

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



**ITEM**  
1.2  
(ID # 2130)

**MEETING DATE:**

Tuesday, November 15, 2016

**FROM :** TLMA-PLANNING:

**SUBJECT:** TLMA-PLANNING: CONDITIONAL USE PERMIT NO. 2786, REVISED PERMIT NO. 2 – Exempt from CEQA – Owner/Applicant: Daniel Heermann – Eng/Rep: The Altum Group - Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley: Community Development: High Density Residential (HDR) (8-14 D.U./Ac.) and Very High Density Residential (VHDR) (14-20 D.U./Ac.) – Location: South of Dillon Road and Aurora Road, west of Langlois Road, east of Corkill Road - Zoning: Controlled Development Areas (W-2) – 15.8 Acres - REQUEST: Conditional Use Permit to extend the life of an existing "Permanent Occupancy" recreational vehicle (RV) park (Section 19.98b, Ordinance No. 348) by 15 years to July 1, 2031. The existing RV park has 288 RV spaces, 1,500 square feet each and includes other existing structures and facilities that shall continue to remain, including three (3) existing maintenance buildings totaling approximately 6,400 square feet, a swimming pool, and a pond. Additionally, the project site includes a 0.40-acre area containing an office/library, laundry room, shuffle board and horseshoe court area, a 0.25-acre miniature golf course, a 0.40-acre RV storage area, and approximately 57 guest parking spaces. No new construction is proposed within the existing RV Park. [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

**RECEIVE AND FILE** the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on August 3, 2016, in the City of Perris.

Continued on Page 2

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Ayes:** Jeffries, Benoit and Ashley  
**Nays:** None  
**Absent:** Tavaglione and Washington  
**Date:** November 15, 2016  
**xc:** Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

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

**RECOMMENDED MOTION:** Continued:

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The Planning Department recommended approval; and,  
**THE PLANNING COMMISSION BY A 4-0 VOTE:**

1. **FOUND** the project **EXEMPT** from CEQA pursuant to State CEQA Guidelines Section 15301 based on the findings and conclusions incorporated in the staff report; and,
2. **APPROVED CONDITIONAL USE PERMIT NO. 2786, REVISED PERMIT NO. 2**, subject to the attached conditions of approval, with permit life extension to July 1, 2031, for an existing permanent occupancy RV park, and based upon the findings and conclusions incorporated in the staff report.

**ACTION: Consent**

  
Steven Weiss, Director 10/17/2016

**BACKGROUND:**

**Summary**

The subject site was originally approved under CUP No. 2786 in 1985 and CUP No. 2786R1 in 1999. The RV Park was built and operated under these entitlements, and the application for the current extension was submitted prior to the expiration of the prior entitlement, which has now expired. The current project's revised CUP would allow the property to remain a developed property as a "Permanent Occupancy RV Park" with a 15-year life extension.

Variance No. 1668 was also previously approved with this project under CUP No. 2786R1 in 1999. Variance No. 1668 runs with the land with no expiration date. The current Variance No. 1668 continues to remain valid and continues to authorize modifications to Article XIXd of Ordinance No. 348 as follows:

- A. a reduction of open space area from 25 percent to 22 percent;
- B. a reduction of RV space size from 1,750 square feet to 1,500 square feet; and,
- C. an increase in light fixture height from 10 feet to 20 feet.

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

Also, the existing RV Park was previously inconsistent with W-2 Zone setbacks along the front property line along Aurora Road, but has since been resolved with Setback Adjustment No. 6055 approved on July 1, 2016, to reduce front yard setbacks from 20 feet to 5 feet.

The Planning Commission heard the above referenced project on August 3, 2016. Staff's presentation at the Planning Commission hearing provided an overview of the project including no requirement for trail improvement along Aurora Road. It was also mentioned the project was previously presented to the Desert Edge Community Council for informational purposes as indicated in the staff report findings. The Planning Commission also heard testimony from the applicant's representative in favor of the project.

The Planning Commission approved the project by a 4-0 vote. No changes were made to the project.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: Deposit based funds</b>			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**Board Action**

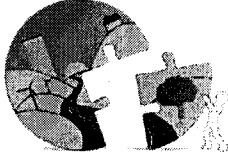
The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

**ATTACHMENTS:**

- A. Planning Commission Minute Order**
- B. Planning Commission Staff Report**



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
AUGUST 3, 2016**

**I. AGENDA ITEM 4.4**

**CONDITIONAL USE PERMIT NO. 2786, REVISED PERMIT NO. 2** – Exempt from CEQA – Owner/Applicant: Daniel Heermann – Eng/Rep: The Altum Group – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley: Community Development: High Density Residential (HDR) (8-14 D.U./Ac) – Location: South of Dillon Road and Aurora Road, west of Langlois Road, and east of Corkill Road – Zoning: Controlled Development Areas (W-2) – 15.8 Acres.

**II. PROJECT DESCRIPTION:**

Conditional Use Permit to extend the life of an existing "Permanent Occupancy" recreational vehicle (RV) park (Section 19.98b, Ordinance 348) by 15 years to July 1, 2031. No new construction is proposed within the existing RV Park.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rctlma.org](mailto:jolivas@rctlma.org).

- Charles Krueger, Interested Party, 70201 Aurora Rd. #70, Des. Hot Sprgs. (760) 329-3502

No one spoke in opposition or in a neutral position.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

Motion by Commissioner Sanchez, 2<sup>nd</sup> by Commissioner Valdivia

A vote of 4-0 (Commissioner Hake Abstained)


**FOUND** the project **EXEMPT** from CEQA; and,

**APPROVED CONDITIONAL USE PERMIT NO. 2786, REVISED PERMIT NO. 2.**

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

Agenda Item No.: 4.4  
Area Map: Western Coachella Valley  
Zoning District: Pass & Desert  
Supervisorial District: Fourth  
Project Planner: Jay Olivas  
Planning Commission: August 3, 2016

CONDITIONAL USE PERMIT NO. 2786,  
REVISED PERMIT NO. 2  
Exempt from CEQA  
Owner/Applicant: Daniel Heermann  
Representative: The Altum Group

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

CONDITIONAL USE PERMIT NO. 2786, REVISED PERMIT NO. 2 proposes a Conditional Use Permit to extend the life of an existing "Permanent Occupancy" recreational vehicle (RV) park (Section 19.98b, Ordinance 348) by 15 years to July 1, 2031. The existing RV Park has 288 RV spaces of 1,500 square feet each and includes other existing structures and common facilities that shall continue to remain including three (3) existing maintenance buildings totaling approximately 6,400 square feet, swimming pool, and a pond. Additionally, the project site includes a 0.40-acre area containing an office/library, laundry room, shuffle board and horseshoe court area, a 0.25-acre miniature golf course, a 0.40-acre RV Storage area, and approximately 57 guest parking spaces. All common facilities within the existing RV Park total approximately 11,000 square feet. No new construction or physical changes are proposed within the existing RV Park.

The project site is located South of Dillon Road and Aurora Road, west of Langlois Road, and east of Corkill Road at 70201 Aurora Rd.

### BACKGROUND:

The subject site was originally approved under CUP No. 2786 in 1985 and CUP No. 2786R1 in 1999. The RV Park was built and operated under these entitlements, and the application for the current extension was submitted prior to the expiration of the prior entitlement, which has now expired. The current project's revised CUP would allow the property to remain a developed property as a "Permanent Occupancy RV Park" with a 15-year life extension.

Variance No. 1668 was also previously approved with this project under CUP No. 2786R1 in 1999. Variance No. 1668 runs with the land with no expiration date. The current Variance No. 1668 continues to remain valid and continues to authorize modifications to Article XIXd of Ordinance No. 348 as follows:

- A. a reduction of open space area from 25 percent to 22 percent;
- B. a reduction of RV space size from 1,750 square feet to 1,500 square feet; and,
- C. an increase in light fixture height from ten (10) feet to twenty (20) feet.

Also, the existing RV Park was previously inconsistent with W-2 zone setbacks along front property line along Aurora Road, but has since been resolved with Setback Adjustment No. 6055 approved on July 1, 2016 to reduce front yard setbacks from 20 feet to 5 feet.

SBA 6055 found special circumstances such as location and surroundings of existing RV park within an area that contains similar developments that justify the setback adjustment, and, that SBA 6055 will not be detrimental to the public health, safety and welfare, and will not adversely affect neighboring properties.

**ISSUE OF POTENTIAL CONCERN:**

There are no issues of potential concern.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing Land Use (Ex. #1):                 | Permanent Recreational Vehicle (RV) Park  |
| 2. Surrounding Land Use (Ex. #1):              | Recreational Vehicle Parks, Vacant Land, Single Family Residential  |
| 3. Existing Zoning (Ex. #2):                   | Controlled Development Areas (W-2)  |
| 4. Surrounding Zoning (Ex. #2):                | Controlled Development Areas (W-2), Mobile Home Subdivisions (R-T), and Two-Family Dwellings (R-2-8,000)  |
| 5. General Plan Land Use (Ex. #5):             | Community Development: High Density Residential (CD: HDR) (8-14 D.U./Ac.) and Very High Density Residential (14-20 D.U./Ac.)  |
| 6. Surrounding General Plan Land Use (Ex. #5): | Very High Density Residential (VHDR), High Density Residential (HDR), Medium High Density Residential (MHDR), and Medium Density Residential (MDR)  |
| 7. Project Data:                               | Total Acreage: 16 Acres<br>Total Number of RV Spaces: 288<br>Total Existing Common Facilities Sq. Ft.: Approximately 11,000 square feet<br>Total Existing Guest Parking Spaces: 57<br>No new construction |
| 8. Environmental Concerns:                     | Exempt from CEQA  |

**RECOMMENDATIONS:**

**FIND** the project **EXEMPT** from CEQA pursuant to State CEQA Guidelines Section 15301 based on the findings and conclusions incorporated in the staff report; and,

**APPROVE CONDITIONAL USE PERMIT NO. 2786, REVISED PERMIT NO. 2**, subject to the attached conditions of approval, with permit life extension to July 1, 2031 for an existing permanent occupancy RV park, 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.) and Community Development (CD: VHDR) Very High Density Residential (14-20 D.U./Ac.) on the Western Coachella Valley Area Plan within the Hot Springs Policy Area.
2. The HDR and VHDR land use designations allow for the development of RV parks at a community level and the existing Permanent Occupancy RV Park serves the need for varying housing types as stated within the General Plan.
3. The zoning for the subject site is Controlled Development Areas (W-2), which allows Permanent Occupancy RV Parks with an approved conditional use permit in accordance with RV Park standards outlined in Section 19.98b of Zoning Ordinance No. 348.
4. 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 16 acres, is not less than 20,000 square feet, and automobile storage spaces are provided within the RV Park.
5. The project consists of an existing RV park and associated amenities and recreational area, and is surrounded by existing recreational vehicle parks, vacant land, and single family residential units which are common land uses within the area.
6. The existing RV Park is consistent with criteria set for in Section 19.97 Development Standards for all Recreational Vehicle Parks per Zoning Ordinance No. 348 in that:
  - i) Park site standards are met such as for density and size of the recreational vehicle park. Density of 20 dwelling units is not exceeded since current density is 18 dwelling units to the acre. The park is approximately 16 acres which exceeds minimum of 5 acres
  - ii) Existing project signage does not exceed sign requirements of Article XIX.
  - iii) Outside access is maintained from a county maintained road along with emergency access currently existing from Aurora Road.
  - iv) The site maintains existing trash removal services.
  - v) The site maintains existing drainage facilities.
  - vi) Office street parking is maintained including 57 guest parking spaces are provided.
  - vii) Maximum building heights do not exceed zoning limits of 50 feet maximum.
  - viii) A caretaker manager is present on the site along with maintenance and storage yard.
  - ix) Sanitary facilities such as existing septic for RV's is provided.
  - x) Interior access roads are provided of not less than 20 feet in width.
  - xi) Each RV has access to a frontage road.
  - xii) The RV park is not designated within a fire hazard area.
  - xiii) Electrical Services are provided in accordance with Title 25.
7. The existing RV Park is consistent with criteria set forth in Section 19.98b Development Standards for Permanent Occupancy Recreational Vehicle Parks of Zoning Ordinance No. 348 in that:
  - i) Individual space improvements, such as 10x25 foot parking area of asphalt, a five gallon tree, and each space being skirted, are complied with based on site visit and aerial photo.
  - ii) Utility services such as electrical, telephone, water, television, and sewer services are provided based on information provided with the project materials and site plan.
  - iii) Walls and fences are provided including block wall along Aurora Road entrance and chain link fencing around perimeter with desert landscape screening.

- iv) Recreational Vehicle storage area is provided at the southwest property corner on an approximate 0.40 acre portion since RV storage area is a requirement of all permanent occupancy parks.
  - v) Accessory structures are limited to Ramada's (an arbor or porch) and patio covers, storage structures are no larger than 100 square feet in area and a maximum of eight feet in height, with only one storage structure allowed at each recreational vehicle site, and all these requirements are a condition of the CUP (Condition of Approval 10.Planning.22-Accessory Structures).
  - vi) Recreational areas, such as community pool, sports courts, miniature golf and shuffle board, are provided in compliance with the requirements for recreational areas.
  - vii) Curbs and gutters criteria are installed such as along Aurora Road and portions of certain interior streets for required drainage control.
  - viii) All permanent RV's have toilet and kitchen facility connections on each RV space and therefore maintains human habitability criteria.
  - ix) The existing RV Park maintains a membership organization, and no title to any lot has been granted to any individual RV space as the RV Park in under single property ownership.
  - x) All RV's sited within the RV park are registered with the State of California.
  - xi) The existing permanent occupancy RV park is not located within a Fault Hazard Zone.
8. The project has adequate access to paved roads including Aurora Road (60 foot wide Right-of-Way), which is partially paved and improved. The project site has paved access through the internal drive aisles of the existing RV park.
9. Domestic water is provided by the Coachella Valley Water District and sanitation is provided by existing septic tanks. Domestic water and sanitation is provided in conformance with the water and sewer land use standards of the General Plan.
10. The project is approximately three miles from a fire station. The project provides appropriate fire protection improvements, such as existing fire hydrants and a water system, in conformance with the fire services policies of the General Plan.
11. 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 on March 6, 2016 for informational purposes.
12. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not located within a Conservation Area of that plan.
13. 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.
14. Pursuant to CEQA Guidelines section 15301 (Existing Facilities), the Riverside County Planning Department has determined the project for a Permanent Occupancy RV park is categorically exempt from CEQA in that:
- i) Section 15301 indicates projects may be categorically exempt that entail the operation, maintenance, permitting, or minor alteration of existing structures or facilities with negligible or no expansion of an existing use. The project meets the criteria in that the project consists of an existing permanent occupancy RV park with no new construction proposed. The



project as CUP 2786R2 proposes to remain as currently constructed with life of permit proposed to be extended 15 years to 2031.

- ii) Section 15301 indicates projects may be categorically exempt that entail the operation, repair, and maintenance of mechanical equipment, etc. for existing facilities. The project meets this criteria due to the fact that existing accessory structures such as existing maintenance buildings, swimming pool, pond, an area containing office/library, laundry room, shuffle board and horseshoe court area, miniature golf course, and RV Storage area, are existing and not proposed for any new construction. Only operations, repair of mechanical equipment, and maintenance are to occur as indicated above, which RV park operations would therefore be exempt from CEQA.
- iii) There are not applicable exceptions to the Section 15301 categorical exemption. There will be no significant cumulative impacts from successive projects of the same type in the same place, over time because the RV park is pre-existing and environmental impacts were previously analyzed and determined to be less than significant with recommended flood control measures and reduction of wind erosion with on-site landscape features. There are also no unusual circumstances that apply to the project or property in question that would result in a reasonable possibility that the activity would have a significant effect on the environment. In addition, the project will not result in damage to scenic resources such as trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway because the site is not located along a state scenic highway such as Scenic State Highway 62 which is approximately 8 miles to the west. The project site is not located on a site included on any list compiled pursuant to Section 65962.5 of the Government Code and there are no historic resources located onsite or that will be affected by the project.
- iv) Additionally, the construction and operation of the existing RV Park as originally reviewed and approved under Conditional Use Permit No. 2786/ Environmental Assessment No. 19846 which determined that a Mitigated Negative Declaration was appropriate, as the CUP had less than significant impacts with mitigation agreement. The mitigation measures set forth have been incorporated into the project such as flood control and reduction of wind erosion from landscaping, which continue to apply to the extension of time under the current project.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: High Density Residential (CD: HDR) (8-14 D.U./Ac.) and Very High Density Land Use (CD: VHDR) (14-20 D.U./Ac) land use designations, and with all other elements of the Riverside County General Plan.
2. The proposed Permanent Occupancy 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.

**CONDITIONAL USE PERMIT NO. 2786, REVISED PERMIT NO. 2**

**PC Staff Report: August 3, 2016**

**Page 6 of 6**

5. The proposed project will not have a significant effect on the environment.
6. The proposed project is categorically exempt from CEQA in accordance with Section 15301 (Existing Facilities).

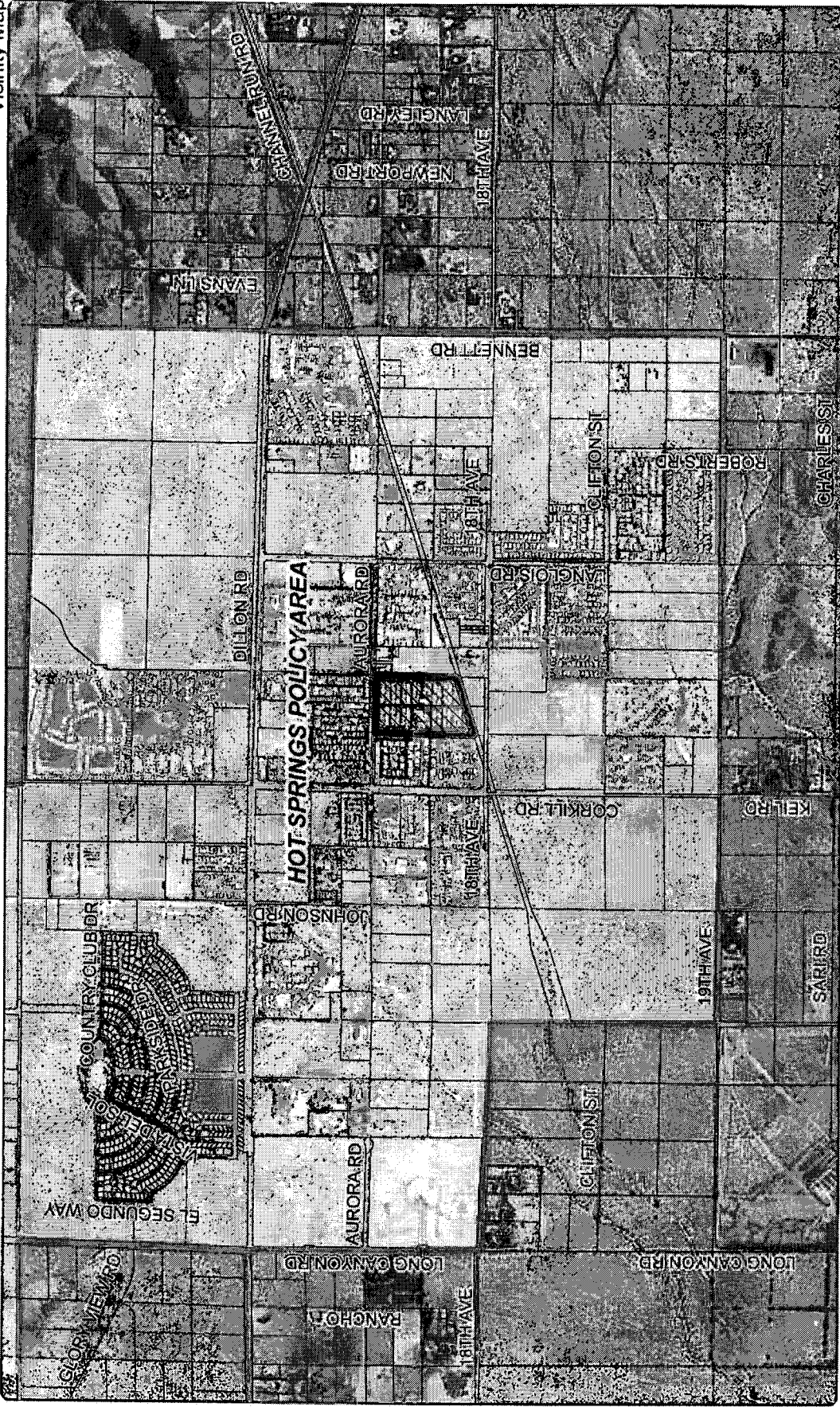
**INFORMATIONAL ITEMS:**

1. As of this writing (7/25/16), 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 Redevelopment Area;
  - e. A High Fire Area;
  - f. A County Fault Zone; and,
  - 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,
  - e. Riverside County Flood Control District; and,
  - f. The boundaries of the Palm Springs Unified School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 654-200-050, 654-200-051, and 654-200-034.

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP02786R2  
VICINITY/POLICY AREAS**

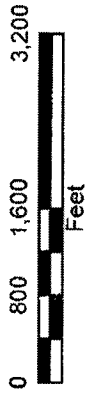
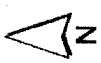
Supervisor: Benoit  
District 4

Date Drawn: 12/02/2015  
Vicinity Map



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, providing more land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for in the current General Plan. The Planning Department allows its Riverside of 03/10/05/03/05 (Riverside County) as its basis for its (Riverside) Planning Commission or Website. <http://www.riversidecounty.net>

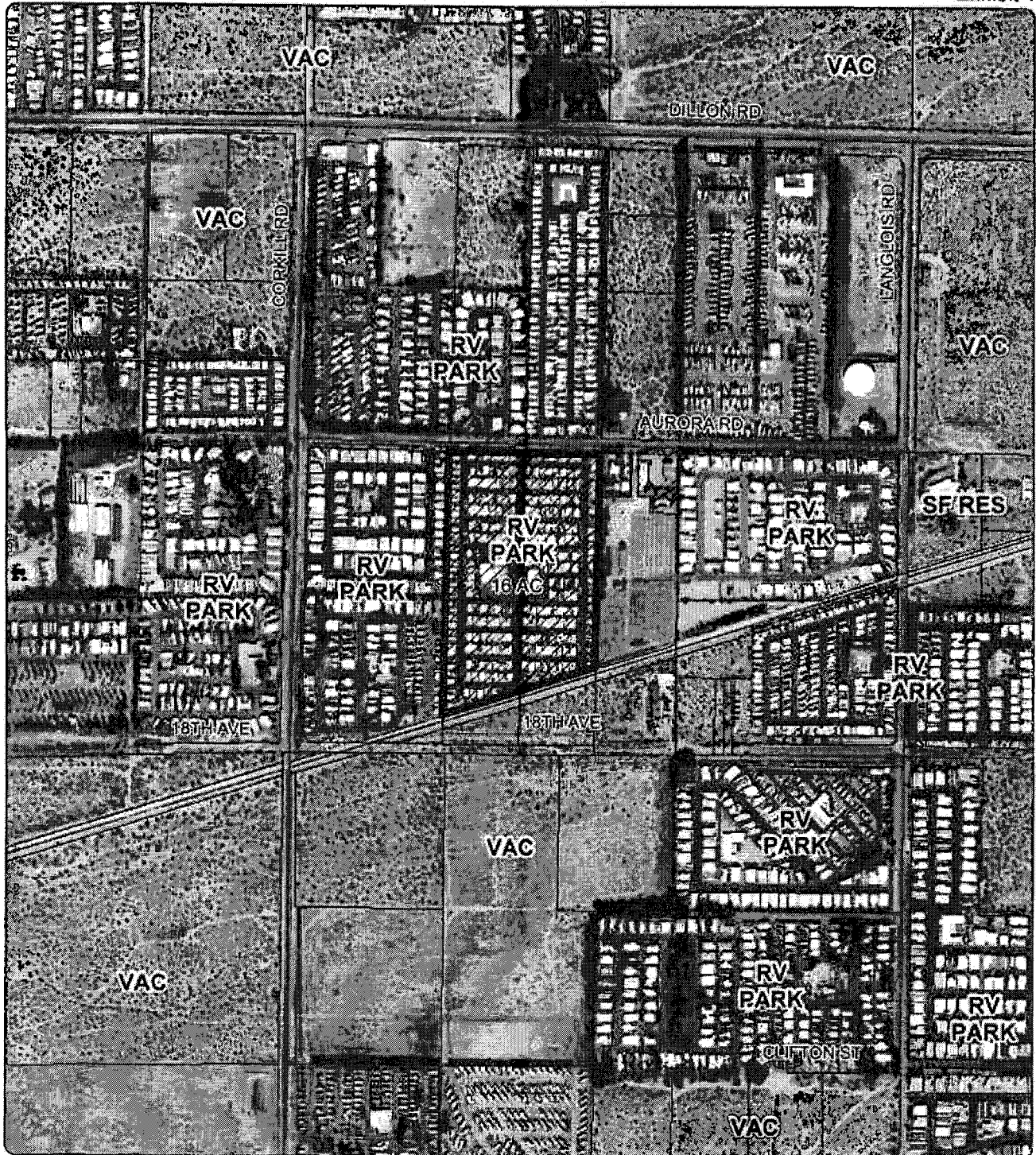
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP02786R2

LAND USE

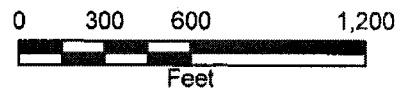
Supervisor: Benoit  
District 4

Date Drawn: 12/02/2015  
Exhibit 1



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen

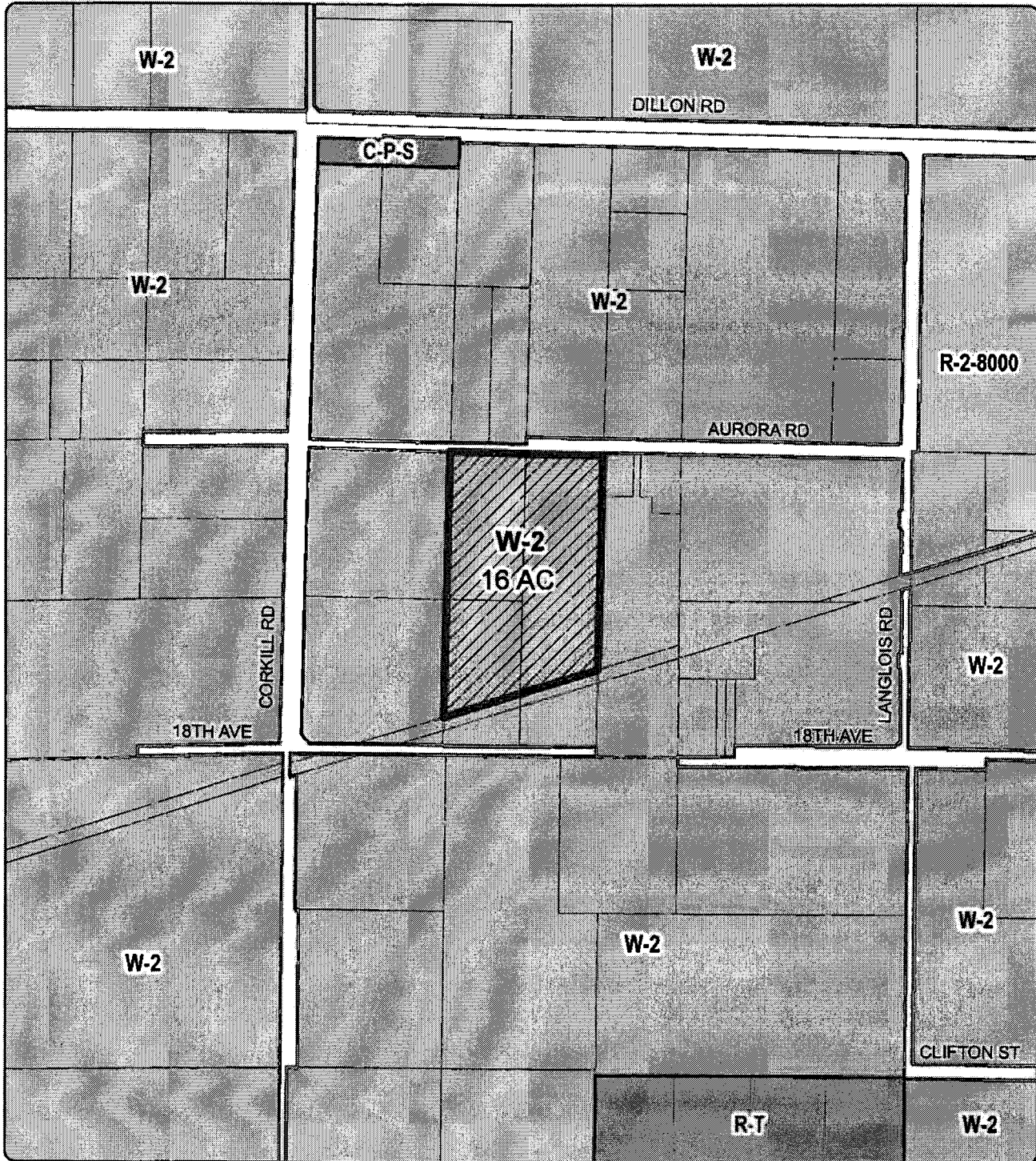


**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please 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.ca.rivnet.org>

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP02786R2**  
**EXISTING ZONING**

Supervisor: Benoit  
 District 4

Date Drawn: 12/02/2015  
 Exhibit 2



Zoning Dist: 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)963-8277 (Eastern County) or Website <http://www.riversidecounty.net>

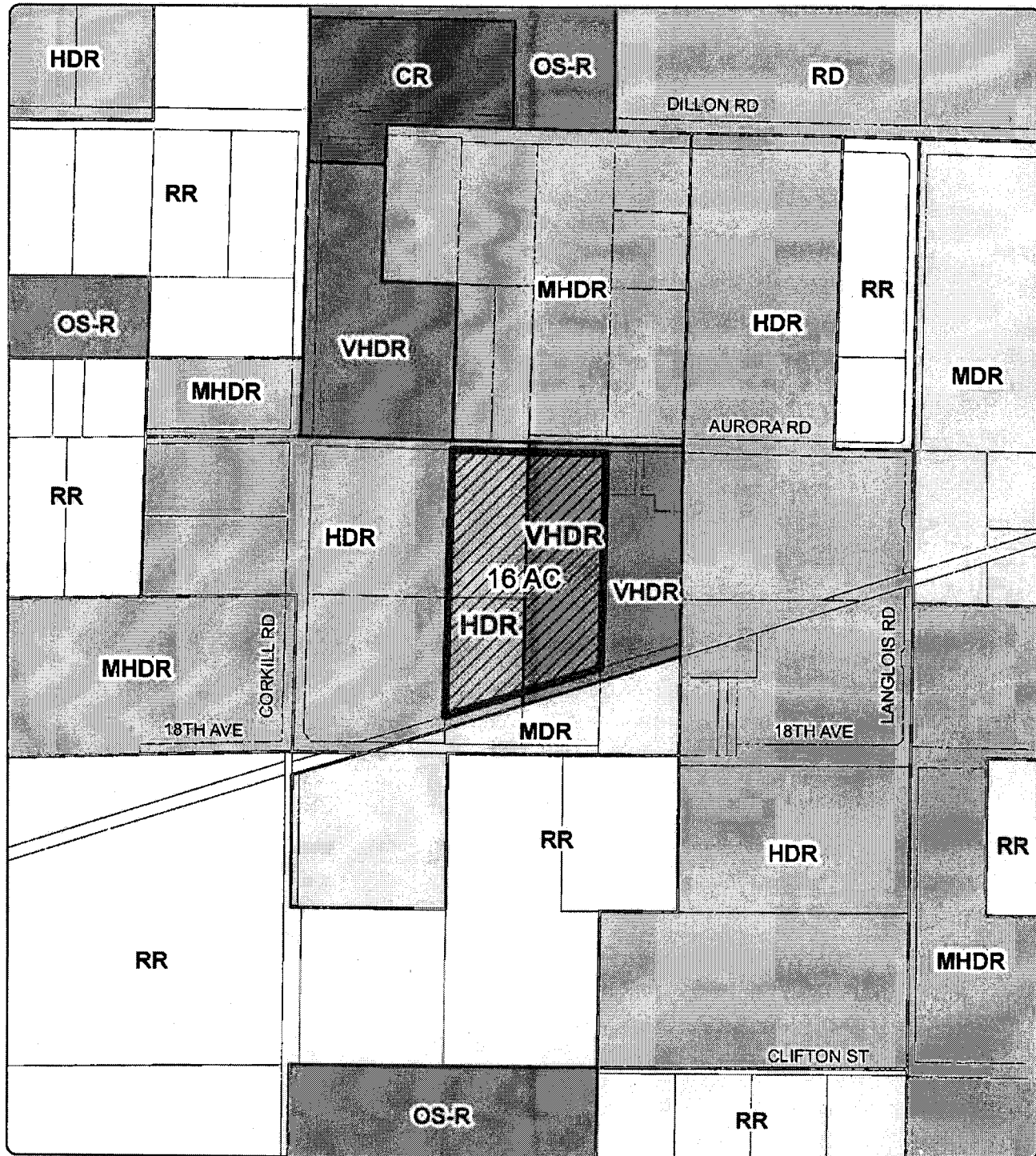
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP02786R2

EXISTING GENERAL PLAN

Supervisor: Benoit  
District 4

Date Drawn: 12/02/2015  
Exhibit 5

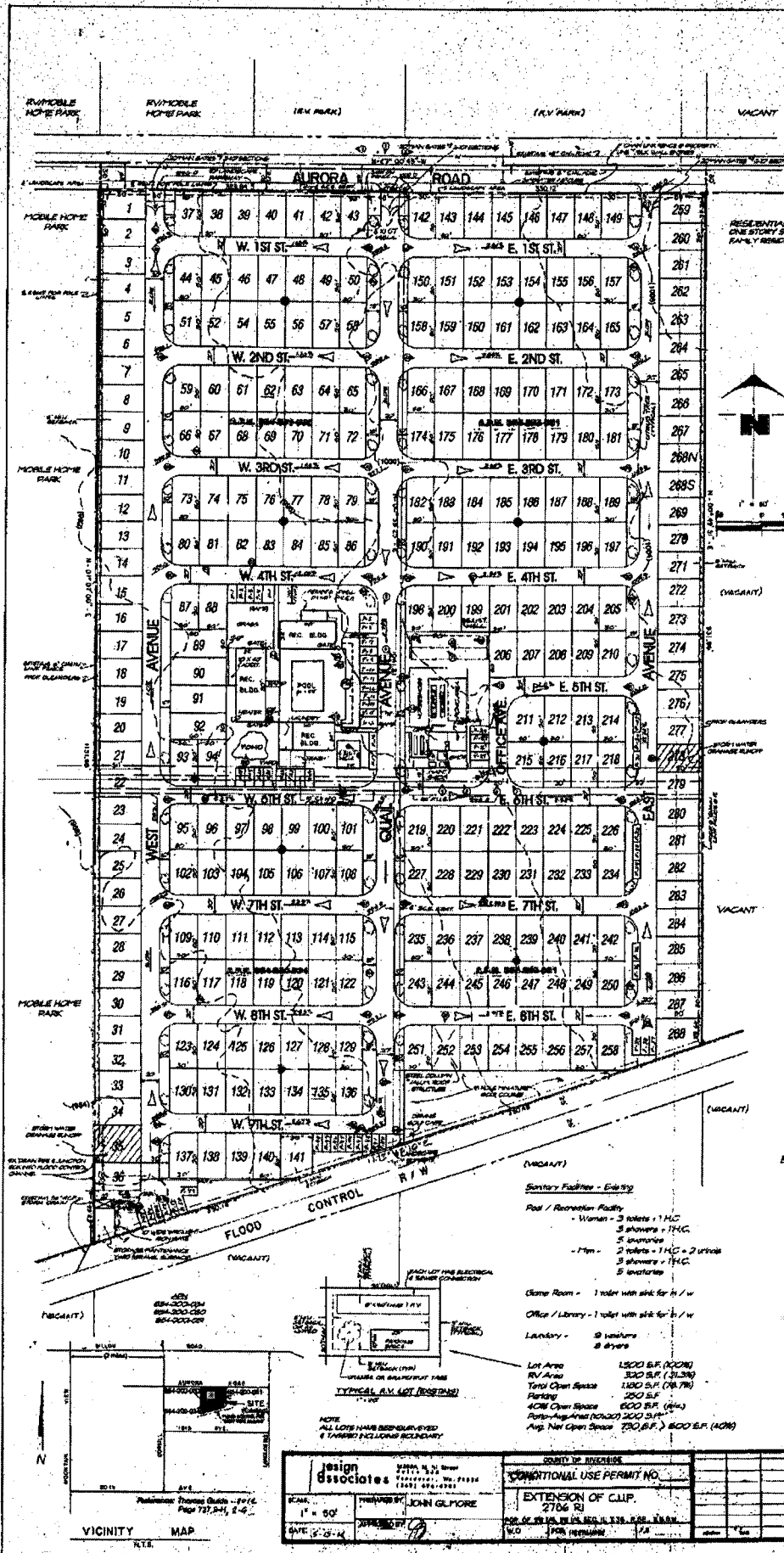


Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, 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)965-3200 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Website: [www.riversidecounty.net/planning](http://www.riversidecounty.net/planning)



**EXISTING QUAIL VALLEY ASSOCIATION INC.**

**OWNER/DEVELOPER**  
 DANIEL HERSHMAN, PAINE HERSHMAN  
 1000 W. COLUMBIA RD  
 HOUSTON, TX 77057  
 281-262-4422  
 281-262-4423

**ENGINEER**  
 JOHN GILMORE, DESIGN ASSOCIATES  
 3600 W. ST. SUITE 304  
 HOUSTON, TX 77056  
 281-262-4422  
 281-262-4423

**LIMITS**  
 BOUNDARY: QUAIL VALLEY WATER DISTRICT  
 STATE: SOUTHERN CALIFORNIA GAS  
 FEDERAL: BRISTOL DISTRICT  
 TELEPHONE: SOUTHERN TELEPHONE CO.  
 CEMENT: WEST GULF CEMENT CO.  
 SCHEDULE: FULTON SCHOOL DISTRICT

**GENERAL DESCRIPTION**  
 THE EAST HALF OF THE SOUTHWEST QUARTER  
 OF THE SOUTHWEST QUARTER OF SECTION 16,  
 T.19 N., R.10 E., S. 14 W., AS SHOWN ON THE SUBDIVISION  
 EXCEPTING THEREFROM PARCELS 610-614 AND  
 618-619 AS SHOWN ON THE SUBDIVISION AND CONVEYED  
 TO BUREAU OF COUNTY FLOOD CONTROL AND  
 WATER CONSERVATION DISTRICT BY DEED NO. 89  
 27831, AND EXCEPTING THEREFROM PARCELS  
 610-614 AND 618-619 AS SHOWN ON THE SUBDIVISION  
 AND CONVEYED TO THE COUNTY OF HARRIS BY  
 DEED NO. 778.



**EXISTING AREA CALCULATIONS FOR 1/4 AC. SITE**

DESCRIPTION	AREA (SQ. FT.)	PERCENT (%)
IMPROVED LOTS (268)	10,400	26.0
IMPROVED DRIVEWAYS	1,000	2.5
IMPROVED PARKING	1,000	2.5
IMPROVED WALKWAYS	1,000	2.5
IMPROVED UTILITY AREAS	1,000	2.5
NET OF IMPROVEMENTS	13,400	33.0
TOTAL AREA	40,600	100.0

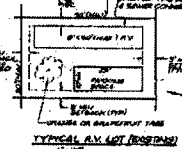
**EXISTING PARCELS**

REQUIREMENT	ST. SPACES
STANDARD	85 SPACES
HANDICAP	3 SPACES
TOTAL PARKING	88 SPACES

**REQUIREMENTS**  
 1/4 AC. WITH LAND USE PERMIT - RECREATIONAL  
 VEHICLE PARK

**REQUIREMENTS**  
 1/4 AC. PER 1994  
 (TRAIL ALPHABET 06245-0225 01)

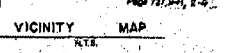
- Sanitary Facilities - Existing**
- Pool / Recreation Facility
    - Women - 3 toilets + 1 H.C.
    - 3 showers + 1 H.C.
    - 5 showers
    - Men - 2 toilets + 1 H.C. + 2 urinals
    - 3 showers + 1 H.C.
    - 5 lockers
  - Change Room - 1 locker with sink for h/w
  - Office / Library - 1 toilet with sink for h/w
  - Laundry - 2 lockers  
2 showers



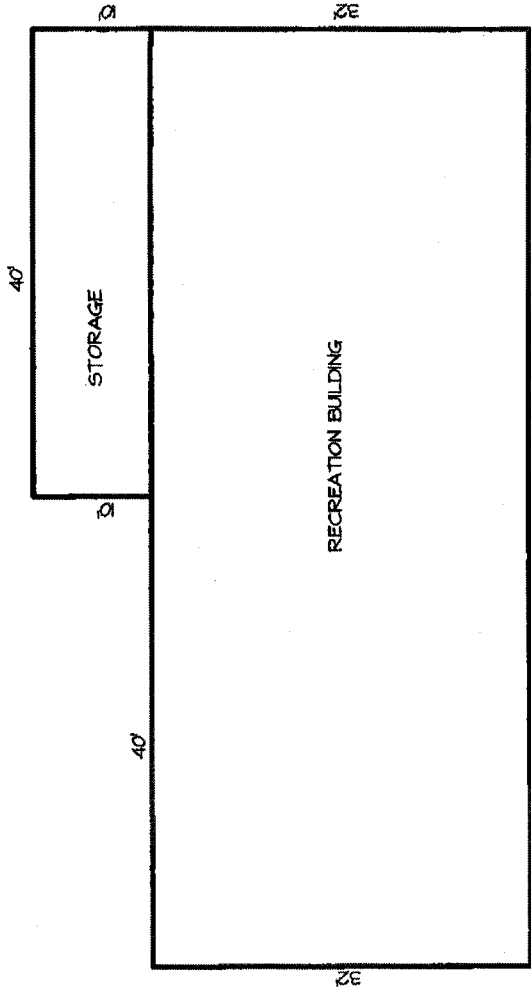
NOTE: ALL LOTS HAVE DEVELOPMENT & TYPING INCLUDING RECREATION

Lot Area	1,500 S.F. (100' x 15')
R.V. Area	300 S.F. (15' x 20')
Total Open Space	1,800 S.F. (120' x 15')
Parking	200 S.F.
40M Open Space	600 S.F. (30' x 20')
Parking/40M (Total 40M Open Space)	800 S.F. (40' x 20')
40M Net Open Space	200 S.F. (10' x 20')

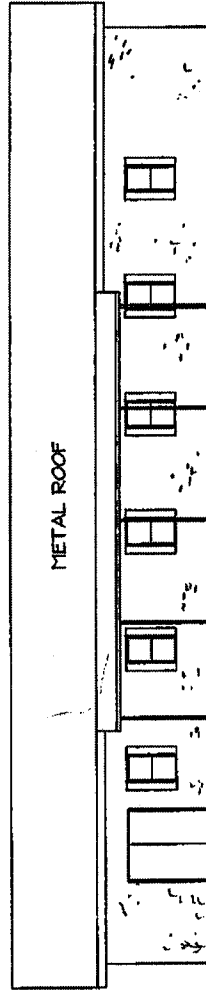
<b>Design Associates</b> 1100 W. 11th St Houston, TX 77002 (713) 469-0993	COUNTY OF HARRIS <b>CONVENTIONAL USE PERMIT NO.</b>	
	<b>EXTENSION OF CAMP 2706 R1</b>	
SCALE: 1" = 50' DATE: 12-14-94 SHEET: 1 OF 1	PREPARED BY: JOHN GILMORE CHECKED BY:	PERMITTED BY:



February 8, 1995  
 MAY 6, 2004



CANOPY POOL AREA

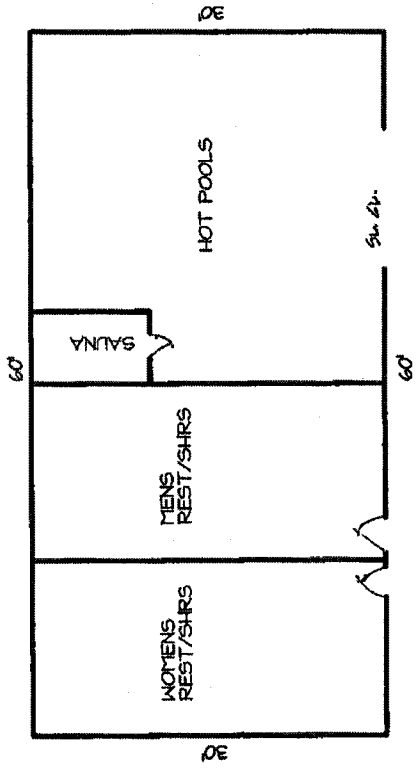


RECREATION BUILDING



~~EXIST BUILDINGS~~





SCREEN WALL

METAL ROOF

SCREEN WALL

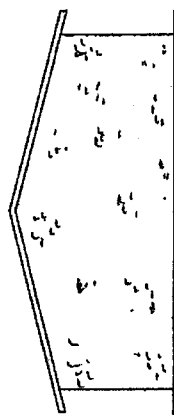
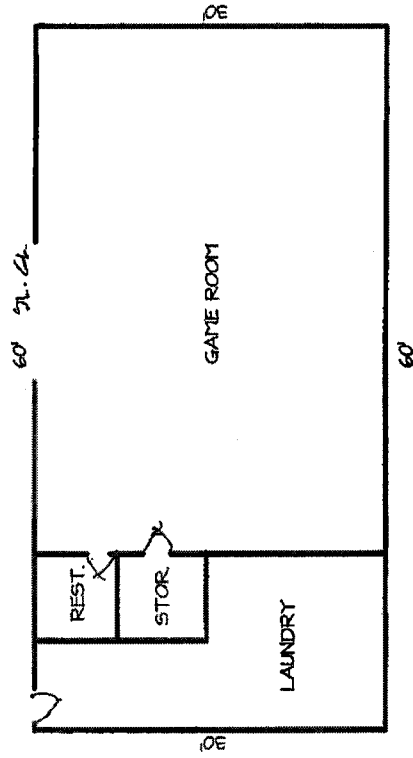
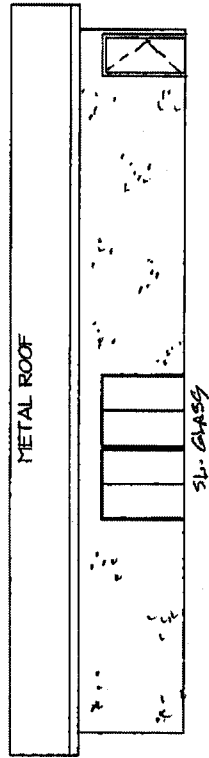
9x4'

POOL BUILDING

EXIST. BUILDINGS

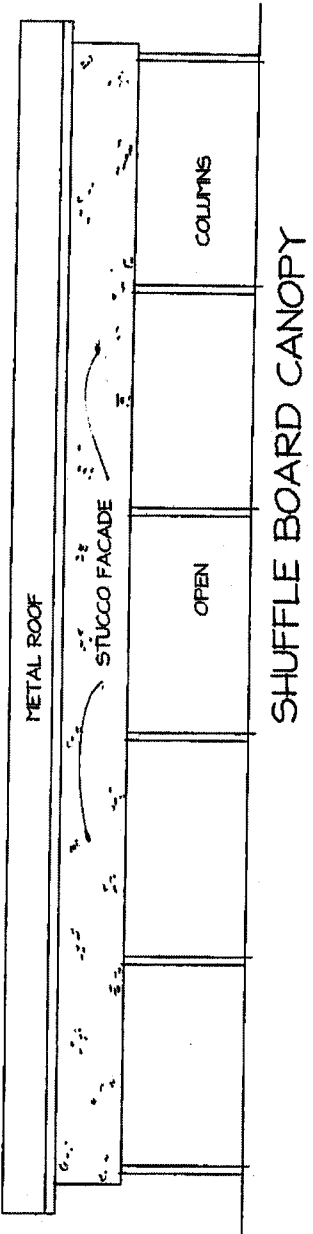
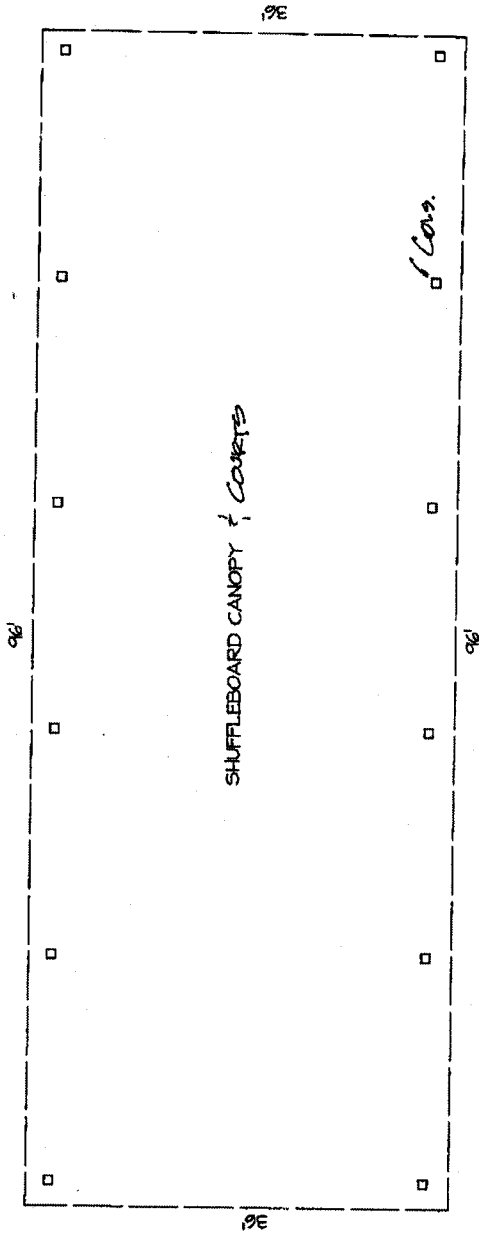
11-15

117A



GAME ROOM/LAUNDRY

EXIST. BUILDINGS  
11-10  
2/24



EXIST. BUILDINGS  
1/12

4 2 2 4

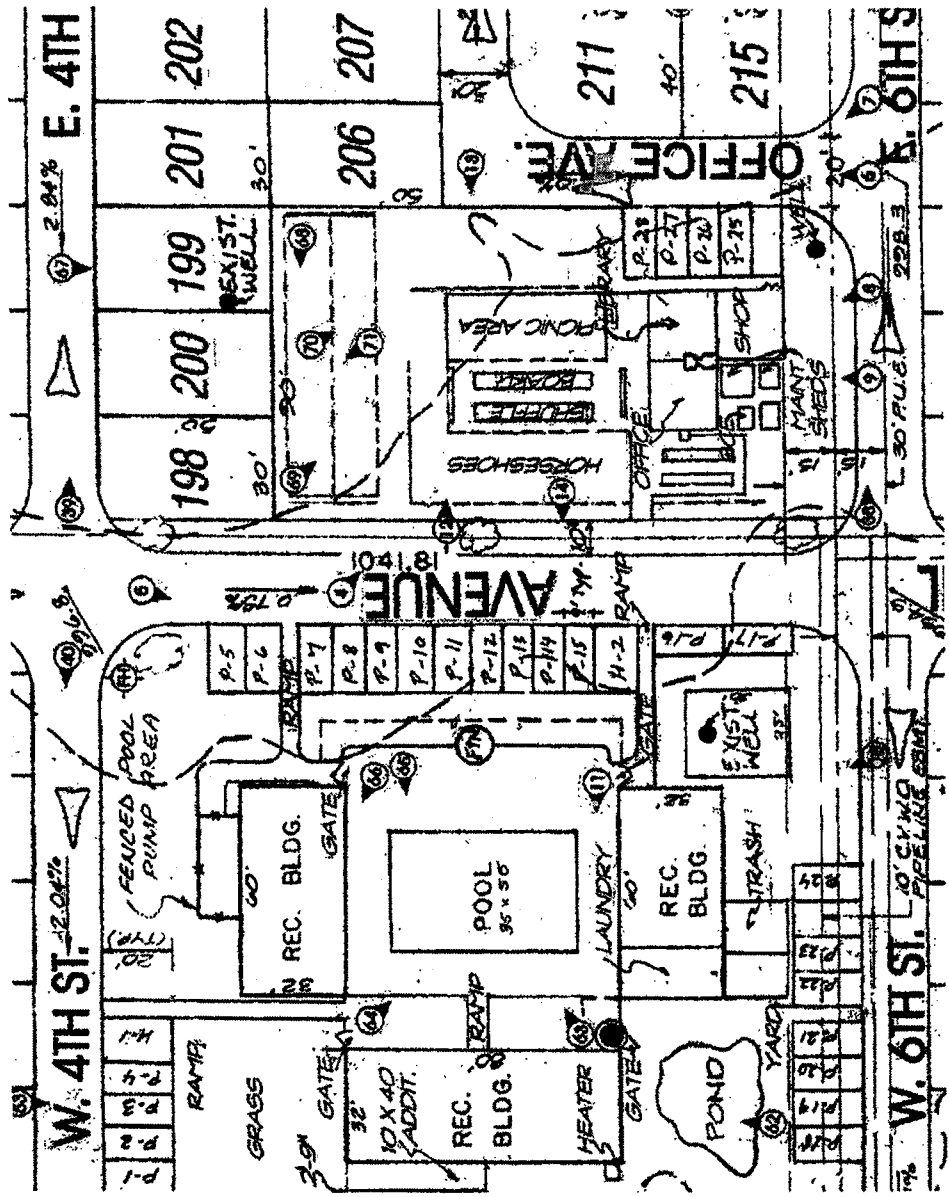
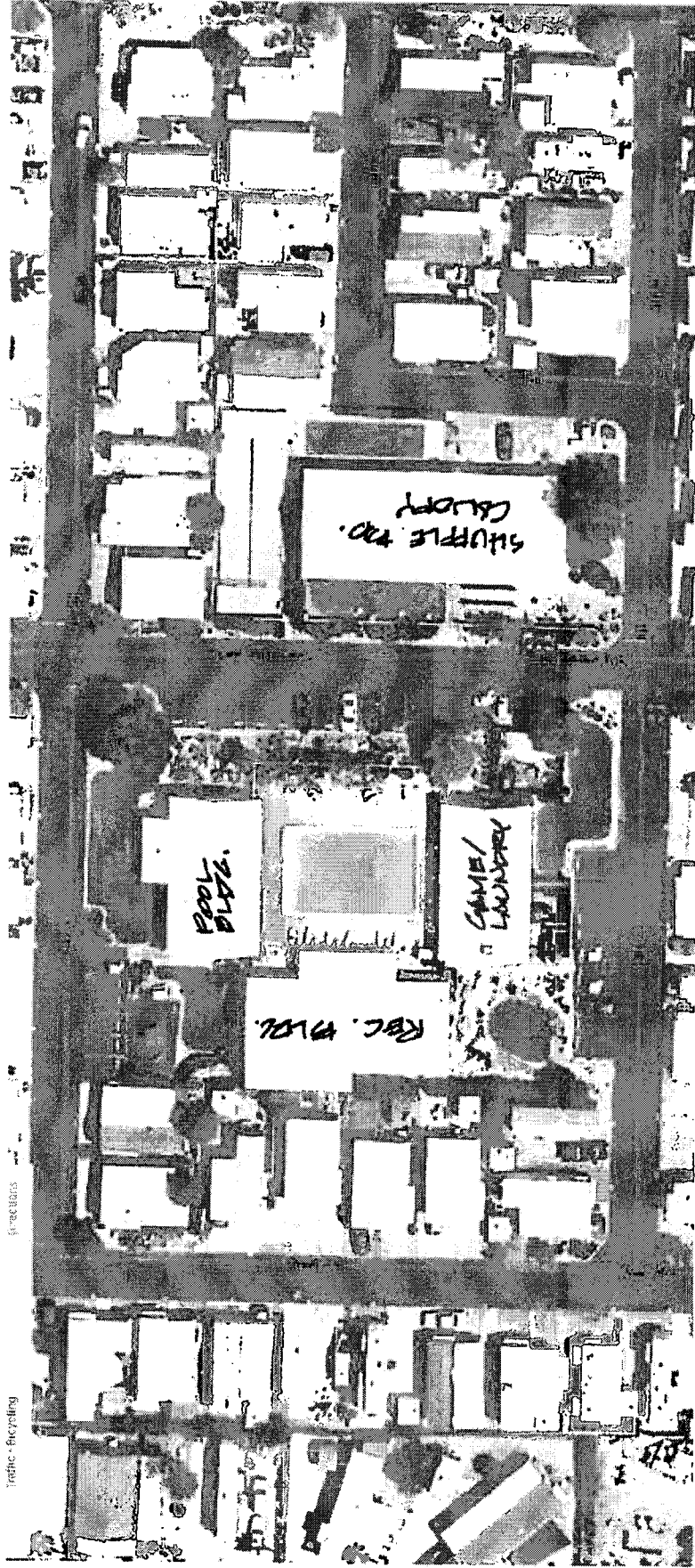


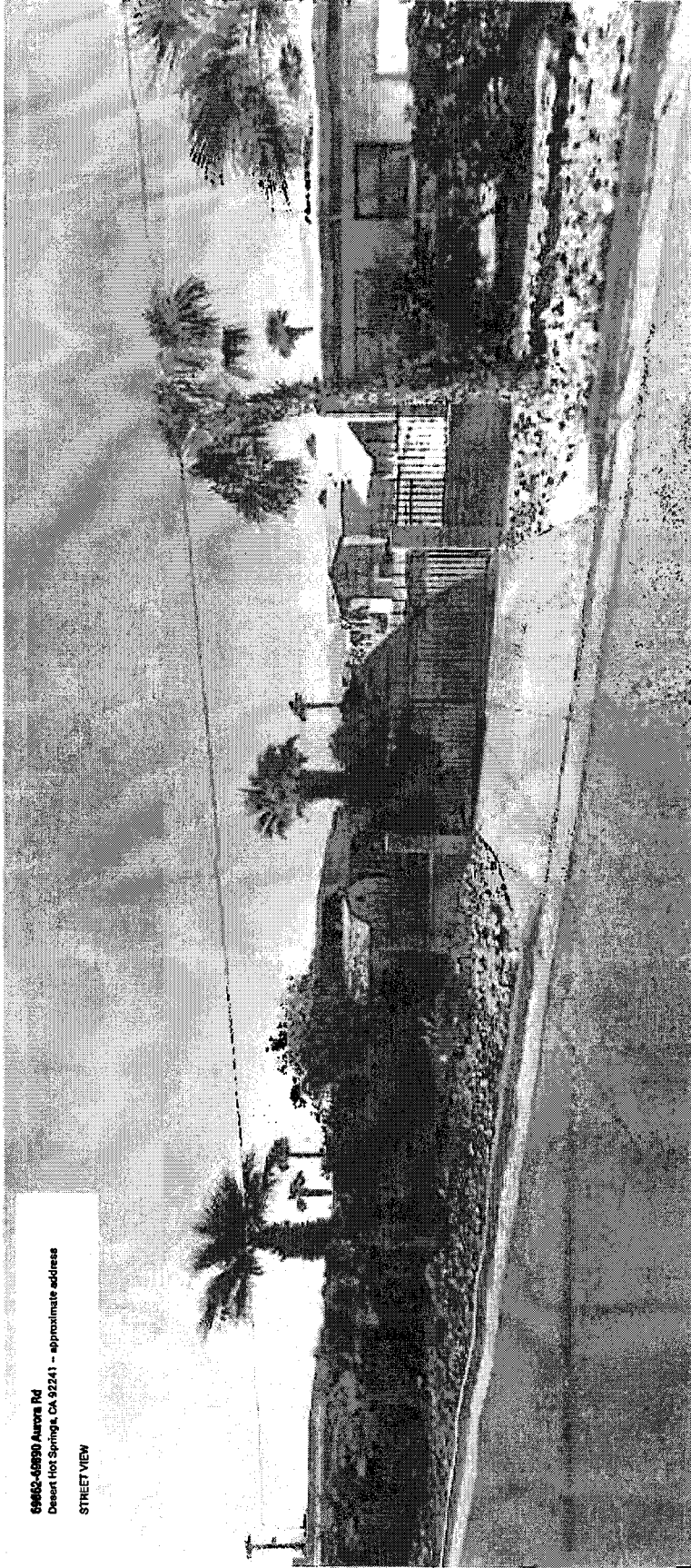
EXHIBIT "C"



REFER TO SHEETS 1-4 of 4 FOR FLOOR PLANS AND ELEVATIONS

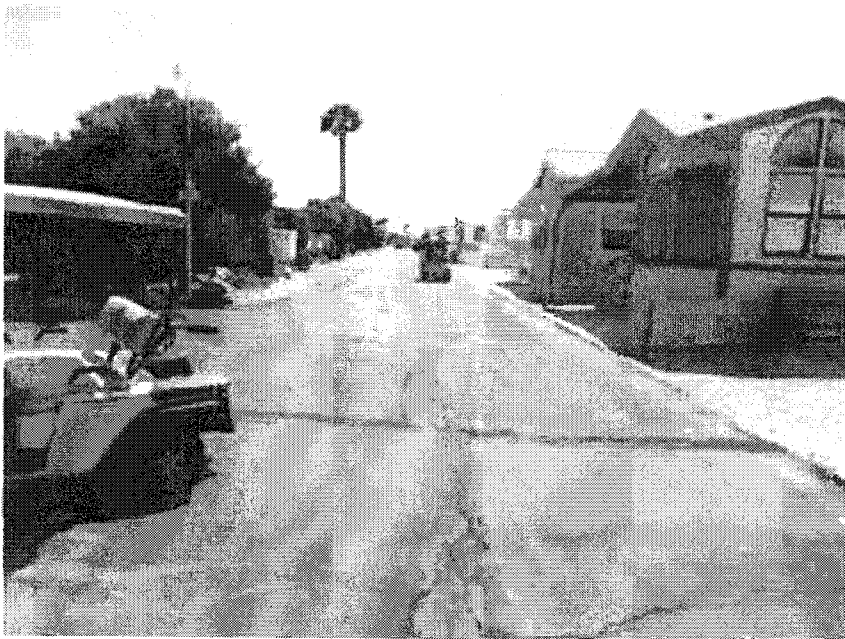
60650-45890 Aurora Rd  
Desert Hot Springs, CA 92241 - approximate address

STREET VIEW





VIEWING SOUTH ON WEST AVE



VIEWING SOUTH ON EAST AVE.

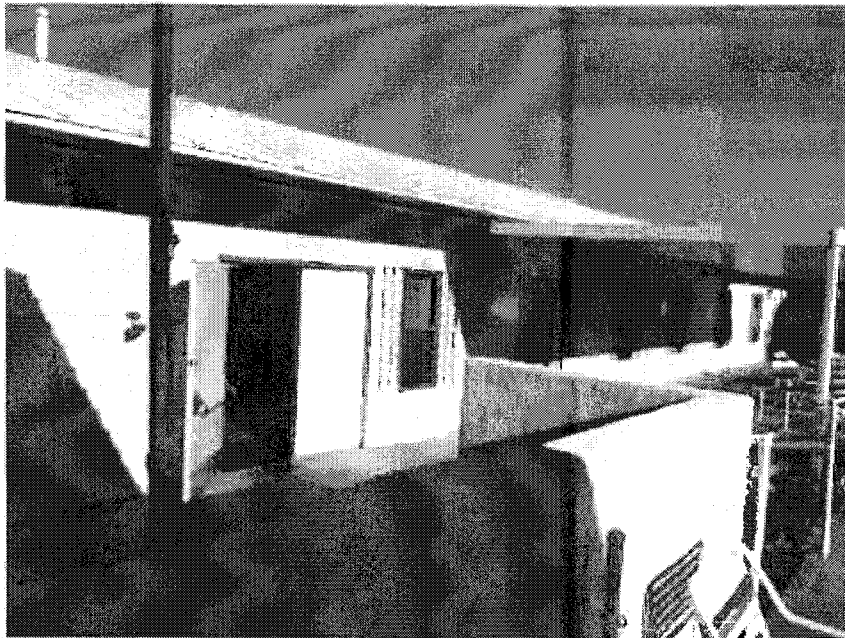


NORTH ON EAST AVE

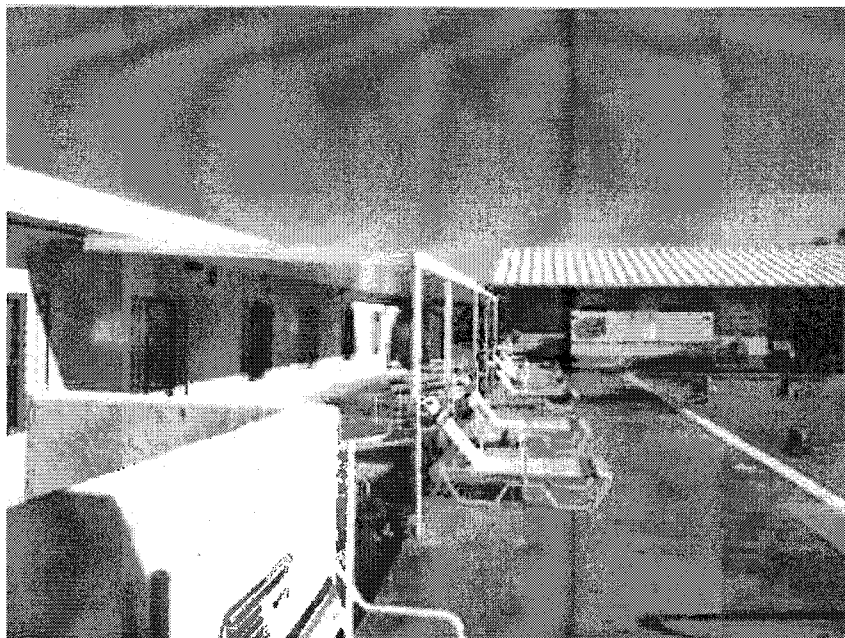


NORTH ON WEST AVE



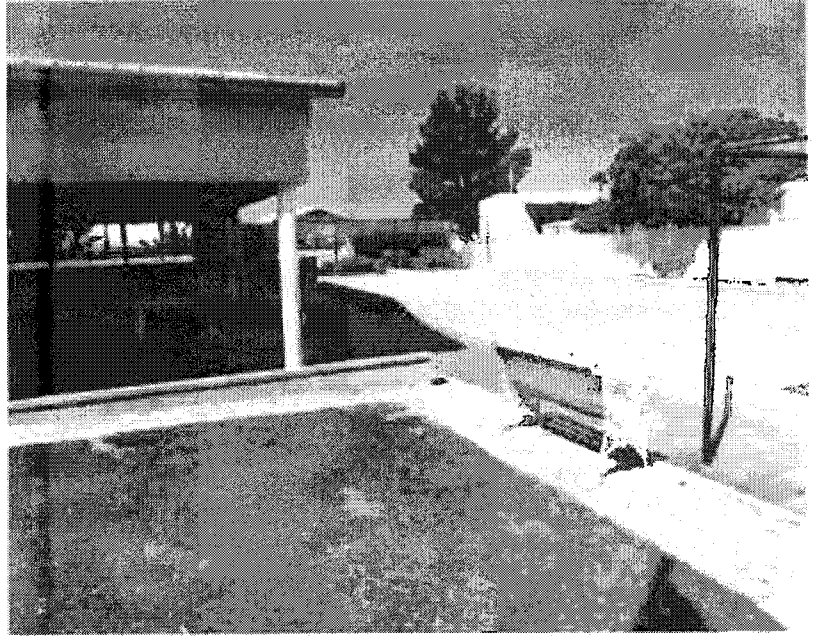
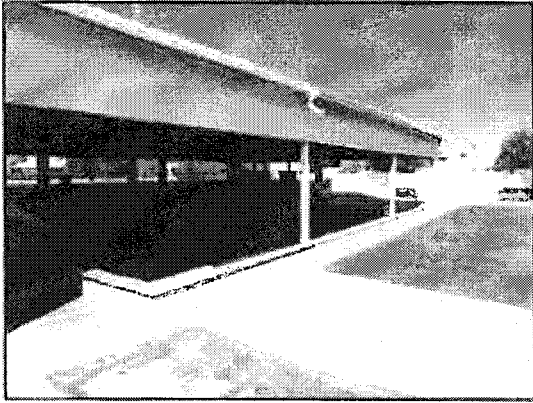


CLUBHOUSE



CLUBHOUSE/POOL

Shuffle board court



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CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP02786R2

Parcel: 654-200-051

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

Conditional Use Permit extends life of existing "Permanent Occupancy" recreational vehicle (RV) park (Section 19.98b, Ordinance 348) with 288 spaces by 15 years to July 1, 2031. The existing RV park has, and, with approval of the project, will continue to have, 288 RV spaces of 1,500 square feet each. The project site includes other existing structures and facilities that shall continue to remain including three (3) existing maintenance buildings totaling approximately 6,400 square feet, swimming pool totaling approximately 1,925 square feet, and a 2,000-square-foot pond. Additionally, the project site includes a 0.40-acre area containing an office/library, laundry room, shuffle board and horseshoe court area with sheds, a 0.25-acre miniature golf course, a 0.40-acre RV Storage area, and approximately 57 guest parking spaces. The Project includes a setback adjustment (SBA 6055) modifying the street or front yard setback along Aurora Road from 20 feet to five (5) feet, which was approved by the Planning Director on July 1, 2016. No new construction is proposed within the existing RV Park.

Variance No. 1668 is related to this revised conditional use permit and authorizes modifications to Article XIXd of Ordinance No. 348 as follows:

- a) a reduction of open space area from 25 percent to 22 percent;
- b) a reduction of RV space size from 1,750 square feet to 1,500 square feet; and,
- c) an increase in light fixture height from ten (10) feet to twenty (20) feet.

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

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Riverside County LMS  
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10. EVERY. 2

USE - HOLD HARMLESS (cont.)

RECOMMND

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, 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. 2786, Revised Permit No. 2 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A (Site Plan), Exhibit B&C (Floor Plans/Elevations), Exhibit S (signs/photos) dated February 2, 2015.

BS GRADE DEPARTMENT

10.BS GRADE. 1

USE - GIN VARY INTRO

RECOMMND

Conditional Use Permit No. 2786, Revised Permit No. 2 proposes to extend the life of existing "Permanent Occupancy" recreational vehicle (RV) park. No grading is proposed, therefore, the Grading Division does not object.

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Riverside County LMS  
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10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BLDG DEPT

INEFFECT

Approved per no new construction proposed.

E HEALTH DEPARTMENT

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

RECOMMND

Maintain all required Environmental Health permits for the RV park, swimming pools, and spas.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit 02786 Revision 2 (CUP02786R2) is a proposal to extend the life of original permit another 15 years. In May 1985, the original Conditional Use Permit 02786 proposed to convert an existing recreational vehicle park (formerly Conditional Use Case 2694) to a mobile home park which allows the long-term, "permanent occupancy" use of the RV spaces. The site is located in the Desert Hot Springs area on the south side of Aurora Road, approximately 1,000 feet east of Corkill Road.

The southern boundary of the site is located within the 100-year Zone A flood plain limits for Wide Canyon as delineated on Panel Number 06065C-0915G and 06065C-0920G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Paralleling the southern boundary and floodplain is the District's owned and maintained Wide Canyon Channel (project number 6-0-00135).

The approved plans for Conditional Use Case 2694 called for the design of Space 278 to allow the conveyance of offsite storm flows (Q100=55 cfs) to the internal street system. The storm flows exit the site through Space 35 where there is an existing 36-inch reinforced concrete pipe (RCP) storm drain that discharges these flows into Wide Canyon Channel.

These two spaces will be inundated during peak 100-year storm flows and, therefore, is not suitable for the permanent use as a mobile home space. The exhibit and aerial photos indicate these two spaces do not have permanent structures or improvements. Since no new

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10. GENERAL CONDITIONS

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

construction is proposed, it is assumed these spaces will remain unimproved and unoccupied.

All the structures are existing and no new construction is proposed. The District does not object 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.

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 signs shown on APPROVED EXHIBIT A. Any additional signage shall

CONDITIONAL USE PERMIT Case #: CUP02786R2

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10. GENERAL CONDITIONS

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

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 - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 7 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. 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.

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

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - SITE MAINTENANCE (cont.) RECOMMND

observation and/or notification.

10.PLANNING. 12 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. 15 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 16 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 17 USE - IF HUMAN REMAINS FOUND RECOMMND

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



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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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. 18 USE - UNANTICIPATED RESOURCES RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - AGRICULTURE CODES RECOMMND

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

10.PLANNING. 20 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to CUP02786 or CUP02786R1 shall become null and void upon final approval of CUP02786R2 by the County of Riverside.

10.PLANNING. 21 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 flood control facilities, throughout the life of this permit as directed by the Planning Director and the Director of Building and Safety.

10.PLANNING. 22 USE - ACCESSORY STRUCTURES RECOMMND

1. Ramadas and patio covers are allowed.
2. Accessory storage structures are allowed at individual spaces with the following restrictions:
  - a) The structures are approved as part of the approval of the recreational vehicle park.
  - b) Storage structures are no larger than 100 square feet in area and a maximum of eight feet in height.
  - c) Only one storage structure is allowed at each recreational vehicle site.

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - ACCESSORY STRUCTURES (cont.) RECOMMND

3. No more than 60 percent of the area of each individual recreational vehicle site may be covered by the recreational vehicle and accessory structures.
4. Structures to assist the handicapped shall be allowed.
5. Awnings shall be permitted in accordance with the provisions of Title 25 of the California Administrative Code.

10.PLANNING. 23 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

TRANS DEPARTMENT

10.TRANS. 1 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Aurora Road since adequate right-of-way exists.

10.TRANS. 2 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Aurora Road due to existing improvements.

10.TRANS. 3 USE - STD INTRO 2 (ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the Transportation Department recommends that the land divider provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all 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.