

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

401B



FROM: TLMA - Planning Department *AB*

SUBMITTAL DATE:
December 15, 2015

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

RECOMMENDED MOTION: That the Board of Supervisors:

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

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Director

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

SOURCE OF FUNDS: N/A

Budget Adjustment: N/A

For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: January 26, 2016
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.:

District: 4th

Agenda Number:

1-2

Departmental Concurrence

Positions Added ☐

Change Order ☐

A-30 ☐

4/5 Vote ☐

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

FORM 11: Conditional Use Permit No. 3716

DATE: December 15, 2015

PAGE: Page 2 of 2

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

ADOPTED a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42756**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED **CONDITIONAL USE PERMIT NO. 3716**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report

BACKGROUND:

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

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

Impact on Citizens and Businesses

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

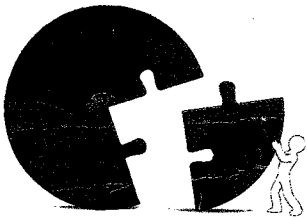
SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A



Steve Weiss, AICP
Planning Director

Clerk's Original

**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

401-3

DATE: December 15, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Desert Office

SUBJECT: CONDITIONAL USE PERMIT NO. 3716 (RECEIVE AND FILE)
(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 | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input checked="" type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <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 type="checkbox"/> CEQA Exempt |
| <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) |

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

Notice of Determination and Neg Dec Forms
California Department of Fish & Wildlife Receipt (CFG06142)

**3 Extra sets were taken to:
Clerk of the Board**

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 2, 2015**

Inc. – First Supervisorial District – Area Plan: Temescal Canyon – Zone District: El Cerrito – Zone: Residential Agriculture (R-A-2.5) – Location: North of Weirick Road, east of Tulip Court, south of Nob Hill Road, and west of I-15 Freeway – Project Size: 2.95 acres – **REQUEST:** Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Commercial Retail (CR) (0.20 – 0.35 FAR) on four parcels, totaling 2.95 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-030; and,

THE PLANNING COMMISSION RECOMMENDS TO THE BOARD OF SUPERVISORS TO TAKE THE FOLLOWING ACTIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41867; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1035.

4.10 GENERAL PLAN AMENDMENT NO. 1037 (FOUNDATION and ENTITLEMENT/POLICY)

– Intent to Adopt a Negative Declaration – Applicant: Sunrise Capitol Ltd. – Engineer/Representative: Sake Engineers – First Supervisorial District – Area Plan: Lake Matthews/Woodcrest – Zone: Residential Agricultural (R-A-2)(2 Acre Minimum) – Location: North of Idaleona Road, west of Rolling Meadows Drive, east of Mira Lago Drive, and south of Alto Lago Drive – Project Size: 38.42 acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) on one parcel, totaling 38.42 acres. Project Planner: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Planning Commission Action:
Public Comments: Closed

A vote of A vote of 4-0 (Chairman Valdivia absent),

ADOPTED PLANNING COMMISSION RESOLUTION No. 2015-021; and,

THE PLANNING COMMISSION RECOMMENDS TO THE BOARD OF SUPERVISORS TO TAKE THE FOLLOWING ACTIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41869; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1037.

4.11 CONDITIONAL USE PERMIT NO. 3716 –

Intent to Adopt Negative Declaration – Applicant: Desert Pools RV Resort, LLC – Representative: Trish McConnell – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: High Density Residential (8-14 D.U./Ac.) – Location: South of Dillon Road, north of Aurora Road, and west of Langlois Road at 70405 Dillon Road – 20.0 Acres – Zoning: Controlled Development Areas (W-2) – **REQUEST:** A Conditional Use Permit proposes a "Vacation Recreational Vehicle

Planning Commission Action:
Public Comments: Closed

By A Vote Of 5-0,

ADOPTED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42756; and,

APPROVED CONDITIONAL USE PERMIT NO. 3716.

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 2, 2015**

Park" under Section 19.98 of Zoning Ordinance No. 348 containing 287 existing Recreational Vehicle (RV) spaces on an approximate 20 acre site with typical RV space sizes of 26 feet x 72 feet and 28 feet x 50 feet. Additionally, the project site contains an existing approximate 10,000 sq. ft. clubhouse building with separate outdoor pool, 3,000 sq. ft. Welcome Center building with adjacent playground, 3,000 sq. ft. manager's residence, 1,800 sq. ft. combined laundry/restroom building, RV storage area, tennis courts, shuffle board, and a miniature golf course. The CUP proposes a 30-year life of permit expiring in 2045. The RV Park was legally built previously but now has expired CUP which proposed CUP 3716 would correct. No new construction is proposed within the existing RV Park. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rctlma.org.

6.0 WORKSHOP

5.1 NONE


7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

8.0 DIRECTOR'S REPORT

9.0 COMMISSIONER'S COMMENTS

Agenda Item No.: 4 . 1 1
Area Map: Western Coachella Valley
Zoning District: Pass & Desert
Supervisory District: Fourth
Project Planner: Jay Olivas
Planning Commission: December 2, 2015

CONDITIONAL USE PERMIT NO. 3716
E.A. No. 42756
Applicant: Desert Pools RV Resort
Representative: Trish McConnell


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3716 proposes a "Vacation Recreational Vehicle Park" under Section 19.98 of Zoning Ordinance No. 348 containing 287 existing Recreational Vehicle (RV) spaces on an approximate 20 acre site with typical RV space sizes of 26 feet x 72 feet and 28 feet x 50 feet. Additionally, the project site contains an existing approximate 10,000 square foot clubhouse building with separate outdoor pool, 3,000 square foot Welcome Center building with adjacent playground, 3,000 square foot manager's residence, 1,800 square foot combined laundry/restroom building, RV storage area, tennis courts, shuffle board, and miniature golf course. The Conditional Use Permit (CUP) proposes a 30-year life of permit expiring in 2045. The RV Park was legally built previously but now has expired CUP which proposed CUP 3716 would correct. No new construction is proposed within the existing RV Park.

The project site is located south of Dillon Road, north of Aurora Road, west of Langlois Road at 70405 Dillon Road near Desert Hot Springs within the Western Coachella Area Plan in the community of Southeast Desert Hot Springs (unincorporated).

BACKGROUND:

The subject site was originally approved under previous CUP's 1953 and 2680 for RV Park. These CUP's have expired for this property. The current project as new CUP would allow the property to remain as a "Vacation RV Park" with proposed 30 year life.

ISSUE OF POTENTIAL CONCERN:

The subject site consists of an existing 287-space RV Park proposed as a "Vacation RV Park". The RV Park proposes to remain as currently existing except for minor landscaping improvements along Dillon Road in accordance with the Desert Edge Community Design Guidelines.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | RV Park |
| 2. Surrounding Land Use (Ex. #1): | Mobile Home/RV Parks, Vacant Land, Single Family Residential units, and a Water Tank |
| 3. Existing Zoning (Ex. #2): | Controlled Development Areas (W-2) |
| 4. Surrounding Zoning (Ex. #2): | Controlled Development Areas (W-2); Two |

- | | |
|--|--|
| 5. General Plan Land Use (Ex. #5): | Family Dwellings (R-2-8,000); Scenic Highway Commercial (C-P-S) |
| 6. Surrounding General Plan Land Use (Ex. #5): | Community Development: High Density Residential (CD: HDR) (8-14 D.U./Ac.)
Rural Desert (RD), Rural Residential (RR), Very High Density Residential (VHDR), High Density Residential (HDR), Medium High Density Residential (MHDR), and Medium Density Residential (MDR) |
| 7. Project Data: | Total Acreage: 20
Total Number of RV Spaces: 287
Total Existing Building Sq. Ft.: 17,800
Total Existing Guest Parking Spaces: 57 |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPT NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 42756**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE CONDITIONAL USE PERMIT NO. 3716, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Community Development: High Density Residential (CD: HDR) (8-14 D.U./AC.) on the Western Coachella Valley Area Plan within the Hot Springs Policy Area.
2. The proposed use, as a Vacation Recreational Vehicle (RV) Park, is consistent with the HDR land use designation with approximately 14 dwelling units per acre within the allowed density range.
3. The HDR land use designation allows for the development of RV parks at a community level and the proposed Vacation RV Park serves the need for varying housing types as stated within the General Plan.
4. The project site is surrounded by properties which are designated Rural Desert (RD), Rural Residential (RR), Very High Density Residential (VHDR), High Density Residential (HDR), Medium High Density Residential (MHDR), and Medium Density Residential (MDR).
5. The zoning for the subject site is Controlled Development Areas (W-2) which allows Vacation RV Parks with an approved conditional use permit in accordance with RV Park standards outlined in Section 19.98 of Zoning Ordinance No. 348.

6. The existing RV park complies with the W-2 development standards as described in Section 15.2 of Zoning Ordinance No. 348 since no existing buildings exceed 50 feet in height, lot size is not less than 20,000 square feet since its approximately 20 acres, and automobile storage spaces are provided within the RV Park.
7. The project site is surrounded by properties which are zoned Controlled Development Areas (W-2); Two Family Dwellings (R-2-8,000); and Scenic Highway Commercial (C-P-S).
8. The project consists of an existing RV park and associated amenities and recreational area, and is surrounded by existing mobile home parks, vacant land, water tank, and single family residential units which are common land uses within the area.
9. The proposed site plan is consistent with the Section 19.98 vacation RV park development standards of Zoning Ordinance No. 348 including RV space sizes of 26 feet x 72 feet and 28 feet x 50 feet with individual parking space, along with guest parking spaces and existing block wall along Dillon road with perimeter chain-link fencing.
10. The existing RV Park is consistent with the development standards set for in Section 19.98 Development Standards for Vacation Recreational Vehicle Parks of Zoning Ordinance No. 348 in that:
 - i) The minimum area of each recreational vehicle space shall be 1,250 square feet. Each existing RV space is a minimum of 1,872 square feet or 1,400 square feet exceeding minimum area of 1,250 square feet.
 - ii) A parking space shall be provided for each recreational vehicle site not less than 9 feet by 25 feet in size. Each parking space is a minimum of 9 feet by 25 feet as depicted on the provided site plan.
 - iii) All areas not in hard surface shall be landscaped pursuant to Section 18.12 of Zoning Ordinance No. 348. The existing RV Park contains desert landscaping.
 - iv) Each recreational vehicle space shall be provided with water service outlet. Each of the 287 RV spaces complies and contains a water service outlet.
 - v) Utility Services within the RV Park including electrical, telephone, and televisions services are provided.
 - vi) Wheels shall not be removed from recreational vehicles. This condition has been made part of the CUP project as well as the Vacation RV's only being allowed to remain 30 consecutive days or 120 days in one calendar year.
 - vii) Accessory structures shall be limited to patio covers, RV awnings and the occupied lot area shall not exceed 75 percent which has been made a condition of the CUP.
 - viii) Recreational areas are provided such as tennis courts, miniature golf and shuffle board are provided in compliance with requirement for recreational areas
 - ix) Existing walls and fences are provided including block wall along Dillon Road and perimeter fencing in compliance with walls and fencing criteria.
11. The project has adequate access to paved roads including Dillon Road (128 foot wide ROW) and Aurora Road which are paved and improved. The project site has paved access through the internal drive aisles of the existing RV park.
12. Domestic water is provided by the Coachella Valley Water District and sanitation is provided by existing septic tanks. Domestic water and sanitation shall be provided in conformance with the water and sewer land use standards of the General Plan.

13. Visual impacts are addressed with existing project architecture including varied roof lines of existing clubhouse building, block walls, multi-use trail along Dillon Road and perimeter landscaping.
14. The project is approximately three miles from a fire station. The project will provide appropriate fire protection improvements, such as existing fire hydrants and a water system, in conformance with the fire services policies of the General Plan.
15. The project is not located within the sphere of influence of any city. However, it is located within the boundaries of the Desert Edge Community Council where the project was presented for informational purposes.
16. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a Conservation Area of that plan.
17. Policy 1.2 of the Riverside County Housing Element ensures the availability of suitable sites for the development of affordable housing to meet the needs of all household income levels which the existing RV park would support.
18. The initial study performed pursuant to Environmental Assessment No. 42756 identified no potentially significant environmental impacts.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: High Density Residential (CD: HDR) (8-14 D.U./Ac.) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed Vacation Recreational Vehicle Park is consistent with the Controlled Development Areas (W-2) 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 compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing (10/23/15), no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agriculture Preserve;
 - b. An Airport Influence Area;
 - c. A County Service Area;
 - d. A High Fire area;
 - e. A County Fault Zone;

- f. A Floodplain; or,
 - g. A Dam Inundation Area.
- 3. The project site is located within:
 - a. An Area of Liquefaction Potential (Moderate);
 - b. An Area Susceptible to Subsidence;
 - c. The Hot Springs Policy Area;
 - d. Whitewater Watershed, and,
 - e. The boundaries of the Palm Springs Unified School District.
- 4. The subject site is currently designated as Assessor's Parcel Number 654-190-034.

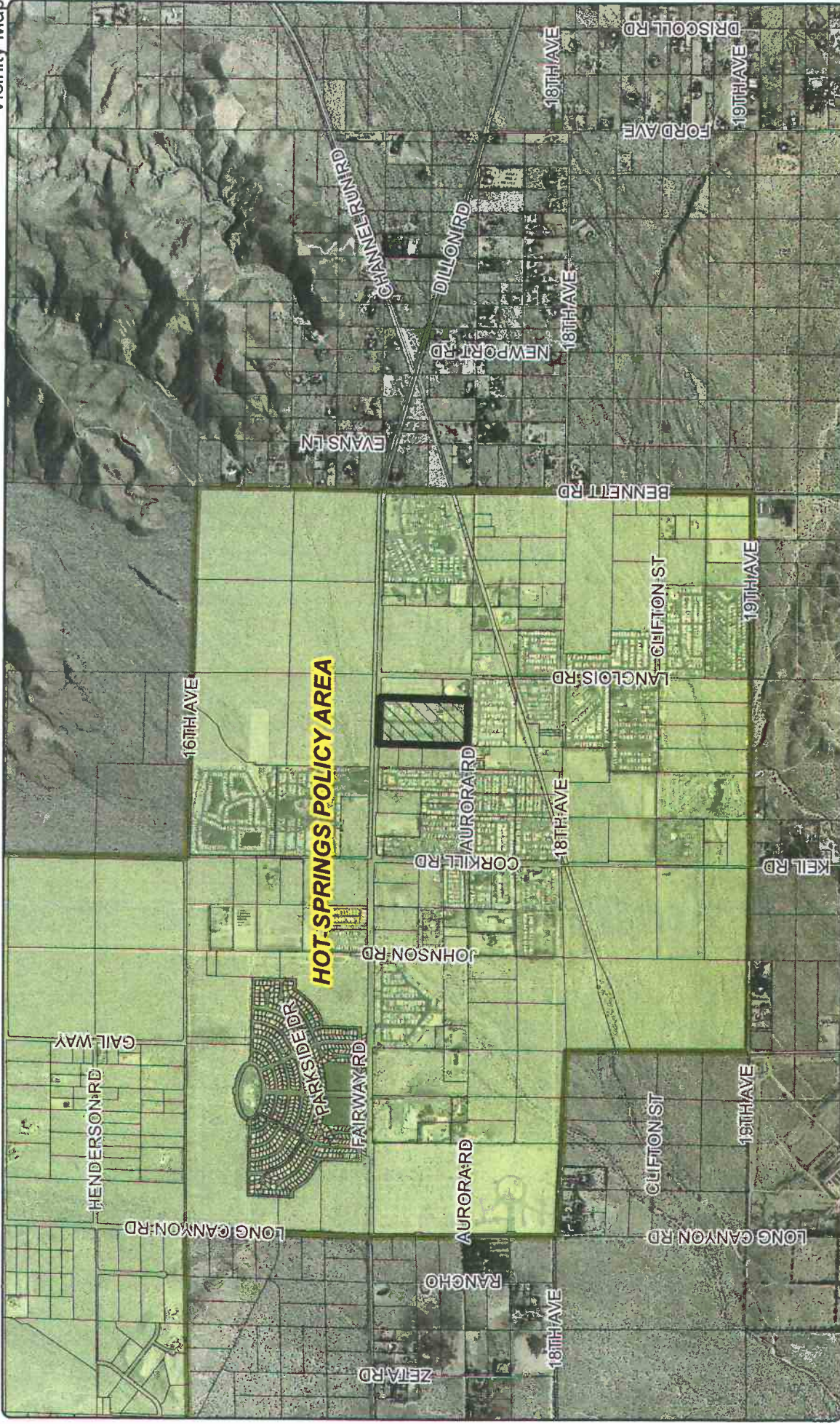
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03716

VICINITY/POLICY AREAS

Supervisor Benoit
District 4

Date Drawn: 10/22/2015
Vicinity Map



Zoning District: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan, the 2009 General Plan, which supersedes the 1992 General Plan. The new General Plan provides new and updated designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 855-8277 or visit the website at www.riversidecounty.net.

RIVERSIDE COUNTY PLANNING DEPARTMENT

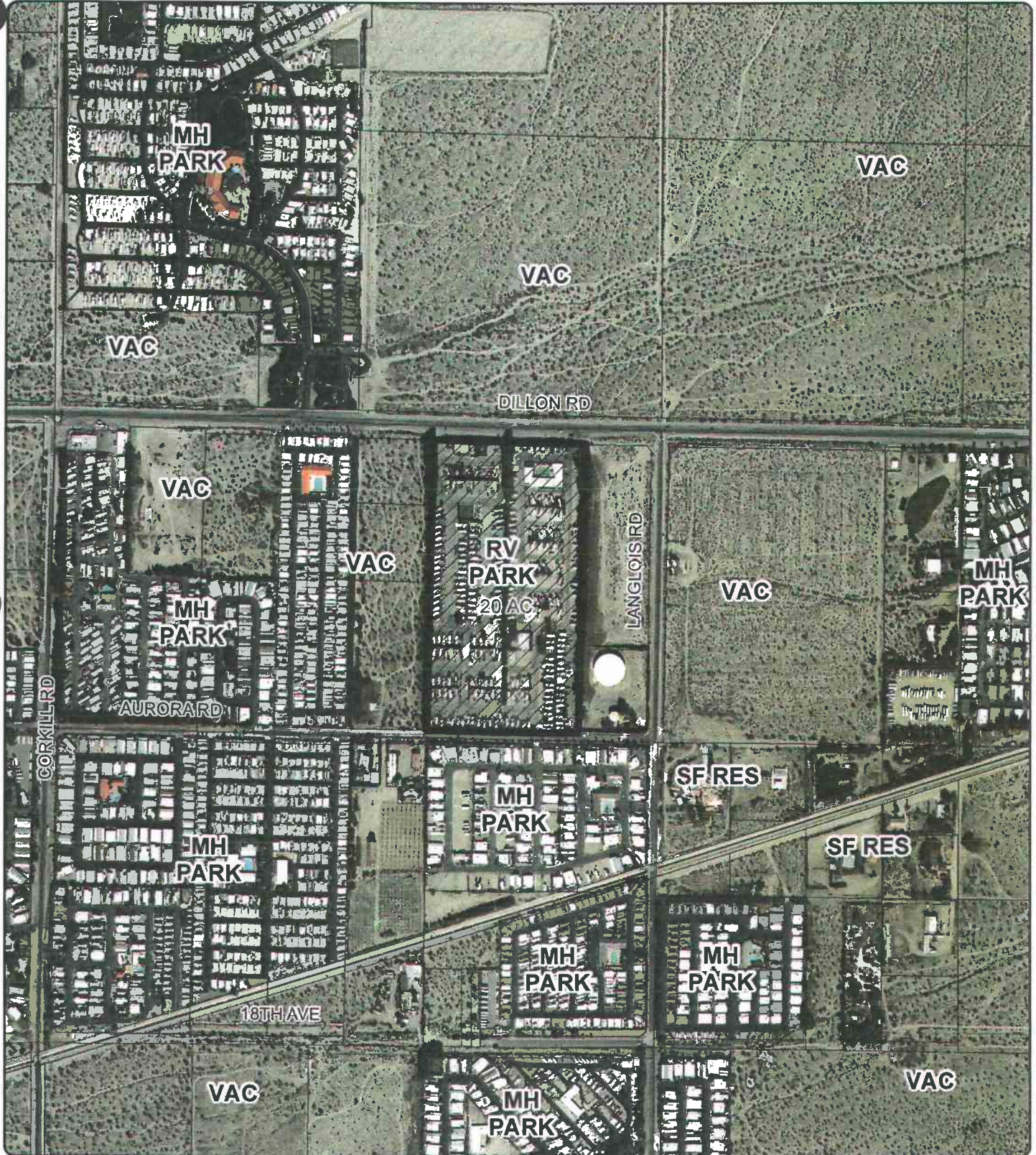
CUP03716

LAND USE

Supervisor Benoit
District 4

Date Drawn: 10/22/2015

Exhibit 1



Zoning District: Pass & Desert

Author: Vinnie Nguyen



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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

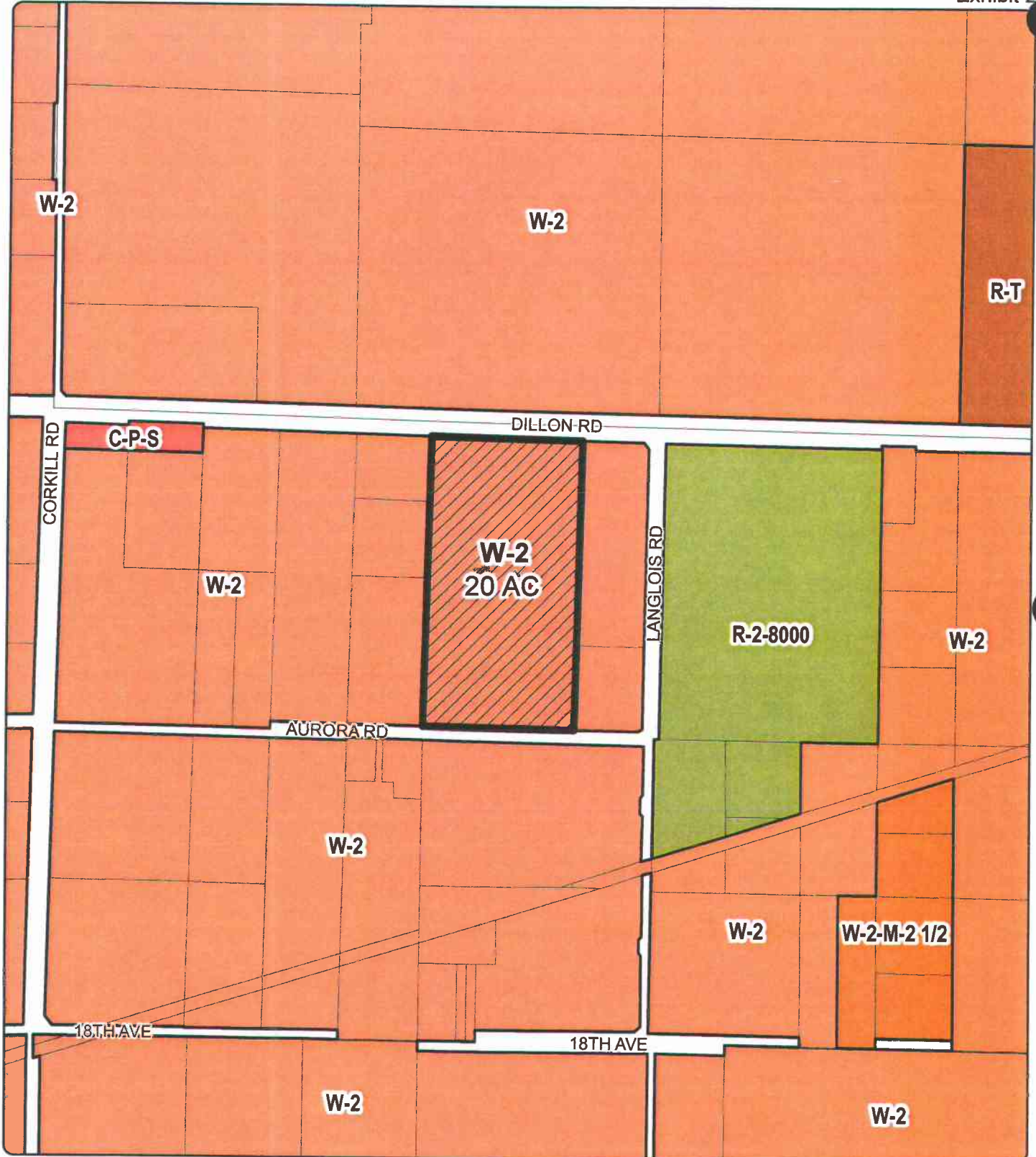
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03716

Supervisor Benoit
District 4

EXISTING ZONING

Date Drawn: 10/22/2015
Exhibit 2



Zoning District: Pass & Desert

Author: Vinnie Nguyen



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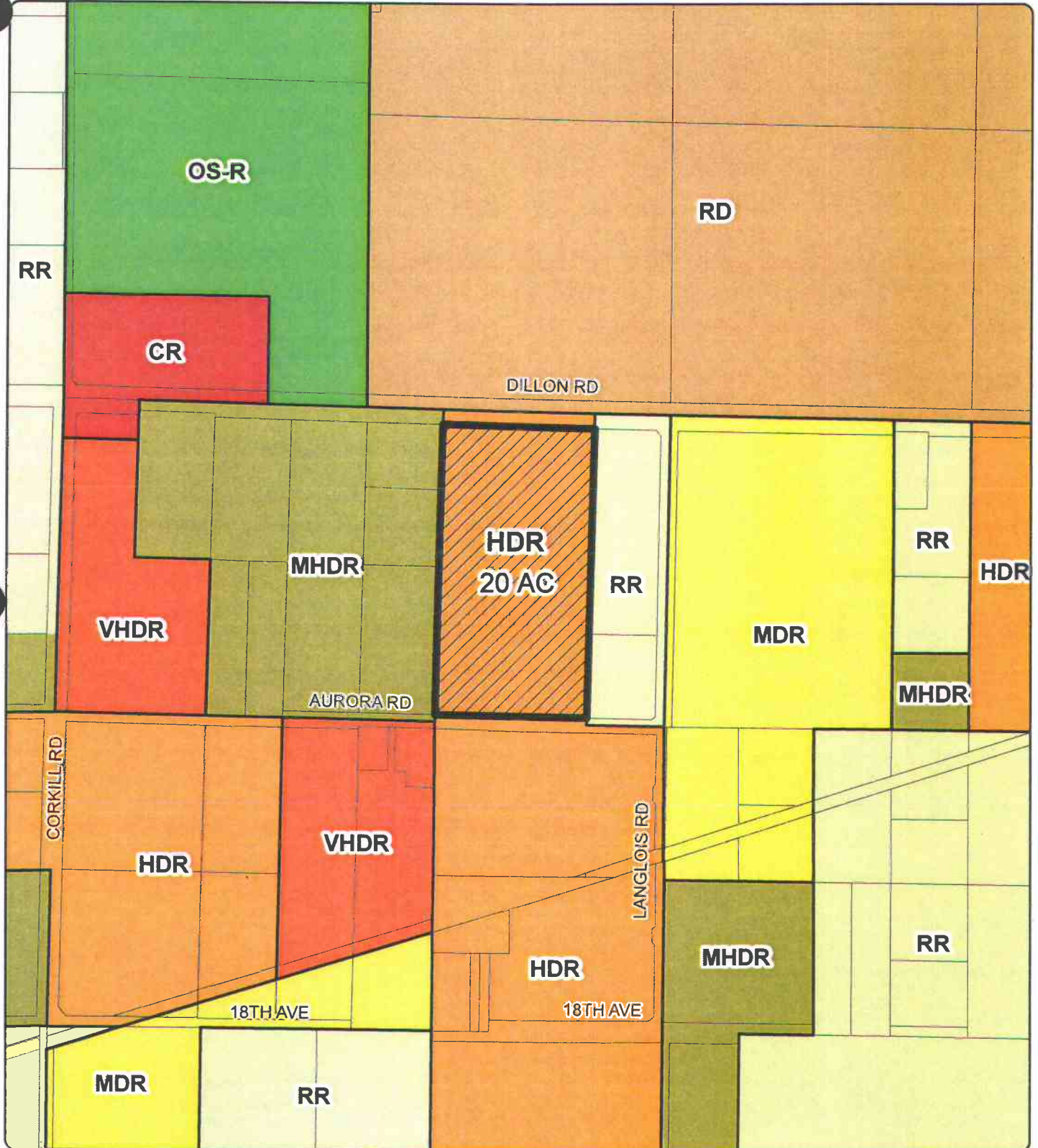
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03716

EXISTING GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 10/22/2015
Exhibit 5



Zoning District: Pass & Desert

Author: Vinnie Nguyen



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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

LEGAL DESCRIPTION:
PARCEL 1:
THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND
MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.
EXCEPTING THEREFROM A 16' WIDE PUBLIC ROADWAY OVER THE NORTHERLY 40
FEET THEREOF AS GRANTED BY COUNTY OF RIVERSIDE COUNTY, CALIFORNIA, IN
1953 IN BOOK 144, PAGE 28 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
ALSO EXCEPTING THE SOUTHERLY RECTANGULAR 16 FEET OF THE NORTHERLY RECTANGULAR
55 FEET THEREOF AS GRANTED TO COUNTY OF RIVERSIDE BY DEED RECORDED JANUARY 12,
1979 AS INSTRUMENT NO. 6796 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APPLICANT: TRISH MCCONNELL
MANAGER: P.O. BOX 1923
INDIO, CA 92202
TEL. 760-465-0262

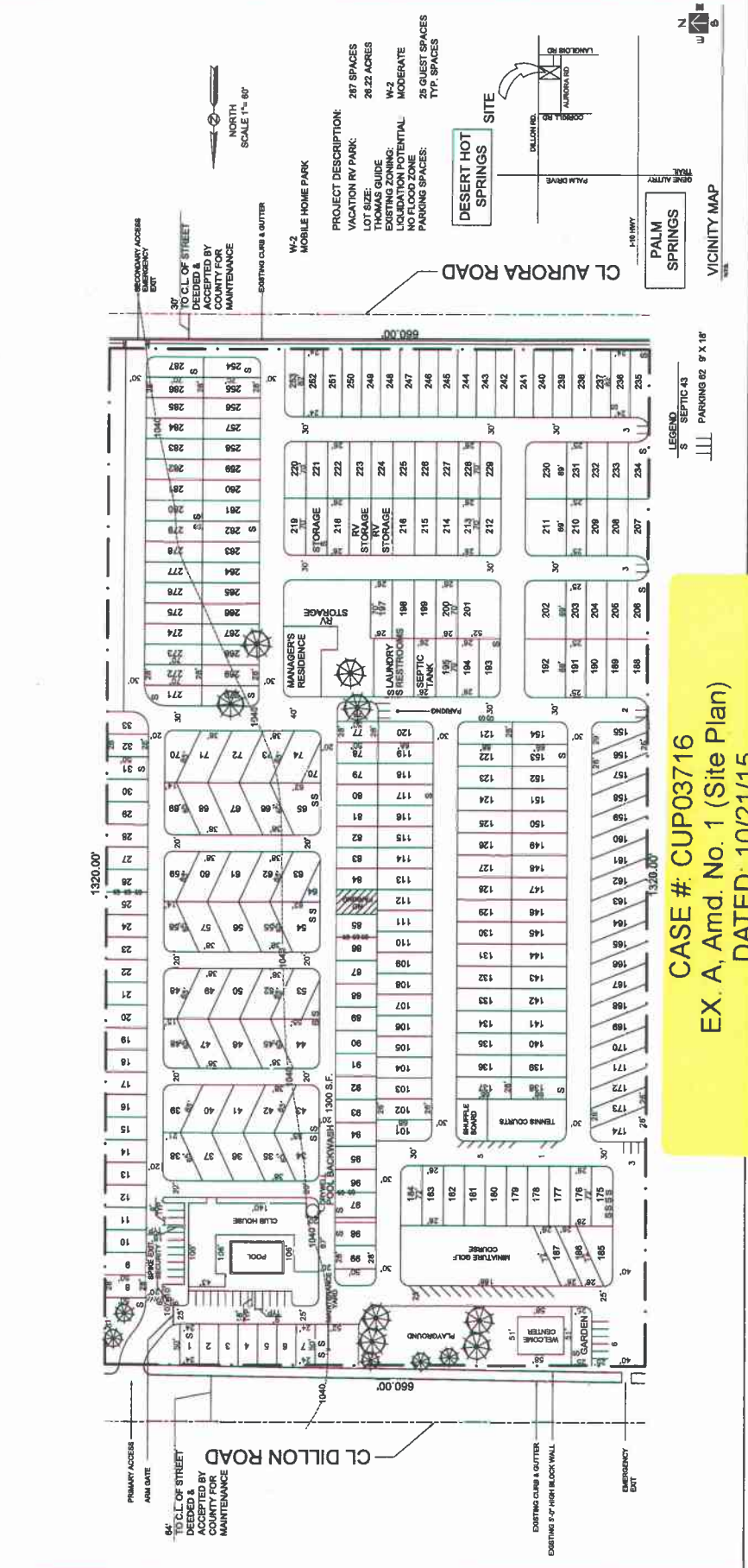
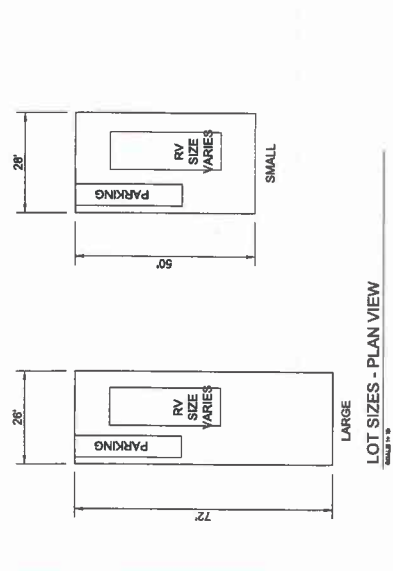
OWNER: JERRY HOLLY
P.O. BOX 1923
INDIO, CA 92202
TEL. 760-465-0262

APN NUMBERS: 654-190-034

UTILITIES:
WATER: CWD
ELECTRICITY: SO CA EDISON
SEWER: SEPTIC
CABLE: PRIVATE

CONDITIONAL USE PERMIT
DESERT POOLS RV RESORT
70405 DILLON ROAD
DESERT HOT SPRINGS, CA 92241
RIVERSIDE COUNTY

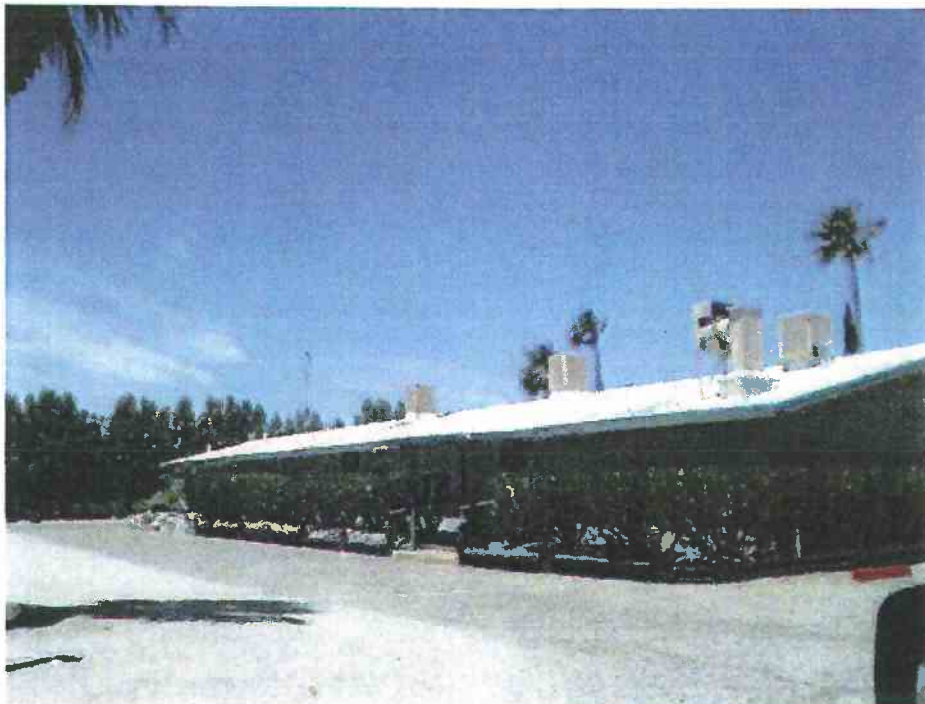
PRE-EXISTING RV PARK
(AS PURCHASED, AS-BUILT)
RENEWAL FOR VACATION RV



CASE #: CUP03716
EX. A, Amd. No. 1 (Site Plan)
DATED: 10/21/15
PLANNER: J. OLIVAS



ENTRY & TYPICAL RV SITES WITH
LANDSCAPING



MAIN CLUBHOUSE WITH SWIMMING POOL

CASE #: CUP03716
EX. S-1 through S-6 (Photos/Signage)
DATED: 10/21/15
PLANNER: J. OLIVAS



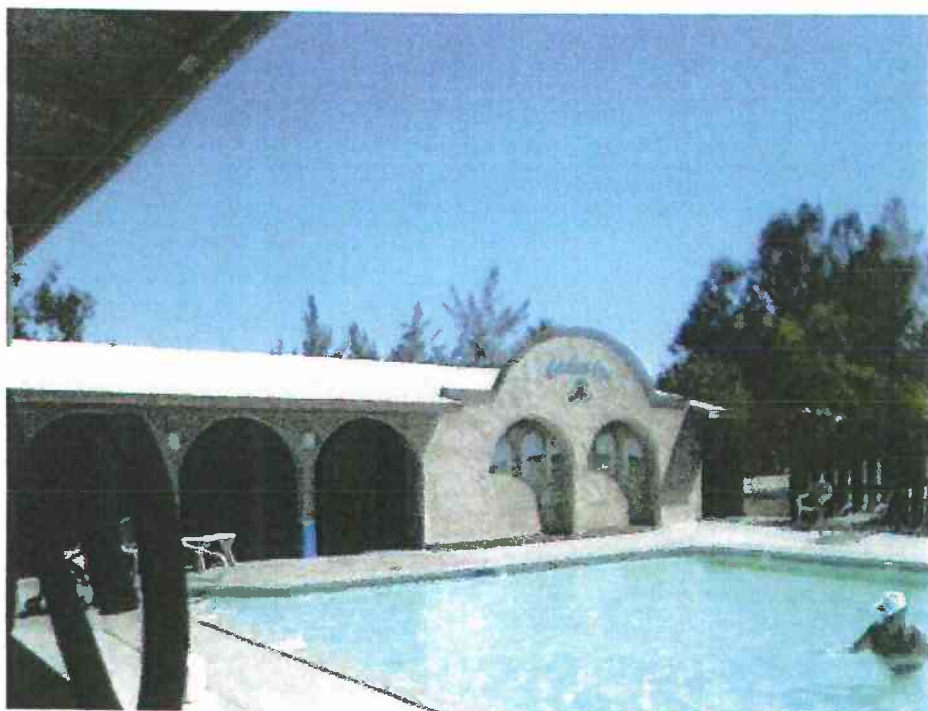
ENTRY CLUBHOUSE STORE AND SWIMMING POOL



DESERT POOLS ENTRY & DILLON ROAD
FRONTAGE



TYPICAL RV SITES AND CLUBHOUSE



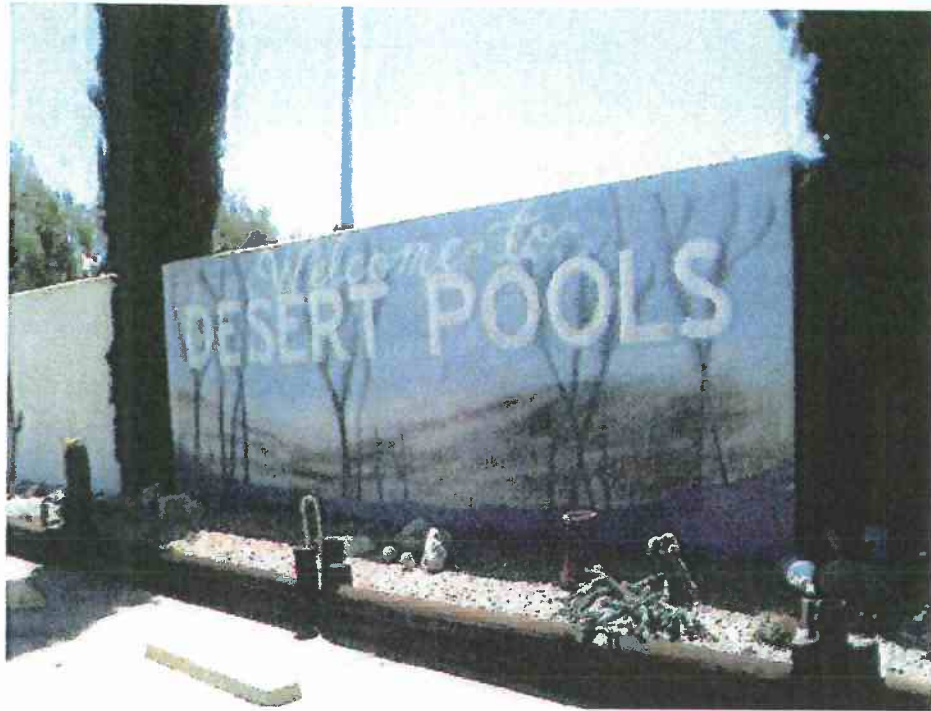
MAIN CLUBHOUSE
AND MINERAL POOL



CLUBHOUSE AND ENTRY ROAD
AND RV SITES



MAIN DRIVE AND
RECREATION AREAS

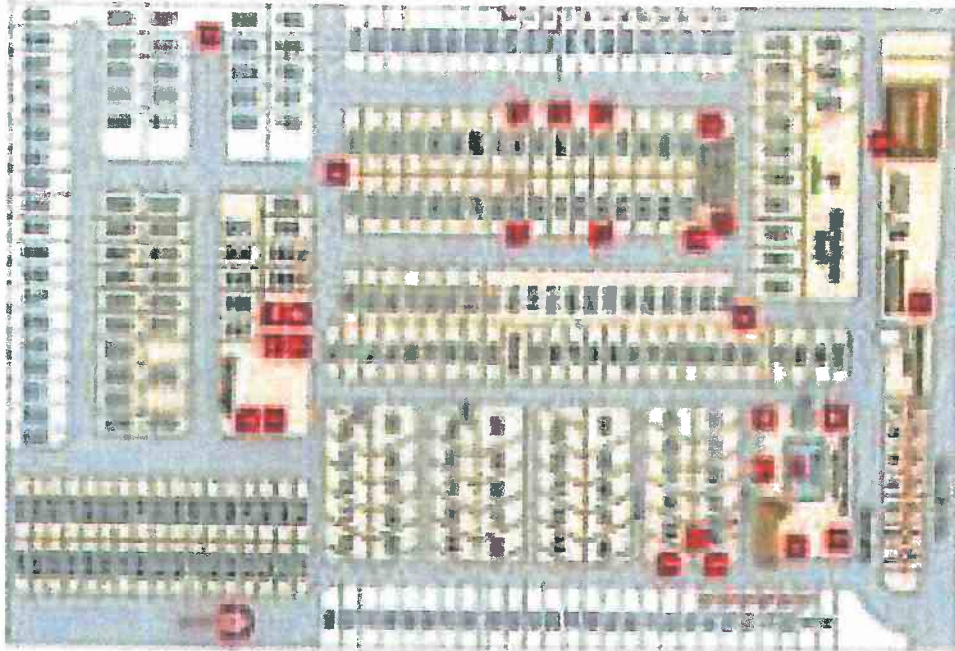


RV PARK SIGNAGE



SALES AND OFFICES

Subject Photographs









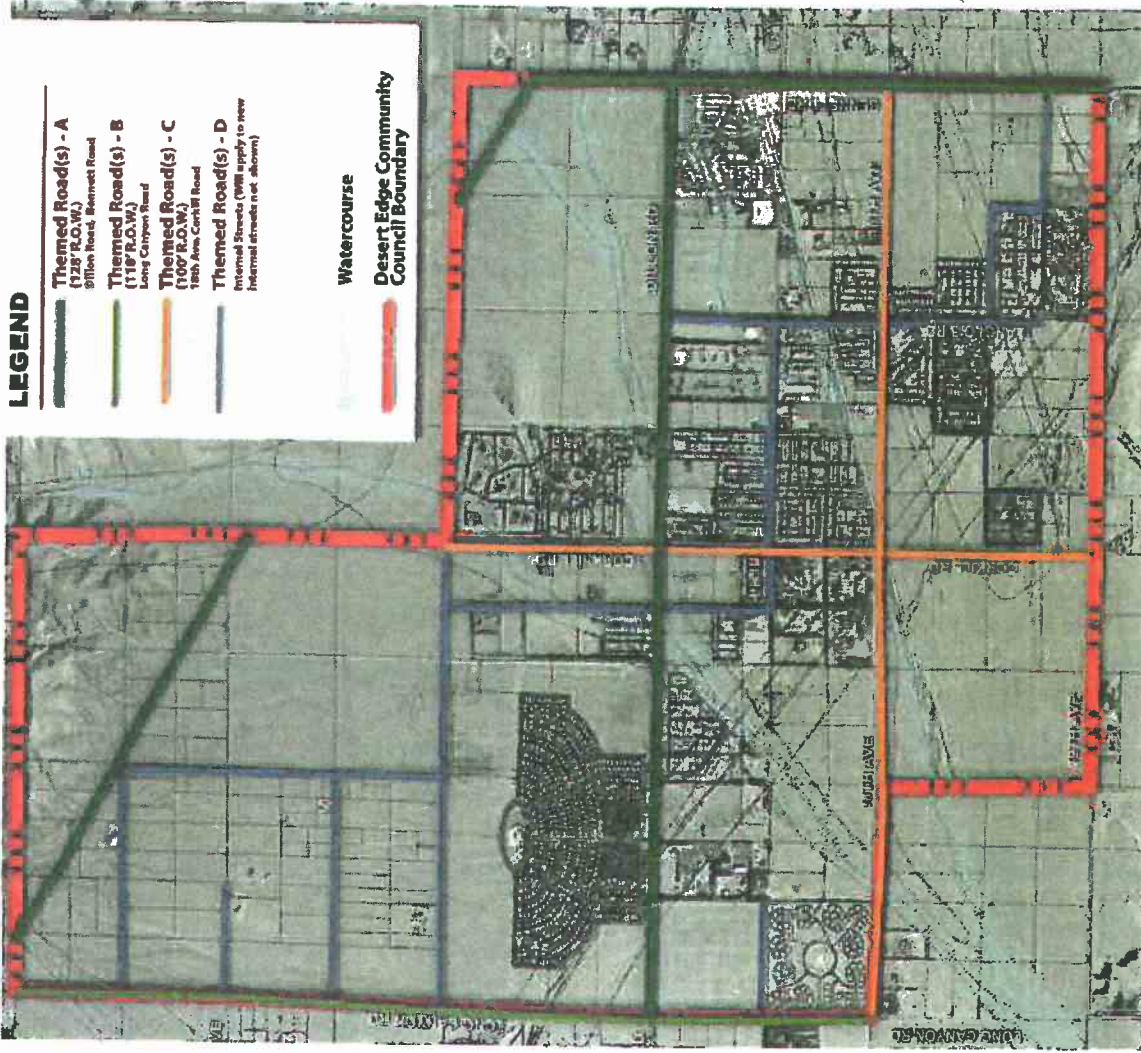
DESERT POOLS SITE PLAN



DESERT POOLS ENTRY

LEGEND

	Themed Road(s) - A (112' R.O.W.) 5100' Road, Intersect Road
	Themed Road(s) - B (118' R.O.W.) Long Canyon Road
	Themed Road(s) - C (100' R.O.W.) 1800' Ave, Corridor Road
	Themed Road(s) - D Internal Streets (will apply to new internal streets not shown)
	Watercourse
	Desert Edge Community Council Boundary

**D. THEMED ROAD PLAN**

The themed road plan for Desert Edge contains a hierarchy of four different streetscape designs. Theme Road Plan A - Dillon Road will bisect the community and provide the most important orientation for travelers. Theme Road Plan B - Long Canyon Road occupies the western edge of the community while Theme Road Plan C - Arterial Roads are secondary arterials. Finally, plans for Themed Road Plan D provides guidance for all internal connecting streets within the community.

These streetscape plans are intended to create visual consistency and aesthetics within the community, while providing the context for an extensive sidewalk, trail and golf cart path system, helping Desert Edge residents and visitors enjoy the beautiful area in a safe and efficient manner. Street trees are clustered along roadways with large openings that allow view corridors to spectacular mountain vistas.

Exhibit 35 | Themed Road Location Plan

The Themed Road plan for Desert Edge features five classifications of roads and sections. Themed Roads A, B and C contain multi-use trails, and all classifications have landscaped parkways with climate appropriate street trees and desert landscaping.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42756
Project Case Type (s) and Number(s): Conditional Use Permit No. 3716
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jay Olivas, Project Planner
Telephone Number: 760-863-8271
Applicant's Name: Desert Pools RV Resort, LLC
Applicant's Address: P.O. Box 1923 Indio, CA 92202

I. PROJECT INFORMATION

A. Project Description: Conditional Use Permit No. 3716 proposes a "Vacation Recreational Vehicle Park" under Section 19.98 of Zoning Ordinance No. 348 containing 287 existing Recreational Vehicle (RV) spaces on an approximate 20 acre site with typical RV space sizes of 26 feet x 72 feet and 28 feet x 50 feet. Additionally, the project site contains an existing approximate 10,000 square foot clubhouse building with separate outdoor pool, 3,000 square foot Welcome Center building with adjacent playground, 3,000 square foot manager's residence, 1,800 square foot combined laundry/restroom building, RV storage area, tennis courts, shuffle board, and miniature golf course. The Conditional Use Permit (CUP) proposes a 30-year life of permit expiring in 2045. The RV Park was legally built previously but now has expired CUP which proposed CUP 3716 would correct. No new construction is proposed within the existing RV Park.

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

C. Total Project Area: 20.0 Acres

Residential Acres: 20	Lots: 1	Units: 287	Projected No. of Residents: 500
Commercial Acres:	Lots:	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): 654-190-034

E. Street References: The project site is located south of Dillon Road, north of Aurora Road, west of Langlois Road at 70405 Dillon Road near Desert Hot Springs within the Western Coachella Area Plan in the community of Southeast Desert Hot Springs (unincorporated).

F. Section, Township & Range Description or reference/attach a Legal Description:
T3SR5E Section 11

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site consists of an existing RV park on approximately 20 acres with accessory buildings. The project site is surrounded by vacant land and existing Mobile Home/RV Parks, vacant land, single family residential units and a water tank. The project is located in an existing semi-urbanized area. The City of Desert Hot Springs is located approximately 3 miles to the west of subject site. The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: High Density Residential (HDR) Land Use designation. The proposed project meets all other applicable land use policies.
2. **Circulation:** The project has adequate circulation to the site with improved streets including Dillon Road and Aurora Road. Therefore, it is consistent with the Circulation Element of the General Plan and local design guidelines. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within Areas of Flooding Sensitivity. Existing retention areas address drainage impacts from existing runoff. The proposed project has allowed for sufficient provision of emergency response services. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project such as existing block wall along Dillon Road. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is consistent with Housing Element in that 287 existing RV spaces would be maintained on the project site which allows vacation housing opportunities.
7. **Air Quality:** The existing project meets applicable air quality guidelines with existing RV park. No new construction is proposed within the existing park.

B. General Plan Area Plan(s): Western Coachella Valley

C. Foundation Component(s): Community Development

D. Land Use Designation(s): High Density Residential (HDR) (8-14 D.U./Ac.)

E. Overlay(s), if any: Not applicable

F. Policy Area(s), if any: Hot Springs Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Western Coachella Valley
2. **Foundation Component(s):** Community Development (CD)
3. **Land Use Designation(s):** Rural Desert (RD), Rural Residential (RR), Very High Density Residential (VHDR), High Density Residential (HDR), Medium High Density Residential (MHDR), and Medium Density Residential (MDR).

4. **Overlay(s), if any:** Not applicable

5. **Policy Area(s), if any:** Hot Springs Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not applicable

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

J. **Proposed Zoning, if any:** Not applicable

K. **Adjacent and Surrounding Zoning:** Controlled Development Areas (W-2); Two Family Dwellings (R-2-8,000); Scenic Highway Commercial (C-P-S)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW 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.

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

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

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

Signature

October 23, 2015

Date

Jay Olivas, Project Planner
Printed Name

For Steve Weiss, AICP, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

- a) The project site is located adjacent to Dillon Road and Aurora Road which are not designated as scenic highway corridors. Therefore, there would be no impact.
- b) The proposed conditional use permit for existing Vacation Recreational Vehicle (RV) park will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project includes a block wall with multiple use trail along Dillon Road and existing RV Park improvements such as desert landscaping. Similar desert related landscaping and hardscape improvements are on nearby land containing existing Mobile Home and RV Parks. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

- a) The project site is not located within 42 miles of the Mt. Palomar Observatory and would not interfere with the Observatory. The project would not be required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

☐ ☐ ☒ ☐

b) Expose residential property to unacceptable light levels?

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The project consists of approximately 30 years of use of an existing Vacation RV park with existing light sources that are shielded and hooded. Existing sources of light are not anticipated to reach a significant level due to the size and scope of the project on approximately 20 acres. Additionally, any future lighting is conditioned to be shielded and hooded thereby reducing any lighting impacts (Condition of Approval (COA) 10.Planning.3 – Lighting Hooded/Directed). Impacts would be less than significant.
- b) Surrounding land uses include existing mobile home parks, vacant land. The amount of existing light is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All lighting shall be shielded and hooded and will not be directed toward any residential properties. Outdoor lighting impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

☐ ☐ ☐ ☒

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<hr/> within a Riverside County Agricultural Preserve?				
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials

Findings of Fact:

a-d) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is not designated as farmland of prime or unique farmland or farmland of statewide or "local importance", it is designated "other lands" and "urban-built up land". The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project does not involve changes to the existing environment that could result in conversion of Farmland to non-agricultural use. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designations, and maximum population estimates of approximately 500 persons which is seldom reached with 287 RV spaces, and the Vacation RV Park is not fully occupied during summer season and other times of the year based on aerial photos and applicant comments.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are considered less than significant.

- b) Minor air quality impacts would occur during Recreational Vehicle (RV) Park operations and the majority would come from vehicle trips based on a maximum of 287 RV's at the project site at any given time which maximum capacity of the RV park is seldom reached according to aerial photos at different times of the year and applicant comments. Vehicle trips and the air quality emissions that are associated with them are anticipated to be less than significant due to the fact that the project is located within an existing RV park development, and it is reasonable to assume that RV park residents would remain up to 30 consecutive days or not exceed 120 days in one calendar year as a Vacation RV park limiting potential air quality impacts with limited RV use during length of stay. Additionally, the RV park is limited to approximately 57 guest parking spaces. Autos and RV's typically comply with smog standards and can remain stationary or limited driving use for 30 consecutive days or not exceed 120 days in one calendar year further limiting impacts to air quality. Due to relatively size of project at 20 acres with recreational facilities involving no vehicle use such as tennis and miniature golf, and existing RV parking which can be stationary for extended periods and mature landscaping, air quality impacts would be minor both on a project and cumulative level. Therefore, impacts would be less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Due to relatively size of project at 20 acres with associated RV parking, recreational facilities with no vehicle use, and mature landscaping, air quality impacts would be minor both on a project and cumulative level. Therefore, less than significant impacts are expected.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include mobile home parks and RV parks with vacant land; and is not expected to generate substantial point-source emissions due to limited size of project. The project will not include major transportation facilities or generate significant odors. Therefore, impacts are less than significant.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project will not create objectionable odors affecting a substantial number of people due to residential nature of the RV units and existing sanitary facilities maintained and with current environmental health related permits on the project site. Therefore, no impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a-g) The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported. The land is previously disturbed with prior grading and paving as an existing RV park. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Community Plan, or other approved local, regional, or state conservation plan. No species of concern have been previously reported on-site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials;

Findings of Fact:

a) Site disturbance has already occurred with the pre-graded RV Park. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot based on surveys completed for the above project. Notification letters

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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regarding Assembly Bill (AB 52) were sent out to the Agua Caliente Band of Cahuilla Indians and Soboba Band of Luisano Indians on 7/27/2015. The Agua Caliente Band of Cahuilla Indians received it on 7/31/2015 and they sent a response on 8/25/2015 stating no concerns. No response was received by the Soboba Band of Luisano Indians as of this writing. Therefore, the project will not alter or destroy any known archaeological site and there will be no impact.

b) The proposed project is not expected to impact archaeological resources. If, however, during any further ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 10.Planning.14 – Unanticipated Resources). No impacts are expected.

c) There may be a possibility that any ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. No impacts are anticipated.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

e) Project would not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to GIS database, this site has been mapped as having a Low Potential for paleontological resources. Due to low potential, no paleontological report has been required. No grading is anticipated with the project. If any future grading occurs and fossil remains be encountered, the County Paleontologist shall be notified, the applicant shall retain a qualified paleontologist. No impacts are anticipated (COA 10.Planning.20—Low Paleo).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located within a fault or special studies zone. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impacts are expected.

b) In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) According to the County Geologist, the potential for liquefaction is moderate at this site and the potential for seismically induced liquefaction is unlikely. Compliance with building codes within the existing RV park address any potential liquefaction concerns. No geologist conditions have been recommended regarding liquefaction. No impacts are expected.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

- a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. Existing building code compliance within existing RV park would lessen impacts to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

- a) According to the County Geologist, landslides are not a potential hazard to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

- a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that subsidence in the area will not cause any differential settlement or cracking to the existing building foundations. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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Source: Project Application Materials, County Geologist review

a) According to the County Geologist, tsunamis and seiching are not potential hazards to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

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Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) The project proposes contains relatively flat topography on existing graded and paved RV park site. The proposed project will not substantially alter ground surface relief features. Therefore, there is no impact.

b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.

c) No infiltration lines will be disturbed as a result of the project. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

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b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

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c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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systems where sewers are not available for the disposal of waste water?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

- a) The project will not result in substantial soil erosion or loss of top soil due to existing building improvements, paving, landscaping. No impacts are expected.
- b) The expansion potential of the onsite soils is considered low and no impacts are expected.
- c) The project site does not propose septic systems or alternative waste water disposal. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Therefore, there would be no impact.
- b) The proposed project is not anticipated to increase water erosion due to existing site improvements, including existing on-site retention and transportation related improvements. The project accepts and properly disposes of all off-site drainage flowing onto or through the site. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The project site lies within a high to moderate wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blow sand because of existing site improvements and landscaping. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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Source: Project application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small-scale existing development that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The 287 RV spaces would not exceed 900-ton threshold since the site is rarely fully occupied and is mostly vacant for large portions of year such as during summer and shoulder seasons including late spring and early fall. There would be less than significant GHG emissions with 287 RV's as compared to a 70-unit apartment complex that is a more permanently occupied building creating greater GHG impacts on permanent basis. The contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaning agents to be used within existing RV units. Any hazardous material would be with the RV unit itself. The RV park itself operationally, would not have any substantial amounts of hazardous materials that would be used, transported, or disposed. Therefore, less than significant impacts are expected.
- The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.
- The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) There are no existing or proposed schools within 1000 feet the project site. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is no impact.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

a) The project site is not located within an Airport Influence Area and the project will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.

b) The project site is not located within the vicinity of a private airport and will not require review by the Airport Land Use Commission. Therefore, there is no impact.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located in a high fire area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

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

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

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

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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

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g) Otherwise substantially degrade water quality?

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h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

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Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The topography of the area consists of improved desert land and is affected by sheet flow type runoff from the east. The project is not anticipated to substantially alter the existing drainage patterns of the project site due to existing improvements. The County Flood District had no objections to existing RV park being re-permitted by CUP or recommendations for any additional flood improvements (COA 10.Flood.1). Therefore, the impact is considered less than significant.
- b) The proposed project as an existing Vacation RV Park proposed to be renewed with new CUP will not violate any water quality standards or waste discharge requirements due to existing site improvements such as adjoining ROW improvements, landscape planters and catchment areas which minimize urban runoff. Less than significant impacts are anticipated.
- c) Existing water service is provided by the Coachella Valley Water District based on transmittal dated February 2, 2015. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted) due to temporary and transient occupancy of vacation RV's which do not remain permanently (30 consecutive days or 120 days in one calendar year) which reduce domestic water usage levels overall as opposed to permanent residential units. Therefore, there is less than significant impact.
- d) The project has the potential to contribute to minor polluted runoff water since RV project has been in existence for approximately 30 years. However, the project will not exceed the capacity of existing or planned storm water drainage systems in that the project provides for adequate drainage facilities such as adjoining ROW improvements, catchment areas and landscape planters. Therefore, the impact is considered less than significant.
- e) The proposed project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact.
- f) The project does not contain an existing structure within a FEMA 100-year flood hazard area which would impede or redirect flood flows, therefore there is no impact.
- g) The proposed project is not anticipated to substantially degrade water quality due to existing catchment areas and landscape planters within the overall RV park. Therefore, impacts are less than significant.
- h) The site has existing drainage infrastructure. Therefore, the proposed project does not include the construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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26. Floodplains

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

NA - Not Applicable ☒

U - Generally Unsuitable ☐

R - Restricted ☐

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

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

- a) The site is affected by sheet flow type runoff from the east but the project will not substantially alter the existing drainage pattern for the area. The project is not anticipated to substantially alter the existing drainage patterns of the project site due to existing improvements. The County Flood District had no objections to existing RV park being re-permitted by CUP or recommendations for any additional flood improvements (COA 10.Flood.1). Therefore, impacts are considered less than significant.
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to existing drainage improvements. Therefore, the impact is considered less than significant.
- c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam due to existing drainage improvements. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. There are no existing levees or dams in the area. Therefore, no impacts are anticipated.
- d) The proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project				
27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials

Source: GIS database, Project Application Materials

Findings of Fact:

- a) The project as a proposed Vacation RV park consists of 287 existing RV spaces with recreational uses and accessory buildings such as a clubhouse with pool. The subject land is located within an existing area containing similar development such as Mobile Home Parks. The project is consistent with the subject land since the land is designated High Density Residential (HDR), and RV Park uses are allowed within these designations. Impacts would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.
- b) The project is not located within the Sphere of Influence of any City but was presented to the Desert Edge Community Council for informational purposes. Any impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

a-b) The project will be conditionally consistent with the site's existing zoning of Controlled Development Areas (W-2) due to recreational vehicle park land use, which is specifically listed and is supported use with an approved conditional use permit. The project is surrounded by properties which

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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are zoned Controlled Development Areas (W-2), Two Family Dwellings (R-2-8,000), and Scenic Highway Commercial (C-P-S). The project buffers adjacent zones with existing perimeter treatment, hooded lighting, and desert landscaping. The proposed project complies with vacation RV park standards as outlined in Section 19.98 of Zoning Ordinance No. 348. Therefore, impacts would be less than significant.

c-d) The proposal for a 287 space Vacation RV Park will be conditionally compatible with existing and surrounding land uses including mobile homes and vacant land due to existing site improvements. Therefore, impacts would be less than significant.

e) The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

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d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) Surrounding the project site are commercial and industrial buildings, residences, and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

- a) The project site is not located within two miles of a public airport or public use airport that would expose people to airport noise. No impacts are expected.

- b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The proposed project is not located in the immediate vicinity of any railroads. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is not located within immediate vicinity of a highway, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database

Findings of Fact: The proposed project is not affected by other noise.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

- a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The RV Park has been in existence for approximately 30 years and prior to that, was previously vacant land with limited noise impacts. Due to the existing RV's at the Vacation RV Park for up to 30 consecutive days or no

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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more than 120 days in one calendar year, the project will not substantially increase ambient noise levels existing without the project since RV's can be stationary for extended period as stated above, and since the site is abuts Dillion Road which contains traffic noise which buffered by an existing six (6) foot high block wall. Therefore, there impacts are less than significant.

- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during activities such as maintenance of existing RV park and landscape maintenance. The project will be consistent with the County Noise Ordinance No. 847 (COA 10.Planning.6-Exterior Noise) which limits noise levels to 45 dB(A) between 10:00 p.m. to 7:00 a.m., therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847(COA 10.Planning.6- Exterior Noise). Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The proposed project will not displace any existing residences due to the residential nature of the project. Therefore, there is no impact.
- b) The proposed project would not create a demand for additional housing due to the nature of the project. Therefore, there is no impact.
- c) The project site will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere due to residential nature of the project.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project would permit a Vacation RV park with 287 RV spaces with approximately 6 park employees and up to maximum of 500 persons. This population will not exceed official regional or local population projections due to temporary occupancy of the RV's that use the project site and have been previously using the site for approximately 30 years.
- f) The project will not induce substantial population growth in an area since the RV park is existing with approximately 6 employees and up to maximum of 500 persons based on current 287 Vacation RV spaces. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

The proposed Vacation RV park with proposed 30-year life would have less than significant impact on the demand for Fire services since the project provides adequate fire access along Dillon Road, interior streets, and includes existing fire protection improvements such as such as a knox box/padlock (COA 90.FIRE.4). The project is served by an existing county fire station approximately 3 miles to the east along Dillon Road. Therefore, impacts are considered less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause additional construction that would result in any significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Due to its size of approximately 20 acres which RV Park has existed for approximately 30 years, and is proposed for 30 more years at same project site with no physical expansion and maintaining the 287 RV spaces at same law enforcement service level, the proposed project will create a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Palm Springs School District correspondence, GIS database

The Palm Springs Unified School District provides public education services for the project area. The applicant of this project may be conditioned to pay the school impact fees as set by State Law. Fees are required to be paid prior to issuance of any future building permits (if any). Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create an incremental demand for library services since the RV park proposed to be permitted for 30 more years will not alter the number of existing RV spaces which will remain at 287 spaces. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The use of the proposed project area would not cause a significant impact on health services since the RV park proposed to be permitted for 30 more years is not changing the number of existing RV spaces which will remain at 287 spaces serving similar population numbers as previously served. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐ ☐ ☐ ☒

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- The scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment since the land is part of a previously established RV park, with existing recreational facilities such as tennis courts and miniature golf course, proposed to be permitted with new CUP. Therefore, there is no impact.
- Due to the relatively small size of the project with existing amenities at the RV park, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- The project is not subject to Quimby fees at this time since no subdivision is proposed. Thus, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The General Plan does identify a Class I Bikeway/Regional Trail in this area in conjunction with the Desert Edge Design Guidelines. Impacts are expected to be less than significant due to existing 10 foot wide multiple use trail along Dillon Road that has been previously established that can accommodate pedestrian and bike traffic.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project may slightly increase vehicular traffic on the surrounding streets including Dillon Road which is within a semi-rural area due to continued vehicular traffic along Dillon Road and Aurora Road which access the project site. However, the Transportation Department did not require a traffic study since project is below peak hour trips and due to existing improvements along Dillon Road including existing right-of-way dedication (64 foot half width) and multiple-use trail improvements (COA 20.Trans.2 - Improvements). Aurora Road is partially improved and paved with asphalt (60 foot right-of-way). The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system in that the 57 guest parking spaces and one (1) automobile parking space per each RV space with 287 total RV spaces will accommodate vehicles on the project site. Nor will the project conflict with any County policy regarding mass transit. TUMF mitigation fees shall be required (COA 80.Trans.3 - TUMF) prior to any future building permits. Impacts are considered less than significant.

b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Project parking consists of a minimum of 57 guest parking spaces and one (1) automobile parking space per RV space with 287 total RV spaces. The project will not conflict with an applicable congestion management plan.

c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) The project will not cause a slight increase in the population of the area which is a transient population and mostly vacant during summer, creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance due to continuing traffic and use of the road system. Therefore, there is a less than significant impact.

g) It is not anticipated that there will be a substantial effect upon circulation from construction since there is no new proposed construction within the RV Park. No impacts are anticipated.

h) The proposed project will not result in inadequate emergency access or access to nearby uses in that secondary emergency access is provided along Aurora Road (COA 90.Fire.2 – Access/Egress). Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The General Plan does identify a Class I Bikeway/Regional Trail. An existing 10 foot wide multiple use trail within Dillon Road right-of-way allows for bike trips adjacent to the Desert Pools RV Park. Impacts are less than significant since the multiple use trail can accommodate the bike trips for this area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Coachella Valley Water District transmittal February 2, 2015 and Department of Environmental Health Review

a) The proposed project is served by the Coachella Valley Water District (CVWD) and would not result in the construction of new water treatment facilities or expansion of existing facilities as the result of existing RV park since water service has been previously initiated by CVWD and is on-going, and no new additional water utility construction is proposed for the existing 287 RV park spaces to be permitted with new CUP. Impacts would be less than significant.

b) The proposed project will be served by the Coachella Valley Water District. Based on review by CVWD and transmittal dated February 2, 2015, it is anticipated that the project will have sufficient water supplies available for the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed project would not result in the construction of new waste water treatment facilities or expansion of existing facilities as the result of continued use of the existing RV Park for the next 30 years and no sewer expansion is needed to continue to serve the same number of people as before. The project relies on approximately 43 existing septic systems which have been tested with clearance by Environmental Health Department. These septic systems were certified by a C-42 contractor. In addition, this RV park is enrolled in the Colorado River Basin Water Board Waste Discharge Requirements (WDR). The WDID number is 7A331024011. Therefore, impacts would be less than significant.
- b) The proposed project, based on existing septic systems within the existing RV park, is very likely to have adequate wastewater treatment capacity to serve the existing project site. Therefore, it is not anticipated the project will result in service that has inadequate capacity to serve the project's projected demand. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐
☐
☒
☐

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

☐
☐
☒
☐

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

a-b) The project will not generate significant amounts of waste. As of this writing, no comments have been received based on transmittal to Dept. of Waste Resources. The project will be served by local waste hauler Burrtec and Riverside County Waste Management Department and shall be required to submit a Waste Recycling Plan (WRP) and compliance with AB 341. Due to relatively small size of project, the project would generate less than significant amounts of solid waste to be disposed. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. Therefore, impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. Since no new construction is anticipated, and because the same number of people will be served with the same utility capacity for 30 additional years, as result of the permitting of a previously expired CUP for an existing RV Park, impacts would be less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project will not project conflict with any adopted energy conservation plans. There are no current adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable since the site is surrounded by similar related development such as existing mobile home parks, vacant land, and scattered one-family dwellings, and would largely serve recreational vehicles who already visit this area since the site contains existing built RV Park proposed to be permitted with new CUP.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, project application

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: CUP's 1953 & 2680

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
77588 El Duna Ct
Palm Desert, CA 92211

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 10/26/2015 10:43 AM
EA CUP 3716 Final

12/15/15
15:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03716

Parcel: 654-190-034

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby is for a "Vacation Recreational Vehicle Park" under Section 19.98 of Zoning Ordinance No. 348 containing 287 existing Recreational Vehicle (RV) spaces on an approximate 20 acre site with typical RV space sizes of 26 feet x 72 feet and 28 feet x 50 feet. Additionally, project site contains an existing approximate 10,000 square foot clubhouse building with separate outdoor pool, 3,000 square foot Welcome Center building with adjacent playground, 3,000 square foot manager's residence, 1,800 square foot combined laundry/restroom building, RV storage area, tennis courts, shuffle board, and miniature golf course. The Conditional Use Permit (CUP) proposes a 30-year life of permit expiring in 2045. The RV Park was legally built previously but now has expired CUP which proposed CUP 3716 would correct. No new construction is proposed within the existing RV Park.

As a Vacation Recreational Vehicle Park, no occupancy shall exceed 30 consecutive days or 120 days in one calendar year.

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 or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action,

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.)

RECOMMND

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.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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. 3716 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A (site plan), Amended No. 1 dated October 21, 2015 by Carr & Associates and Exhibits S-1 through S-6 (site photos with existing on-site signage) dated December 30, 2014.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GIN VARY INTRO

RECOMMND

Conditional Use Permit No. 03716 is a permit for an existing RV Park with 287 existing RV spaces and the previous conditional use permits CUP01953 and CUP02680 for the site are expired.

No new grading is proposed with this permit, the Grading Division does not object to this proposal with the following included condition of approval.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - ENV. HEALTH PERMITS

RECOMMND

Maintain all applicable Environmental Health permits for RV park, swimming pool, and food facility.

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FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

CUP 3716 is a permit for an existing RV Park with 287 existing RV spaces on a 20 acre parcel in Western Coachella Valley area. The site is located south of Dillon Road, north of Aurora Road, and west of Langlois Road.

The site is impacted by a sheet flow type runoff from east.

This site had a previous CUP 1953 and CUP 2680 that are expired. Since no new improvements are proposed with this permit, the District has no objection to the proposal.

PLANNING DEPARTMENT

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

RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW

RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED

RECOMMND

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

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10.PLANNING. 4 USE - LAND DIVISION REQUIRED

RECOMMND

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

10.PLANNING. 5 USE - LIMIT ON SIGNAGE

RECOMMND

Signage for this project shall be limited to the existing freestanding and 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.

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. 8 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. 9 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.

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - 90 DAYS TO PROTEST

RECOMMND

The project applicant 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 the project.

10.PLANNING. 11 USE - SITE MAINTENANCE

RECOMMND

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

10.PLANNING. 13 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 14 USE - UNANTICIPATED RESOURCES

RECOMMND

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