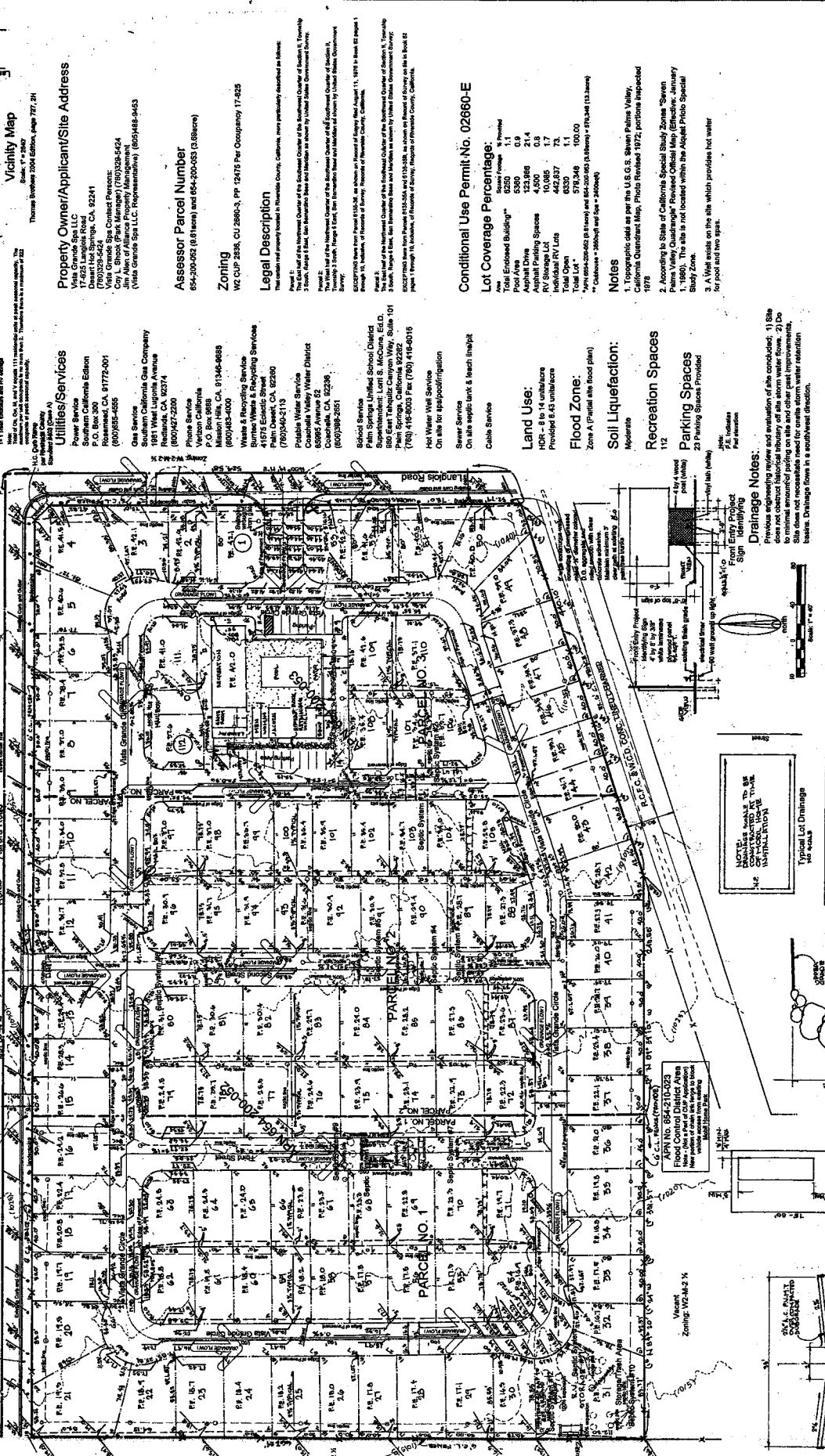
## RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 654-20  
Thomas  
Bros. Pg. 727 H2



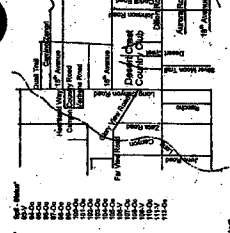
# In The County Of Riverside, State Of California Vista Grande Spa LLC Conditional Use Permit For Mobile Home Park

PORTION OF THE SOUTH HALF OF THE  
T. 35 S. R. 5E, SAN BERNARDINO MERIDIAN



**Internal Spaces Status**

Lot	Area	Status
10	1.50	100%
11	1.50	100%
12	1.50	100%
13	1.50	100%
14	1.50	100%
15	1.50	100%
16	1.50	100%
17	1.50	100%
18	1.50	100%
19	1.50	100%
20	1.50	100%
21	1.50	100%
22	1.50	100%
23	1.50	100%
24	1.50	100%
25	1.50	100%
26	1.50	100%
27	1.50	100%
28	1.50	100%
29	1.50	100%
30	1.50	100%



**Property Owner/Applicant/Site Address**  
**Vista Grande Spa LLC**  
 17425 Langford Road  
 Vista Grande, CA 92581  
 (760) 953-4424  
 Vista Grande Spa Committed Partner:  
 City L. Shook (Park Manager) (760) 953-4424  
 Vista Grande Spa L.L.C. Representative: (805) 488-9453

**Assessor Parcel Number**  
 654-300-002 (6.01-acre) and 654-300-003 (3.68-acre)

**Zoning**  
 M2 CUP 2635, CU 2660-3, PP 2476 Per Occupancy 17425

**Legal Description**  
 The entire parcel shown in Riverside County, California, more particularly described as follows:  
 A certain parcel of land, hereinafter described, situated in the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 1: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 2: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 3: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 4: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 5: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 6: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 7: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 8: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 9: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 10: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 11: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 12: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 13: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 14: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 15: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 16: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 17: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 18: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 19: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 20: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 21: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 22: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 23: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 24: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 25: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 26: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 27: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 28: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 29: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:  
 Parcel 30: That part of the southeast quarter of the southeast quarter of Section 1, Township 35 South, Range 5 East, San Bernardino Meridian and included as shown by United States Government Survey:

**Utilities/Services**  
 Power Service: Southern California Edison, P.O. Box 300, Rosemead, CA 91772-001, (800) 651-4685  
 Gas Service: Southern California Gas Company, 181 West Laguna Avenue, Costa Mesa, CA 92627, (800) 427-2300  
 Sewer Service: Verona California  
 Waste & Recycling Service: Mission Hills, CA 91346-8888, (800) 946-4000  
 Other Services: Palm Desert, CA 92260, (760) 946-3113, (760) 946-4016  
 School Service: Palm Springs Unified School District, Superintendent: Lori S. McCann, Ed.D., 10144 East Main Street, Palm Springs, California 92262, (760) 418-9000  
 Hot Water / Hot Water Services: On site air conditioning  
 Sewer Service: On site septic tank & leach line pit  
 Cables Service: Cable Service

**Land Use:** DR - 8 ft. minimum frontage & 12' minimum depth  
**Flood Zone:** Zone A (Partial site flood plain)  
**Soil Liquefaction:** Moderate  
**Recreation Spaces:** 112  
**Parking Spaces:** 23 Parking Spaces Provided

**Notes:**  
 1. Topographic data as per the U.S.G.S. Swamp Palms Valley, California Quadrant Map, Photo Released 1972, portions inspected 1978.  
 2. According to State of California Special Study Zones "Swamp Palms Valley Quadrangle" Revised Official Map (Effective, January 1, 1990). The site is not located within the Adopted Public Special Study Zone.  
 3. A Well exists on the site which provides hot water for pool and two spas.

**Conditional Use Permit No. 02660-E**

**Lot Coverage Percentage:**

Area	Max. Permitted	% Provided
Total Enclosed Building	6250	1.1
Street Frontage	2	0.0
Apparel Drive	100	0.2
Asphalt Parking Spaces	523,808	2.9
RV Storage Lot	4,500	0.8
Individual RV Lots	10,885	1.7
Total Lot	578,248	100.0

**APPROVED BY:**

JURISDICTION	DATE	REVISION
LOCAL		
CITY		
COUNTY		
STATE		

**Drainage Notes:**  
 Previous engineering review and evaluation of site conducted; 1) Site to be developed with a minimum amount of paving on site and other pavement improvements. Site does not necessitate paving for onsite storm water retention basins. Drainage flow in a southeasterly direction.

**NOTE:** PLANES FOR THE 1/2" TYPICAL LOT DRAINAGE  
 1/2" TYPICAL LOT DRAINAGE

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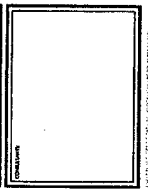
**NOTE:** PLANES FOR THE 1/2" TYPICAL LOT DRAINAGE  
 1/2" TYPICAL LOT DRAINAGE

**NOTE:** PLANES FOR THE 1/2" TYPICAL LOT DRAINAGE  
 1/2" TYPICAL LOT DRAINAGE

Case: CUP 361B Exhibit A, And #1 Dated 3/27/10 Planner: J. Deertrock

**T.K.D. ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTURE  
 2005 W. JACOBSON BLVD., SUITE 100  
 DEERTRUCK, CALIFORNIA 92521  
 TEL: 951-794-7951 FAX: 951-794-7952

**VISTA GRANDE SPA**  
 DESERT HOT SPRINGS CALIFORNIA

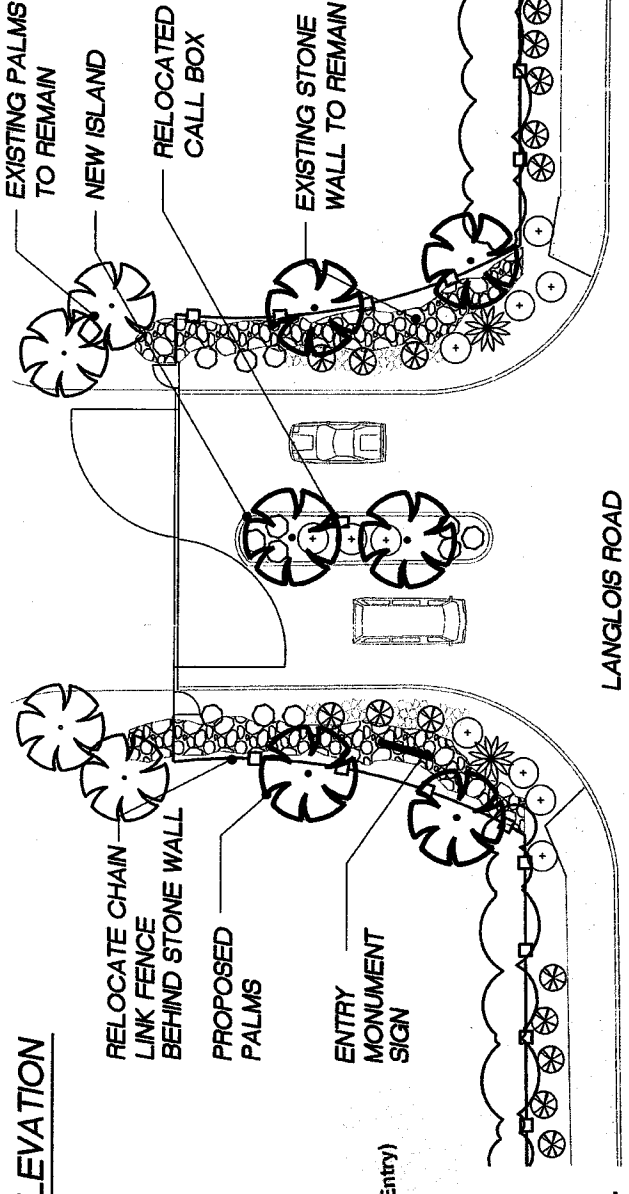
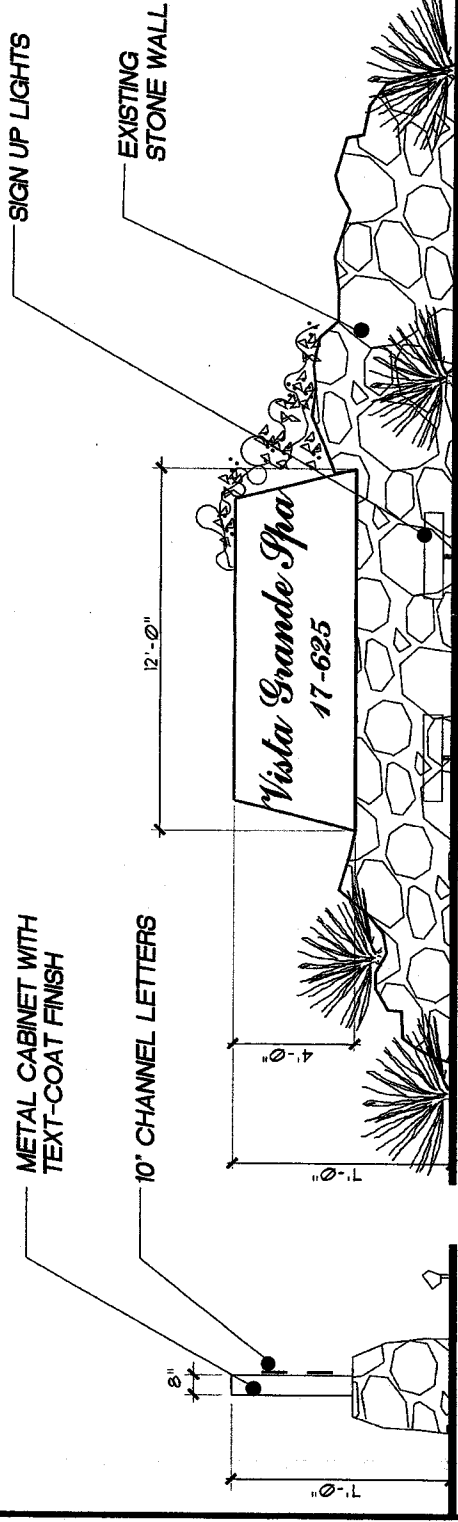


**SIGN ELEVATION**

NO. DATE BY  
 REVISIONS  
 TYPE  
 DATE  
 REVISIONS  
 TYPE  
 DATE

DATE: 12/17/09  
 PROJECT: VISTA GRANDE SPA  
 DRAWING NO.: 17-625  
 DRAWN BY: J. DEERTRUCK  
 CHECKED BY: S. DEERTRUCK

SHEET NO.: **L-1.1**  
 TOTAL SHEETS: 1



**ENTRY SIGN ELEVATION**  
 Scale: 1/4"=1'-0"

CASE: CUP03616  
 EXHIBIT: S (Monument Sign Entry)  
 DATED: 12/17/09  
 PLANNER: J. Deertrack

**ENTRY PLAN**  
 Scale: 1/16"=1'-0"



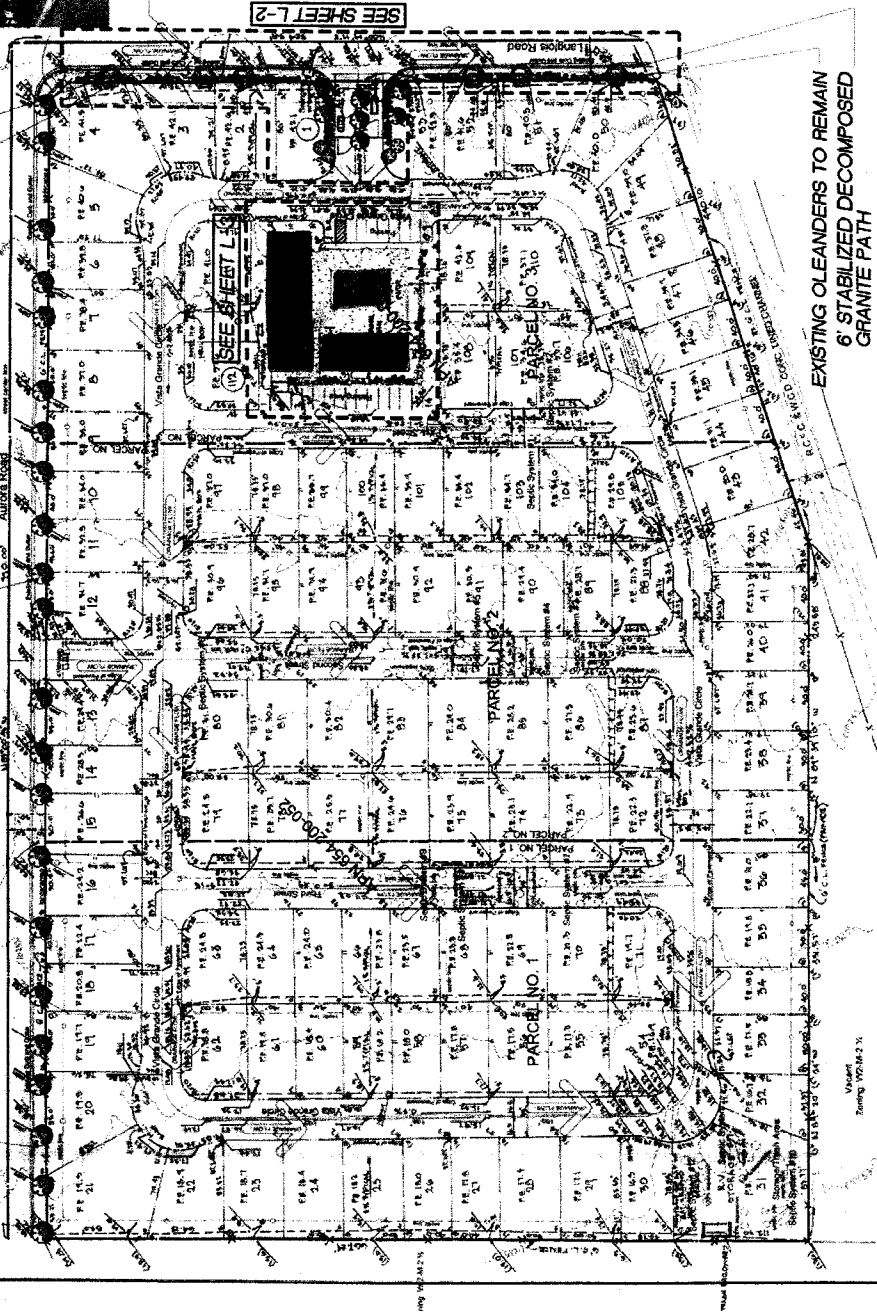
CORNER VIEW AT LANGLOIS ROAD



MAIN ENTRY VIEW

EXISTING PALM TREES TO REMAIN

EXISTING CHAIN LINK FENCE TO REMAIN  
COLORFUL GROUNDCOVERS



EXISTING OLEANDERS TO REMAIN  
6 STABILIZED DECOMPOSED  
GRANITE PATH



FUTURE CANOPY TREE

PLANT PALETTE



Casahuate

Crematosporium

Chrysothamnus

Lespedeza parvifolia

Lantana New Gold

**T.K.D. ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTS  
1000 N. GARDEN AVENUE, SUITE 100  
DANA POINT, CALIFORNIA 92629  
TEL: 949/441-1111 FAX: 949/441-1112

**VISTA GRANDE SPA**  
DESERT HOT SPRINGS, CALIFORNIA

PROJECT NO. 1000  
DATE: 10/10/00  
SCALE: AS SHOWN

**MASTER PLAN**

DATE: 10/10/00  
BY: T.K.D.

NO.	DATE	BY	REVISIONS

**SHEET NO. L-1**

Plant Selection

Quantity	Symbol	Scientific Name	Common Name	Planting Size
1	○	Casahuate	Yellow cholla	7-8' B&B
3	○	Crematosporium	Cholla	7-8' B&B
4	○	Chrysothamnus	Golden cholla	7-8' B&B
5	○	Lespedeza parvifolia	Partridge pea	5-6'
6	○	Lantana New Gold	Lantana	5-6'

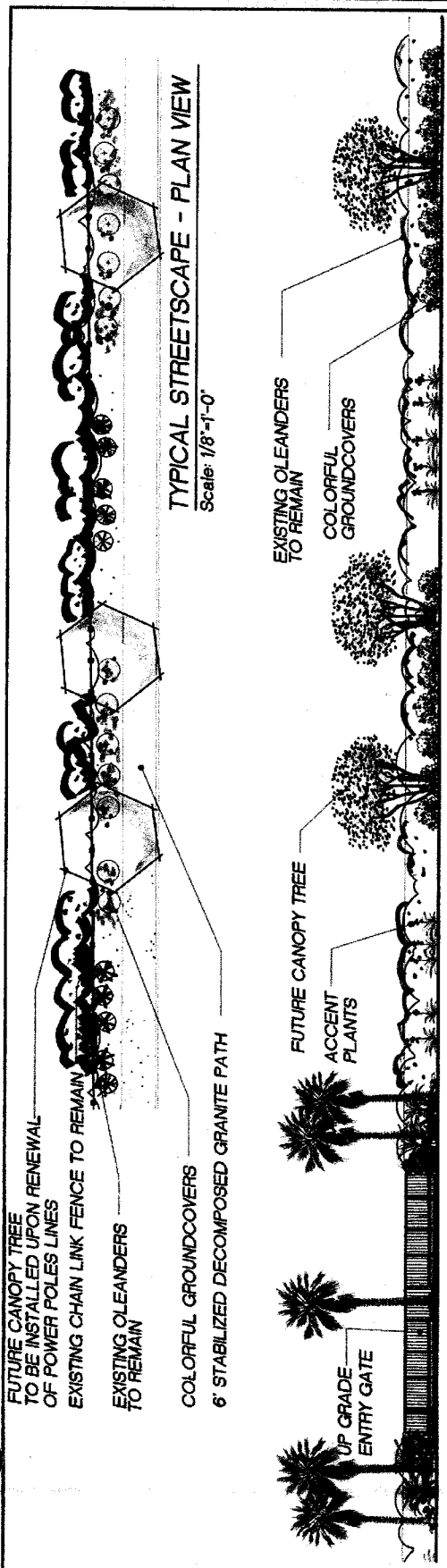
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3	○	Chrysothamnus	Golden cholla	7-8' B&B
4	○	Lespedeza parvifolia	Partridge pea	5-6'
5	○	Lantana New Gold	Lantana	5-6'

**SITE PLAN**  
Scale: 1"=40'-0"

Important Notice - Underground Service Alert  
This plan was prepared in accordance with the California Statewide Geographical Information System (GIS) and the California Statewide Geographical Information System (GIS) and the California Statewide Geographical Information System (GIS). It is the responsibility of the user to verify the accuracy of the information provided on this plan. The user should contact the appropriate utility companies to verify the location and depth of any underground utilities before construction begins.





FUTURE CANOPY TREE TO BE INSTALLED UPON RENEWAL OF POWER POLES LINES

EXISTING CHAIN LINK FENCE TO REMAIN

EXISTING OLEANDERS TO REMAIN

COLORFUL GROUNDCOVERS

6' STABILIZED DECOMPOSED GRANITE PATH

EXISTING OLEANDERS TO REMAIN

COLORFUL GROUNDCOVERS

FUTURE CANOPY TREE TO BE INSTALLED UPON RENEWAL OF POWER POLES LINES

EXISTING OLEANDERS TO REMAIN

EXISTING CHAIN LINK FENCE TO REMAIN

COLORFUL GROUNDCOVERS

6' STABILIZED DECOMPOSED GRANITE PATH

UP GRADE ENTRY GATE

FUTURE CANOPY TREE ACCENT PLANTS

EXISTING PALMS TO REMAIN

EXISTING STONE WALL TO REMAIN

EXISTING PALMS TO REMAIN

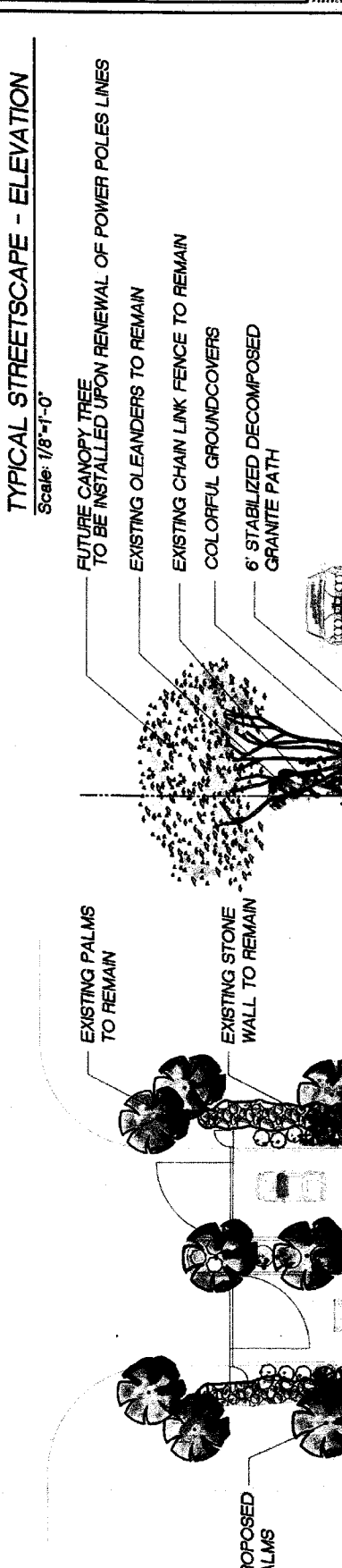
EXISTING STONE WALL TO REMAIN

EXISTING OLEANDERS TO REMAIN

EXISTING CHAIN LINK FENCE TO REMAIN

COLORFUL GROUNDCOVERS

6' STABILIZED DECOMPOSED GRANITE PATH



FUTURE CANOPY TREE TO BE INSTALLED UPON RENEWAL OF POWER POLES LINES

EXISTING OLEANDERS TO REMAIN

EXISTING CHAIN LINK FENCE TO REMAIN

COLORFUL GROUNDCOVERS

6' STABILIZED DECOMPOSED GRANITE PATH

UP GRADE ENTRY GATE

EXISTING PALMS TO REMAIN

EXISTING STONE WALL TO REMAIN

EXISTING PALMS TO REMAIN

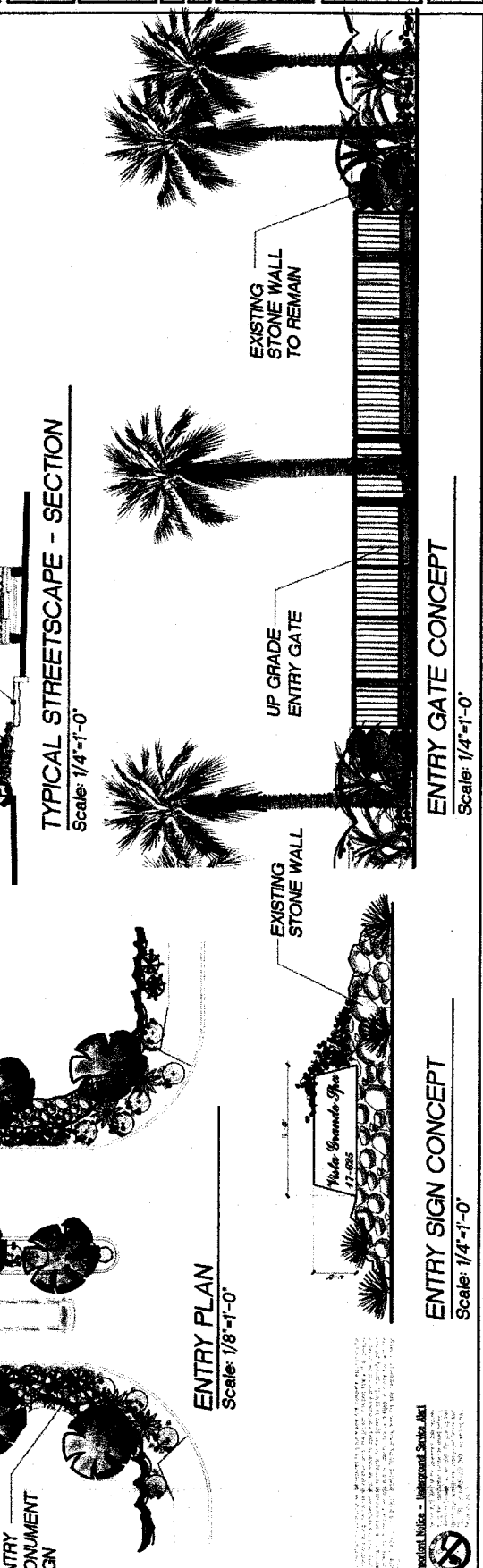
EXISTING STONE WALL TO REMAIN

EXISTING OLEANDERS TO REMAIN

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COLORFUL GROUNDCOVERS

6' STABILIZED DECOMPOSED GRANITE PATH



UP GRADE ENTRY GATE

EXISTING STONE WALL TO REMAIN

EXISTING PALMS TO REMAIN

EXISTING STONE WALL TO REMAIN

EXISTING OLEANDERS TO REMAIN

EXISTING CHAIN LINK FENCE TO REMAIN

COLORFUL GROUNDCOVERS

6' STABILIZED DECOMPOSED GRANITE PATH

**ENTRY SIGN CONCEPT**  
Scale: 1/4"-1'-0"

**ENTRY PLAN**  
Scale: 1/8"-1'-0"

**ENTRY SIGN CONCEPT**  
Scale: 1/4"-1'-0"

**T.A.O. ASSOCIATES, INC.**  
Landscape Architecture  
1100 S. GARDEN AVE., SUITE 100  
DANA POINT, CA 92629  
TEL: 949.441.8888  
WWW.TAOASSOCIATES.COM

**VISTA GRANDE SPA**

DESERT HOT SPRINGS, CALIFORNIA

**MASTER PLAN**

NO.	DATE	REVISION	BY

JOB NAME: VISTA GRANDE SPA  
JOB NO.: 11-000  
PROJECT TITLE: MASTER PLAN  
DRAWING DATE: 11-15-11  
DESIGNED BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/4" = 1'-0"  
DATE PLOTTED: 11/15/11  
PLOT BY: [Name]

SHEET NO.: 1-2  
TOTAL SHEETS: 2



Michael Walker - Licensed Landscape Architect  
No. 15250  
State of California  
1100 S. Garden Ave., Suite 100  
Dana Point, CA 92629  
Tel: 949.441.8888  
www.taoassociates.com



**T.L.D. ASSOCIATES, INC.**  
 1000 S. ALHAMBRA AVENUE  
 ALHAMBRA, CALIFORNIA 91801  
 TEL: (626) 443-3333  
 FAX: (626) 443-3334

**VISTA GRANDE SPA**  
 DESERT HOT SPRINGS, CALIFORNIA



**CLUB HOUSE  
 RECREATION AREA  
 AND REVISIONS**



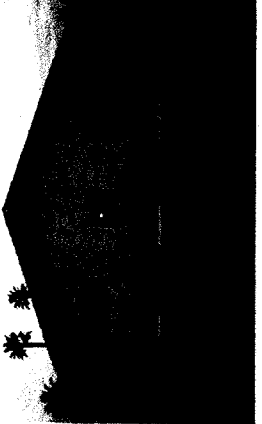
**DATE** \_\_\_\_\_  
**PROJECT** \_\_\_\_\_

NO.	DATE	REVISION

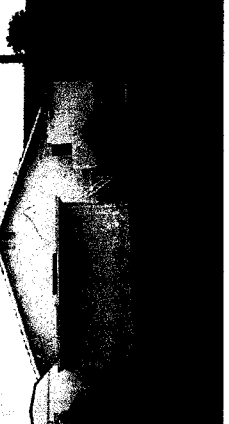
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**DATE** \_\_\_\_\_  
**SCALE** \_\_\_\_\_  
**PROJECT NO.** \_\_\_\_\_  
**SHEET NO.** \_\_\_\_\_

**L-3**

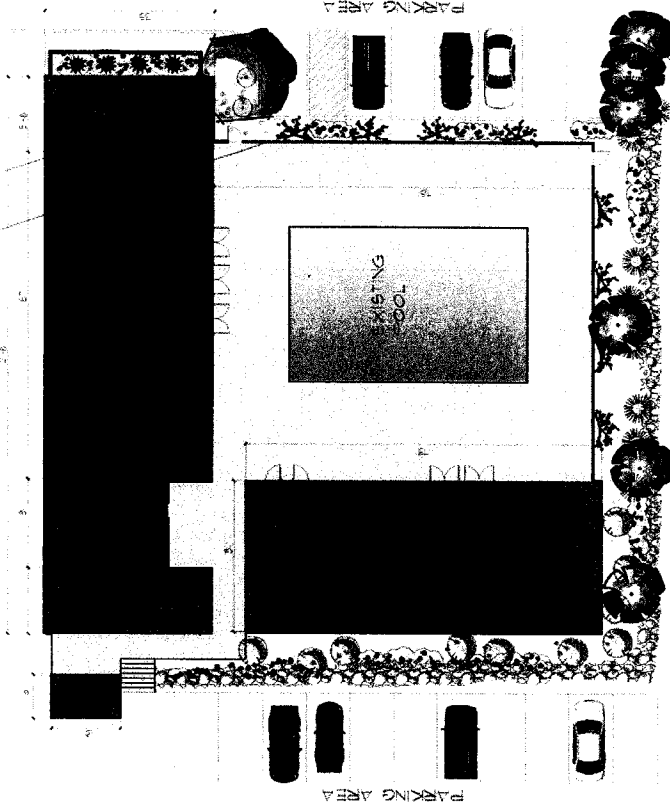
**EAST ELEVATION • CLUBHOUSE**



**WEST ELEVATION • CLUBHOUSE**



**RECREATION AREA**

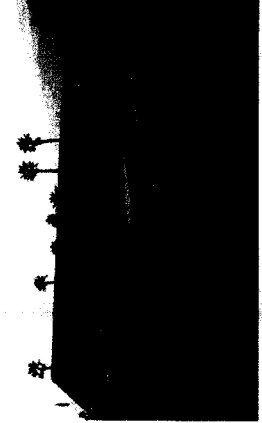


**RECREATION AREA**  
 Scale: 1"=10'-0"



**SOUTH ELEVATION • CLUBHOUSE**

**NORTH ELEVATION • CLUBHOUSE**



**SOUTH ELEVATION • POOL AREA**



**PLANT LEGEND**

Quantity	Symbol	Scientific Name	Common Name	Planting Size
1	○	Ceiba pentandra	Red Cottonwood	24" - 30"
2	○	Leucaena leucocarpa	Acacia	18" - 24"
<b>Shrub and Groundcover:</b>				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
1	○	Juniperus horizontalis	Creeping Juniper	3" - 6"
2	○	Juniperus procumbens	Prostrate Juniper	3" - 6"
3	○	Juniperus communis	Common Juniper	3" - 6"
4	○	Agave deserti	Agave	3" - 6"
<b>Tree:</b>				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
1	○	Quercus agrifolia	Oak	18" - 24"
2	○	Quercus laevis	Live Oak	18" - 24"

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42103  
**Project Case Type (s) and Number(s):** Conditional Use Permit No. 3616  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street, Riverside, California 92501  
**Contact Person:** Judy Deertrack, Project Planner  
**Telephone Number:** 951-955-1199  
**Applicant's Name:** Vista Grande Spa, LLC  
**Applicant's Address:** 17625 Langlois Road, Desert Hot Springs, CA 92241

### I. PROJECT INFORMATION

- A. Project Description:** The conditional use permit permits a pre-existing, 111-space rental mobile home park with 3,850 square foot clubhouse; 2,400 square foot spa; 6,330 square foot open space and recreation area; 23 parking spaces; and 10,085 square foot Recreational Vehicle (RV) parking and storage area on approximately 13 gross acres, at a land use density of approximately 8.5 units per acre.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** approximately 9 acres

Residential Acres: 13	Lots: 1	Units: 111	Projected No. of Residents: Unk.
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

- D. Assessor's Parcel No(s):** 654-200-064
- E. Street References:** The project is located northerly of Avenue 18, southerly of Aurora Road, westerly of Langlois Road, easterly of Corkhill Road
- F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 11, Township 3 South, Range 5 East, SBBM
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project is currently operating as a 111-space rental mobile home park, with recreation area, club house, Recreational Vehicle (RV) parking and storage, pool and spa. Surrounding land use designations consist of adjacent agricultural land to the immediate west, with mobile home and RV parks to the extended west; mobile home and RV parks to the north, east, and south; and single-family residences to the northwest. The project lies within the Desert Edge Community, southeast of the City of Desert Hot Springs in an urban built-up land area, and is adjacent to the southern boundary of the Wide Canyon Flood Channel.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

- A. General Plan Elements/Policies:**



**Land Use:** The Riverside County General Plan Land Use Element functions as a land use guide for future development in the County, and designates the general distribution, general location, and extent of land uses. The project occupies approximately thirteen (13) acres. The site was previously approved as Conditional Use Permit No. 2660 (CUP2660) with a permit life of twenty-five (25) years, and expired on January 24, 2009. CUP2600 originally included the current mobile home park in combination with an existing RV Park known as Rainbow Spa RV Park located on the south side of Wide Canyon Channel. The Wide Canyon Channel (Project No. 6-0-00135) is located along the southerly boundary of the site. Wide Canyon Channel provides the site with protection from major flood hazard, and the improvements associated with the approved plans for CUP2660 provide protection from localized storm runoff.

The project is within the Western Coachella Valley Area Plan. The current land use designation is Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.), with a zoning classification of Controlled Development (W-2). The proposed project meets the requirements for the Community Development: High Density Residential land use designation, and is compatible with the W-2 zone. The density of the mobile home park is approximately 8.5 spaces per acre.

The Desert Edge Design Guidelines were approved and adopted by the Riverside County Board of Supervisors on December 23, 2008, and apply to this project. Further changes to the project are limited to the installation of a monument entry sign at the Langlois Road entryway, together with landscaping and other entryway improvements; the removal of existing palm trees on Langlois Road and Aurora Road that interfere with telephone transmission lines; improvements to Langlois Road and Aurora Road to install a decomposed granite trailway / walkway behind the existing curb within the right-of-way pursuant to the Desert Edge Design Guidelines, and as approved by the Riverside County Transportation Department, with landscaping in conjunction with the Desert Edge Design Guidelines and California Friendly Plant List for water conservation purposes.

The project area is currently in use as an ongoing rental mobile home park. A maximum of 111 mobile home spaces are approved by the CUP permit. At the time of project application, Vista Grande Spa used and occupied a portion of land owned by the County of Riverside adjacent to the southwestern boundary of the project area for an RV parking and storage area. The unpermitted use has since been abandoned. The remaining location for RV Parking and Storage now consists solely of the 10,085 square foot area within the project boundaries on its southwestern edge. No interior improvements or changes are required of the project, including parking.

- B. General Plan Area Plan(s):** Western Coachella Valley
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.)
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** N/A
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Western Coachella Valley; Community Development; High Density Residential (CD: HDR).
- H. Adopted Specific Plan Information**
  - 1. Name and Number of Specific Plan, if any:** N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Controlled Development (W-2)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Western Coachella Valley Area Plan, with the foundation and land use designation Community Development: High Density Residential (CD:HDR) (8-14 DU/AC)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics            | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality           | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Biological Resources  | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Cultural Resources    | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Other                              |
| <input type="checkbox"/> Geology/Soils         | <input type="checkbox"/> Population/Housing            | <input type="checkbox"/> Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

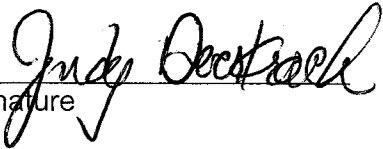
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



June 15, 2010

Signature

Date

Judy Deertrack

For Ron Goldman, Planning Director

Printed Name

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

Sources utilized for each section include the Riverside County Integrated Project (hereinafter abbreviated "RCIP"), adopted on October 7, 2003, by Board of Supervisors Resolution No. 2003-487, and incorporated herein by reference. Copies of the RCIP and related documents may be found at Riverside County Transportation and Land Management offices at 38686 El Cerrito Road, Palm Desert, California 92211. Mitigation used throughout references conditions prepared by responsible county departments and other agencies on file electronically within the Riverside County Land Management System, hereinafter referred to as LMS.

As a condition of approval on file in the LMS, the permit holder or land divider will provide written reports to the Planning Department outlining compliance with the project conditions of approval and mitigation measures described herein.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure C-9 "Scenic Highways;" Desert Edge Design Guidelines (Adopted by the Board of Supervisors December 23, 2008).

Findings of Fact: Conditional Use Permits are subject to the Countywide Design Standards and Guidelines adopted by the Board of Supervisors in 2004. In addition, the project is located within the area subject to the Desert Edge Design Guidelines, which guidelines have been adopted by the Riverside County Board of Supervisors December 23, 2008. The RCIP indicates that the project is located at the intersection of Langlois Road and Aurora Road within the Desert Edge Community, southwest of the City of Desert Hot Springs. Langlois Road and Aurora Road are not designated scenic corridors. Under the Desert Edge Design Guidelines, Langlois Road is a themed road (Plan D – Internal Streets) to be planted with five (5) to seven (7) foot planted parkways and five (5) foot sidewalks. The project has been conditioned for decomposed granite trail / walkway improvements to both Langlois Road and Aurora Road, in conjunction with the Desert Edge Design Guidelines and California Friendly Plant List, to be installed prior to Receive and File by the Board of Supervisors, as directed by the Transportation Department. Both roads currently have installed curb and gutter, which

The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site.

Mitigation: None.

Monitoring: None.

**2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS database, Ord. No. 655

Findings of Fact: The project is not within 45 miles of the Mt. Palomar Observatory and light and glare from this project may not reduce the usefulness of or interfere with the night time use of this major astronomical facility.

Mitigation: None required

Monitoring: None required

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: Site Visit, Project Description

Findings of Fact: The project will not create substantial light or glare which would adversely affect day or nighttime views in the area. The project is an existing mobile home park and is within the immediate proximity of similar planned uses and would therefore not likely generate any unacceptable light levels. However, should new lighting be installed, condition of approval on file in the County Land Management System (LMS), "10 .PLANNING. 3 – Lighting Hooded / Directed," will address any complaints.

Mitigation: None required.

Monitoring: None required.

**AGRICULTURE RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Source RCIP Figure OS-2 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact: the project is not directly affected by agriculture programs and land use standards of the RCIP. The project site is not designated as prime, statewide important, unique, or locally

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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important farm land. The project is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act. Therefore, this proposed project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property.

Mitigation: None required.

Monitoring: None required.

**AIR QUALITY** Would the project

**5. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The project will not conflict with or obstruct implementation of the applicable air quality plans. The project proposes to extend the permit life of an existing mobile home park, previously approved under CUP2660. The applicant must submit a PM10 plan to the Building and Safety Department for review prior to issuance of any grading permit in conjunction with coverage of the RV storage site with material recommendations that meet the PM10 requirements, signage permits, or future construction of curbs, gutters, or drainage facilities. (Compliance with the conditions of approval on file in the County Land Management System (LMS), including 10 .BS GRADE. 1 – PM10 Plan Required.) The only anticipated construction is in conjunction with the installation of a decomposed granite trail / walkway along Langlois Road and Aurora Road, and no grading is anticipated.

Mitigation: None.

Monitoring: None.

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>50, Code of Federal Regulations (Sections 17.11 or 17.12)?</b>				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP; RCMSHCP, On-site inspection

Findings of Fact: The project site is not located adjacent to or is not surrounded by Conservation Habitat, and therefore, will not have an impact on any movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. This project is an outgrowth of pre-existing approved CUP2660 with a 20-year life term, which has expired, and does not anticipate further changes to the project, except for installation of a monument entry sign, landscaping improvements along the street frontages and entryway in previously graded and developed areas, with installation of decomposed granite trailways / walkways along Langlois Road and Aurora Road. The project area is a pre-existing developed and disturbed site, currently operating as a rental mobile home site.

Mitigation: None required.

Monitoring: None required.

**CULTURAL RESOURCES** Would the project

<b>7. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact: The County Archeologist reviewed the project and did not require an archeological report and/or cultural resource study. This project is an outgrowth of pre-existing approved CUP2600 with a 20-year life term, which has expired, and is at full project development except for grading of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed RV storage yard for PM10 purposes; future construction of drainage areas, curbs and gutters, and trails / walkways. The project area is already disturbed and in use as part of an ongoing RV Park site.

Mitigation: None required.

Monitoring: None required.

**8. Archaeological Resources**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: RCIP

Findings of Fact: The project site is currently developed and would therefore have no significant impact on any archeological resources. No historic, prehistoric sites or isolated artifacts were detected during the pedestrian survey of the project site.

Mitigation: None required

Monitoring: None required

**9. Paleontological Resources**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The site exhibits flat topography and has a low probability of containing non-renewable paleontological resources and the nature of the proposed grading will not likely encounter buried paleontological resources. No unique geological feature exists within the project boundaries.

Mitigation: None required.

Monitoring: None required.

**GEOLOGY AND SOILS** Would the project

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: RCIP, Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact: The project site partially is not in a fault zone, but lies within 1/2 mile of the San Andreas fault. The County Geologist was transmitted copies of the project exhibits and had no comment on the proposed project as all structures are existing. The project proposes no new structures or buildings on the site and therefore, would have less than a significant impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required.  
Monitoring: None required.

**11. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

Source: RCIP; Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact: The project is located within a moderate Liquefaction Potential Zone. The County Geologist was transmitted copies of all of the project exhibits and had no comment on the proposed project. The project proposes no new structures or buildings on the site and therefore would have less than a significant impact.

Mitigation: None required.  
Monitoring: None required.

**12. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: RCIP; Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact: The project site partially is not in a fault zone, but lies within 1/2 mile of the San Andreas fault. The County Geologist was transmitted copies of the project exhibits and had no comment on the proposed project as all structures are existing. The project proposes no new structures or buildings on the site and therefore, would have less than a significant impact.

Mitigation: None required.  
Monitoring: None required.

**13. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: The project is not affected by landslide or rockfall risks as the project site is relatively level and not adjacent to any cliffs or boulder covered slopes.

Mitigation: None required.  
Monitoring: None required

**14. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Resolution No. 94-125, RCIP

Findings of Fact: The project is rated as susceptible to subsidence. The project proposes no new structures or buildings on the site and therefore, would have less than a significant impact.

Mitigation: None required.  
Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**15. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Site visit, Project Application

Findings of Fact: The project is not affected by geological hazards such as seiche, tsunami or volcanic hazard.

Mitigation: None required.

Monitoring: None required.

**16. Slopes**

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: RCIP; US Geologic Survey topographic sheets applicable to the site

Findings of Fact: The project is not affected by significant topography, surface features, or slopes. The site is flat in nature. The Environmental Health Department will review for any impacts to subsurface sewage disposal systems, if proposed for the project, prior to the issuance of construction permits as required by Ordinance No. 457.

Mitigation: None required.

Monitoring: None required.

**17. Soils**

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit

Findings of Fact: The subject site is not impacted by erosion and drainage issues as identified in the Riverside County Integrated Plan, as no new buildings or grading is being proposed with this CUP.

Mitigation: None required.

Monitoring: None required.

**18. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: No rivers, streams or lakes are located on or adjacent to the project site and no significant impacts are anticipated to affect erosion on or off-site based on the permitting of the mobile home park for a twenty (20) year life.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: the project site lies within a moderate area of wind erosion. The project is existing thus adequate landscaping already exists which limits wind erosion and blow sand issues.

Mitigation: None required.

Monitoring: None required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

20. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project materials

Findings of Fact: The proposed conditional use permit for the pre-existing 111-space mobile home park will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc., but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard. No known hazardous waste site exists on or near the project site.

Mitigation: None required.

Monitoring: None required.

21. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: RCIP Figure S-19 "Airport Locations"

Findings of Fact: The project is not within an airport influence area boundary or otherwise affected by airport issues is identified in the RCIP. The project was not reviewed by the Airports Land Use Commission and/or Aviation Unit staff. The project is not adjacent to or significantly influenced by a private airstrip or heliport.

Mitigation: None required

Monitoring: None required

**22. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: RCIP Figure S-11 "Wildfire Susceptibility," Riverside GIS

Findings of Fact: The project is not located within a Hazardous Fire Area.

Mitigation: None required.

Monitoring: None required.

**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report

Findings of Fact: This project is an outgrowth of pre-existing approved CUP2660, which expired January 24, 2009. Approval of CUP03616 does not anticipate further changes to the project, except for installation of a monument entry sign, landscaping improvements along the street frontages and entryway and installation of decomposed granite trailways / walkways along Langlois Road and Aurora Road. The project area is already disturbed and in use as part of an ongoing mobile home park site.

Mitigation: None required.

Monitoring: None required.

#### 24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable

U - Generally Unsuitable

R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone" Riverside County Flood control District Flood Hazard Report/Condition, GIS database.

Findings of Fact: The Riverside County Flood Control District (RCFCD) issued conditions of approval for CUP2660 at the inception of the project and reviewed and approved the improvements for that development. Wide Canyon Channel lies along portions of the southern boundary of the project, and provides the site with protection from major flood hazard, and the improvements associated with the approved plans for CUP 2660 provide protection from localized storm runoff. The site plan exhibit for this project was transmitted to RCFCD and reviewed by the District. The District does not object to this proposal. The project proposes no new structures or buildings on the site and therefore, would have less than a significant impact. A 100-year Zone A flood plain, as delineated on Panel No. 06065C0920G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA) crosses the southwest corner of the site. No structures or improvements are proposed within this

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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flood plain. Condition of approval on file in the County Land Management System (LMS), "10 .FLOOD R1. 1 – Flood Hazard Report," addresses this history.

Mitigation: None required.

Monitoring: None required.

**LAND USE/PLANNING** Would the project

<b>25. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS, Project Materials.

Findings of Fact: The conditional use permit permits a pre-existing, 111-space rental mobile home park with 3,850 square foot clubhouse; 2,400 square foot spa; 6,330 square foot open space and recreation area; 23 parking spaces; and 10,085 square foot Recreational Vehicle (RV) parking and storage area on approximately 13 gross acres, at a land use density of approximately 8.5 units per acre. No grading is proposed. The proposed project is within the Western Coachella Valley Area Plan, Desert Edge Community, southwest of Desert Hot Springs. The Planning Department has recommended a limited life of twenty (20) years, and recommended that occupancy be limited to 111 mobilehome spaces, with outdoor storage limited to 200 square feet. (Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 10 .PLANNING. 21 - Max Mobilehome Spaces, and 20 .PLANNING. 2 – Life of the Permit; and 10 .PLANNING. 22 - Limit Outdoor Storage.

The current land use designation is Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.), with a zoning classification of Controlled Development (W-2). The proposed project meets the requirements for the Community Development: High Density Residential land use designation, and is compatible with the W-2 zone. The density of the mobile home park is approximately 8.5 spaces per acre.

The project site occupies approximately thirteen (13) acres. The site was previously approved as Conditional Use Permit No. 2660 (CUP2660). CUP2660 expired on January 24, 2009. CUP2660 did originally include the current mobile home park in combination with an Recreational Vehicle (RV) Park currently operating as Rainbow Spa, located on the south side of Wide Canyon Channel. The original two projects are now operating under separate permits. The Wide Canyon Channel provides the site with protection from major flood hazard, in conjunction with project design.

The Desert Edge Community Council recommended approval of the project by unanimous vote on January 13, 2009, for a recommended 20 year life, with conditions to comply with infrastructure improvements when they become available, such as compliance with road easements and sewer hook up; and to comply with the Desert Edge Design Guidelines.

The project has been conditioned by the Transportation Department for installation of a decomposed granite trailway / walkway on both Langlois Road and Aurora Road that comply with the Desert Edge Guidelines, and as approved by the Transportation Department, to be installed prior to Receive and File at the Board of Supervisors for Conditional Use Permit (CUP) 03616. (Compliance with the Transportation Department's requirements as contained within the conditions of approval on file in the LMS, including 20 .TRANS. 1 – Existing Maintained, 20 .TRANS. 2 - Landscaping/Trail Com/Ind.,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and 60 .TRANS. 1 – Transportation Clearance.) The mobile home park must connect to the Coachella Valley Water District sewer when sewer service becomes available, as provided for by County Land Management System (LMS) Conditions of Approval 10 .E HEALTH. 1 – Sewer When Available. The project does not propose expansion of existing spaces, which are limited to 111 mobile home spaces.

Mitigation: None.  
Monitoring: None.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>26. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Land Use Element, Staff review, GIS, County Land Management System (LMS)  
Findings of Fact: The project site is designated Community Development: High Density Residential (CD: HDR) (8-14 D.U./Ac.) by the Land Use Allocation Map of the Western Coachella Valley Area Plan, which designation allows mobile home parks. The site is classified Controlled Development (W-2), for zoning compatible with the proposed use.

The Riverside County Planning Department has proposed a limited life term of 20 years under condition of approval on file in the County Land Management System (LMS), "20 .PLANNING. 2 – Life of the Permit," which is a term consistent with recent mobile home park and recreational vehicle park renewal conditional use permits (CUPs) in this area. The permitted mobile home spaces are limited to 111 spaces under condition of approval (LMS) "10 .PLANNING. 21 – Maximum Mobilehome Spaces," to further ensure the current capacity of the park is maintained.

Mitigation: None required.  
Monitoring: None required.

**MINERAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed, existing or abandoned quarries or mines?

Source: RCIP Figure MS-5 "Mineral Resources Area"

Findings of Fact: The project site is not designated as a mineral resource zone or contains potential mineral resources; the project is not located adjacent to an existing or abandoned mine or quarry.

Mitigation: None required.

Monitoring: None required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**28. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

Source: RCIP Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: The project is not affected by any significant airport noise. The project is not within an airport influence area. The project is not within the vicinity of any known private airstrip or heliport.

Mitigation: None required.

Monitoring: None required.

**29. Railroad Noise**

NA  A  B  C  D

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, Site Visit

Findings of Fact: The project would not be affected by railroad noise. The nearest railroad is more than five miles from the project site.

Mitigation: None required.

Monitoring: None required.

**30. Highway Noise**

NA  A  B  C  D

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact: The project is not influenced by highway noise issues as identified in the RCIP, Noise Section. The nearest highway is approximately 5 miles from the project site.

Mitigation: None required

Monitoring: None required

**31. Other Noise**



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA  A  B  C  D

Source: Project description and materials

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: None required.

Monitoring: None required.

**32. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Project materials and description

Findings of Fact: The project proposes to extend the permitted life for an mobile home park that has operated for an expired 25-year term under previous CUP2660. Planning Department staff recommends a life of twenty (20) years to July 1, 2030. The project anticipates no grading, but does require the installation of a decomposed granite trailway / walkway along Langlois Road and Aurora Road on an already graded project area. Project approval also provides for installation of a monument entry sign at the project entrance on Langlois Road. No grading permit is anticipated, and the construction activities are deemed insignificant. Provisions that require noise monitoring or maintenance of noise thresholds are incorporated into Riverside County ordinances, and particularly Ordinance 348, and accordingly are not considered mitigation measures. Reference conditions on file in the LMS (COA) including, 10 .PLANNING. 8 - Exterior Noise Levels, 10 .PLANNING. 10 – Exterior Noise Levels, 10 .PLANNING. 11 - Noise Monitoring Reports; and 10 .PLANNING. 12 – Noise – Powertools.

Mitigation: None.

Monitoring: None.

**POPULATION AND HOUSING** Would the project

**33. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project description and materials, GIS.

Findings of Fact: The project is not located within any Redevelopment Project Area pursuant to Ordinance No. 638. No adverse impacts are anticipated to existing housing stock as the project site is fully developed as a 111-space mobile home park, and is approved at a 111-space maximum capacity under condition of approval (LMS) "10 .PLANNING. 21 – Maximum Mobilehome Spaces."

Mitigation: None required.

Monitoring: None required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**34. Fire Services**

Source: RCIP Safety Element

Findings of Fact: The project area is serviced by the Riverside County Sheriff's Department. The project is fully operating and will not require additional construction or expansion. The project will not directly alter existing facilities or result in the construction of new physically altered facilities.

Mitigation: None required

Monitoring: None required

**35. Sheriff Services**

Source: RCIP

Findings of Fact: This area is serviced by the Riverside County Sheriff's Department. The proposed project is fully operating and will not require additional construction or expansion. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area.

Mitigation: None required.

Monitoring: None required.

**36. Schools**

Source: RCIP, Coachella Valley Unified School District

Findings of Fact: The requirements of state law provide for the mechanism for mitigation of school service impacts.

Mitigation: None required.

Monitoring: None required

**37. Libraries**

Source: RCIP

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities.

Mitigation: None required.

Monitoring: none required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**38. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project is fully operating and will not require additional construction or expansion. The proposed project would not have an incremental effect on the level of health services provided in the vicinity of the project area.

Mitigation: None required.

Monitoring: none required.

**RECREATION**

**39. Parks and Recreation**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review

Findings of Fact: The proposed project is not located within any parks district which are responsible for the collection of Quimby fees. The proposed project is fully operating and will not result in the construction of new or physically altered facilities.

Mitigation: None required

Monitoring: None required

**40. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments; Desert Edge Design Guidelines adopted by the Board of Supervisors December 23, 2008.

Findings of Fact: No county designated trails are proposed on the site. Langlois Road is a themed road (Plan D) under the adopted Desert Edge Design Guidelines and anticipates a five (5) foot to seven (7) foot planted parkway with five (5) foot sidewalk. The Transportation Department has required a decomposed granite (DG) trail / walkways on both Langlois Road and Aurora Road prior to Receive and File at the Board of Supervisors, or as directed by the Transportation Department, in compliance with the Desert Edge Design Guidelines (Compliance with the conditions of approval on file in the County Land Management System including 20 .TRANS. 1 – Existing Maintained, and 20 .TRANS. 2 – Landscaping / Trail Com/ Ind. The decomposed granite trailways are not considered regional trails.

Mitigation: None.

Monitoring: None.

**TRANSPORTATION/TRAFFIC** Would the project

**41. Circulation**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Cause an increase in traffic which is substantial in

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP;

Findings of Fact: The project proposes to permit a pre-existing 111-space mobile home park, with Recreational Vehicle (RV) parking and storage area, club house, and other amenities. The proposed project is within the Western Coachella Valley Area Plan, Desert Edge Community, southwest of Desert Hot Springs, and is subject to the Desert Edge Design Guidelines. The project was originally permitted for a twenty-five year life term under expired CUP2660. Planning Department staff recommends a limited life term of twenty (20) years to July 1, 2030.

The RCIP indicates that the project is located at the intersection of Langlois Road and Aurora Road. Langlois Road and Aurora Road are not designated scenic corridors. Under the Desert Edge Design Guidelines, Langlois Road is a themed road (Plan D). The project has been conditioned by the Transportation Department for installation of a decomposed granite trailway / walkway on both Langlois Road and Aurora Road that comply with the Desert Edge Guidelines, and as approved by the Transportation Department, to be installed at a time to be determined by the Transportation Department. The changes to the pre-existing streetscape, however, do not anticipate a grading permit, nor significant construction activity nor significant alterations to the visual components of the project. Reference conditions of approval (COA) on file in the LMS, including 20 .TRANS. 1 - Existing Maintained, 20 .TRANS. 2 - Landscaping/Trail Com/Ind., and 60 .TRANS. 1 - Transportation Clearance.

Mitigation: None.

Monitoring: None.

**42. Bike Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Under the Desert Edge Design Guidelines, Langlois Road is a themed road (Plan D) with requirements for a decomposed granite trailway / walkway. This roadway is not part of the bike trailways anticipated under the Riverside County Integrated Project.

Mitigation: None.

Monitoring: None.

**UTILITY AND SERVICE SYSTEMS** Would the project

<b>43. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The project will be affected by the domestic water programs and land use standards of the RCIP. The project will not result in the creation of new water treatment facilities or the expansion of existing facilities.

Mitigation: None required.

Monitoring: None required.

<b>44. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The project will be affected by the sewer service programs and land use standards of the RCIP. The RV Park must connect to Coachella Valley Water District sewer when sewer service becomes available. At that time, all existing septic systems shall be abandoned under permit from Environmental Health Department. The project does not propose expansion of existing spaces, which are limited to 111 mobile home spaces. These requirements are standardized provisions that apply to all projects, and are not considered mitigation. Reference conditions of approval in the Riverside County LMS, 10 .E HEALTH. 1 – Sewer When Available.

Mitigation: None.

Monitoring: None.

<b>45. Solid Waste</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(County Integrated Waste Management Plan)?

Source: RCIP,

Findings of Fact: The project will be affected by solid waste programs and land use standards of the RCIP and the County Integrated Waste Management Plan shall govern collection, disposal and recycling of solid waste generated by this project. The Riverside County Waste Management District was transmitted a copy of the exhibit and had no comment to the proposed project. No significant impact to solid waste is anticipated. The project is currently operating as a pre-existing conditional use permit, with no permitted increase in RV sites, or development of structures.

Mitigation: None required.

Monitoring: None required.

**46. Utilities**

a) Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact: The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each lot is connected to the appropriate utilities. The project is not anticipated to be in conflict or create any significant impacts associated with the adopted energy conservation plans. Storm water drainage issues are addressed by the Transportation department.

Mitigation: None required

Monitoring: None required

**MANDATORY FINDINGS OF SIGNIFICANCE**

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Application materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff review, Project application

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review, project application

Findings of Fact: Project as proposed would have cumulative, but non-significant, impacts on Aesthetics, Agriculture Resources, Air Quality, Cultural Resources, Geology/Soils, Hydrology and Water Quality, Land Use/Planning, Noise, Transportation/Traffic, and Utilities/Service Systems. These items are discussed individually elsewhere in this initial study.

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

## VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: While no prior CEQA documents were used in preparing the EA, other non CEQA documents listed below were considered.

*RCIP: Riverside County Integrated Project*

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review: Riverside County Transportation and Land Management offices at 4080 Lemon Street, Riverside, California 92501

Location: County of Riverside Planning Department – Main Office  
4080 Lemon Street  
Riverside, California 92501



CONDITIONAL USE PERMIT Case #: CUP03616

Parcel: 654-200-052

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The conditional use permit permits a pre-existing, 111-space rental mobile home park with 3,850 square foot clubhouse; 2,400 square foot spa; 6,330 square foot open space and recreation area; 23 parking spaces; and 10,085 square foot Recreational Vehicle (RV) parking and storage area on approximately 13 gross acres, at a land use density of approximately 8.5 units per acre, located within Assessors Parcel Number 654-200-064.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 03616. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3616 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No.3616,

Exhibit A, Amended No. 1, (Site Plan) dated March 23, 2009;  
Exhibit L (Sheets 1-4), (Conceptual Planting Plan), dated March 23, 2009;  
Exhibit S, (Monument Entry Sign), dated 12/17/09.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the

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10. GENERAL CONDITIONS

10. EVERY. 4 USE - 90 DAYS TO PROTEST (cont.) RECOMMND

procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

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10. GENERAL CONDITIONS

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "GRADING".

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

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10. GENERAL CONDITIONS

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

10.BS GRADE. 19 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop

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10. GENERAL CONDITIONS

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP (cont.) RECOMMND

and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site.

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

10.BS GRADE. 21 USE\* -PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE-SEWER WHEN AVAILABLE RECOMMND

The mobile home park must connect to Coachella Valley Water District sewer when sanitary services become available.

10.E HEALTH. 2 CUP#3616 - GENERAL COMMENTS RECOMMND

Conditional Use Permit#3616 proposes to renew and extend the life of an existing, partially built-out 112 unit mobile home park which includes a storage site for 42 recreational vehicles and recreational areas on a 13 acre site. Moreover, this project does not propose the expansion of lot spaces nor does it propose any new additional plumbing fixtures. Therefore, modifications to the existing septic system(s) and/or installations of any new septic system(s) are not required at this time. A summary of the septic systems are as follows:

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10. GENERAL CONDITIONS

10.E HEALTH. 2	CUP#3616 - GENERAL COMMENTS (cont.)	RECOMMND
1	Adjacent To Laundry	2000 gallon tank with 1-6' diameter seepage pit w/ 18 feet BI.
2	Adj To Space 107	8500 gallon tank with 5-6' diameter seepage pits each w/ 18' BI.
3	Adj To Space 88	7500 gallon tank with 4-6' diameter seepage pits each w/ 18' BI.
4	Adj To Space 90	7500 gallon tank with 4-6' diameter seepage pits each w/ 18' BI.
5	Adj To Space 92	7500 gallon tank with 4-6' diameter seepage pits each w/ 18' BI.
6	Adj To Space 96	7500 gallon tank with 4-6' diameter seepage pits each w/ 18' BI.
7	Adj To Space 72	7500 gallon tank with 4-6' diameter seepage pits each w/ 18' BI.
8	Adj To Space 69	7500 gallon tank with 4-6' diameter seepage pits

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10. GENERAL CONDITIONS

10.E HEALTH. 2 CUP#3616 - GENERAL COMMENTS (cont.) (cont.) RECOMMND

each w/ 18' BI.

9 Adj To Space 76 7500 gallon  
tank with  
4-6' diameter  
seepage pits  
each w/ 18' BI.

10 Back of Space 32 7500 gallon  
tank with  
4-6' diameter  
seepage pits  
each w/ 18' BI.

11 Space 32 (Street) 6500 gallon  
tank with  
3-6' diameter  
seepage pits  
each w/ 18' BI.

12 Space 30 7500 gallon  
tank with  
4-6' diameter  
seepage pits  
each w/ 18' BI.

10.E HEALTH. 3 STATE AND LOCAL CODES/ORDS RECOMMND

This facility must adhere to all applicable State of California and County of Riverside Codes, Ordinances and Policies. The applicant is advised to contact the County of Riverside, Department of Environmental Health at (760) 320-1048 for specific permitting requirements.

10.E HEALTH. 4 NO RV DUMP STATIONS ALLOWED RECOMMND

This facility is currently being serviced by several onsite wastewater treatment systems (OWTS) to handle all wastewater generated onsite. No RV Dump Stations are permitted to connect to these existing OWTS. In addition, the wastewater generated from RV's which may include certain chemicals typically associated with RV wastewater holding tanks are discouraged from being emptied into these existing septic systems to ensure its proper functioning.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located at less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 3 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2007 CALIFORNIA FIRE CODE.

10.FIRE. 4 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 5 USE-#89-RAPID ENTRY KEY BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 6 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane



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10. GENERAL CONDITIONS

10.FIRE. 6 USE-#25-GATE ENTRANCES (cont.) RECOMMND

provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 7 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) automatically operated shall be a minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 03616 is a proposal to allow an existing mobile home park to continue operations. The approximately 13-acre site is located in the Desert Hot Springs area on the southwest corner of Langlois Road and Aurora Road. The District's Wide Canyon Channel (Project No. 6 - 0 - 00135) is located along a portion of the southerly boundary of the site. No improvements or alterations to the existing park facility are proposed for CUP 3616.

The site was originally approved as Conditional Use Permit 02660. CUP 2660 included both the current properties for CUP 3616 and the properties for the existing residential recreational vehicle park located on the south side of Wide Canyon Channel. The District issued Conditions of Approval for CUP 2660 and reviewed and approved the improvement plans for that development. Wide Canyon Channel provides the site with protection from major flood hazard and the improvements associated with the approved plans for CUP 2660 provide protection from localized storm runoff. However, it should be noted that a 100-year ~~Zone A flood~~ plain, as delineated on Panel No. 06065C0920G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA) crosses the southeasterly corner of the site. Any of the existing

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

structures or improvements within this flood plain may be damaged.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 5 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to one sign shown on APPROVED EXHIBIT A. Any additional signage shall be

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LIMIT ON SIGNAGE (cont.) RECOMMND

approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 6 USE - LANDSCAPE MAINTENANCE RECOMMND

Landscape planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within 10 feet of driveways, alleys, or street intersections.

10.PLANNING. 7 USE - SITE MAINTENANCE RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

10.PLANNING. 8 USE - MAINTAIN FLOOD FACILITY RECOMMND

The permit holder shall at all times maintain any and all required stormwater, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

10.PLANNING. 10 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 11 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 12 USE - ORD 847-NOISE-POWERTOOLS RECOMMND

In accordance with Section 6. b. of Ordinance No. 847, no person shall operate any power tools or equipment between the hours of 10:00 P.M. and 8:00 A.M. such that the power tools or equipment are audible to the human ear inside an inhabited dwelling other than the dwelling in which the power tools or equipment may be located. Additionally, no person shall operate any power tools or equipment at any other time (8:00 A.M. to 10:00 P.M.) such that the power tools or equipment are audible to the human ear at a distance greater than one hundred (100) feet from the power tools or equipment.

10.PLANNING. 13 USE - AGRICULTURE CODES RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

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10.PLANNING. 14 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 15 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to Conditional Use Permit No. 2660 shall become null and void upon final approval of Conditional Use Permit No. 3616 by the County of Riverside.

10.PLANNING. 16 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 17 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 18 USE - PERMIT "USED" RECOMMND

The effective date of the issuance of this permit is the Planning Department's approval date. This permit shall be considered "used" as of the day of the effective date. The permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees, for any plan check as determined by the Building and Safety Department, in order to ensure compliance with all applicable requirements of Ordinance Nos. 348 (Land Use & Zoning) and 457 (Building Code) and the conditions of approval of this permit. The permit holder shall pursue diligently to completion all necessary permits and obtain final inspection approval thereof.

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10.PLANNING. 19 USE - COMPLY WITH NPDES RECOMMND

Since this project is one (1) acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 20 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this mobilehome park. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 21 USE - MAX MOBILEHOME SPACES RECOMMND

A maximum of one hundred and eleven (111) mobilehome or manufactured dwelling unit spaces are approved by this permit.

10.PLANNING. 22 USE - LIMIT OUTDOOR STORAGE RECOMMND

No approval is granted for more than 200 square feet of outdoor storage or display of materials or merchandise; any and all outdoor storage or display of materials or merchandise shall be limited in area to 200 square feet or less within the entire premises. Areas shown as parking areas shall not be used for RV storage or for the storage or display of materials or merchandise.

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10.PLANNING. 23 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 24 USE - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

10.PLANNING. 26 USE - AGENCY LETTER RECOMMND

The permit holder shall remain in compliance with the requirements of the Coachella Valley Water District letter dated January 19, 2009, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 27 USE - ORD 875 CVMSHCP FEE RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for commercial or industrial development shall be calculated on the basis of "project area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

10.PLANNING. 30 USE - LC LANDSCAPE REQUIREMNTS RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/permit holder/landowner shall:  
1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using

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10. GENERAL CONDITIONS

10.PLANNING. 30

USE - LC LANDSCAPE REQUIREMENTS (cont.)

RECOMMND

- plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
  - 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;
  - 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
  - 5) Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition. O AN EXISTING CUP]
  - 5) Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 31

USE - LC LANDSCAPE SPECIES

RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site  
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 32

GEN - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left



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10. GENERAL CONDITIONS

10.PLANNING. 32 GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 33 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance,

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10. GENERAL CONDITIONS

10.PLANNING. 33                    GEN - INADVERTANT ARCHAEO FIND (cont.)                    RECOMMND

etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

TRANS DEPARTMENT

10.TRANS. 1                    USE - TS/EXEMPT                    RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 5                    USE - STD INTRO 3(ORD 460/461)                    RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 6                    USE - ASSESS/BENEFIT DIST 1                    RECOMMND

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

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10. GENERAL CONDITIONS

10.TRANS. 7 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 3616 shall terminate on July 1, 2030. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 4 USE -MITIGATION MONITORING RECOMMND

WITHIN TWO (2) YEARS OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and E.A. No. 42103.

20.PLANNING. 6 USE - DEADLINE FOR PLAN CHECK RECOMMND

BY December 31, 2010, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees, for plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the day after the day indicated above, which lock shall not be released unless compliance with the above provision has occurred.

The permit holder shall consult with the Department of Building and Safety for the most appropriate permit(s). At a minimum, the permit holder shall apply for a BUILDING HOURLY INSPECTION PERMIT (BHR), three hour minimum deposit, to provide for an inspection of the site and follow up on any outstanding code enforcement issues. The property shall be subject to a safety and code compliance inspection by land use and building inspection staff.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 6 USE - DEADLINE FOR PLAN CHECK (cont.) RECOMMND

Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 7 USE - DEADLINE FINAL INSPECT RECOMMND

THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF BY December 31, 2010, (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date indicated above, and shall not be removed unless compliance with the above provision has occurred.

Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

TRANS DEPARTMENT

20.TRANS. 1 USE -LANDSCAPING/TRAIL COM/IND RECOMMND

Landscaping (and/or trials) within public road right-of-way shall comply with Desert Edge Community Design Guidelines, Transportation Department Standards and Ordinance 461 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Aurora Road, Langlois Road and submitted to the Transportation Department. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of non-organic landscape elements such as rocks, decorative paving sand and gravel is encouraged. The use of grass, sod or other water intense ground cover pland materials will not be permitted.

Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

Assurance of continuous maintenance is required by processing and filing a 'Landcape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 1 USE -LANDSCAPING/TRAIL COM/IND (cont.) RECOMMND

annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Transportation Department at (951) 955-6880.

THIS CONDITION WAS AMENDED BY THE RIVERSIDE COUNTY PLANNING COMMISSION ON JULY 14, 2010 TO ADD THE FOLLOWING STATEMENT:

The above mentioned improvements shall be completed prior to April 20, 2011.

20.TRANS. 2 USE - EXISTING MAINTAINED RECOMMND

Langlois Road along project boundary is a paved County maintained road designated as a Local Street and shall be improved with DG trail/walkway behind the existing curb within the existing right-of-way as determined by the Transportation Department and Desert Edge Community Design Guidelines, as approved by the Transportation Department.

The landscaping within the parkway shall conform to Desert Edge Community Design Guidelines "no palm trees with the growth species taller than 10-feet shall be allowed".

Aurora Road along project boundary is a paved County maintained road designated as a Local Street and shall be improved with DG trail/walkway behind the existing curb within the existing right-of-way as determined by the Transportation Department and Desert Edge Community Design Guidelines, as approved by the Transportation Department.

The above mentioned improvements shall be completed prior to October 1, 2010.

THIS CONDITION WAS AMENDED BY THE RIVERSIDE COUNTY PLANNING COMMISSION ON JULY 14, 2010 AS FOLLOWS:

Langlois Road along project boundary is a paved County maintained road designated as a Local Street and shall be improved with DG trail/walkway behind the existing curb within the existing right-of-way as determined by the Transportation Department and Desert Edge Community Design Guidelines, as approved by the Transportation Department.

The landscaping within the parkway shall conform to Desert Edge Community Design Guidelines "no palm trees with the growth species taller than 10-feet shall be allowed".

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 2 USE - EXISTING MAINTAINED (cont.)

RECOMMND

Aurora Road along project boundary is a paved County maintained road designated as a Local Street and shall be improved with DG trail/walkway behind the existing curb within the existing right-of-way as determined by the Transportation Department and Desert Edge Community Design Guidelines, as approved by the Transportation Department.

The above mentioned improvements shall be completed prior to April 20, 2011.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS

RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100

RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 6 USE-G2.14OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 7 USE-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 8 USE-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a ~~STORM WATER POLLUTION PREVENTION PLAN~~ (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP (cont.) RECOMMND

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 10 USE IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.BS GRADE. 11 USE\* -PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 13 USE\* PM 10 CLASS REQUIRED RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.



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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                   USE\* -G3.1NO B/PMT W/O G/PMT.                   RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

80.BS GRADE. 2                   USE\*BP3.0.A CERT. & COMP. RPT                   RECOMMND

Prior to issuance of a building permit, the developer or applicant shall submit to the Grading Division of the Building and Safety Department the following for review and approval:

1. Certification from the registered civil engineer of record that the building pad(s) were constructed in the locations and to the elevations shown on the approved grading plan.

2. Compaction report from the soils engineer of record certifying that all grading was performed in accordance with the preliminary soils report and that all fill was compacted to a minimum of 90% of maximum density. The report shall include an exhibit and chart showing the locations, depths, and results of compaction tests.

PLANNING DEPARTMENT

80.PLANNING. 2                   USE - SCHOOL MITIGATION                   RECOMMND

Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 3                   USE - FEE STATUS                   RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3616, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF

RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP\*FEMA FORM APPRVL REQUIRED

INEFFECT

Prior to building permit final, a development in FEMA mapped flood zones "A" or "AO" shall provide a FEMA form, filled out, wet stamped and signed by a registered civil engineer or licensed land surveyor, to the Building and Safety Department Grading Division.

The Grading division will transmit the form to the proper flood control district for their review and approval.

Upon receipt of their approval, this condition will be classified as "MET" and the building permit will be eligible for final approval.

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE\*G4.3PAVING INSPECTIONS

RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

FIRE DEPARTMENT

90.FIRE. 1 USE-#66-DISPLAY BOARDS

INEFFECT

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4 USE-#27-EXTINGUISHERS INEFFECT

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 5 USE-#36-HOOD DUCTS INEFFECT

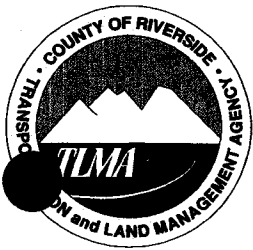
A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (\* separate fire alarm plans must be submitted for connection)

90.FIRE. 6 FINAL INSPECTION INEFFECT

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777  
Murrieta office (951)600-6160  
Indio Office (760)863-8886



George A. Johnson  
Agency Director

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY



Ron Goldman  
Planning Director

### Planning Department

#### ADDITIONAL INFORMATION REQUEST

Vista Grande Spa, LLC  
c/o Coy L. Shook  
17-625 Langlois Road  
Desert Hot springs, CA 92241

DATE: January 7, 2008  
Case No. CUP03616  
E. A. No. 42103

A study of your case has determined that the following additional information or amended reports are necessary to complete the review of your project:

#### **SEE ATTACHED MATERIALS WITH EMPHASIS ON ITEMS MARKED 5. DRT CORRECTIONS REQUIRED**

In addition, please respond to the following:

A Land Development Committee Meeting (LDC) is an opportunity for applicants, engineers, and/or owners to meet collectively with all reviewing departments at one setting, to review the case requirements. The meetings are generally limited to 15-20 minutes. The objective is to obtain department clearances after the case file has been conditioned for compliance with the Riverside County general plan, zoning ordinance, and all other regulations that apply to the involved parcel(s). The next LDC meeting for the Planning Department is tentatively set for January 22, 2009. Attached find draft status conditions of approval to date (still subject to change) and any significant comment letters received to date by the Planning Department.

Your case is being reviewed by the LDC. In addition to this letter, you may receive a case correction letter from other LDC members. The LDC consists of representatives of Building and Safety, Fire, Transportation, Health, Planning, and Flood Control District or the Coachella Valley Water District. You are encouraged to remain in close contact with LDC members. Applicants may request a meeting with individual LDC departments and applicants will receive notice of the project's first LDC meeting, which you should attend.

LDC and additional information deadline is the hearing deadline date for clearance to the next available public hearing date as outlined in the current Transportation and Land Management Agency Development Review time line memo. Hearing deadline clearance includes clearances from LDC members shown in the electronic Land Management System (LMS) "routing" screen, and Planning Department approval of all requested additional information. Additional time may be required due to agency redesign requirements, environmental determinations, or further inter-agency coordination. As your case planner, I will review these information systems with you at our first meeting.

Riverside Office • 4080 Lemon Street • 9th Floor  
P.O. Box 1409 • Riverside • California • 92502-1409  
(951) 955-3200 • Fax (951) 955-3157

Palm Desert Office – 38686 El Cerrito Rd.  
Palm Desert, CA 92211  
(760) 863-8277 • Fax (760) 863-7555

The draft LMS conditions of approval are attached to this letter along with the DRT correction requirements for your review; further discussion with staff is encouraged to avoid misunderstandings and resolve issues. For your information, the LMS permit condition milestone codes are a ranking system that classifies conditions of approval by the timeline of when completion is required. The milestone ranking is as follows:

- 5 = DRT (old name for LDC) correction requirements (to note additional information needed)
- 10 = General (permanent on-going occupancy and operational requirements)
- 20 = Prior to certain date (deadlines for certain actions and overall life of permit)
- 30 = Prior to project approval (used for specific plans and projects associated with them)
- 40 = Prior to phasing (used for land division maps for unit phasing approvals)
- 50 = Prior to recordation of a map
- 60 = Prior to issuance of grading permits
- 70 = Prior to grading permit final inspection approval
- 80 = Prior to issuance of building permits
- 90 = Prior to building permit final inspection approval
- 100 = Prior to issuance of a given number of building permits (used to mark certain actions)

Please submit the PLANNING related additional information indicated above. It is highly advisable to submit information well in advance of the LDC meeting, to allow staff adequate time for review. Reports and other information submitted at the LDC meeting may require the case to be continued in order to allow staff adequate review time.

Please note that from the aerial photographs, it appears that a section of the RV storage area for the project lies on lands owned and managed by Riverside County Flood Control District. If this is the case, would you please include this county parcel within your map and project description, and provide our department with a copy of the lease arrangements. There will be other redline map corrections needed, and you may want to wait and make the map amendment change after discussing other redline corrections with me.

Additional information will be given by other departments at the next LDC meeting. Should you have any other questions, please feel free to contact me (Judy Deertrack) at (760) 863-8277 or by email at [jdeertra@rctlma.org](mailto:jdeertra@rctlma.org).

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director

---

Judy E. Deertrack, Planner IV

xc: File Copy  
Riverside File

Neleen Moran  
P. O. Box 1466  
La Quinta, CA 92247

Mr. Gabriel King  
9871 San Rafael Drive  
Desert Hot Springs, CA 92240



Established in 1918 as a public agency

# Coachella Valley Water District

**Directors:**

Peter Nelson, President  
Patricia A. Larson, Vice President  
Tellis Codekas  
John W. McFadden  
Russell Kitahara

**Officers:**

Steven B. Robbins, General Manager-Chief Engineer  
Julia Hernandez, Secretary  
Mark Beuhler, Asst. General Manager  
Dan Parks, Asst. To General Manager  
Redwine and Sherrill, Attorneys

January 19, 2009

File: 0163.1  
0421.1  
0721.1

**RECEIVED**

JAN 28 2009

Riverside County  
Planning Department  
Desert Office

Judy Deertrack  
Riverside County Planning Department  
38-686 El Cerrito Road  
Palm Desert, CA 92211

Dear Ms. Deertrack:

Subject: Conditional Use Permit No. 3616; Related Case: CUP 02660

This area is not within the boundaries of the stormwater unit of this District.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

The District will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

The District may need additional facilities to provide for the orderly expansion of its sanitation systems. These facilities may include pipelines, lift stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by the District's Board of Directors including reductions in or suspensions of service.

Judy Deertrack  
Riverside County Planning Department 2

January 19, 2009

Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

If you have any questions, please call Tesfaye Derrissie, Stormwater Engineer, extension 2605.

Yours very truly,



Mark L. Johnson  
Director of Engineering

cc: Coy L. Shook  
Vista Grande Spa, LLC  
17-625 Langlors Road  
Desert Hot Springs 92241

Majeed Farshad  
Riverside County Department of Transportation  
38-686 El Centro Road  
Palm Desert, CA 92211

Monte Bowers  
11590 W. Bernardo Court, Suite 100  
San Diego, CA 92127-1624

Mark Abbott  
Riverside County Department of Public Health  
38-686 El Centro Road  
Palm Desert, CA 92211

TD:md\eng\sw\09\jan\cup-3616

030511-3

# DESERT EDGE COMMUNITY COUNCIL MINUTES

TUESDAY, ~~January 13~~ February 10, 2009 4:30 PM

1. **Call to Order 4:30 p.m.**
2. **Pledge of Allegiance**
3. **Roll Call:** With all members present there was a quorum.
4. **Approval of the previous meetings' Minutes:** Minutes for January 13, 2009 and November 18, 2008 were approved.
5. **STAFF REPORTS:**

A. County Supervisor or Representative – Lynda Gregory addressed concerns about speed limits on Langlois Road. There is a 10 mph sign not installed by County – not authorized. Walt noted that there is another sign that states “25 mph”. Transportation will do a traffic study and if warranted the report will be sent to the Board of Supervisors to authorize a speed zone. Then, the sherriff's department will be able to enforce it.

B. Sheriff's Department – Lori Hardcastle presented call statistics comparing January 2008 with January 2009 – with no significant spikes in crime. There were 177 calls for service, with 24 written reports, including 2 unattended deaths. Joe inquired about accident in front of Sam's Club today, but that is the CHP's area and too soon to know specifics. Citizen commented on Sky Valley Citizens on Patrol vehicle parked at Sky Valley Fire Station and can we have one for Desert Edge – Sky Valley COPs relies on donations and previous attempts were voted down due to concerns over vehicle insurance and liability. Possible grant opportunity?

C. Fire Department - None

D. Code Enforcement – Due to County budget cuts Jaquelyn Fogg unable to attend our meetings, overtime pay. Lynda announced 16 code enforcement cases open to date and described the types of infractions. Joe inquired about a specific case regarding grading without permit and potential for flooding.

Betty Sanchez distributed updated Desert Edge brochures with government contact information. She announced Clean Up Day, March 21 and distributed fliers describing kinds of material that can be picked up. Curb side or drop off at Sky Valley location available on Clean Up Day – call Burteck before March 19 if curb side preferred, resident-by-resident decision. Shredding event will begin at 9 a.m. Questions and answers ensued regarding items to be picked up – park residents advised to check with their management. Alibaba announced that he cleaned up the 100 acres he represents, illegal dumping in the wash cleaned up with several truck loads, but unable to dispose of tires – Lynda requested he contact her to make arrangements.

E. Other County Departments - Paul Clark announced that Rainbow Spa conditional use permit renewal will be heard at the Planning Commission Wednesday February 18 at La Quinta. Joe received hearing notice reducing square footage on spaces and reducing recreation area. Paul assured us that there is no increase in the number of units per acre, land use density.

## 6. OLD BUSINESS:

A. RV Park permit renewal CUP 03616 Vista Grande Spa. Location: North of 18<sup>th</sup>, south of Aurora, east of Langlois, west of Corkill. Renewal of Conditional Use Permit for 112 unit mobile home park with 42 RV spaces. – Action Item This is a mobile home park similar to Rainbow Spa which is an RV park. There was no one present from Vista Grande to make a presentation or represent CUP renewal request. Joe attended planning director's hearing; there are no changes to the Park. Discussion ensued regarding ratio of mobile home spaces to RV spaces, with the state limit 75 percent mobile homes. There are 42 mobile home spaces rented to RVs for a total 112 spaces. RV spaces in mobile home parks temporarily permitted by state law – most of the parks have RV spaces for rent. Vista Grande requested life time permit renewal, which are no longer permitted. Twenty year renewal means that County won't revisit the park again until the permit expires and then will check that conditions have been met. For parks that are built out, without existing problems, 20 years is a fair duration for a renewal – 10 years reserved for anticipated changes to facility. The council unanimously voted to recommend 20 year renewal of Vista Grande Spa's CUP 3616 with conditions to comply with infrastructure improvements when they become available, such as compliance with road easements and sewer hook up.

## 7. NEW BUSINESS:



PLJGHA. None

## **8. COUNCILMEMBERS' REPORTS AND CORRESPONDENCE**

A. Coachella Valley Trails Alliance and General Plan 2009 Summary Report – No recent meetings to report on.

B. Land Development Committee Meeting Work Agendas, developer applications and recent hearings – Cindy Nance reviewed items heard on January 22 and requested LDC meeting work agendas be sent to her from November to most recent, and thereafter.

C. Desert Emergency Coalition (DEC) - Emergency Preparedness Report – Joe Marsh summarized recent meeting, with 24 Mobile Home parks represented in attendance, making an effort to connect with Parks outside of Desert Edge. They are setting up rescue communications with walkie talkies. Joe elaborated on frequency 7 to be used, if not available then 13 is a back up.

## **9. PUBLIC COMMENTS:**

All persons wishing to address the Council on items not specifically on the agenda or on matters of general interest should do so at this time. As determined by the chair, speakers may be deferred until a related agenda item is taken for the Council's consideration. Please limit your remarks to 3 minutes.

Citizen request for aright turn lane from Dillon onto Corkill and a street light on Corkill and Aurora – commented that things have gotten better, Park at Corkill and channel making improvements with resulting positive impact.

Almar Acres resident commented on difficulty renewing permit – 2 years working with Engineer and County, required to install another automatic gate. Council made recommendation for 20 year renewals alleviates burden on individual parks. It costs a lot to renew permits. Joe commented that when the council was formed Almar Acres was in second year of renewal process – “we are here to hear these kinds of problems, we are here to work with you,” he announced.

## **10. AGENDA ITEMS FOR NEXT MEETING AND ANNOUNCEMENTS**

Announcements: Tour de Palm Springs, February 14, 2009 – 7-12 on Dillon Road, everyone recommended to stay off the road until the marathon is over. Citizens commented on trash left behind, and that a crew follow the route to clean up drinking bottles, etc. Suggestions that racers top intermittently were denied. Joe will follow up monitoring and clean up during and after the race. Sign in if you wish to receive meeting notices via email.

Clean up day, March 21, 2009 – curb side available if call Burteck before March 19 to make a reservation.

Cindy read a list of 2009 council goals to be added to last month's list for the record:

18<sup>th</sup> Avenue improvements from Long Canyon to Bennett Road, per Design Guidelines.

Bring sewer line into community and require mobile home parks to hook up.

Build and maintain a community center building.

Implement Design Guidelines along Dillon Road from Long Canyon to Bennett.

Underground utility poles along Dillon Road.

Establish an agency or jurisdiction to assure quality of hot water wells and prevent overuse.

Build and maintain monumentn signs and selected street signs as indicated in Design Guidelines.

Install water lines and fire hydrants in deficient areas per fire marshal recommendations.

Compile a permit list of permit renewals and upcoming new permits – Joe and Ellie volunteered.

Sky Valley's boundar has been officially updated to extend beyond CSA 104 boundary to include all of Bennett Road (north and south of Dillon Road) – a map was distributed.

Next meeting agenda items:

Council will revisit the Grocery/Liquor/Gas store CUP with a request for Variance No. 01851, applicant **Bhatti Enterprises, Inc. – Action Item**

Agenda item for April meeting – CVWD presentation on revised assessment.

Next meeting March 10, 2009 at 4:30 p.m., at Desert Crest Country Club Library.

Sign in sheet was collected.

**11. ADJOURN-MEETING ADJOURNED 5:25 p.m.**

Joe Marsh  
jmarshdhs@aol.com  
Joe Marsh  
jmarshdhs@aol.com  
760-329-0611

Ellie Dullea  
Msnicie5@aol.com  
Ellie Dullea, (VC)  
Mspigie5@aol.com  
760-288-4809

Cindy Nance, Secretary  
cynthses@earthlink.net  
Cindy Nance, Secretary  
cynthses@earthlink.net  
760-251-1955

Susan Lombardi, Chair  
Suzy1800@verizon.net  
Susan Lombardi, Chair  
Suzy1800@verizon.net  
760-559-5555

Walter Hadley  
Rainbow1@verizon.net  
Walter Hadley  
Rainbow1@verizon.net  
760-251-3120

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A NEGATIVE DECLARATION**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**CONDITIONAL USE PERMIT NO. 3616 – EA42103** – Applicant: Vista Grande Spa, LLC – Consultant/Representative: Tom Doczi - Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan - Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – Location: Northerly of Avenue 18, southerly of Aurora Road, westerly of Langlois Road, easterly of Corkhill Road - 13 Gross Acres - Zoning: Controlled Development Area (W-2) - REQUEST: The conditional use permit permits a pre-existing, 111-space rental mobile home park with 3,850 square foot clubhouse; 2,400 square foot spa; 6,330 square foot open space and recreation area; 23 parking spaces; and 10,085 square foot Recreational Vehicle (RV) parking and storage area on approximately 13 gross acres, at a land use density of approximately 8.5 units per acre. – APN(s): 654-200-052 and 654-200-053.  
(Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter  
DATE OF HEARING: July 14, 2010  
PLACE OF HEARING: EASTERN MUNICIPAL WATER DISTRICT  
2270 TRUMBLE ROAD  
PERRIS, CALIFORNIA 92570

For further information regarding this project, please contact Judy Deertrack, Project Planner at 951-955-1199 or e-mail [jdeertra@rctlma.org](mailto:jdeertra@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [www.tlma.co.riverside.ca.us/planning/pc.html](http://www.tlma.co.riverside.ca.us/planning/pc.html)

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9<sup>th</sup> Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
Attn: Judy Deertrack, Project Planner  
P.O. Box 1409, Riverside, CA 92502-1409

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT  
 REVISED PERMIT                       PUBLIC USE PERMIT                       VARIANCE

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

CASE NUMBER: CUP 03616                      DATE SUBMITTED: 11/19/08  
EA 42103

**APPLICATION INFORMATION**                      CF 605457  
Applicant's Name: VISTA GRANDE SPA LLC                      E-Mail: \_\_\_\_\_

Mailing Address: 17625 LANGLOIS RD  
DESERT HOT SPRINGS CA 92241  
City                      Street                      State                      ZIP

Daytime Phone No: (760) 329-5424                      Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: CARIEL KING                      E-Mail: KARPINSKI@ADELPHIA.NET

Mailing Address: 9871 SAN RAFAEL DRIVE  
DESERT HOT SPRINGS CALIFORNIA 92240  
City                      Street                      State                      ZIP                      (760) 842-6962  
(760) 333-8714  
CELL

Daytime Phone No: (760) 777-9541                      Fax No: ( ) \_\_\_\_\_

Property Owner's Name: NELLEEN MORAKI                      E-Mail: \_\_\_\_\_

Mailing Address: P.O. Box 1466  
LA QUINTA, CA 92247  
City                      Street                      State                      ZIP

Daytime Phone No: (760) 238-6262                      Fax No: ( ) \_\_\_\_\_

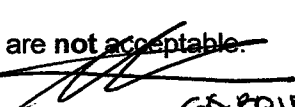
If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**


The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable. 11/25/08  
VISTA GRANDE SPA LLC ~~FOR APPLICANT~~   
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT GABRIEL KING

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

NELLEN MORAN   
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  

---

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 654-200-052 & 654-200-053

Section: 11 Township: 35 Range: 5E

Approximate Gross Acreage: 13.3

General location (nearby or cross streets): North of 18TH ST, South of AURORA ROAD, East of LANGOLS, West of CORKHILL ROAD

Thomas Brothers map, edition year, page number, and coordinates: 2004 EDITION, PAGE 727, 2H

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

1/2 UNIT (LOT) RV PARK  
A2-RECREATIONAL

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes  No

If yes, provide Case No(s). 02660E (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site? NONE (EXIST'G SITE)

Estimated amount of cut = cubic yards: \_\_\_\_\_

Estimated amount of fill = cubic yards \_\_\_\_\_

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?

**APPLICATION FOR LAND USE AND DEVELOPMENT**

What is the anticipated route of travel for transport of the soil material?  
\_\_\_\_\_

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the development project area exceed more than one acre in area? Yes  No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River       Santa Margarita River       San Jacinto River       Colorado River


**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  GABRIEL KING Date 11/25/08

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

## PROPERTY OWNERS CERTIFICATION FORM

I, Carlos Muñoz certify that on June 10, 2010.

The attached property owners list was prepared by Riverside County GIS.


APN (s) or case numbers 654-200-064 For

Company or Individual's Name Riverside County Planning Department.

Distance buffered 1000'.

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Carlos Muñoz   
TITLE Planning Technician II

ADDRESS: 38686 El Cerrito Road

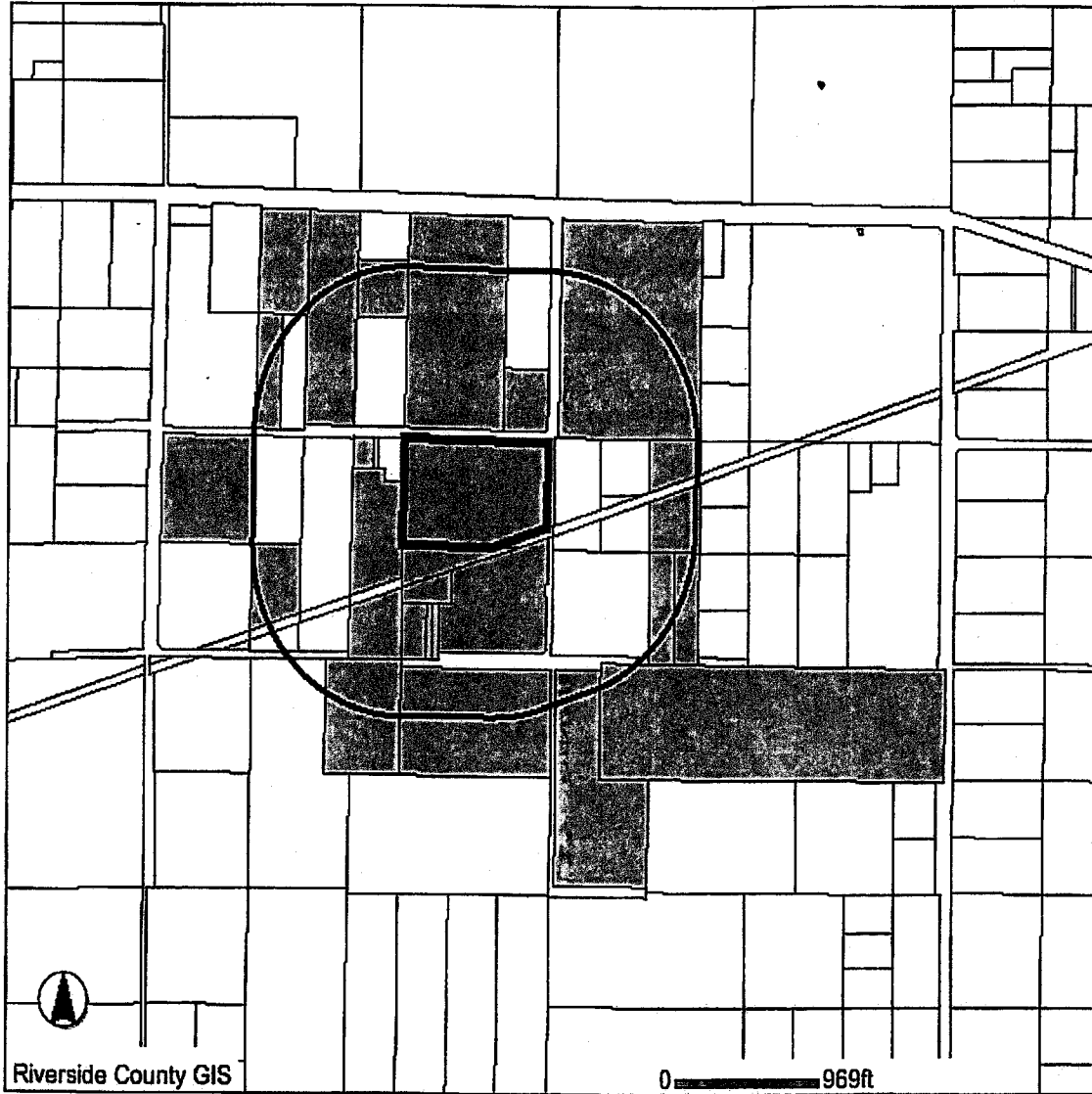
Palm Desert, CA 92211

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (760) 863-8277

**CASE # CUP3616**



CUP03616



**Selected parcel(s):**

654-190-006	654-190-011	654-190-031	654-190-033	654-190-034	654-190-036	654-200-019
654-200-021	654-200-034	654-200-055	654-200-056	654-200-058	654-200-064	654-210-002
654-210-003	654-210-004	654-210-015	654-210-023	654-210-027	654-220-029	654-230-006
654-230-007	654-230-019	654-230-045	659-040-005	659-040-017	659-060-002	659-060-009

**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...06/10/2010

APN: 654190006 ASMT: 654190006  
 JOHN OCARROLL  
 DAVID J MILANI  
 1930 S CAMINO REAL NO 8  
 PALM SPRINGS CA 92264

APN: 654190011 ASMT: 654190011  
 PHILIP R LOSEY  
 RACHEL LOSEY  
 67700 ONTINA RD  
 CATHEDRAL CITY CA 92234

APN: 654190031 ASMT: 654190031  
 ROBIN S TROTOCHAU  
 P O BOX 1046  
 PALM SPRINGS CA 92263

APN: 654190033 ASMT: 654190033  
 ALMAR ACRES ASSN INC  
 68950 ADELINA RD  
 CATHEDRAL CITY CA 92234

APN: 654190034 ASMT: 654190034  
 WHR PROP INC  
 C/O CHIEF FINANCIAL OFFICER  
 103 W TOMICHI AVE  
 GUNNISON CO 81230

APN: 654190036 ASMT: 654190036  
 CVCWD  
 P O BOX 1058  
 COACHELLA CA 92238

APN: 654200019 ASMT: 654200019  
 RIVERSIDE COUNTY FLOOD CONT  
 1995 MARKET ST  
 RIVERSIDE CA 92501

APN: 654200021 ASMT: 654200021  
 WILLIAM F BURR  
 30404 NE TIMMEN RD  
 RIDGFIELD WA 98642

APN: 654200034 ASMT: 654200034  
 MARIE B HEERMANN  
 P O BOX 1617  
 WOODLAND WA 98674

APN: 654200055 ASMT: 654200055  
 RUDOLF RUDRICH  
 HEDWIG RUDRICH  
 431 SANDALWOOD DR  
 CALIMESA CA 92320

APN: 654200056 ASMT: 654200056  
 ROBERT T SMITH  
 JO ELLEN SMITH  
 70235 AURORA RD  
 DSRT HOT SPG CA. 92241

APN: 654200058 ASMT: 654200058  
 LOREN KIM CHANG  
 16812 CORAL CAY LN  
 HUNTINGTON BEACH CA 92649

APN: 654200064 ASMT: 654200064  
 VISTA GRANDE SPA  
 C/O ALLIANCE PROP MGMT CD  
 417 E HUENAME RD NO 230  
 PORT HUEMENE CA 93041

APN: 654210002 ASMT: 654210002  
 FLORENCE M BANNON  
 C/O ROBERT D REDFORD TRUSTEE  
 1560 GRANADA AVE  
 SAN MARINO CA 91108

APN: 654210003 ASMT: 654210003  
 VICTORIA PERRY HAASE  
 19822 CHESAPEAKE  
 HUNTINGTON BEACH CA 92646

APN: 654210004 ASMT: 654210004  
 ROBERT H GREGG  
 PHYLLIS V GREGG  
 2645 CHARLINDA AVE  
 WEST COVINA CA 91791

APN: 654210015 ASMT: 654210015  
 GREGG ROBERT H & PHYLLIS TRUST  
 2645 CHARLINDA ST  
 WEST COVINA CA 91791

APN: 654210023 ASMT: 654210023  
 RIVERSIDE COUNTY FLOOD CONTROL  
 1995 MARKET ST  
 RIVERSIDE CA 92501

APN: 654210027 ASMT: 654210027  
 RAINBOW SPA INC  
 17777 LANGLOIS RD  
 DSRT HOT SPG CA 92240

APN: 654220029 ASMT: 654220029  
 ELDORADO RESORTS INC  
 950 S WESTERN AVE  
 LOS ANGELES CA 90006

APN: 654230008 ASMT: 654230008  
 STANISLAW J DZIKOWSKI  
 BARBARA W DZIKOWSKI  
 P O BOX 1285  
 LOMITA CA 90717

APN: 654230007 ASMT: 654230007  
 MARGARET HELENE BROST SALAZAR  
 C/O MARGARET BROST  
 1800 COOPER PT RD SW 18  
 OLYMPIA WA 98502

APN: 654230019 ASMT: 654230019  
 STUART M RICE  
 70875 DILLON RD  
 DSRT HOT SPG CA 92241

APN: 654230045 ASMT: 654230045  
 DAVID L TUCKER  
 70640 LONG YEAR RD  
 DSRT HOT SPG CA. 92241

APN: 659040005 ASMT: 659040005  
 EFP INC  
 2920 H ST STE 142  
 BAKERSFIELD CA 93301

APN: 659040017 ASMT: 659040017  
 ANTHONY LEE  
 CHRISTINE LEE  
 JANET L LEE  
 18075 LANGLOIS RD  
 DSRT.HOT SPG CA. 92241

APN: 659060002 ASMT: 659060002  
 ELDORADO HOT SPRINGS RESORT NO 2  
 SHANGPEI LIU  
 C/O SHANGPEI LIU  
 2186 E COPLEY DR NO 180  
 DIAMOND BAR CA 91765

APN: 659060009 ASMT: 659060009  
 JOSHUA SPRINGS MOBILE HOMEOWNERS  
 ASSN INC  
 18070 LANGLOIS RD BOX 305  
 DESERT HOT SPRINGS CA 92241

Coachella Valley Water District  
Attn: Principal Stormwater Engineer  
P.O. Box 1058  
Coachella, CA 92236

Imperial Irrigation District  
Attn: Alfonso Rodriguez  
81-600 Avenue 58  
La Quinta, CA 92253

Verizon  
Attn: Chris Brown  
295 N. Sunrise Way  
Palm Springs, CA 92262

Southern California Gas  
211 N. Sunrise Way  
Palm Springs, CA 92262

Desert Edge Community Council  
Attn: Susan Lombardi, Chairwoman  
45851 Manzo Road  
Indian Wells, CA 92210

Palm Springs Unified School Dist.  
980 E. Tahquitz Cyn. Way. Ste. #204  
Palm Springs, CA 92262

Vista Grande Spa LLC  
C/O: Gabriel King  
17625 Langlois Rd  
Desert Hot Springs, CA 92241

Gabriel King  
9871 San Rafael Dr.  
Desert Hot Springs, CA 92240

Vista Grande Spa LLC  
P.O. Box 1466  
La Quinta, CA 92247

**Extra Labels for  
CUP03616**



MARGARET OWER  
81 AUBURN AVE  
SIERRA MADRE, CA 91024

PAUL & SHIRLEY MONROE  
17625 LANGLOIS RD, #13  
DESERT HOT SPRINGS, CA 92241

SUSAN TAYLOR  
17625 LANGLOIS RD, #24  
DESERT HOT SPRINGS, CA 92241

COY & COLLEEN SHOOK  
17625 LANGLOIS RD, #2  
DESERT HOT SPRINGS, CA 92241

WILLIAM PACKARD  
17625 LANGLOIS RD, #14  
DESERT HOT SPRINGS, CA 92241

LARRY VAN DEVENTER  
17625 LANGLOIS RD, #25  
DESERT HOT SPRINGS, CA 92241

JAMES ADDIS  
C/O SCOT ADDIS  
2497 HARE CIR  
BUFORD, GA 30519

JERRY & LITA JACKSON  
17625 LANGLOIS RD, #15  
DESERT HOT SPRINGS, CA 92241

JANE GAUL  
17625 LANGLOIS RD, #26  
DESERT HOT SPRINGS, CA 92241

J. CALLAS & R. KASAREFF  
5519 PASEO DE PABLO  
TORRANCE, CA 90505

MARILYN CUNROD  
17625 LANGLOIS RD, #16  
DESERT HOT SPRINGS, CA 92241

MARK & DARLENE GRIFFIC  
17625 LANGLOIS RD, #29  
DESERT HOT SPRINGS, CA 92241

GEORGE CLEM  
17625 LANGLOIS RD, #6  
DESERT HOT SPRINGS, CA 92241

CAROL PAYSON  
17625 LANGLOIS RD, #17  
DESERT HOT SPRINGS, CA 92241

ALICE LAMBERT  
1423 CALUMET FARMS DR  
COLLIERVILLE, TN 38017

DON & JOYCE BELSHER  
1064 ARCADIA DR SE  
CALGARY, AB T2J-0E3  
CANADA

ANNA MARIE VILLA  
17625 LANGLOIS RD, #19  
DESERT HOT SPRINGS, CA 92241

CLYDE & DONNA CHRISTOPHER  
1004 NW ALDER CREEK DR  
CORVALIS, OR 97330

KEN & BETTY BELSHER  
41-240 HERITAGE BLVD W  
LETHBRIDGE, AB T1K-7H3  
CANADA

KLAUS & WALTRAUD RADUNZ  
4057 VIOLET ST  
N VANCOUVER, BC V7G-1E4  
CANADA

FRANK & LOIS MATTUS  
9 ALYSSUM COURT  
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DEPARTMENT OF FISH AND GAME

http://www.dfg.ca.gov
Environmental Review and Permitting
1416 Ninth Street, Suite 1260
Sacramento, California 95814



CEQA Filing Fee No Effect Determination Form

Applicant Name: Vista Grande Spa, LLC Date Submitted: June 15 2010

Applicant Address: 17625 Langlois Road, Desert Hot Springs, CA 92241

Project Name: Conditional Use Permit (CUP) No. 03616

CEQA Lead Agency: Riverside County Planning Department, Contact Ms. Judy Deertrack, Planner IV, Riverside Main Office, 951 955 1199, jdeertra@rctlma.org

CEQA Document Type: (ND, MND, EIR): Negative Declaration

SCH Number and/or Local Agency ID Number: Not Applicable

Project Location: The project is located northerly of Avenue 18, southerly of Aurora Road, westerly of Langlois Road, easterly of Corkhill Road, in the community of Desert Edge, and currently operates as "Vista Grande Spa."

Brief Project Description:

The conditional use permit permits a pre-existing, 111-space rental mobile home park with 3,850 square foot clubhouse; 2,400 square foot spa; 6,330 square foot open space and recreation area; 23 parking spaces; and 10,085 square foot Recreational Vehicle (RV) parking and storage area on approximately 13 gross acres, at a land use density of approximately 8.5 units per acre.

The applicant requests a California Fish and Game Fee Waiver. This project (CUP03616) was originally approved under Conditional Use Permit No. 2660 for a twenty-five year life term which expired in January 2009. CUP03616 will allow another 20 year life for the mobile home park when approved. The project is completely built and operating. No grading permit is required for the project, and no grading operations are anticipated. The project area is completely developed and disturbed. EA42103 (attached) has no impacts associated with Biological Classifications. This matter, including EA42103, will be heard before the Planning Commission on July 14 2010.

This is a hardship case because the mobile home residents are senior citizens of low income, and have requested assistance in reducing costs. Is there a possibility we can expedite your decision as quickly as possible, and no later than July 14th? The County of Riverside will otherwise require the applicants to post a trust account for the funds awaiting your decision. Thank you so much for your assistance.

Judy Deertrack
Planner IV, Riverside Main Office

Application: Robert S. McCall (GPA01051, APN# 863-070-010)

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Riverside County Planning Department

Phone: 951 955 1199 email: [jdeertra@rctlma.org](mailto:jdeertra@rctlma.org)

**Determination:**

DFG Approval By: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

DFG 753.5 (01/07)