

RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Notice of Determination of
County Clerk's Office
11/28/11

Carolyn Syms Luna
Director

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, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

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.

EA42304 / CUP03643
Project Title/Case Numbers

Jay Olivas, Project Planner (951) 955-1195
County Contact Person Phone Number

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

Dereck Henderson P.O. Box 805 Thousand Palms, CA 92276
Project Applicant Address

Northerly of Ramon Road, westerly of San Miquelito, easterly of Taylors Road at 31913 Taylors Road.
Project Location

Conditional Use Permit to renew 74 space RV storage facility with managers office/on-site operators residence with business hours from 7:00 a.m. to 8:00 p.m.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on February 16, 2011, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

February 16, 2011

Date

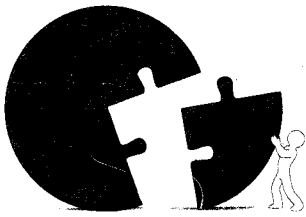
Date Received for Filing and Posting at OPR: _____

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

Please charge deposit fee case#: ZEA42304 ZCFG05666

FOR COUNTY CLERK'S USE ONLY

11.15.11 1.4



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

815B

DATE: October 31, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Conditional Use Permit No. 3643

(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 type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> No New Environmental Documentation Required |
| <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 checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing: None

Need Director's signature ASAP

Please schedule on the ~~December 6, 2011~~ BOS Agenda

November 15, 2011

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

Notice of Determination
Fish & Game Receipt (CFG05666)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject case.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

Agenda Item No.: 3.8
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisorial District: Fourth
Project Planner: Jay Olivas
Planning Commission: February 16, 2011

CONDITIONAL USE PERMIT NO. 3643
No Further Environmental Documentation
Required
Applicant: Dereck Henderson
Representative: Dereck Henderson

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The project proposes to renew the entitlement of an existing 74 space RV storage facility on 2.6 acres with existing managers office and on-site operators residence in one commercial building of approximately 1,350 square feet which use was previously approved under CUP 3257 which expired on July 1, 2009. The application seeks to extend the life of the permit indefinitely. Proposed business hours are from 7:00 a.m. to 8:00 p.m. seven days a week, not including overnight storage of vehicles. The RV storage facility includes storage of boats, RV's, and trailers. No new construction is proposed. The project is located northerly of Ramon Road, easterly of San Miguelito Drive and westerly of Taylors Road at 31913 Taylors Road, Thousand Palms, CA.

ISSUES OF POTENTIAL CONCERN:

The original project has been approved since 1998. A previous proposal to include auto sales was denied in 2007. The project is fully improved with 74 RV storage spaces with manager's office/residence, no changes are proposed to the built site. The applicant is requesting an extension with no expiration of permit life.

Recent issues arose with regards to a low deposit balance on the proposed CUP and need for landscape inspection within the front landscape buffer along Taylors Road. The applicant recently submitted supplemental deposit to correct the low balance. The County planning staff completed an inspection in August 2010 which recommended repairs to existing landscaping which repairs and re-inspection were completed in January 2011. Staff is recommending approval.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing Land Use (Ex. #1): | RV Storage Facility |
| 2. Surrounding Land Use (Ex. #1): | Vacant land zoned for commercial uses to the east, commercial building to the west, vacant land and retail uses to the south, commercial uses to the north. |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) to the south, east and west; General Residential (R-3-6,000) to the north. |
| 5. Existing General Plan Land Use (Ex. #5): | Commercial Retail (CR) (.20 - .35 FAR) |
| 6. Surrounding General Plan Land Use (Ex. #5): | Commercial Retail (CR) to the south, east, and west, Medium High Density Residential (MHDR) to the north |
| 7. Project Data: | |

Total Acreage: 2.6 Gross Acres

8. Environmental Concerns:

No Further Environmental Documentation Required (see prior attached environmental assessment EA37295 completed with original CUP03257 in 1998)

RECOMMENDATIONS:

APPROVAL of **CONDITIONAL USE PERMIT NO. 3643**, 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 all elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. No new environmental documentation is required since environmental impacts were previously addressed in EA No. 37295 which was certified in 1998 with the original CUP 3257.
6. The proposed project will not preclude reserve design for the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP).

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 Commercial Retail (CR) (.20 -.35 FAR) on the Western Coachella Valley Area Plan.
2. The proposed use as an RV storage facility including outdoor storage yard for trailers and boats with managers office and on-site operators residence is a permitted use within the Commercial Retail land use designation.
3. The project site is surrounded by properties which are designated Commercial Retail and Medium-High Density Residential (5-8 DU/AC) and Medium Density Residential (2-5 DU/AC).
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S) with surrounding properties zoned Multiple Family Dwellings (R-2-6,000) and General Residential (R-3-6,000).
5. The proposed use as an RV storage facility is a permitted use, subject to approval of a conditional use permit, in the Scenic Highway Commercial (C-P-S) zone.

6. The proposed use is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone due to existing site improvements such as street improvements, curbs, driveway entrance, and existing desert landscaping.
7. The project site is surrounded by properties which containing vacant land, single family residential dwellings, existing nursery and other commercial uses along the Ramon Road corridor. The project is compatible with surrounding land uses in that the RV storage lot is fully improved with perimeter block walls and landscaping acting as a buffer and the use has been in existence since 1998.
8. Commercial and residential uses have been constructed and are operating in the project vicinity.
9. This project is not located within a Conservation Area of the Coachella Valley Multi-Species Habitat Conservation Plan.
10. No further environmental documentation is required since environmental impacts were previously addressed and reviewed under the certified EA No. 37295 for previous CUP03257. This project involves no expansion of an existing use since this permit is to renew an existing RV storage facility which has been established since 1998.
11. The project was unanimously supported by the Thousand Palms Community Council on June 24, 2010.

INFORMATIONAL ITEMS:

1. As of this writing (1/10/11), no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A City sphere of influence.
 - b. Conservation Area of the Coachella Valley Multispecies Plan.
 - c. High Fire Area.
3. The project site is locate within:
 - a. A 100-year flood plain (Zone A)
 - b. The boundaries of the Palm Springs Unified School District.
 - c. The Desert Recreation District.
4. The subject site is currently designated as Assessor's Parcel Number 650-290-020.
5. The project was filed with the Planning Department on April 19, 2010.
6. The project was reviewed by the Land Development Committee one time on May 6, 2010.
7. Deposit Based Fees charged for this project, as of the time of the staff report preparation (1/10/11), totals approximately nine-thousand dollars (\$9,000).

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03643

VICINITY/POLICY AREAS

Date Drawn: 07/01/10
Vicinity Map

Supervisor Benoit
District 4



Assessors Bk. Pg. 650-29
Thomas Bros. Pg. 788 E2
Edition 2009



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 17

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.lima.co.riverside.ca.us/index.html>.

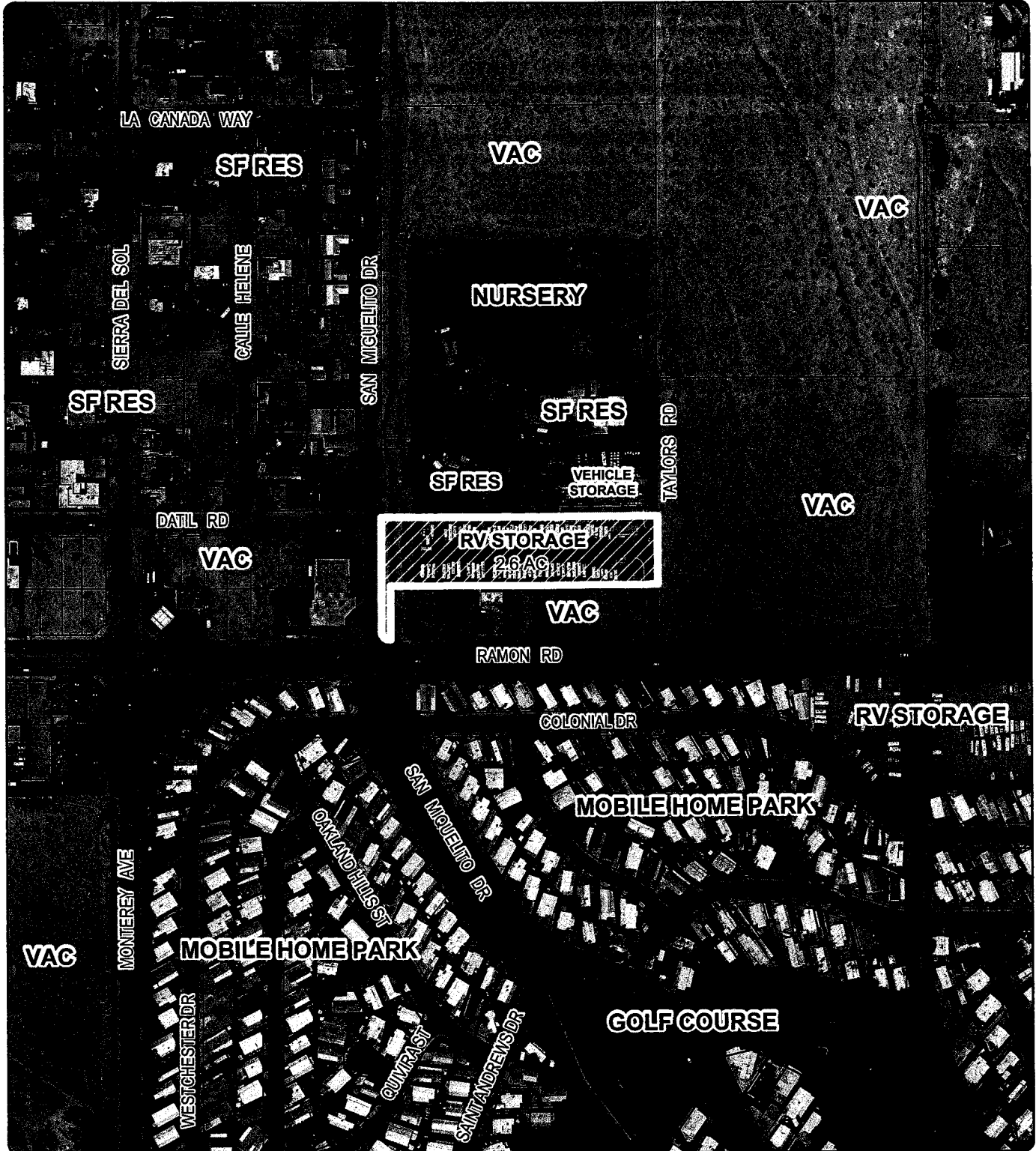
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03643

LAND USE

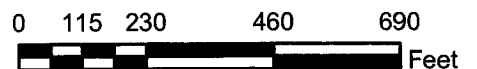
Supervisor Benoit
District: 4

Date Drawn: 7/01/10
Exhibit 1



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 17

Assessors Bk. Pg. 650-29
Thomas Bros. Pg. 788 E2
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03643

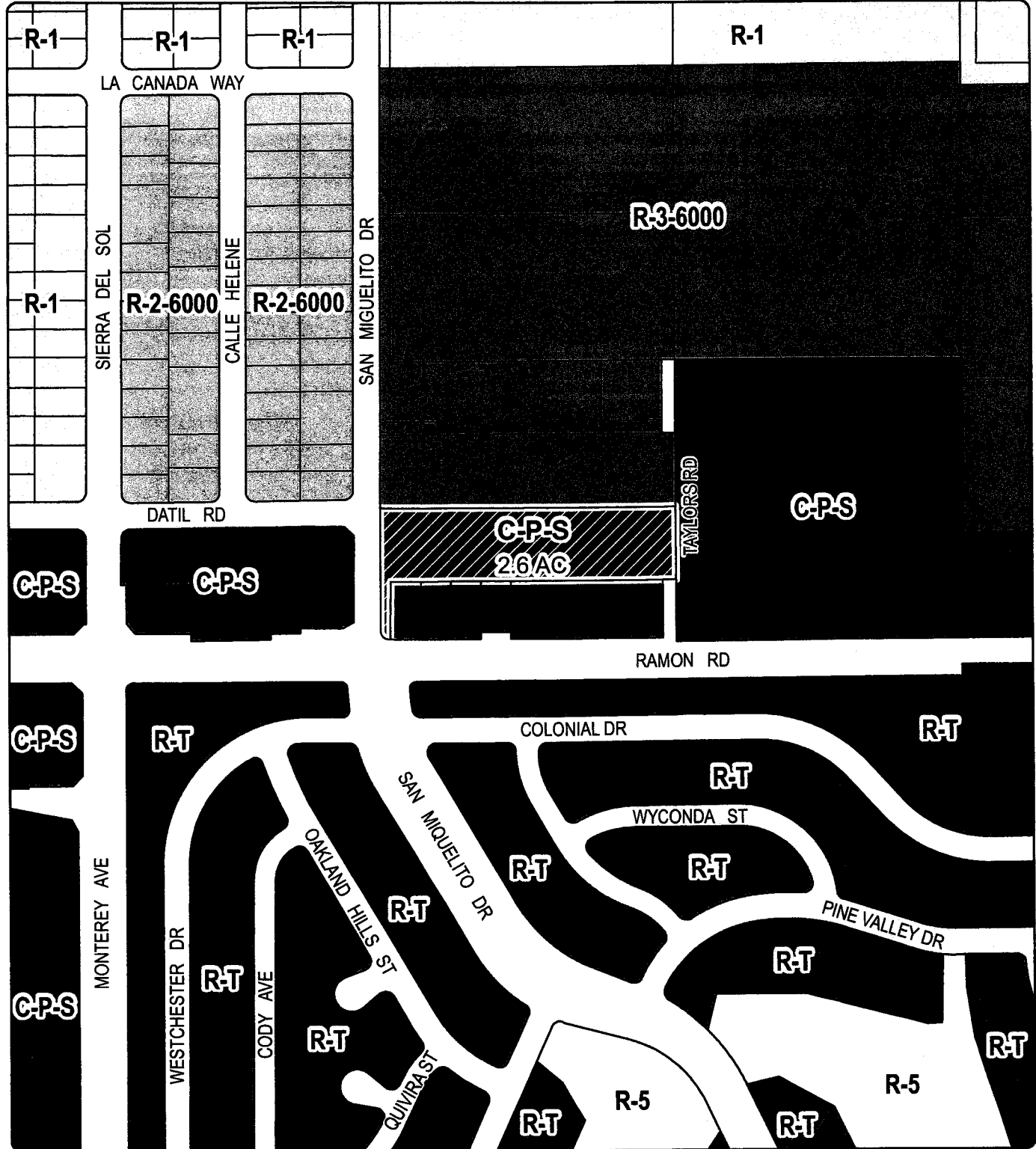
EXISTING ZONING

Supervisor Benoit

District: 4

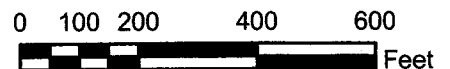
Date Drawn: 7/01/10

Exhibit 2



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 17

Assessors Bk. Pg. 650-29
Thomas Bros. Pg. 788 E2
Edition 2009



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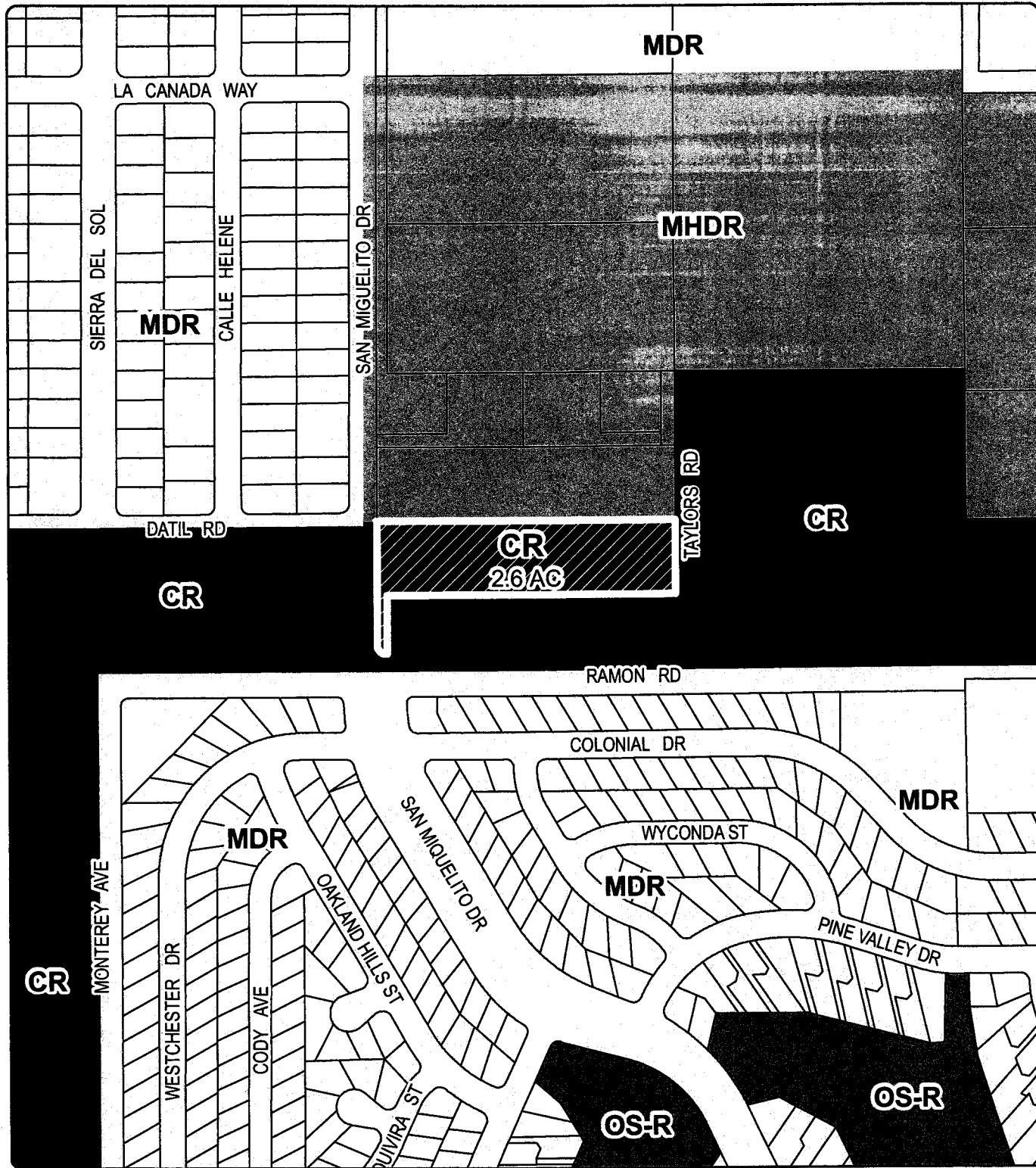
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03643

EXISTING GENERAL PLAN

Supervisor Benoit
District: 4

Date Drawn: 7/01/10
Exhibit 5

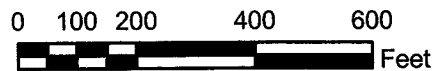


Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 17

Assessors Bk. Pg. 650-29
Thomas Bros. Pg. 788 E2
Edition 2009



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.tlrma.co.riverside.ca.us/index.html>



NEW RECREATIONAL VEHICLE STORAGE FACILITY AT THORNDAL PALMS CALIFORNIA 92276
CONDITIONAL USE PERMIT 2257 APR 050-290-020

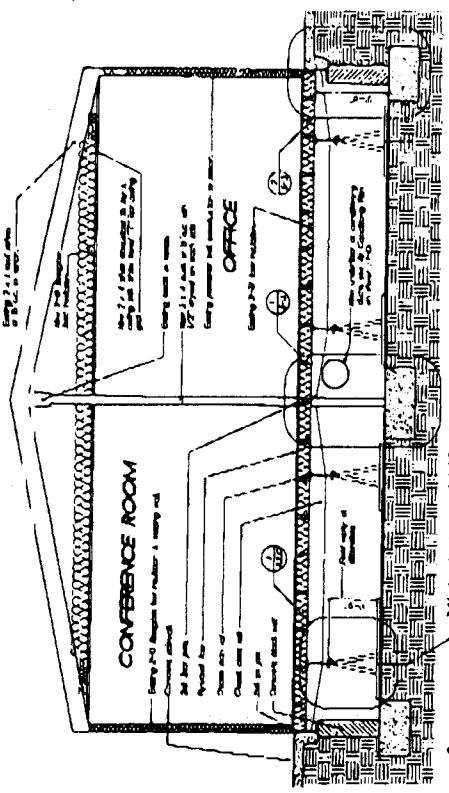
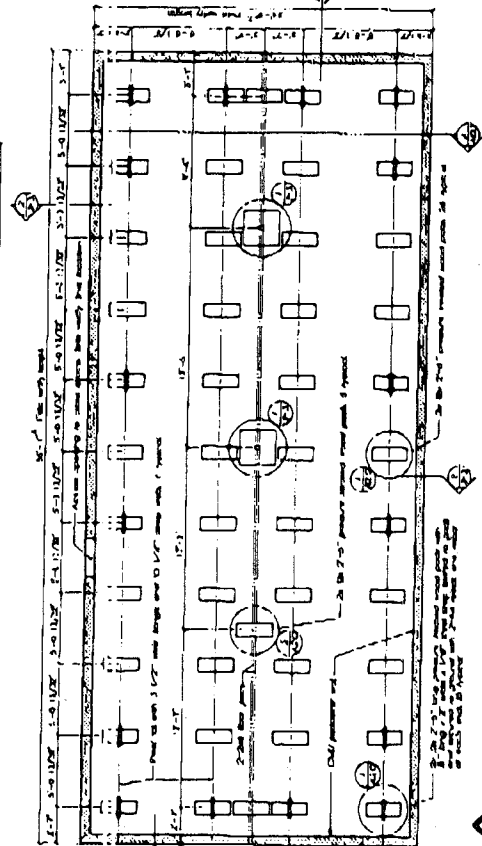
AO.1
1/1/11

MICHAEL SWARTZ, ARCHITECT
ARCHITECT
1000 AVENUE OF THE STATES
PALM DESERT, CALIFORNIA 92260
PHONE 760-343-2828 FAX 760-343-5501

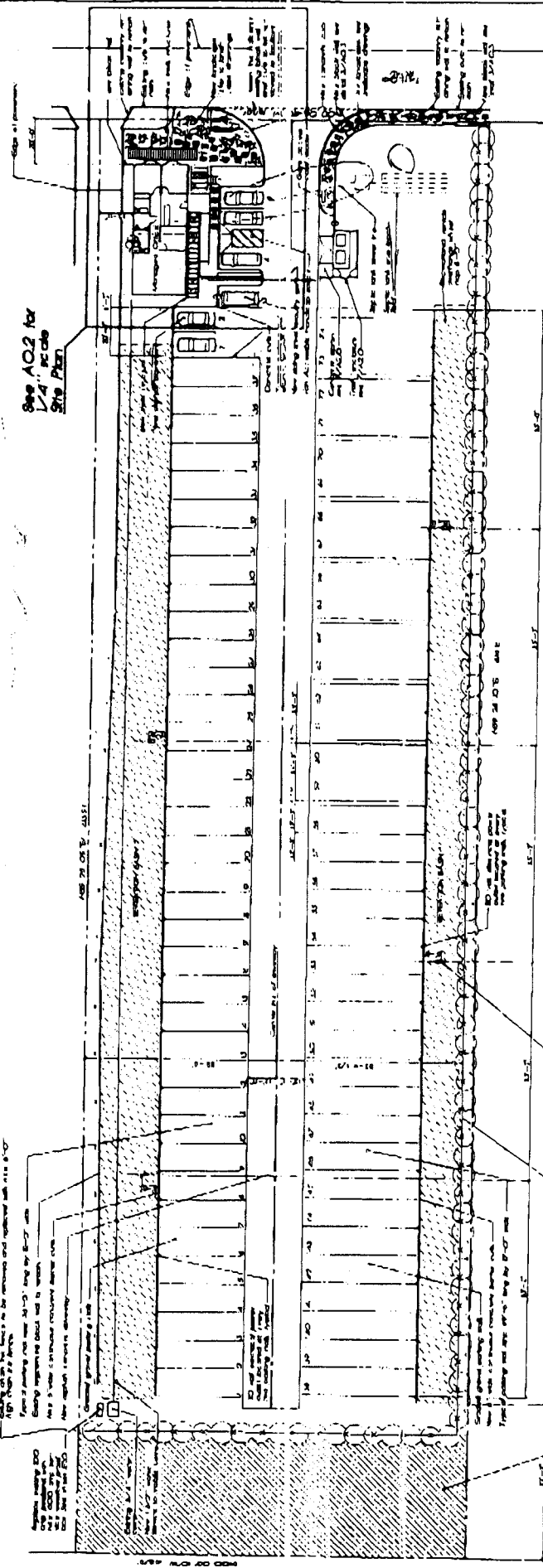
DWIGHT S.K.P., INC.
77-400 AVENUE OF THE STATES
PALM DESERT, CALIFORNIA 92260
760-343-2828 FAX 760-343-5501



COACH FOUNDATION PLAN
1/1/11



TRANSVERSE SECTION
1/1/11



SITE PLAN
1/1/11

DRIVEWAY ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

SECTION AND ELEVATION OF DRIVEWAY AND STORAGE AREA
SECTION AND ELEVATION OF DRIVEWAY AND STORAGE AREA
SECTION AND ELEVATION OF DRIVEWAY AND STORAGE AREA

WEST ELEVATION
SCALE: 1/4" = 1'-0"

SECTION AND ELEVATION OF WEST SIDE OF BUILDING
SECTION AND ELEVATION OF WEST SIDE OF BUILDING

NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SECTION AND ELEVATION OF NORTH SIDE OF BUILDING
SECTION AND ELEVATION OF NORTH SIDE OF BUILDING

TAYLORS ROAD ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

SECTION AND ELEVATION OF EAST SIDE OF BUILDING
SECTION AND ELEVATION OF EAST SIDE OF BUILDING

7A FLOORS ROAD

SECTION AND ELEVATION OF DRIVEWAY AND STORAGE AREA
SECTION AND ELEVATION OF DRIVEWAY AND STORAGE AREA

7 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

SECTION AND ELEVATION OF TRASH ENCLOSURE
SECTION AND ELEVATION OF TRASH ENCLOSURE

2 CENTERLINE JACK
SCALE: 1/4" = 1'-0"

SECTION AND ELEVATION OF CENTERLINE JACK
SECTION AND ELEVATION OF CENTERLINE JACK

3 CMU PERIMETER WALL
SCALE: 1/4" = 1'-0"

SECTION AND ELEVATION OF CMU PERIMETER WALL
SECTION AND ELEVATION OF CMU PERIMETER WALL

1 RAIL JACK
SCALE: 1/4" = 1'-0"

SECTION AND ELEVATION OF RAIL JACK
SECTION AND ELEVATION OF RAIL JACK

3 CENTERLINE JACK
SCALE: 1/4" = 1'-0"

SECTION AND ELEVATION OF CENTERLINE JACK
SECTION AND ELEVATION OF CENTERLINE JACK

3 CMU PERIMETER WALL
SCALE: 1/4" = 1'-0"

SECTION AND ELEVATION OF CMU PERIMETER WALL
SECTION AND ELEVATION OF CMU PERIMETER WALL

3 CMU PERIMETER WALL
SCALE: 1/4" = 1'-0"

SECTION AND ELEVATION OF CMU PERIMETER WALL
SECTION AND ELEVATION OF CMU PERIMETER WALL

OWNER: 3KP, INC. 17800 AVENUE OF THE STATES PALM DESERT, CALIFORNIA 92211
ARCHITECT: MICHAEL SWARTZ, ARCHITECT 1100 CALIFORNIA BLVD. SUITE 1000 PALM DESERT, CALIFORNIA 92211
PROJECT: NEW RECREATIONAL VEHICLE STORAGE THOUSAND PALMS, CALIFORNIA 92226
DATE: 01/24/2011

RIVERSIDE COUNTY

ENVIRONMENTAL ASSESSMENT FORM: STANDARD EVALUATION

Environmental Assessment (E.A.) Number: 37295

Project Case Type(s) and Number(s): CUP03257

Applicant's Name: Kenneth D. Owen

Address of Applicant: 31-913 Taylors Road

Thousand Palms, CA 92276

Name of Person(s) Preparing E.A.: Paul F. Clark, AICP, Senior Planner and Jay Olivas, Planner III

I. PROJECT INFORMATION

A. Project Description (include proposed uses and minimum lot size as applicable):

The applicant proposes a trailer, boat, and Recreational Vehicle (RV) storage lot consisting of 2.5 acres acres in a commercial zone. The applicant proposes to grade 500 cubic yards of cut and 1,500 cubic yards of fill.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

Two or more of the above may apply. A Site Specific Project involves fewer than 1000 property owners in a definable area and results in a change in existing land uses, zoning, open space designations or Community Plan land use designations. If Site Specific Project was checked fill out the remainder of this page. If Site Specific Project was not checked and the project covers a defined area, fill in only Item C "Total Project Area" and G below.

C. Total Project Area: 2.45 acres

To the extent possible, fill out the remaining information for Item "C" as it applies to the project.

Residential: Acres _____; Lots _____; Units _____; Projected No. of Residents _____

Commercial: Acres 2.45; Lots 1; Sq. Ft. of Bldg. Area _____; Est. No. of Employees _____

Industrial: Acres _____; Lots _____; Sq. Ft. of Bldg. Area _____; Est. No. of Employees _____

Other: _____

D. Assessor's Parcel No.(s): 650-290-020

E. Street References: Northerly of Ramon Road and easterly of Taylors Road.

F. Section, Township, & Range description or attach a Legal Description: Section 17, Township 4 South, Range 6 East.

G. Brief description of the existing environmental setting of the project site and its surroundings: Vacant land and an existing mobile home on-site to be relocated.

II. APPLICABLE GENERAL PLAN LAND USE POLICIES

This page must only be completed for proposals that qualify as Site Specific Projects. The information on this page is not required for projects which are not Site Specific; however, completion of applicable portions of this section is encouraged. For Items A through I, state the policies associated with each item which are applicable to the proj. If more space is required, use Section VI. If the response to Items M, N, O, R, S, or T is "No" or "Conditional" discuss the items receiving these responses. If more space is required, use Section VI.

A. Open Space and Conservation Map Designation(s): N/A

B. Land Use Planning Area: Upper Coachella Valley.

C. L.U.P.A. Subarea, if any: Thousand Palms

D. Community Policy Area, if any: Coachella Valley

E. Community Plan, if any: Western Coachella Valley Plan

F. Community Plan Designation(s), if any: Commercial

G. Adopted Specific Plan, if any: N/A

H. Specific Plan Planning Area(s), if any: N/A

I. Existing Zoning: C-P-S Scenic Highway Commercial

J. Proposed Zoning, If any: N/A

K. Adjacent Zoning: C-P-S, R-3 6000, R-2 6000, R-T

II. APPLICABLE GENERAL PLAN LAND USE POLICIES

L. Is the proposal consistent with the sites existing or proposed zoning (Does not apply to zone change proposals)? Yes

M. Is the proposal compatible with existing, surrounding zoning? Yes

N. If the proposal is implementing a specific plan, is it consistent with the specific plan's designation?
N/A

O. Based on existing conditions, what land use category(ies), REMAP category(ies) or Open Space Designation(s) best describe the site? If possible, indicate subcategories such as residential, commercial, etc. Category II Commercial

P. In order for the proposed project to be approved, for what land use category(ies), REMAP category(ies) or Community Plan Policy(ies) would the site have to qualify: Category II Commercial

Q. Will the land use category(ies), REMAP category(ies) or Community Plan Policy(ies) required to approve the proposal be met on the site through conditions of approval applied at the development stage? Yes

R. Is the proposal compatible with existing and planned surrounding land uses? Yes

S. Is the proposal consistent with the land use designations and policies of the Comprehensive General Plan? Yes

In accordance with 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 Section 15063 of the State CEQA Guidelines, 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 or an Environmental Impact Report (EIR) 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.

All referenced figures listed below are contained in the Riverside County Comprehensive General Plan. For any issue marked "Yes" or "Maybe" will be discussed in more detail in Section VI. Any Issue marked "No" has been determined to be of No Impact.

III. ENVIRONMENTAL ISSUES ASSESSMENT		Yes	No	Maybe
LAND USE				
1. Land Use				
a) Will the proposal result in a substantial alteration of the present or planned land use of an area?			✓	✓
b) Is the proposal affected by a city sphere of influence and/or adjacent to a city or county boundary?			✓	
c) Conflict with General Plan designation or zoning?			✓	
d) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the development?			✓	
e) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?			✓	
f) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?			✓	
CIRCULATION				
2. Circulation (Fig. IV.1-IV.11)				
Would the proposal result in:				
a) Generation of substantial additional vehicular movement?			✓	
b) Effects on existing parking facilities, or demand for new parking?			✓	
c) Substantial impact upon existing transportation systems?				✓
d) Alteration to present patterns of circulation or movement of people and/or goods?			✓	
e) Alteration to waterborne, rail or air traffic?				✓
f) Increase in traffic hazards to motor vehicles, bicyclists, pedestrian (or equestrian) traffic?			✓	
g) An effect upon, or a need for new or altered maintenance of roads?				✓
h) An effect upon circulation during the project's construction?				✓
i) Inadequate emergency access or access to nearby uses?				✓
j) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓
3. Bike Trails (Fig. IV.12-IV.13)				
				✓

III. ENVIRONMENTAL ISSUES ASSESSMENT		Yes	No	Maybe
WATER				
4. Water (Fig. IV.14-IV.15 & Agency Letters)				
Will the proposal result in:				
a) The need for new systems or sources or substantial alteration to water provision systems?		✓		
b) Extension of water lines through an undeveloped area?			✓	
c) The need for the formation of a public water system?			✓	
SEWER				
5. Sewer (Fig. IV.14 & Agency Letters)				
Will the proposal result in:				
a) The need for new systems, or substantial alteration to existing sewer and septic tank systems?		✓		
b) Extension of sewer lines through an undeveloped area?			✓	
c) The need for installation of a dry sewer system as sanitary sewers are not immediately available?			✓	
PUBLIC SERVICES				
6. Fire Services (Fig. IV.16-IV.18)				
Will the proposal have an effect upon, or result in a need for new or altered fire protection services?			✓	✓
7. Sheriff Services (Fig. IV.17-IV.18)				
Will the proposal have an effect upon, or result in a need for new or altered sheriff protection services?			✓	✓
8. Schools (Fig. IV.17-IV.18)				
Will the proposal have an effect upon, or result in a need for new or altered schools?			✓	
9. Solid Waste (Fig. IV.17-IV.18)				
a) Will the proposal result in a need for new systems, or substantial alteration of solid waste generation and disposal services?			✓	
b) Is the proposal inconsistent with CIWMP (County Integrated Waste Management Plan)?			✓	
10. Libraries (Fig. IV.17-IV.18)			✓	
11. Health Services (Fig. IV.17-IV.18)			✓	
RECREATION				
12. Parks and Recreation (Fig. IV.19-IV.20, Ord. No. 460, Section 10.35, Ord. No 659)				
a) Will the proposal have an effect upon, or result in a need for new or altered parks or other recreational facilities?			✓	
b) Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?			✓	
c) Is the proposal located within a CSA or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?			✓	
13. Recreational Trails (Fig. IV.19-IV.24, Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments).			✓	

III. ENVIRONMENTAL ISSUES ASSESSMENT		Yes	No	Maybe
UTILITIES				
14. Utilities (Fig. IV.25-IV.26)				
Will the proposal result in a need for new systems, or substantial alteration of the following utilities:				
a) Electricity?		✓		
b) Natural gas?			✓	
c) Communications systems?			✓	
d) Storm water drainage?		✓		
e) Street lighting?				✓
f) Maintenance of public facilities, including roads?			✓	
g) Other governmental services?			✓	
h) Conflict with adopted energy conservation plan?			✓	
MISCELLANEOUS				
15. Airports (Fig. II.18.2-II.18.4, II.18.8-II.18.10 & IV.27-IV.36)				
Will the proposal:				
a) Result in an inconsistency with an Airport Master Plan?			✓	
b) Require review by the Airport Land Use Commission?			✓	
16. Other N/A			✓	
HOUSING				
17. Housing				
a) Will the proposal affect existing housing?			✓	
b) Will the proposal create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?			✓	
c) Will the proposal alter the location, distribution, density or growth rate of the human population of an area?			✓	
d) Is the proposal within a County Redevelopment Project Area?			✓	
e) Cumulatively exceed official regional or local population projections?			✓	
f) Induce substantial growth in an area either directly or indirectly (e.g., through developments in an undeveloped area or extension of major infrastructure)?			✓	
Definitions for Land Use Suitability Ratings Where indicated below, the appropriate Land Use Suitability Rating(s) box has been checked. NA - Not Applicable S - Generally Suitable PS - Provisionally Suitable U - Generally Unsuitable R - Restricted				
EARTH				
18. a. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zone - Land Uses				
<input type="checkbox"/> Critical <input type="checkbox"/> Essential <input type="checkbox"/> Normal-High Risk <input checked="" type="checkbox"/> Normal Low Risk				
18. b. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zone Suitability (Fig. VI.1-VI.2)				
A-P Zones: <input checked="" type="checkbox"/> NA <input type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R, CFH Zones: <input checked="" type="checkbox"/> NA <input type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R (Fig. VI.3)				

III. ENVIRONMENTAL ISSUES ASSESSMENT		Yes	No	Maybe
19. Liquefaction Potential Zone <input checked="" type="checkbox"/> NA <input type="checkbox"/> S <input type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R (Fig. VI.4)			✓	
20. Groundshaking Zone <input type="checkbox"/> NA <input checked="" type="checkbox"/> S <input type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R (Fig. VI.5)		✓		
21. Slopes (Riv. Co. 800 Scale Maps) Will the proposal result in:				
a) Change in topography or ground surface relief features?			✓	
b) Cut or fill slope greater than 2:1 or higher than 10 feet?			✓	
c) Grading that affects or negates subsurface sewage disposal systems?			✓	
22. Landslide Risk (Riv. Co. 800 Scale Seismic Maps or On-site Inspection) <input checked="" type="checkbox"/> NA <input type="checkbox"/> S <input type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R (Fig. VI.6) Will the proposal result in:				
a) Unstable earth conditions or in changes in geological substructures?			✓	
b) Exposure of people or property to possible slope failure or rockfall hazards?			✓	
23. Soils (U.S.D.A. Soil Conservation Services Soil Surveys) Will the proposal result in:				
a) Disruptions, displacements, compaction or overcovering of the soil?		✓		
b) Exposure of structures to shrink/swell soil conditions?			✓	
24. Erosion (U.S.D.A. Soil Conservation Services Soil Surveys) Will the proposal result in:				
a) Changes in deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake?		✓		
b) Any increase in water erosion either on or offsite?		✓		
25. Wind Erosion and Blowsand from project either on or offsite (Fig. VI.1-VI.2, Ord. 460, Sec. 14.2 & Ord. 484)		✓		
26. Ground Subsidence			✓	
27. Unique Features Will the proposal result in: Destruction, covering or modification of any unique geologic or physical features?			✓	
28. Other Seiche, tsunami, or volcanic hazard?			✓	
FLOOD				
29. Dam Inundation Area (Fig. VI.7)			✓	
30. Floodplains (Fig. VI.7) <input type="checkbox"/> NA <input type="checkbox"/> U <input checked="" type="checkbox"/> R (Fig. VI.8) Will the proposal result in:				
a) Alteration to the course or flow of flood waters?		✓		
b) Changes in course or direction of water movements?		✓		
c) Changes in absorption rates or the rate and amount of surface runoff?		✓		
d) Exposure of people or property to water related hazards such as flooding?		✓		

III. ENVIRONMENTAL ISSUES ASSESSMENT		Yes	No	Maybe
e) Changes in the amount of surface water in any water body?			<input checked="" type="checkbox"/>	
NOISE				
31. Airport Noise (Fig. II.18.5, II.18.11 & VI.12, 1984 AICUZ Report, M.A.F.B.) <input checked="" type="checkbox"/> NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D			<input checked="" type="checkbox"/>	
32. Railroad Noise (Fig. VI.13-VI.16) <input type="checkbox"/> NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D (Fig. VI.11)				<input checked="" type="checkbox"/>
33. Highway Noise (Fig. VI.17-VI.29) <input type="checkbox"/> NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D (Fig. VI.11)				<input checked="" type="checkbox"/>
34. Other Noise <input checked="" type="checkbox"/> NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D (Fig. VI.11)			<input checked="" type="checkbox"/>	
35. Noise Effects on or by the Project (Fig. VI.11)			<input checked="" type="checkbox"/>	
a) Will the proposal result in increases in existing noise levels?			<input checked="" type="checkbox"/>	
b) Will the proposal result in the exposure of people to severe noise levels?			<input checked="" type="checkbox"/>	
AIR QUALITY				
36. Air Quality Impacts Will the proposal result in:			<input checked="" type="checkbox"/>	
a) Substantial air emissions or deterioration of ambient air quality?			<input checked="" type="checkbox"/>	
b) Creation of objectionable odors?			<input checked="" type="checkbox"/>	
c) Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?			<input checked="" type="checkbox"/>	
d) Exposure of land uses associated with sensitive receptors which are located within one mile of a project site to project point source emissions?			<input checked="" type="checkbox"/>	
e) The construction of a sensitive receptor located within one mile of an existing point source emitter?			<input checked="" type="checkbox"/>	
WATER QUALITY				
37. Water Quality Impacts Will the proposal result in:			<input checked="" type="checkbox"/>	
a) Discharge into surface waters or any alteration of surface water quality, including but not limited to temperature, dissolved oxygen, or turbidity?			<input checked="" type="checkbox"/>	
b) Substantial reduction in the amount of water otherwise available to the public?			<input checked="" type="checkbox"/>	
c) Percolation of waste materials or contaminants into groundwater resources, including but not limited to nitrates and petroleum-based contaminants?			<input checked="" type="checkbox"/>	
d) Exposure of a project sensitive to water quality to unhealthful water supplies?			<input checked="" type="checkbox"/>	
HAZARDOUS MATERIALS AND CONDITIONS				
38. Does the proposal involve a risk of explosion or the release of hazardous substances (including but not limited to: oils, pesticides, chemicals or radiation) in the event of an accident or upset condition?			<input checked="" type="checkbox"/>	
39. Does the proposal involve possible interference with an emergency response plan or an emergency evacuation plan?			<input checked="" type="checkbox"/>	

III. ENVIRONMENTAL ISSUES ASSESSMENT		Yes	No	Maybe
40. Will the proposal result in the exposure of people to potential health hazards?			<input checked="" type="checkbox"/>	
41. Hazardous Fire Area (Fig. VI.30-VI.31)			<input checked="" type="checkbox"/>	
42. Mt. Palomar (Ord. No. 655)		<input checked="" type="checkbox"/>		
43. Other Lighting Issues				
Will the proposal result in:		<input checked="" type="checkbox"/>		
a) Production of new light or glare?				
b) Exposure of residential property to unacceptable light levels?			<input checked="" type="checkbox"/>	
44. Other	N/A		<input checked="" type="checkbox"/>	
45. Other	N/A		<input checked="" type="checkbox"/>	
AGRICULTURE				
46. Agriculture (Fig. VI.34-VI.35)				
Will the proposal result in:				
a) Reduction in acreage of any agricultural crop or prime farmland?			<input checked="" type="checkbox"/>	
b) Conversion of farmland within, or adjacent to, an agricultural preserve (Riv. Co. Agricultural Land Conservation Contract Maps)?			<input checked="" type="checkbox"/>	
c) Development of non-agricultural uses within 300 feet of agriculturally zoned property?			<input checked="" type="checkbox"/>	
WILDLIFE				
47. Wildlife (Fig. VI.36-VI.37)				
Will the proposal result in:				
a) Impacts on an adopted Habitat Conservation Plan?			<input checked="" type="checkbox"/>	
b) Change in the diversity of species, or overall number of any species of animals (birds, land mammals, reptiles, fish, and invertebrates including insects and aquatic species)?			<input checked="" type="checkbox"/>	
c) Reduction of the numbers of any unique, rare, threatened or endangered species of animal?			<input checked="" type="checkbox"/>	
d) Introduction of new species of animals into an area, or a barrier to the migration or movement of animals?			<input checked="" type="checkbox"/>	
e) Deterioration of existing fish or wildlife habitat?			<input checked="" type="checkbox"/>	
VEGETATION				
48. Vegetation (Fig. VI.38-VI.40)				
Will the proposal result in:				
a) Change in the diversity of species, or overall number of any species of plant (including trees, shrubs, grass, and aquatic plants)?			<input checked="" type="checkbox"/>	
b) Reduction in the numbers of any unique, rare, threatened or endangered species of plants?			<input checked="" type="checkbox"/>	
c) Introduction of new species of plants into an area, or a barrier to the normal replenishment of existing species?			<input checked="" type="checkbox"/>	
d) Reduction in the numbers of any plant species which are integral to the life cycle of any sensitive animal species?			<input checked="" type="checkbox"/>	

III. ENVIRONMENTAL ISSUES ASSESSMENT		Yes	No	Maybe
MINERAL RESOURCES				
49. Mineral Resources (Fig. VI.41-VI.42)				
Will the proposal result in:				
a) Preclusion of use of all or part of a State classification or designated MRZ-2 zone resource?			✓	
b) Incompatible land uses being located adjacent to a State classified or designated MRZ-2 zone area or existing surface mine?			✓	
c) Exposure of people or property to hazards from proposed, existing or abandoned quarries or mines?			✓	
ENERGY RESOURCES				
50. Energy Resources (Fig. VI.43-VI.44)				
Will the proposal result in:				
a) Use of substantial amounts of fuel or energy?			✓	
b) Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?			✓	
c) Preclusion of the use of a resource for alternative energy (solar, wind, cogeneration, geothermal, or biomass and waste-to-energy) projects?			✓	
WATER RESOURCES				
51. Water Resources				
Will the proposal result in:				
a) Change in the amount of surface water in any water body (including fresh water marshes, vernal pools, oases, tenajas, blueline streams, seeps and springs)?			✓	
b) Alteration of the direction or rate of flow of ground waters?			✓	
c) Changes in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?			✓	
d) Alteration, dredging or filling of wetlands (including fresh water marshes, vernal pools, oases, tenajas, blueline streams, seeps and springs)?			✓	
SCENIC RESOURCES				
52. Scenic Resources				
a) Is the proposal within a scenic highway corridor? (Fig. VI.45)		✓		
b) Will the proposal result in the obstruction of any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to public view?			✓	
HISTORIC RESOURCES				
53. Historic Resources (Fig. VI.32-VI.33 & VI.48)				
Will the proposal result in:				
a) Alteration or destruction of an historic site?			✓	
b) Adverse physical or aesthetic effects to an historic building, structure or object?			✓	
ARCHAEOLOGICAL RESOURCES				
54. Archaeological Resources (Fig. VI.32-VI.33 & VI.46-VI.48)				
Will the proposal result in:				
a) Alteration or destruction of a prehistoric resource site?			✓	
b) Adverse physical or aesthetic effects to a prehistoric building, structure or object?			✓	

III. ENVIRONMENTAL ISSUES ASSESSMENT			Yes	No	Maybe
c) A physical change which would affect unique ethnic cultural values?				✓	
d) Adverse physical or aesthetic effects to a burial site?				✓	
e) Restriction of existing religious or sacred uses within the potential impact area?				✓	
PALEONTOLOGICAL RESOURCES					
55. Paleontological Resources (Paleontological Resources Map)				✓	
RESOURCE USE					
56. Will the proposal result in a substantial depletion of any non-renewable natural resource?				✓	
57. Will the proposal alter the rate of use of any natural resource?				✓	
OTHER					
58. Other N/A				✓	
59. Other N/A				✓	
MANDATORY FINDINGS OF SIGNIFICANCE					
60. Does the project have the potential to 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 or eliminate important examples of the major periods of California history or prehistory?				✓	
61. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.				✓	
62. Does the project have impacts that are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant).				✓	
63. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓	

IV. PRIOR ANALYSES

Prior analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following:

a) Prior analyses used.

N/A

b) Impacts adequately addressed.

N/A

V. ENVIRONMENTAL IMPACT DETERMINATION:

On the basis of this initial evaluation:

- 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 the mitigation measures described in Section VI have been or will be incorporated into the project. A 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.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- 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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

Signature:

Paul F. Clark FOR

Date:

9/16/98

Prepared by: Paul F. Clark, AICP, Senior Planner

CONDITIONAL USE PERMIT 3257
ENVIRONMENTAL ASSESSMENT NO. 37295

SOURCES, AGENCIES CONSULTED, FINDINGS OF FACT, MITIGATION MEASURES AND
MONITORING REQUIREMENTS:

Sources utilized for each section include the Riverside County Comprehensive General Plan and, where geographically applicable, EIR Nos: 189 or 193 (Eastern/Western Coachella Valley Plan). Mitigation used throughout reference conditions filed by responsible county departments and other agencies on file electronically within the Riverside County Land Management System (Sierra Computer Systems, Inc. -- "Permits"), hereafter referred to as LMS. Any previous approvals, including environmental documentation, are incorporated herein by this reference.

As a Condition of Approval for this project, the applicant will provide written reports to the Planning Director outlining the methods used to achieve compliance with the project conditions of approval and the mitigation measures described below.

SECTION NO. III:

1. Source: Sphere of Influence Map: Riverside County Local Agency Formulation Commission.
Findings of Fact: The site for the proposed trailer, boat, and Recreational Vehicle (RV) storage lot is not located within the sphere of influence of any city, however, the project is within the area of the Thousand Palms Community Council. The council's transmittal letter dated 5/28/98 recommends 15-foot wide storage spaces (12 feet proposed by applicant) and the need to maintain adequate screen walls and landscaping. The Tri-Palms Homeowners Association transmittal letter of 3/11/98 was in favor of the project. See also discussion under Sections I and II, herein, as it relates to project land use, zoning and general plan consistency.
Mitigation: Landscaping, six foot screen walls, and the minimum RV storage space size per the county code will be required as contained within the conditions of approval on file in the LMS.
Monitoring: Monitoring to be provided by the Building and Safety Department and Planning Department.

2. Source: Coachella Valley Area Transportation Study, 1987, with applicable updates, Coachella Valley Regional Mobility Program, 1993.
Findings of Fact: The project will incrementally add to vehicle miles traveled and trips generated from the increase in parking/storage spaces for 87 Recreational Vehicles (RV's).
Mitigation: Compliance with the Transportation Department's requirements for street right-of-way and improvements in order to protect the traveling public, as contained within the conditions of approval on file in the LMS. Off-street parking spaces shall be provided pursuant to Section 18.12 of Ordinance No. 348.

Monitoring: Monitoring to be provided by the Transportation Department and through Ordinances Nos. 461, 499 and 673.

3. Source: Coachella Valley Trails Maps (October 1991) as part of the Western Coachella Valley Plan.
Findings of Fact: No bike path exists on or very near the project site.
Mitigation: None required.
Monitoring: None required.
4. Findings of Fact: The project will be affected by the water and sewer programs and land use standards of the Comprehensive General Plan.
Mitigation: Compliance with the Health Department requirements and the Coachella Valley Water District transmittal letter of March 18, 1998, as contained within the conditions of approval on file in the LMS.
Monitoring: Monitoring to be provided by the Building & Safety Department and the transmittal agency.
- 6.,38. Findings of Fact: The project will be affected by the fire services programs and land use standards of the Comprehensive General Plan.
Mitigation: Compliance with the Fire Protection Department's requirements as contained within the conditions of approval on file in the LMS. Ordinance No. 460 provides for minimum circulation and emergency vehicle ingress standards for street lengths and lot access strips.
Monitoring: Monitoring to be provided by the Building and Safety Department and the transmittal agency.
7. Findings of Fact: The project will be affected by the Sheriff services programs and land use standards of the Comprehensive General Plan; the Sheriff's Department transmittal of 2/24/98 recommends a security system and/or security features for the storage lot as a preventative crime measure.
Mitigation: Compliance by the landowner with the public safety and security recommendations of the Sheriff's Department.
Monitoring: Monitoring to be provided by the affected agency and through Ordinance No. 348.
- 6.,7.,
10.,11. Findings of Fact: Commercial or industrial development generally will not create residential development which has negative impacts to the county's fiscal ability to provide public facilities and services; commercial and industrial development has positive impacts on the county's fiscal ability to provide public facilities and services.
Mitigation: None required.
Monitoring: None required.

12. Findings of Fact: The project site does lie within the boundaries of the Coachella Valley Recreation and Park District, a public agency designated to receive land dedication or fees pursuant to Section 10.35 of Ordinance No. 460. Per the Coachella Valley Recreation & Parks District transmittal of 4/14/98, no comments or conditions are being proposed for the project.
Mitigation: None required.
Monitoring: None required.
13. Source: Coachella Valley Trails Maps as part of Western Coachella Valley Plan (October 1991).
Findings of Fact: No recreational trails exist on or very near the project site.
Mitigation: None required.
Monitoring: None required.
14. Findings of Fact: The project is affected by utilities issues and land use standards identified in the Comprehensive General Plan.
Mitigation: Compliance with the transmittals received, and on file with this case, from affected public utilities or special districts.
Monitoring: Monitoring to be provided by the Department of Building and Safety, Transportation Department and the affected utility/ district and through Ordinance Nos. 348, 457, 458, 460, 499, 503 and 684.
20. Findings of Fact: The site is located within a ground shaking zone.
Mitigation: Compliance with the Uniform Building Code, Ordinance No. 457.
Monitoring: Monitoring to be provided by the Building and Safety Department and through Ordinance No. 457.
23. Source: Soil Survey of Riverside County, Coachella Valley Area, USDA.
Findings of Fact: The soil on the subject property is classified as Coachella fine sand, hummocky, 2-5 percent slopes. Wind and soil erosion of this soil is considered low and the hazard of blowing soil is high respectively.
Mitigation: Compliance by the Building and Safety Department's Grading Section's requirements contained within the conditions of approval on file in the LMS.
Monitoring: Monitoring to be provided by the Building and Safety Department and through Ordinance Nos. 348 and 457.
24. Findings of Fact: The project is impacted by soil, erosion and drainage issues as identified in the Comprehensive General Plan.
Mitigation: Compliance with the Building Department's Grading Section's

requirements contained within the conditions of approval on file in the LMS. Landscaping shall be utilized to control erosion as provided by Section 4(J)11 of Ordinance No. 457.

Monitoring: Monitoring to be provided by the Building and Safety Department, and through Ordinance Nos. 348 and 457.

25. Findings of Fact: The project is not within an area influenced by significant wind erosion and blowsand issues. Air quality and PM10 concerns are addressed in Section A-36.

Mitigation: Compliance, to extent necessary for localized construction related dust control, with the Building and Safety Department, Grading Section's requirements found in the conditions of approval on file in the LMS.

Monitoring: Monitoring to be provided by the Building and Safety Department, and through County Ordinance Nos. 484, 457, and 460 (Sec. 14.2).

30. Findings of Fact: The project is influenced by flooding and drainage issues as identified in the Comprehensive General Plan. The paving and covering over of a portion of the site will result in some additional storm water run-off compared to existing situations.

Mitigation: Compliance with the Coachella Valley Water District's transmittal received on March 18, 1998 contained within the conditions of approval on file in the LMS.

Monitoring: Monitoring to be provided by the Building and Safety Department and the transmittal agency and through Ordinance No. 458.

31., 32. Findings of Fact: The project is influenced by noise issues as identified in the Comprehensive General Plan, Noise Section.

33., 34.,
35. Mitigation: Compliance with conditions of approval on file with the LMS. Compliance with 65 db(A) noise limit as established by Comprehensive General Plan, including but not limited to any outdoor public address system, contained in the conditions of approval on file in the LMS. Excessive construction noise shall be prohibited pursuant to Section 1(G) of Ordinance No. 457.

Monitoring: Monitoring to be provided by the Building and Safety Department and the transmittal agency and through Ordinance No. 457.

47. Source: Fee assessment area map adopted pursuant to the Habitat Conservation Plan.

Findings of Fact: The project site lies within the mitigation fee area of the Coachella Valley Fringe-toed Lizard.

Mitigation: The payment of the fee as established by the Habitat Conservation Plan as contained in the conditions of approval on file in the LMS.

Monitoring: Monitoring to be provided by the Road Commissioner or Building and Safety Department and through Ordinance Nos. 460 and 457.

52. Findings of Fact: Ramon Road is located within a scenic corridor area; the Western Coachella Valley Plan, under Scenic Highways, requires any on-site signs to be minimal in size for identification purposes only and for the design to blend with the surrounding environment, using natural materials where possible. The California Desert is a recreational resort area attracting substantial numbers of tourists and travelers. Desert area residents in the past have expressed concerns regarding obstructions of views.

Mitigation: All site plans shall be compatible with the scenic setting and with adjacent land uses by required building setbacks and review and approval during the permit process. The property shall be required to conform to appropriate property maintenance standards. Construction related rubbish and debris shall be removed as provided by Section 1(F) of Ordinance No. 457.

Monitoring: Monitoring to be provided by the Building and Safety and Planning Departments and through Ordinance Nos. 348 and 457.

JO
16/98

CONDITIONAL USE PERMIT Case #: CUP03643

Parcel: 650-290-020

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for an outdoor storage yard for trailers, boats, and RV's with managers office and on-site operators residence within an existing commercial building on 2.6 acres located within Assessors Parcel Number 650-290-020.

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. 3643. 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. 3643 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A (site plan), Exhibit B (elevation), and Exhibit C (floor plan) dated April 21, 2010 by Michael Swartz, Architect.

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 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.

ADDITIONAL USE PERMIT Case #: CUP03643

Parcel: 650-290-020

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL 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 - 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 - 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-G1.4 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.

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.

CONDITIONAL USE PERMIT Case #: CUP03643

Parcel: 650-290-020

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 GENERAL COMMENTS - CUP#3257 RECOMMND

This project, Conditional Use Permit#3643, is proposing to renew the entitlement of an existing 74 space RV storage facility approved under Conditional Use Permit# 3257 which expired on 7/1/09. Please note that all conditions of approval listed under Conditional Use Permit#3257 will also apply to this project.

10.E HEALTH. 2 USE - SEPTIC SYSTEM RECOMMND

Alteration of sewage flow quantity and quality from previous approved uses will require additional approval from the Department of Environmental Health (DEH).

FIRE DEPARTMENT

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

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-#23-MIN REQ FIRE FLOW INEFFECT

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 CFC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT INEFFECT

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. 4 USE-#88A-AUTO/MAN GATES INEFFECT

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow

ADDITIONAL USE PERMIT Case #: CUP03643

Parcel: 650-290-020

10. GENERAL CONDITIONS

10.FIRE. 4 USE-#88A-AUTO/MAN GATES (cont.) INEFFECT

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 RPT 06/08/10 RECOMMND

Conditional Use Permit no. 3643 is a proposal to renew the entitlement of an existing 74 space RV storage facility approved under CUP3257 but subsequently expired on July 1, 2009. The site is located in the Coachella Valley area, north of Ramon Road and west of Taylor Road at 31913 Taylor Road.

The site is located within the Zone AO floodplain limits (depth of 1 feet, velocity of 6 feet per second) as delineated on Panel No. 06065C1585G effective date August 28, 2008 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

It should be noted that since the site is outside the Riverside County Flood Control District's (District's) jurisdiction, drainage aspects/impacts have not been reviewed. The District's review is limited to the water quality/WQMP aspects of the project.

Based on a phone conversation with 3KP, Inc. (owner), previous design plans for the site were submitted. Plan features called out as "new" have been built and no new construction is proposed.

Since the project is existing, a Water Quality Management Plan (WQMP) is not required. If in the future the applicant changes the use or proposes more than 5000 sq. ft of impervious area then a preliminary site specific WQMP will likely be required at the submittal of the land use case.

The development of this project adversely impacts water

ADDITIONAL USE PERMIT Case #: CUP03643

Parcel: 650-290-020

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 06/08/10 (cont.) RECOMMND

quality. To mitigate for these impacts, the development must incorporate source control Best Management Practices (BMPs), as applicable and feasible, into the project plans. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance. Additional information can be found in Section V.2 of the WQMP template.

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. 5 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.

ADDITIONAL USE PERMIT Case #: CUP03643

Parcel: 650-290-020

10. GENERAL CONDITIONS

10.PLANNING. 6 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. 7 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 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. 8 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 9 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the wall signs shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

ADDITIONAL USE PERMIT Case #: CUP03643

Parcel: 650-290-020

10. GENERAL CONDITIONS

10.PLANNING. 11 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.)"

10.PLANNING. 13 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to CUP03257 shall become null and void upon final approval of CUP03643 by the County of Riverside.

10.PLANNING. 14 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. 15 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. 16 USE - COMPLY WITH ORD. 655 RECOMMND

All lighting shall comply with any applicable provisions of Riverside County Ordinance No. 655.

ADDITIONAL USE PERMIT Case #: CUP03643

Parcel: 650-290-020

10. GENERAL CONDITIONS

10.PLANNING. 17 USE - NO RV PARK APPROVED RECOMMND

No approval is given and no occupancy of the site shall be allowed for living, sleeping, or housekeeping purposes, except within the "managers office" designated on the APPROVED EXHIBIT A which can be used as an on-site operators residence. The project shall not be used as an RV Park at any time.

10.PLANNING. 18 USE - MAX NUMBER OF SPACES RECOMMND

The maximum number of RV's, trailers, boats, or any combination of the same, under this permit shall be 74.

10.PLANNING. 19 USE - NO SWAP MEET APPROVED RECOMMND

No approval is given by this permit for a swap meet or any outdoor event.

10.PLANNING. 20 USE - LC LNDSKP REQUIREMENTS INEFFECT

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 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.

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped

CONDITIONAL USE PERMIT Case #: CUP03643

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - LC LNDSCP REQUIREMENTS (cont.) INEFFECT

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. 21 USE - LC LNDSCP SPECIES INEFFECT

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. 22 USE - LC VIABLE LANDSCAPING INEFFECT

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

10.PLANNING. 23 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 8:00 p.m., Monday through Sunday, not including overnight storage of vehicles, in order to reduce conflict with adjacent residential zones and/or land uses.

TRANS DEPARTMENT

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 standards (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

ADDITIONAL USE PERMIT Case #: CUP03643

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10. GENERAL CONDITIONS

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

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. 7 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 8 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.

20. PRIOR TO A CERTAIN DATE

TRANS DEPARTMENT

20.TRANS. 1 USE - DRAIN EASEMENT RECOMMND

By December 31, 2010, or prior to receive and file by the Board of Supervisors, whichever comes first, the applicant shall record a drainage easement by separate instrument for the on-site retention basins to the benefit of the Riverside County for flood control purposes. A note shall be included identifying and describing the easements as follows, "Drainage Easements- No buildings, obstructions, or encroachments by landfills are allowed. Maintenance will be performed by property owner".

ABOVE MENTIONED DRAINAGE EASEMENTS HAVE BEEN COMPLETED. INSTRUMENT NO.'S 0508665 & 0508666 WERE RECORDED OCTOBER 25, 2010.

20.TRANS. 2 USE - R-O-W DEDICATION RECOMMND

The right-of-way dedication shall be completed by December 31, 2010 or prior to receive and file by the Board of Supervisors whichever comes first.

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

CONDITIONAL USE PERMIT Case #: CUP03643

Parcel: 650-290-020

20. PRIOR TO A CERTAIN DATE

20.TRANS. 2 USE - R-O-W DEDICATION (cont.)

RECOMMND

Sufficient public street right-of-way along Taylors Road shall be conveyed for public use to provide for a 30-foot half-width right-of-way.

ABOVE MENTIONED DEDICATION HAS BEEN COMPLETED. INSTRUMENT NO.'S 0508665 & 0508666 WERE RECORDED OCTOBER 25, 2010.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 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.

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.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER WILL SERVE

RECOMMND

A "Will-Serve" letter is required from the appropriate water agency.

CONDITIONAL USE PERMIT Case #: CUP03643

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#51-WATER CERTIFICATION

INEFFECT

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

ADDITIONAL USE PERMIT Case #: CUP03643

Parcel: 650-290-020

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES INEFFECT

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 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 numbers, 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.

90.FIRE. 3 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. 4 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

PLANNING DEPARTMENT

90.PLANNING. 1 USE PARKING PAVING MATERIAL RECOMMND

A minimum of six (6) parking spaces shall be maintained as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be maintained with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

CONDITIONAL USE PERMIT Case #: CUP03643

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be maintained as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 4 USE - TRASH ENCLOSURES

RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be maintained as shown on the APPROVED EXHIBIT A. The enclosure shall be maintained a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Patricia A. Larson, President
Peter Nelson, Vice President
Tellis Codekas
Franz W. De Klotz
Russell Kitahara

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

June 30, 2010

RECEIVED

JUL 07 2010

Riverside County
Planning Department
Desert Office

File: 0163.1
0421.1
0721.1

Jay Olivas
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Conditional Use Permit No. 3643

This letter supercedes the District's letter dated May 24, 2010, copy enclosed.

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. The District is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.

Approval of the Conditional Use Permit No. 3643 does not constitute any approval to construct, locate or substantially improve structures. It does not constitute approval to perform grading.

Riverside County Ordinance No. 458, as amended, states:

No structure shall be constructed, located or substantially improved, no land shall be graded or developed and no permit or approval shall be granted unless it complies with all applicable requirements.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 1 foot on Federal Flood Insurance rate maps, which are in effect at this time.

The county shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

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, treatment plants 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.

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

The project lies within the Upper Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A District Water Production Metering Agreement is required to ensure District staff regularly read and maintain this water-measuring device.

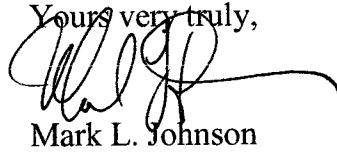
Jay Olivas
Riverside County
Planning Department

3

June 30, 2010

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

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: Alan French
Riverside County Transportation Department
4080 Lemon Street, 8th Floor
Riverside, CA 92501

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

Michael Mistica
Department of Environmental Health
Post Office Box 1280
Riverside, CA 92502

TD:ch/eng/sw/10/june/CUP 3643-supercedes

040617-3



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

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Peter Nelson, Vice President
Tellis Codekas
Franz W. De Klotz
Russell Kitahara

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

May 24, 2010

File: 0163.1

0421.1

0721.1

040617-3

Jay Olivas
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Conditional Use Permit No. 3643

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. The District is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.

Prior to approval of Conditional Use Permit No. 3643, the developer shall comply with Riverside County Ordinance No. 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the District as part of the flood management review by our consultant. Flood protection measures shall include detailed hydrologic and hydraulic analysis of off-site flows and plans for flood protection. Flood protection measures may include design and construction of flood conveyance facilities.

Construction of block walls may be in violation of Ordinance 458. When the District reviews a project for compliance with Ordinance 458., block walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Block walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458. and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, the District requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 1 foot on Federal Flood Insurance rate maps, which are in effect at this time.

The county shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

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, treatment plants 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.

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

May 24, 2010

The project lies within the Upper Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A District Water Production Metering Agreement is required to ensure District staff regularly read and maintain this water-measuring device.

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

Yours very truly,

Mark L. Johnson
Director of Engineering

cc: Alan French
Riverside County Transportation Department
4080 Lemon Street, 8th Floor
Riverside, CA 92501

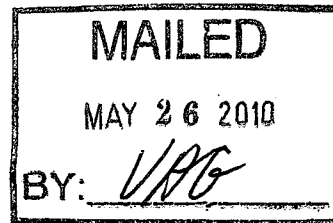
Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Michael Mistica
Department of Environmental Health
Post Office Box 1280
Riverside, CA 92502

bc: Tommy Fowlkes
Patti Reyes

TD:ch/eng/sw/10/may/CUP 3643

040617-3



RECEIVED MAY 26 2010

V 5/25/10
T. Demissie
5/25/10
 FILE

Olivas, Jay

From: Gialdini, Michael [mgialdini@rcbos.org]
Sent: Monday, June 21, 2010 5:09 PM
To: Olivas, Jay
Cc: Baez, Ken; Mares, David
Subject: RE: cup 03643 Western Trails RV Storage, T Palms

Jay:

Thanks. No need to attend the council meeting. I will use your comment ".I believe we can move it forward since its already existing and no changes are proposed."

I'll let you know if the council has any issues with the project.

Thank you,

Mike Gialdini, Legislative Assistant
4th District Supervisor John J. Benoit
Riverside County Board of Supervisors
www.RivCo4.org
760.863.8211

Note: Through June 30, 2010, the 4th District office will be closed Fridays due to employee furloughs.

From: Olivas, Jay [mailto:JOLIVAS@rctlma.org]
Sent: Monday, June 21, 2010 3:44 PM
To: Gialdini, Michael
Cc: Baez, Ken; Mares, David
Subject: RE: cup 03643 Western Trails RV Storage, T Palms

Several remaining outstanding clearances required including from Transportation and Landscaping. I believe we can move it forward since its already existing and no changes are proposed. I can assist with any meetings from the depts. May be low case balance.

From: Gialdini, Michael [mailto:mgialdini@rcbos.org]
Sent: Monday, June 21, 2010 3:37 PM
To: Olivas, Jay
Cc: Baez, Ken; Mares, David
Subject: cup 03643 Western Trails RV Storage, T Palms

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What is the status on this project? It is going before the T Palms Community Council this Thursday.

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Mike Gialdini, Legislative Assistant
4th District Supervisor John J. Benoit
Riverside County Board of Supervisors
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760.863.8211

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Olivas, Jay

From: Lovelady, Kristi
Sent: Thursday, January 13, 2011 7:36 AM
To: Dyo, Ron; Olivas, Jay
Subject: RE: CUP03643 RV Storage Henderson

Thank you, Ron.

From: Dyo, Ron
Sent: Thursday, January 13, 2011 7:35 AM
To: Olivas, Jay; Lovelady, Kristi
Subject: RE: CUP03643 RV Storage Henderson

All taken care of

ron

From: Olivas, Jay
Sent: Wednesday, January 12, 2011 10:30 AM
To: Lovelady, Kristi; Dyo, Ron
Subject: FW: CUP03643 RV Storage Henderson

The landscaping is improved from before, let me know if you can clear the LMS. Thanks for your assistance. Jay

From: Luke Taylor [mailto:luke@rga-pd.com]
Sent: Wednesday, January 12, 2011 10:01 AM
To: Olivas, Jay
Subject: RE: CUP03643 RV Storage Henderson

Jay,

Attached is the report and photos of the RV storage site. It looks much better than it originally did, albeit not great.

Thank you,
Luke Taylor
Designer, CLIA, LEED® AP BD+C
CA lic #5229

RGA LANDSCAPE ARCHITECTS, INC.

74020 Alessandro Dr., Ste. E
Palm Desert, CA 92260
Phone: 760-568-3624
Fax: 760-773-5615
www.rga-pd.com
luke@rga-pd.com



Please consider your environmental responsibility before printing this e-mail.

From: Olivas, Jay [mailto:JOLIVAS@rctlma.org]
Sent: Thursday, January 06, 2011 2:48 PM



PROJECT RECORD

DATE: August 24, 2010

PROJECT: County of Riverside Inspection Services (R0930)

CASE NO: CUP03643 – RV Storage Henderson

SUBJECT: Landscape Review

FROM: Luke Taylor

TO: Ron Dyo, County of Riverside (RDYO@rctlma.org)
Jay Olivas, County of Riverside (jolivas@tctlma.org)

C: Ron Greogry, RGA Landscape Architects, Inc.
Bill Kortsch, RGA Landscape Architects, Inc.

On 8/20/10, I conducted a landscape of the RV Storage Henderson project on of Taylor Road in Thousand Palms for the County of Riverside. I was scheduled to meet "Derek" on site to discuss the landscape; however, I did not see him while I was there. The following are my observations:

1. There are many weeds and Bermuda grass throughout the site that must be removed.
2. The two palms south of the entry must be trimmed.
3. It appears as though there are gophers on the south side of the entry; these must be eradicated.
4. Pennisetum setaceum (fountain grass), an invasive species, is growing in the project's landscape. This grass must be killed and removed.
5. All dead and missing plants must be removed and replaced with shrubs and groundcovers per the County approved plans. These include: (11) grasses, (1) Cassia artemisioides, (1) Bougainvillea and (7) unidentifiable plants at parking lot.
6. I was unable to reach the irrigation controller that controlled the parkway irrigation, as it was behind the locked gate. I did manually turn on the valve located to the south of the entry and noticed a leak in the pipe nearby. I was unable to see water irrigating all of the shrubs. The irrigation must be repaired so that all plants and trees receive the proper amount of water. All clogged irrigation emitters must be replaced.
7. Trim the Bougainvillea and Texas Ranger shrubs around the building.

Once these items are addressed, please contact the County Planning Department.

LT/bc

Olivas, Jay

From: Gialdini, Michael [mgialdini@rcbos.org]
Sent: Monday, June 21, 2010 5:09 PM
To: Olivas, Jay
Cc: Baez, Ken; Mares, David
Subject: RE: cup 03643 Western Trails RV Storage, T Palms

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I'll let you know if the council has any issues with the project.

Thank you,

Mike Gialdini, Legislative Assistant
4th District Supervisor John J. Benoit
Riverside County Board of Supervisors
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Thank you,

Mike Gialdini, Legislative Assistant
4th District Supervisor John J. Benoit
Riverside County Board of Supervisors
www.RivCo4.org
760.863.8211

Note: Through June 30, 2010, the 4th District office will be closed Fridays due to employee furloughs.

Set ID#
CC 005974

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: CUP03643 **RECEIVED** DATE SUBMITTED: 04/19/10
APR 19 2010

APPLICATION INFORMATION

Applicant's Name: DERECK P. HENDERSON Riverside County
E-Mail: PHtransport@aol.com Transportation & Land
Management Agency
GRADING - INDIO

Mailing Address: P.O. BOX 805 Thousands Palms CA 92276
Street City State ZIP

Daytime Phone No: (760) 275-0077 Fax No: (760) 343-7217

Engineer/Representative's Name: SAN-BORN A/E INC E-Mail: _____

Mailing Address: 71-780 SAN-JACINTO DR. BLDG. E-1
Rancho MIRAGE CA. 92270
Street City State ZIP

Daytime Phone No: (760) 423-0600 Fax No: (760) 423-0603

Property Owner's Name: DERECK P. Henderson E-Mail: _____

Mailing Address: 31913 TAYLOR RD.
Thousands Palms CA 92276
Street City State ZIP

Daytime Phone No: (760) 275-0077 Fax No: (760) 343-7217

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.

DERECK R Henderson Dereck R Henderson
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

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.

DERECK R. Henderson Dereck R Henderson
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): 650-290-020

Section: _____ Township: T45R6E Range: SEC 17

Approximate Gross Acreage: 2.6

General location (nearby or cross streets): North of Ramon RD., South of I 10, East of monterey, West of Desert moon.

Thomas Brothers map, edition year, page number, and coordinates: PAGE 788 GRID: E2

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):

(Approved) CUPO3257R1
Extend Life of permit without expiration.
R.V. Storage 2 employees 7 am to 8 pm hrs. of operation
Total 74 R.V. storage spaces

Related cases filed in conjunction with this request:

(Approved) CUPO3257R1

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

If yes, provide Case No(s). CUPO3257R1 (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: (Approved) CUPO3257R1

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) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No (Approved) CUPO3257R1

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) (Approved) CUPO3257R1

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?

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 _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

N/A

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

N/A

How many anticipated truckloads? _____

N/A

truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____

N/A

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

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River

Santa Margarita River

San Jacinto River

Whitewater 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) _____

Derek Anderson

Date _____

04/19/10

Owner/Representative (2) _____

Date _____

NOTICE OF PUBLIC HEARING

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. 3643 – No Further Environmental Documentation Required – Applicant: Dereck Henderson – Representative: Dereck Henderson - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Community Area Plan: Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR) – Location: Northerly of Ramon Road, westerly of Taylors Road, easterly of San Miguelito Drive at 31913 Taylors Road, Thousand Palms, CA. – 2.6 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The project proposes to renew the entitlement of an existing 74 space RV storage facility with managers office/on-site operators residence previously approved under CUP 3257 but expired on 7/1/09. No new construction is proposed. – APN: 650-290-020. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: February 16, 2011
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Jay Olivas Project Planner, at 951-955-1195 or e-mail jolivas@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may 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 this project is challenged in court, the issues may be limited to those 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:
RIVERSIDE COUNTY PLANNING DEPARTMENT,
Attn: Jay Olivas,
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/11/2011,

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

APN (s) or case numbers CUPO3643 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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: Vinnie Nguyen

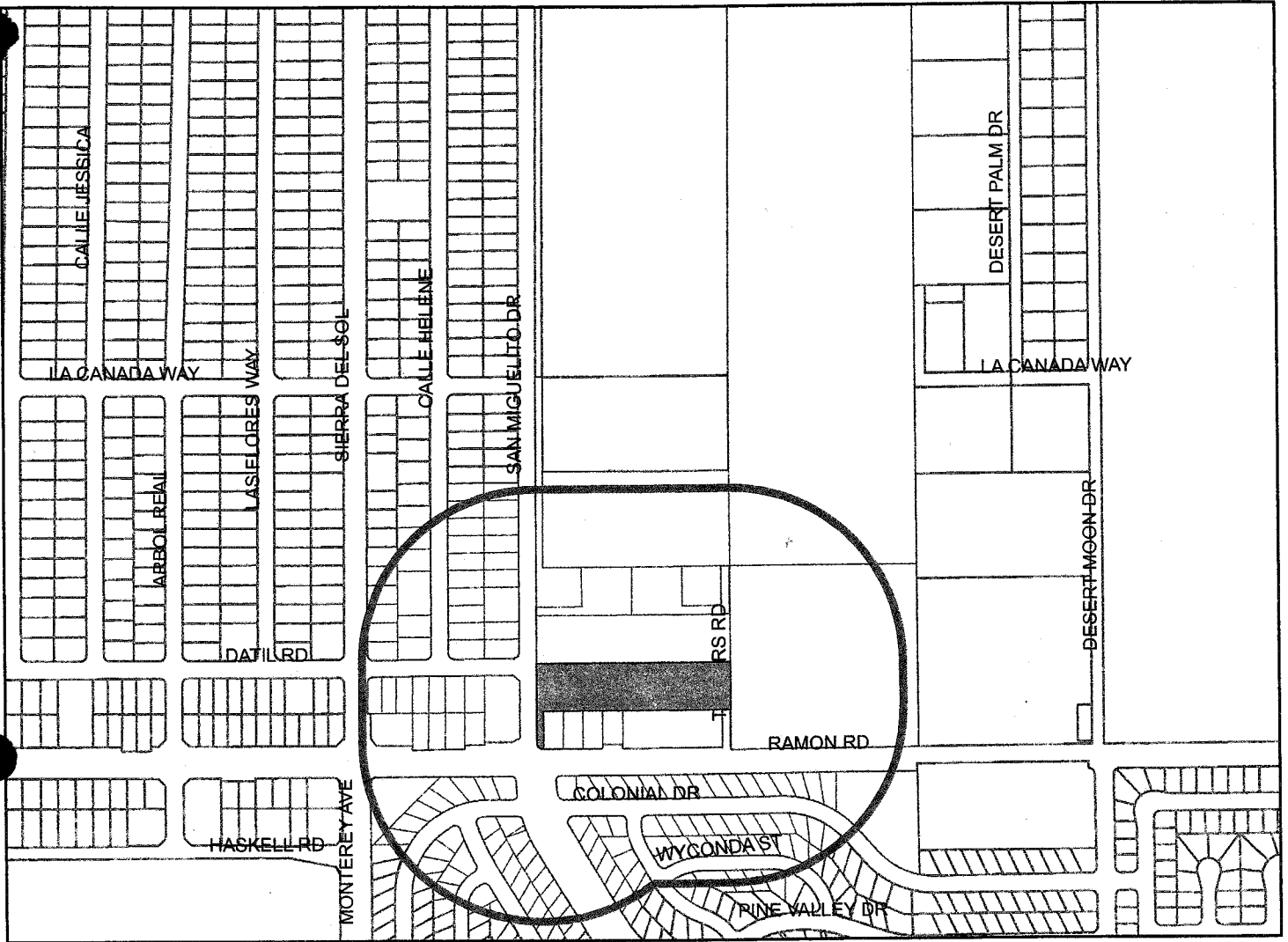
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

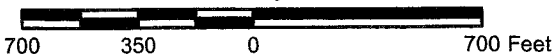
600 feet buffer



Selected Parcels

650-290-014	650-290-013	693-062-004	650-263-022	693-051-010	693-061-008	693-054-005	693-055-007	650-261-008	650-290-018
693-054-027	693-054-025	693-062-011	693-062-012	693-062-051	650-290-027	693-055-002	693-062-005	693-062-001	650-262-017
693-061-006	693-055-003	693-055-020	650-261-011	650-261-030	693-062-008	693-053-015	693-051-001	693-061-011	650-290-015
650-263-001	650-262-012	650-262-011	650-263-026	693-052-016	693-062-054	693-061-003	650-262-027	650-262-018	650-290-019
693-056-001	650-290-020	650-263-013	650-263-006	650-261-007	650-261-021	693-061-009	693-062-009	693-054-004	693-062-010
693-055-023	693-054-023	693-063-011	650-290-022	650-290-023	650-290-002	693-062-049	693-056-002	650-261-035	693-062-056
693-056-007	693-062-006	650-261-009	693-056-006	650-262-008	693-051-004	693-052-003	650-261-010	693-054-026	693-051-007
693-052-004	650-263-007	693-055-004	693-054-007	650-261-024	693-062-048	650-261-028	693-054-003	693-054-030	693-062-046
693-055-006	693-052-014	650-262-016	650-261-025	693-056-005	693-061-007	693-054-022	693-056-004	693-063-013	650-262-014

rst 90 parcels shown



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

APN: 650290014, ASMT: 650290014
4 DAY PARTNERS
C/O PAC MORT EX TIM GRAHAM
73241 HWY 111 STE 1 A
PALM DESERT CA 92260

APN: 693055007, ASMT: 693055007
ANDRUS SYLVIA ESTATE OF
C/O KENNETH R ANDRUS
3242 4TH AVE
SAN DIEGO CA 92103

APN: 650290013, ASMT: 650290013
4 DAY PARTNERS
73241 HWY 111 NO 1A
PALM DESERT CA 92260

APN: 650261008, ASMT: 650261008
ANGEL LEON, ETAL
31715 SAN MIGUELITO DR
THOUSAND PLMS CA. 92276

APN: 693062004, ASMT: 693062004
ABIGAIL DURAN REYES
73201 COLONIAL DR
THOUSAND PLMS CA. 92276

APN: 650290018, ASMT: 650290018
ANITA ALCORN
44200 SAN PASCUAL NO 14
PALM DESERT CA 92260

APN: 650263022, ASMT: 650263022
AGRESSIVE INC
C/O CIRCLE K CORP PROP TAX DEPT DC17
P O BOX 52085
PHOENIX AZ 85072

APN: 693054027, ASMT: 693054027
ANNA GRETA OVERSHOWN
32020 OAKLAND HILLS ST
THOUSAND PLMS CA. 92276

APN: 693051010, ASMT: 693051010
ALBERT L CORDER, ETAL
P O BOX 1032
PALM SPRINGS CA 92263

APN: 693054025, ASMT: 693054025
ANNA LAVERAL THOMPSON
5336 OLIVE AVE
LONG BEACH CA 90805

APN: 693061008, ASMT: 693061008
ALICE A HANSELMAN
73270 COLONIAL DR
THOUSAND PLMS CA. 92276

APN: 693062011, ASMT: 693062011
ARSON BROWN, ETAL
52271 ELDERBERRY LN
LA PINE OR 97739

APN: 693054005, ASMT: 693054005
ALVIN STAMBAUGH, ETAL
333 4512 52ND AVE
RED DEER AB CANADA T4N7B9 0

APN: 693062012, ASMT: 693062012
AUDREY F FEIT CASTRO
73291 COLONIAL DR
THOUSAND PLMS CA. 92276

APN: 693062051, ASMT: 693062051
 BARBARA A LENTZ
 38180 W DESERT GREENS DR
 PALM DESERT CA 92260

APN: 693055003, ASMT: 693055003
 BRUCE E SCRIBNER, ETAL
 32080 SAN MIQUELITO DR
 THOUSAND PLMS CA. 92276

APN: 650290027, ASMT: 650290027
 BARRY P GIDDEN
 P O BOX 449
 TEMPLE TX 76503

APN: 693055020, ASMT: 693055020
 C HAYDEN ELLINGHAM, ETAL
 236 E HIGHWAY 81
 BURLEY ID 83318

APN: 693055002, ASMT: 693055002
 BERNARD PAQUETTE
 32060 SAN MIGUELITO DR
 THOUSAND PLMS CA 92276

APN: 650261011, ASMT: 650261011
 CARLOS HERNANDEZ
 31765 SAN MIGUELITO DR
 THOUSAND PLMS CA. 92276

APN: 693062005, ASMT: 693062005
 BETTY H SHEEHAN, ETAL
 22427 CIRCLE J RANCH RD
 SANTA CLARITA CA 91350

APN: 650261030, ASMT: 650261030
 CARLOS PERAZA, ETAL
 69622 WILLOW LN
 CATHEDRAL CY CA 92234

APN: 693062001, ASMT: 693062001
 BILLY L WILLIAMS, ETAL
 73171 COLONIAL DR
 THOUSAND PLMS CA. 92276

APN: 693062008, ASMT: 693062008
 CHUCK APPLE
 73241 COLONIAL DR
 THOUSAND PLMS CA. 92276

APN: 650262017, ASMT: 650262017
 BONNIE K CROZIER
 74354 MERCURY CIR E
 PALM DESERT CA 92260

APN: 693053015, ASMT: 693053015
 CLARE F ADAMS
 P O BOX 728
 THOUSAND PALMS CA 92276

APN: 693061006, ASMT: 693061006
 BRADLEY KRAUSE, ETAL
 28495 3 MILE RD
 DANBURY WI 54830

APN: 693061011, ASMT: 693061011
 CLUB AT SHENANDOAH SPRINGS VILLAGE INC
 C/O RON SAFREN
 32700 DESERT MOON DR
 THOUSAND PALMS CA 92276

APN: 650290015, ASMT: 650290015
 CORONEL ENTERPRISES INC, ETAL
 C/O CORONEL
 P O BOX 389
 LA QUINTA CA 92253

APN: 693061003, ASMT: 693061003
 DAYRIT INV
 428 A AVE
 CORONADO CA 92118

APN: 650263001, ASMT: 650263001
 CVWD
 P O BOX 1058
 COACHELLA CA 92236

APN: 650262027, ASMT: 650262027
 DEBORAH R REED
 3601 PASEO PRIMARIO
 CALABASAS CA 91302

APN: 650262012, ASMT: 650262012
 DANIEL M MOLNAR
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