

12/15/15
15:16

Riverside County LMS
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03716

Parcel: 654-190-034

10. GENERAL CONDITIONS

10.PLANNING. 14

USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

project:

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

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

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

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

10.PLANNING. 16

USE - MAINTAIN IMPROVEMENTS

RECOMMND

The permit holder shall maintain all site improvements as depicted on the APPROVED EXHIBIT A, including but not necessarily limited to, parking spaces, landscaping, fences, and drainage control facilities, throughout the life of this permit as directed by the Planning Director and the Director of Building and Safety.

10.PLANNING. 17

USE - DIRECTIONAL SIGNS

RECOMMND

Directional signs shall not exceed three (3) feet in height and six (6) square feet in surface area.

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ADDITIONAL USE PERMIT Case #: CUP03716

Parcel: 654-190-034

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - LOW PALEO (cont.)

RECOMMND

corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 23 USE - BUSINESS LICENSING

RECOMMND

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

10.PLANNING. 24 USE - MAINTAIN FLOOD FACILITY

RECOMMND

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

10.PLANNING. 25 USE - OCCUPANCY LIMITS

RECOMMND

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

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ADDITIONAL USE PERMIT Case #: CUP03716

Parcel: 654-190-034

10. GENERAL CONDITIONS

10.PLANNING. 26 USE - ACCESSORY STRUCTURES

RECOMMND

Patio covers shall be located and constructed and be maintained by the RV park owner subject to compliance with zoning standards and California Building Code.

RV awnings shall be supported off the individual recreational vehicle, shall remain attached to the recreational vehicle at all times, and shall not be connected to any permanent structures.

The occupied area of the recreational vehicle lot shall not exceed 75 percent of the lot area.

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE

RECOMMND

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

10.TRANS. 9 USE - STD INTRO (ORD 461)

RECOMMND

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

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

RECOMMND

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

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Riverside County LMS
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CONDITIONAL USE PERMIT Case #: CUP03716

Parcel: 654-190-034

10. GENERAL CONDITIONS

10.TRANS. 10 USE - ASSESS/BENEFIT DIST 1 (cont.) RECOMMND

the benefit district.

10.TRANS. 11 USE - ENCROACHMENT PERMIT RECOMMND

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

20. PRIOR TO A CERTAIN DATE

BS GRADE DEPARTMENT

20.BS GRADE. 1 USE - BUSINESS REGISTRATION RECOMMND

Within 60 days of receiving final approval of Conditional
Use Permit No. 03716, the applicant/owner shall register
the business with the Department of Building and Safety
Business Registration Division. Any person or entity that
owns or operates a commercial and or industrial facility
shall register such facility for annual inspections.

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 3716 shall terminate
on July 1, 2045. This permit shall thereafter be null and
void and of no effect whatsoever.

TRANS DEPARTMENT

20.TRANS. 1 USE - R-O-W DEDICATION MET

Prior to receive and file of Board of Supervisors,
sufficient public street right-of-way along Dillon Road
shall be conveyed for public use to provide for a 64-foot
half-width right-of-way (additional 9-feet of dedication
currently 55-feet half-width).

20.TRANS. 2 USE - IMPROVEMENTS MET

Prior to receive and file of Board of Supervisors, Aurora
Road along project boundary is a paved County maintained
road designated as a Local Street and shall be improved
with DG trail/walkway behind the existing curb within the
existing right-of-way and match up asphalt concrete paving;

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 2 USE - IMPROVEMENTS (cont.) MET

reconstruction; or resurfacing of existing paving as determined by the Transportation Department and Desert Edge Community Design Guidelines, as approved by the Transportation Department.

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Transportation Department for review and approval.

80. PRIOR TO BLDG PRMT ISSUANCE

PARKS DEPARTMENT

80.PARKS. 1 USE - DESERT EDGE DESIGN TRAIL RECOMMND

Prior to building permit issuance, the applicant shall offer the County of Riverside Parks & Open-Space District a dedication of an easement for one-sided multi-purpose trail (on the south side of Dillon Road), as specified in the Desert Edge Design Guidelines. Trail improvements are not required at this time, however these multi-use trails will be a part of the streetscape of important roads in the community, as shown within the Design Guidelines. They will be placed on the south side of Dillon Road and serve in lieu of sidewalks for pedestrians, provide bike paths for mountain bikes, equestrians, and golf carts.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 2 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3

USE - TUMF

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1

USE-#45-FIRE LANES

INEFFECT

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

90.FIRE. 2

USE-ACCESS/EGRESS

INEFFECT

Fire apparatus access road and driveways shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at www.rvcfire.org). Access lanes will not have an up or downgrade of more than 15%. Access lanes will be designed to withstand the weight of 80 thousand pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.

Blue dot retro-reflectors pavement markers on private, public streets and driveways to indicated location of the fire hydrant shall be per Standard 06-05.

Roadways may not exceed 1320 feet without secondary access. This access may be restricted to emergency vehicles only however, public egress must be unrestricted.

COMMERICAL USE: Approved fire apparatus access road shall be provided for every facility, building or portion of a building shall extend to within 150 feet of all portions of the facility an all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provision for the

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-ACCESS/EGRESS (cont.) INEFFECT

turnaround capabilities of fire apparatus. See Fire Department Standard for turnout and turnarounds.

90.FIRE. 3 USE*-#77-FIRE HYDRANTS MET

Existing hydrants (6"x4"x2-2 1/2") will need a fire flow certification of testing (showing the gpm on all hydrants to the Fire Deptment).

90.FIRE. 4 PC-#89-KNOX BOX/PADLOCK INEFFECT

KNOX BOX/PADLOCK-key storage cabinet shall be installed on the outside of the building. (contact fire department for guideline handout)
The following information and item(s) (master key, etc.) shall be placed inside the knox box/padlock.

90.FIRE. 5 PC-#014-DISPLAY ADDRESS INEFFECT

Display street numbers in a prominent location on the address side of building(s) and rear access if applicable. Numbers and letters shall be a minimum of 12" in height for building(s) up to 25' in height, and 24" in height for building(s) exceeding 25' in height.

In strip centers, a minimum of 6" lettering in height shall be posted with business name and suite number on back doors as well as the front. In complexes with alpha designations, letter size must match numbers. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours. (all lettering shall be to Architectual Standards)

90.FIRE. 6 FINAL INSPECTION INEFFECT

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

Indio Office (760)863-8886

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 57 guest parking spaces shall be maintained as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be maintained with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 2 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of three (3) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 4 USE - WALL & FENCE LOCATIONS

RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Peter Nelson, Vice President - Div. 4
G. Patrick O'Dowd - Div. 1
Ed Pack - Div. 2
Cástulo R. Estrada - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Best Best & Krieger LLP, Attorneys

February 2, 2015

File: 0163.1
0421.1
0721.1
1150.011
Geo. 030511-3
PZ 15-6072

Jay Olivas
Riverside County Planning Department
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: CUP No. 3716 – EA42756, APN No. 654-190-034; 654-190-035

This area is not within the boundaries of the stormwater unit of the Coachella Valley Water District (CVWD). Please contact Riverside County Flood Control for applicable requirements.

The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.


February 2, 2015

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

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

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Carrie Oliphant
Engineering Manager

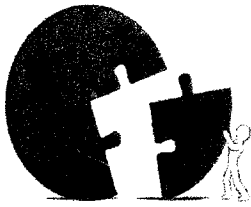
cc: Majeed Farshad
Riverside County Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

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

Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Desert Pools RV Resort
70-405 Dillon Road
Desert Hot Springs, CA 92241

SL: k\Eng\Dev Srvs\2015\Jan\CUP 3716



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 27, 2015

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03716)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Western Coachella Valley area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3716 – EA42756 – Applicant: Desert Pools RV Resort - Representative: Trish McConnell – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: High Density Residential (8-14 D.U./Ac.) and Rural Residential (5 Acre Minimum) – Location: South of Dillon Road, North of Aurora Road, West of Langlois Road at 70405 Dillon Road – 26.22 Acres – Zoning: Controlled Development Areas (W-2) - REQUEST: Conditional Use Permit for existing RV Park currently proposed as a "Vacation RV Park" under Section 19.98 of Zoning Ordinance No. 348 containing 287 existing RV spaces and typical RV space sizes of 26x72 and 28x50. Additionally, project site contains existing clubhouse, pool, welcome center, tennis courts, shuffle board, miniature golf course, and RV storage area. The project area includes adjacent APN 654-190-035 which is not proposed for any development at this time. Previous CUP's 1953 and 2680 have expired for this property. APN's 654-190-034; 654-190-035

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

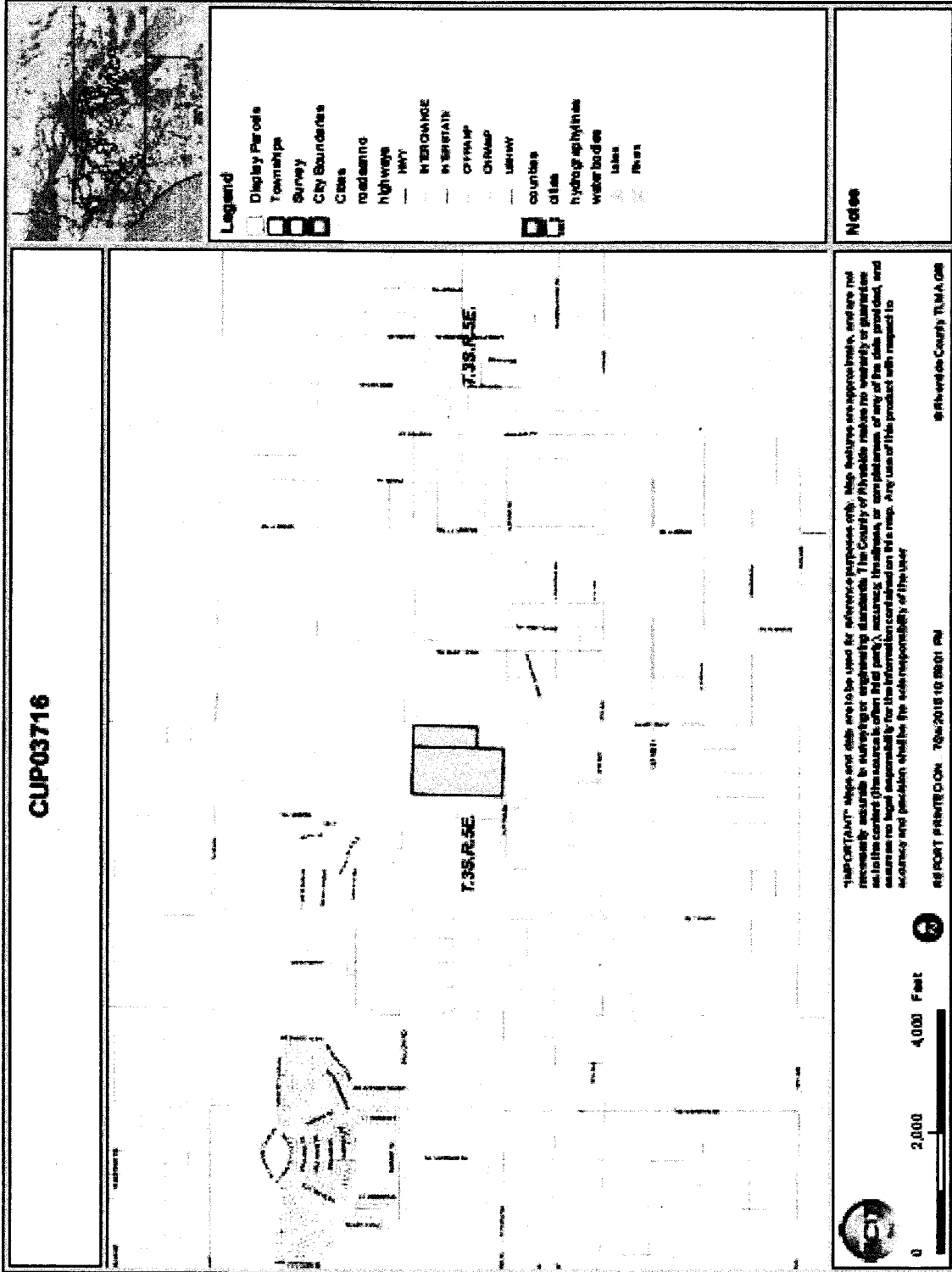
email cc: Jay Olivas, Project Planner; jolivas@rctlma.org

Attachment: Project Vicinity Map

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

CUP03716



- Legend**
- Display Parcels
 - Townships
 - Survey
 - City Boundaries
 - Cities
 - roads
 - highways
 - interchange
 - highways
 - county
 - cities
 - hydrography
 - water bodies
 - lakes
 - rivers

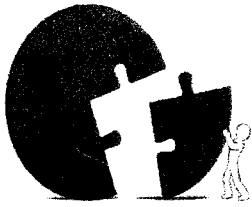
NOTES

IMPORTANT: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Humboldt makes no warranty or guarantee as to the accuracy of the data or the accuracy of the information contained on this map. Any use of the product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PREPARED ON 7/24/2018 10:00:01 AM

9/24/2018 by County TUMA GIS





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 27, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03716)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Western Coachella Valley area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

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Sincerely,

PLANNING DEPARTMENT

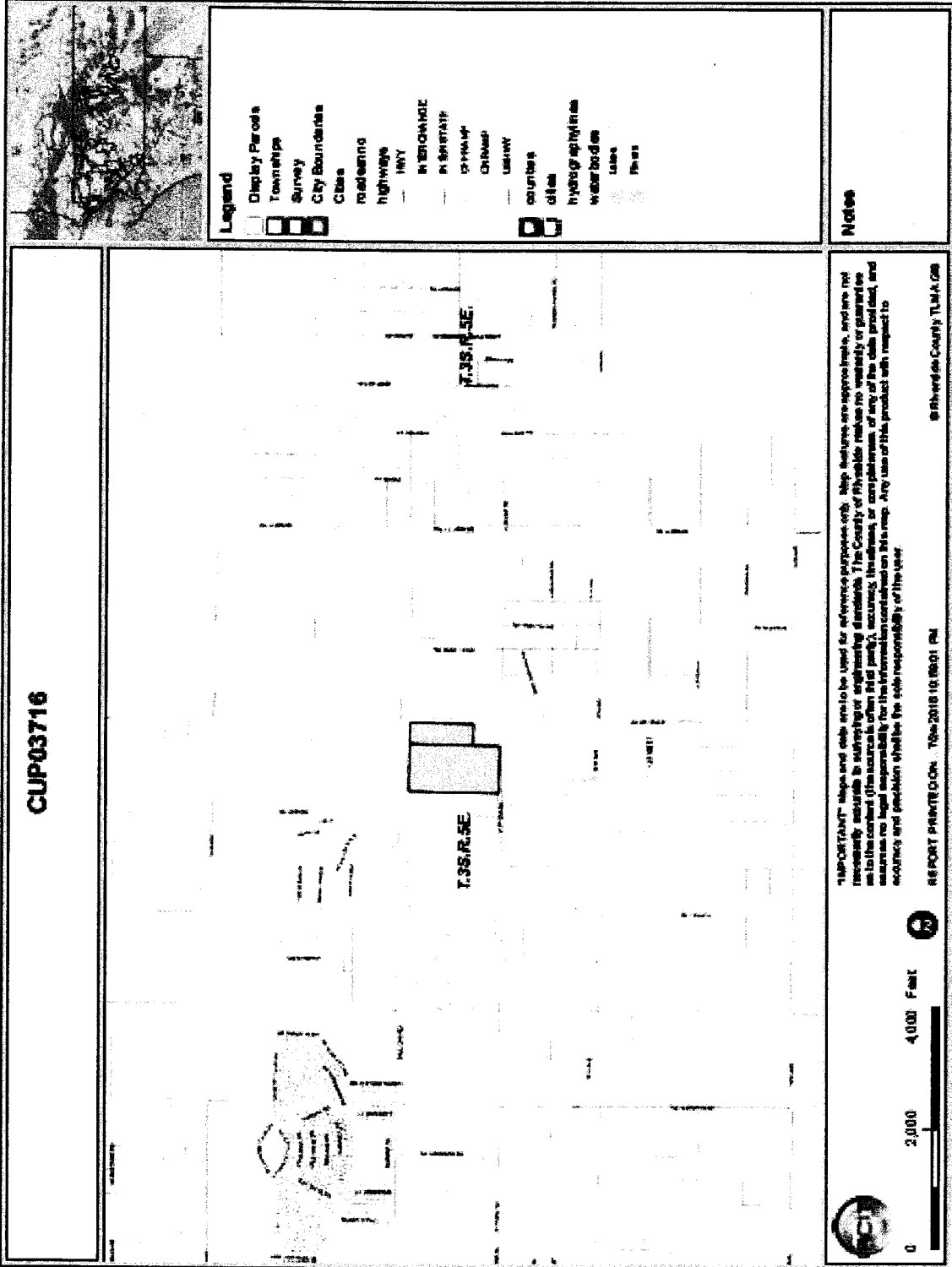
Heather Thomson
Archaeologist

email cc: Jay Olivas, Project Planner; jolivas@rctlma.org

Attachment: Project Vicinity Map

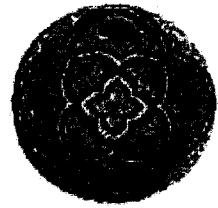
Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040



AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



August 25, 2015

03-006-2015-107

[VIA EMAIL TO: Hthomson@rcthma.org]

Riverside County

Ms. Heather Thomson

4080 Lemon Street, 12th Floor, P.O. Box 1409

Riverside, CA 92502-1409

Re: AB-52, CUP03716

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the CUP03716 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). Since this action does not have the potential to impact cultural resources, we have no concerns at this time. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at keskew@aguacaliente.net.

Cordially,

Katie Eskew
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

1550°

CUP 1953 + CUP 2680



Caralyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Existing "as is" membership RV Park

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP03716 DATE SUBMITTED: 12/29/14

APPLICATION INFORMATION

Applicant's Name: Desert Pools RV + Resort LLC - Trish McConnell E-Mail: _____

Mailing Address: PO Box 1923
Indio CA 92202
City State ZIP

Daytime Phone No: (760) 485-0262 Fax No: (760) 347-8486

Engineer/Representative's Name: Richard Carr E-Mail: _____

Mailing Address: 7913 Sechart Court
Bakersfield CA 93309
City State ZIP

Daytime Phone No: (661) 858-7088 Fax No: ()

Property Owner's Name: Jerry Holly - Desert Pools RV + Resort LLC E-Mail: _____

Mailing Address: 1980 Post Oak Boulevard #1500
Houston TX 77056
City State ZIP

Daytime Phone No: (760) 485-0262 Fax No: (760) 347-8486

Riverside Office • 4060 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Dura Court, Suite H
Palm Desert, California 92211
(760) 883-8277 • Fax (760) 883-7555

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Trish McConnell - Manager [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Jerry Holly
PRINTED NAME OF PROPERTY OWNER(S)

Donna Holly Member
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 654-190-034 | 654-190-035
Section: 11 Township: 3 South Range: 5 East

APPLICATION FOR LAND USE PROJECTApproximate Gross Acreage: 26.22General location (nearby or cross streets): North of Aurora Road, South of Dillon Road, East of _____, West of _____

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

Purchased "as is" in built "as is" condition.
VACATION RV PARK with 287 SPACES
ALONG WITH CLUBHOUSE, POOL + JACUZZI, WELCOME
RV Storage, Tennis Ct, SHUFFLE BOARD, COTTON
 Related cases filed in conjunction with this application: MINIATURE GOLF COURSE
CUP 1953 expired and CUP 2680 expired

Is there a previous application filed on the same site: Yes ☒ No ☐If yes, provide Case No(s). CUP 1953 and CUP 2680 (Parcel Map, Zone Change, etc.)E.A. No. (if known) unknown E.I.R. No. (if applicable): N/AHave any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☒

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

Is water service available at the project site: Yes ☒ No ☐

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

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☒Is sewer service available at the site? Yes ☐ No ☒ existing septic tank system

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

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒ existing grading on all sites as built

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A Property purchased in "as is" Condition as built.

12/29/14
C/MAPPLICATION FOR LAND USE PROJECTEstimated amount of fill = cubic yards Purchased in "as is" condition as builtDoes the project need to import or export dirt? Yes ☐ No ☒Import _____ Export _____ Neither Purchased "as is" as built

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

Purchased "as is" as built condition

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

Purchased "as is" as built conditionHow many anticipated truckloads? N/A Purchased "as is" as built condition truck loads.What is the square footage of useable pad area? (area excluding all slopes) Purchased "as is" as built condition sq. ft.Is the project located within 6 1/2 miles of March Air Reserve Base? Yes ☐ No ☒If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21088 of the Public Resources Code, and within an urbanized area as defined by Section 65044 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes ☐ No ☒Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes ☐ No ☒Does the project area exceed one acre in area? Yes ☒ No ☐ Purchased "as is" as built conditionIs the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?☐ Santa Ana River☐ Santa Margarita River☐ Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

N/A

APPLICATION FOR LAND USE PROJECTHAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

☒ The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Purchased "as is" condition as built.

☒ The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list. Purchased "as is" condition as built.

Name of Applicant: Trish McConnell, Manager, Desert Pools RV Resort LLC

Address: Po Box 1923, Indio, CA 92202

Phone number: 760.485.0262

Address of site (street name and number if available, and ZIP Code): 70405 Dillon Rd, Desert Hot Springs, CA 92241

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 654-190-034 / 654-190-035 / 654-190-036

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number: None

Date of list: None

Applicant (1) Trish McConnell - Manager

Date 10/31/14

Applicant (2) _____

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65950.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.


Yes ☐ No ☒ N/A Purchased "as is" as built condition -
no new construction.

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes ☐ No ☒

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) TRISH McConnell, MA  Date 10/31/14

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region		
Project File No.	old CUP 2680 expired	
Project Name:	Desert Pools RV & Resort LLC	
Project Location:	70405 Dillon Road, Desert Hot Springs, CA 92241	
Project Description:	Membership park purchased "as is" condition as built	
Applicant Contact Information:	Trish McConnell - manager - Tel. 485.0262	
Proposed Project Consists of New Construction on a Previously Disturbed and Undisturbed Parcel Includes: project purchased "as is" condition as built	YES	NO
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7538-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7539-General Automotive Repair Shops, 7536-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beereries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If <u>any</u> question answered "YES" Project requires a project-specific WQMP. N/A		
If <u>all</u> questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.		

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

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

CONDITIONAL USE PERMIT NO. 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 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.

TIME OF HEARING:

9:00 am or as soon as possible thereafter

DECEMBER 2, 2015

RIVERSIDE COUNTY ADMINISTRATIVE CENTER

BOARD CHAMBERS, 1ST FLOOR

4080 LEMON STREET

RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Jay Olivas, at (760) 863-7050 or email jolivas@rctlma.org or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Desert Pools RV & Resort, LLC, a Missouri Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 654-190-034 ("PROPERTY"); and,

WHEREAS, on December 30, 2014, PROPERTY OWNER filed an application for Conditional Use Permit No. 3716 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Desert Pools RV & Resort, LLC
Attn: Jerry Holly
8201 E. 23rd Street
Kansas City, MO 64129

With a copy to:
P.A. Trish McConnell
PO Box 1923
Indio, CA 92202

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. ***Joint and Several Liability.*** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable

for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.


IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

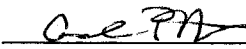
By: 
Steven Weiss
Riverside County Planning Director

Dated: 10/29/15

PROPERTY OWNER:
Desert Pools RV & Resort, LLC, a Missouri Limited Liability Company

By: 
Wayne Reeder
Manager

Dated: 10/19/15

By: 
Amanda Plotner
Manager

Dated: 10/19/15

ACKNOWLEDGMENT

State of Missouri
County of Jackson

On 10/19/2015 before me, Maie I. Orlich
(here insert name and title of the officer)
personally appeared Wayne Reeder

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maie I. Orlich

(Seal)

MAE I. ORLICH
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires May 17, 2017
Commission # 13494776

ACKNOWLEDGMENT

State of Missouri
County of Jackson

On 10-19-2015 before me, Maie I. Orlich
(here insert name and title of the officer)
personally appeared Amanda Plotner

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maie I. Orlich

(Seal)

MAE I. ORLICH
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires May 17, 2017
Commission # 13494776

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 1, 2015,

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

APN (s) or case numbers CUP03716 For

Company or Individual's Name RCIT - GIS,

Distance buffered 1200'

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

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

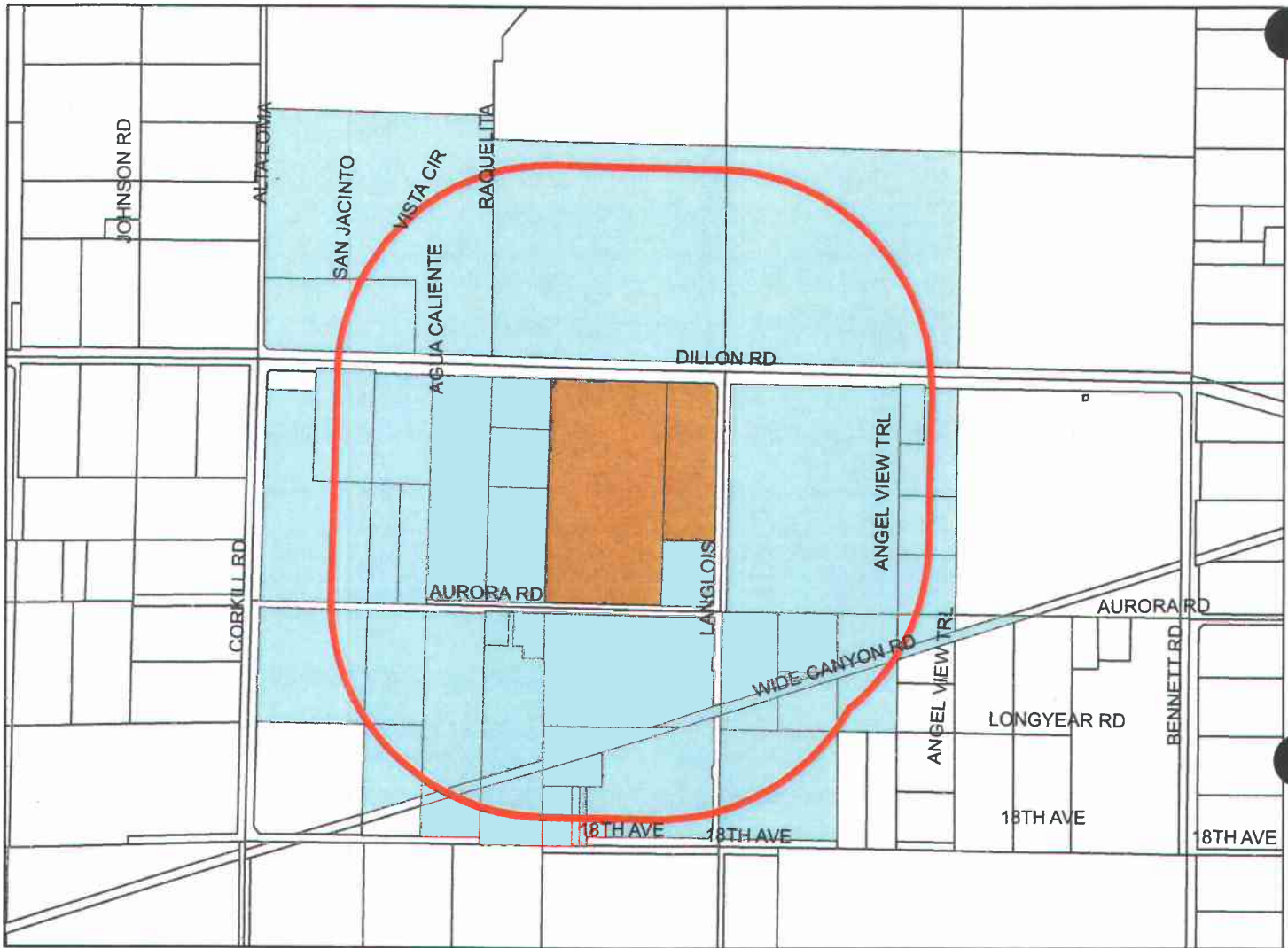
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

CUP03716 (1200 feet buffer)



Selected Parcels

654-190-033	654-180-014	654-180-017	654-180-018	654-220-027	654-190-036	654-200-021	654-220-029	654-230-027	654-230-034
654-230-053	654-230-045	654-220-005	654-190-034	654-210-002	654-220-026	654-210-004	654-190-006	654-190-007	654-190-022
654-200-063	654-200-057	654-200-058	654-200-034	654-200-050	654-200-051	654-210-003	654-190-011	654-190-029	654-190-030
654-180-013	654-190-003	654-190-031	654-210-027	654-200-019	654-200-022	654-200-025	654-200-039	654-210-023	654-230-054
654-200-056	654-200-055	654-230-029	654-230-032	654-230-055	654-220-006	654-230-019	654-230-021	654-200-064	654-190-035
654-210-015									



830 415 0 830 Feet

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

ASMT: 654180018, APN: 654180018
CALIENTE SPRINGS
C/O TIMOTHY MANTHEI
74711 DILLON RD
DESERT HOT SPRINGS CA 92241

ASMT: 654190036, APN: 654190036
CVCWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 654190022, APN: 654190022
DAVID MILANI, ETAL
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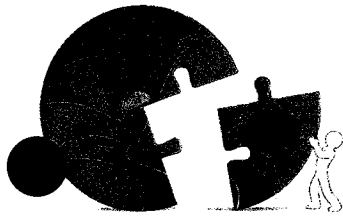
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ASMT: 654220026, APN: 654220026
GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

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

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 77588 El Duna Ct
Palm Desert, California 92211

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

EA42756 CONDITIONAL USE PERMIT NO. 3716

Project Title/Case Numbers

Jay Olivas
County Contact Person

760-863-7050
Phone Number

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

Desert Pools RV Resort
Project Applicant

P.O. Box 1923 Indio, CA 92202
Address

South of Dillon Road, north of Aurora Road, west of Langlois Road at 70405 Dillon Road.
Project Location

Conditional Use Permit for existing RV park proposes "Vacation RV Park" for existing RV spaces along with existing accessory buildings, pool, sports courts, and guest parking with 30 year life of permit.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on December 2, 2015, and has made the following determinations regarding that project:

- The project WILL NOT have a significant effect on the environment.
A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.00 + \$50.00) and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
 4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
 5. A statement of Overriding Considerations WAS NOT adopted for the project.
 6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct. Palm Desert, CA 92211.

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 8/14/2015
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42756

ZCFG06142

FOR COUNTY CLERK'S USE ONLY

Empty box for County Clerk's use only.



NEGATIVE DECLARATION

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * I1402907

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

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

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

Received from: DESERT POOLS RV RESORT

\$2,260.00

paid by: CK 326063

CFG FOR EA42756

paid towards: CFG06142 CALIF FISH & GAME - NEG DECL

at parcel: 70405 DILLON RD DHSP

appl type: CFG1

By

JCMITCHE

Dec 30, 2014 09:58

posting date Dec 30, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 1, 2015,

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

APN (s) or case numbers CUP03716 For

Company or Individual's Name RCIT - GIS,

Distance buffered 1200'

Pursuant to application requirements furnished by the Riverside County Planning Department.

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

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

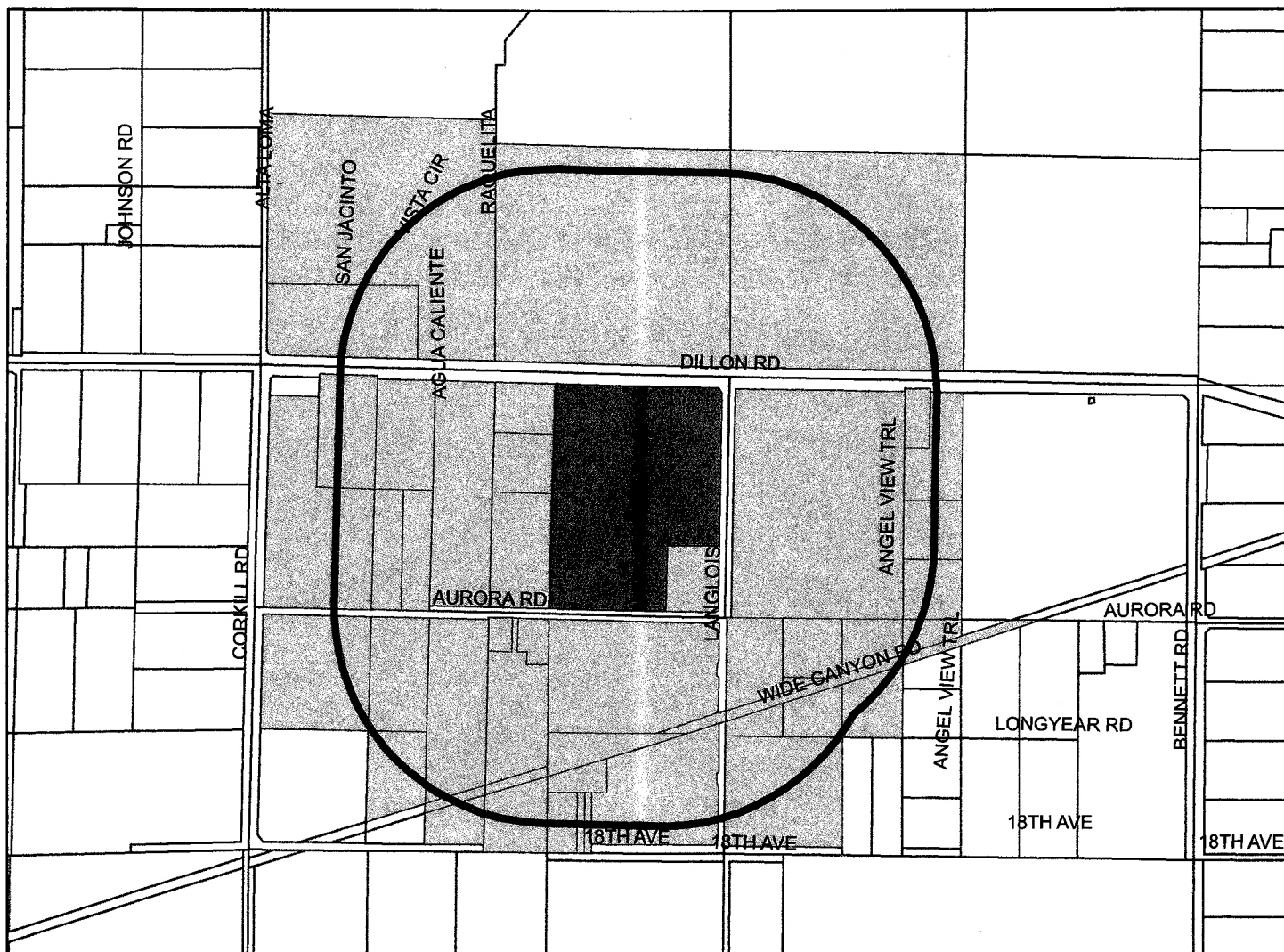
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

CUP03716 (1200 feet buffer)



Selected Parcels

654-190-033	654-180-014	654-180-017	654-180-018	654-220-027	654-190-036	654-200-021	654-220-029	654-230-027	654-230-034
654-230-053	654-230-045	654-220-005	654-190-034	654-210-002	654-220-026	654-210-004	654-190-006	654-190-007	654-190-022
654-200-063	654-200-057	654-200-058	654-200-034	654-200-050	654-200-051	654-210-003	654-190-011	654-190-029	654-190-030
654-180-013	654-190-003	654-190-031	654-210-027	654-200-019	654-200-022	654-200-025	654-200-039	654-210-023	654-230-054
654-200-056	654-200-055	654-230-029	654-230-032	654-230-055	654-220-006	654-230-019	654-230-021	654-200-064	654-190-035
654-210-015									



830 415 0 830 Feet

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

ASMT: 654180018, APN: 654180018
CALIENTE SPRINGS
C/O TIMOTHY MANTHEI
74711 DILLON RD
DESERT HOT SPRINGS CA 92241

ASMT: 654190036, APN: 654190036
CVCWD
P O BOX 1058
COACHELLA CA 92236

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1107 E LINCOLN AVE NO 103
ORANGE CA 92865

ASMT: 473100037, APN: 473100037
IRMA VASQUEZ, ETAL
27930 VISTA SUELTO RD
MORENO VALLEY, CA. 92555

ASMT: 47310002, APN: 47310002
COLLEEN BORDAGES
P O BOX 3327
MISSION VIEJO CA 92690

ASMT: 47310003, APN: 47310003
ZELDA ZUNIGA
P O BOX 35
MENDOCINO CA 95460

ASMT: 47310004, APN: 47310004
WILLIAM BLOOM
28946 BONIFACE DR
MALIBU CA 90265

ASMT: 47310005, APN: 47310005
BERTINA PEREZ
1359 W PHILLIPS BLVD
POMONA CA 91766

ASMT: 47310008, APN: 473110008
THALIA BERUMEN, ETAL
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MORENO VALLEY CA 92556

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COSTA MESA CA 92627

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