

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



ITEM  
17.2  
(ID # 4432)

**MEETING DATE:**

Tuesday, June 20, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN AMENDMENT NO. 1213/CONDITIONAL USE PERMIT NO. 3764 – Adoption of a Negative Declaration (Fast Track Authorization 2016-08) – Applicant: Holland Motor Homes, LLC – Fourth Supervisorial District – Bermuda Dunes Zoning District – Location: North of Interstate 10/Varner Road, west of Badger Street – Zoning: Scenic Highway Commercial (C-P-S). REQUEST: General Plan Amendment No. 1213 (Entitlement/Policy Amendment) proposes to modify a 1.71 acre property from Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio). Conditional Use Permit No. 3764 proposes a Recreational Vehicle (RV) retail sales lot with approximately 60,000 square feet of paved and lighted area for approximately 38 RV's along with a separate retention basin and desert landscaping. No buildings, signage or outdoor speakers are proposed with the project. Hours of operation would be from approximately 8:00 a.m. to 9:00 p.m., Monday through Friday, and on Saturdays from 9:00 a.m. to 6:00 p.m. for the RV sales, but storage of RVs is allowed 24 hours a day, seven days a week. [Applicant Fees 100%]

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

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42973**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

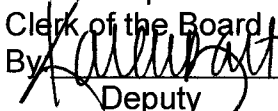
**ACTION:** Policy

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: June 20, 2017  
xc: Planning

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1213**, to modify the 1.71 acre property from Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) in accordance with Exhibit 6, and based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and;
  
3. **APPROVE CONDITIONAL USE PERMIT NO. 3764**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

<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:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	N/A

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

**BACKGROUND:**

**Summary**

The proposed project has been designated “Fast Track” (FTA No. 2016-08) by the Economic Development Agency. The proposed RV retail sales lot is a separate remote lot on the northwest corner of Varner Road and Badger Street and would be operated by Holland Motor Homes. Holland Motor Homes has their main RV sales complex on the easterly side of Badger Street directly across from this remote site that was previously approved in 1998 under CUP No. 3263. CUP 3263 has existing facilities such as customer parking and restrooms. Prospective buyers of RVs on the remote lot under proposed CUP No. 3764 would be shuttled to see the inventory using golf carts across Badger Street.

A General Plan Amendment (GPA) is also being proposed as part of this project since the project is currently designated Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio) with existing Scenic Highway Commercial (CPS) zoning. The subject lot was previously modified under prior GPA 537 in 2000 to LI but has remained undeveloped. The applicant for CUP 3764 is now modifying LI to Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio) to accommodate the proposed RV retail sales with the existing CPS zoning remaining in place.

Staff recommends project approval.

**Impact on Residents and Businesses**

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

The impact on the local citizens and businesses has been slightly increased with the operation of the proposed RV retail sales lot with approximately 38 RV spaces. However, project impacts which includes environmental impacts, have been adequately addressed with the recommended Negative Declaration for Environmental Assessment No. 42973 and conditions of approval within the CUP to protect the public's health, safety and general welfare.

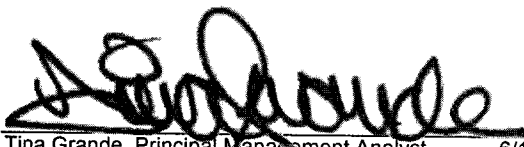
The project will also provide a positive economic impact with approximately 8-12 full-time jobs and 10-15 temporary construction jobs.

**Supplemental  
Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

- A. BOARD OF SUPERVISORS STAFF REPORT**
- B. INDEMNIFICATION AGREEMENT**

  
Tina Grande, Principal Management Analyst 6/15/2017

Agenda Item No.:  
Area Plan: Western Coachella Valley  
Zoning District: Bermuda Dunes  
Supervisorial District: Fourth  
Project Planner: Jay Olivas  
Board of Supervisors: June 20, 2017

FAST TRACK AUTHORIZATION NO. 2016-08  
GENERAL PLAN AMENDMENT NO. 1213  
CONDITIONAL USE PERMIT NO. 3764  
Environmental Assessment No. 42973  
Applicant: Holland Motor Homes  
Representative: Cliff Cortland

Charissa Leach, P.E.  
Assistant Director of TLMA

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 1213 (Entitlement/Policy Amendment)** proposes to modify a 1.71-acre property from Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) to Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio).

**Conditional Use Permit No. 3764** proposes a Recreational Vehicle (RV) retail sales lot with approximately 60,000 square feet of paved and lighted area for approximately 38 RV's along with a separate retention basin and desert landscaping. No buildings, signage or outdoor speakers are proposed with the project. Hours of operation would be from approximately 8:00 a.m. to 9:00 p.m., Monday through Friday, and, on Saturday's from 9:00 a.m. to 6:00 p.m. for the RV sales, but storage of RVs is allowed 24 hours a day, seven days a week.

The project is located north of Interstate 10 and Varner Road, and west of Badger Street.

### BACKGROUND:

The RV retail sales lot is a separate remote lot on the northwest corner of Varner Road and Badger Street and would be operated by Holland Motor Homes. Holland Motor Homes has their main RV sales complex on the easterly side of Badger Street directly across from this remote site that was previously approved in 1998 under CUP 3263. CUP 3263 has existing facilities such as customer parking and restrooms. Prospective buyers of RVs on the remote lot under proposed CUP 3764 would be shuttled to see the inventory using golf carts across Badger Street.

### ISSUES OF POTENTIAL CONCERN:

No issues of potential concern.

### GENERAL PLAN FINDINGS:

In order to support the proposed General Plan Amendment it must be established that the proposal satisfies certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1213 falls into the Entitlement/Policy category, because of proposed change in Land Use Designation from Light Industrial (LI) to Commercial Retail (CR).

The Administration Element of the General Plan and Article 2 of Ordinance No. 348 provides that an Entitlement/Policy Amendment requires that three findings must be made to justify an Entitlement/Policy Amendment. The possible findings for each are listed below.

*Entitlement/Policy Amendment Findings and Consideration Analysis*

As required by the County of Riverside General Plan Administrative Element (Chapter 11), an Entitlement/Policy Amendment involves changes in land use designations or policies that involve land located entirely within a General Plan Foundation Component but that do not change the boundaries of that component. This type of amendment may also involve changes in General Plan policy as long as it does not change or conflict with the Riverside County Vision, Foundation Component, or a General Plan Principle. A Board of Supervisors resolution approving an Entitlement/Policy Amendment shall include the first two findings and any one or more of the subsequent findings listed below:

- a. The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.

GPA No. 1213 does not involve a change in or conflict with the Riverside County Vision. The general plan map change from Light Industrial (LI) to Commercial Retail (CR) along the Interstate 10/Varner Road corridor will not change or conflict with the County Vision. For example Item number 1 under the Vision Statements Population Growth per the 2015 General Plan section provides, "New growth patterns no longer reflect a pattern of urban sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." The project will result in an infill project along the Interstate 10/Varner Road transportation corridor on a currently vacant 1.71 gross acre lot with new RV sales lot adjacent to existing RV sales complex across Badger Street within an existing urban area. Considering the proliferation of retail, industrial, and commercial tourist land uses surrounding the subject property, and would not be spot development, negative impact to the Vision statements set forth in the County's Land Use Element will not occur.

Item number 2 per the 2015 General Plan under the Vision Statement's Jobs and the Economy section states "Jobs/housing balance is significantly improved overall, as well as within sub regions of Riverside County". This project would create 8-12 full time jobs and 10-15 temporary construction jobs which implements this Vision section, and with existing housing in the urbanized areas of Palm Desert, Thousand Palms, and Bermuda Dunes, the RV retail sales project would maintain good jobs and housing balance within close proximity.

GPA No. 1213 would not conflict with any Foundation Component designation of the General Plan in that the project does not propose any General Plan Foundation land use changes. The proposed general plan change from Light Industrial (LI) to Commercial Retail (CR) is within the same foundation component of Community Development. As a result, there will be no conflict with any General Plan Foundation Component.

GPA No. 1213 would not conflict with any principle set forth in General Plan Appendix B. specifically, this General Plan Amendment is consistent with the following principles:

- a. Principal I.C.1 provides the "The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in a given community. New development along this portion of Varner Road adjacent to Interstate 10 within the Bermuda Dunes Zoning District has accelerated over the past decade. The project would develop a vacant 1.71 acre parcel with existing adjoining development. Therefore, the project is consistent with General Planning Principals through the recognition of a maturing community and a response to encourage managed growth in appropriate locations.
- b. Principal I.G.1 provides "The County should encourage compact and transit-adaptive development on regional and community scales. The policy goal is to permit and encourage densities and intensities, and to reduce the land required for public infrastructure by reducing streets widths (subject to emergency access requirements) and other such requirements. The RV retail sales project represents an infill project on a 1.71 vacant parcel which would be a compact development with no additional street improvements required along Varner Road and Badger Street.

Additionally, GPA No. 1213 would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them. The proposed amendment will establish the Commercial Retail (CR) general plan land use designation, which promotes one of the highest and best use that can be associated with the currently existing vacant 1.71 acre property adjacent to the Interstate 10/Varner Road corridor with heavy traffic volumes in support of the proposed RV retail sales. The project as an infill project within an existing commercial, industrial, and commercial tourist area would stimulate the growth of small business (Appendix B, VII.C.4).

Furthermore, GPA No. 1213 would be an amendment to expand basic employment job opportunities (jobs that contribute to the County's economic base) and that would improve the ratio of jobs to workers in the County. As a result of the amendment, the project would create 8-12 full time jobs and 10-15 temporary construction jobs expanding basic employment opportunities.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Light Industrial (LI) (0.25 - 0.60 FAR)
2. Surrounding General Plan Land Use (Ex. #5): Commercial Retail (CR), Light Industrial (LI), Commercial Tourist (CT)
3. Existing Zoning (Ex. #2): Scenic Highway Commercial (C-P-S)
4. Surrounding Zoning (Ex. #2): Scenic Highway Commercial (C-P-S); Industrial Park (I-P), Manufacturing-Service Commercial (M-SC), and Controlled Development Areas (W-2-10)
5. Existing Land Use (Ex. #1): Vacant land
6. Surrounding Land Use (Ex. #1): RV retail sales lot, Vacation RV Park, Industrial Park, Hotels, Fast Food Restaurant, and Vacant land
7. Project Data: Total Acreage: 1.71 Acres  
RV Retail Sales Area: 60,000 sq. ft.
8. Environmental Concerns: See attached environmental assessment

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

1. The project site is designated Light Industrial (LI) and proposed to be modified to Commercial Retail (CR) on the Western Coachella Valley Area Plan.
2. The proposed use, RV retail sales, is consistent with the Commercial Retail (CR) land use designation of the General Plan in that the 1.71 acre property is intended for the RV retail sales, is surrounded by existing circulation facilities such as curbs gutters and sidewalks (LU 29.7), and includes desert landscaping (WCVAP 11.1).
3. The project site is surrounded by properties which are designated Commercial Retail (CR), Light Industrial (LI), and Commercial Tourist (CT).
4. For the reasons set forth above, the proposed change does not conflict with the Riverside County Vision, any General Plan principle, or any Foundation Component Designation in the General Plan; the proposed amendment will either contribute to the purposes of the General Plan or will not be detrimental to them; and the project focuses on availability of existing vacant land that can accommodate a variety of economic enterprises such as RV retail sales with high visibility along the Interstate 10/Varner Road corridor and being accessible from the Washington Street freeway on/off ramp.
5. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
6. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S); Industrial Park (I-P), Manufacturing-Service Commercial (M-SC), and Controlled Development Areas (W-2-10).
7. The proposed use, RV Retail Sales, is a permitted use, subject to approval of a conditional use permit, in the C-P-S zone.



8. The proposed site plan, as designed and conditioned, is consistent with the development standards set for in C-P-S zone in that:
  - i) The site is approximately 1.71 gross acres and there is no minimum lot area requirement.
  - ii) There are no yard requirements for buildings since no buildings are proposed with the RV sales lot.
  - iii) No structure will exceed 50 feet in height at the yard setback line, and the project complies with this standard since no buildings are proposed as an RV sales lot.
  - iv) Automobile storage space must meet Section 18.12 requirements of Ordinance No. 348. The proposed 38 RV parking spaces equal or exceed the minimum parking requirements, with additional existing adjacent parking located across Badger Street as part of the existing Holland Motor Homes RV sales lot previously approved under CUP No. 3263.
  - v) All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum site distance of 1,320 feet. The project complies within this standard since no building is proposed with the RV sales lot.
9. Retail, commercial tourist, and industrial uses have been constructed and are operating in the project vicinity.
10. The project was reviewed by the Airport Land Use Commission on April 13, 2017 and found consistent with the Bermuda Dunes Airport Land Use Compatibility Plan. ALUC submitted a letter with the following conditions: that outdoor lighting be hooded, that special events be limited to a maximum of 128 persons, that detention basins remain dry 48 hours after rain storms to lessen impacts from birds, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. Condition of Approval 10.PLANNING.22 incorporates ALUC's conditions.
11. The project is designated "Fast Track" (FTA No. 2016-08) pursuant to the Economic Development Agency.
12. This project is within the City Sphere of Influence of City of Palm Desert. Project information was forwarded to the City of Palm Desert. No comments or objections have been received from the City of Palm Desert as of the date of this staff report.
13. Fire protection and suppression services will be available for the project through the Riverside County Fire Department.
14. The project site abuts Varner Road which is secondary highway (96' right-of-way) and is directly accessed by Badger Street (78' right-of-way).
15. Site disturbance has already occurred with the pre-graded existing commercial pad. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot. Notification letters regarding Senate Bill 18 (SB 18) were sent out to 21 local tribes on January 19, 2017 for 90 day comment period due to proposed General Plan Amendment No. 1213. The SB 18 comment period ended on April 19, 2017 and no request to consult was received. Notification letters regarding AB 52 were also mailed out to nine (9) tribes for the project on January 13, 2017. No request to consult was received regarding either SB 18 or AB 52. Therefore, the project is not anticipated to alter or destroy any known archaeological site and no impacts are anticipated.



16. The initial study performed pursuant to Environmental Assessment No. 42973 identified no potentially significant environmental impacts, and no mitigation is required.

**CONCLUSIONS:**

1. The proposed project is in conformance with the proposed Commercial Retail (C-R) Land Use Designation of the Western Coachella Valley Area Plan, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the existing C-P-S Scenic Highway Commercial zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

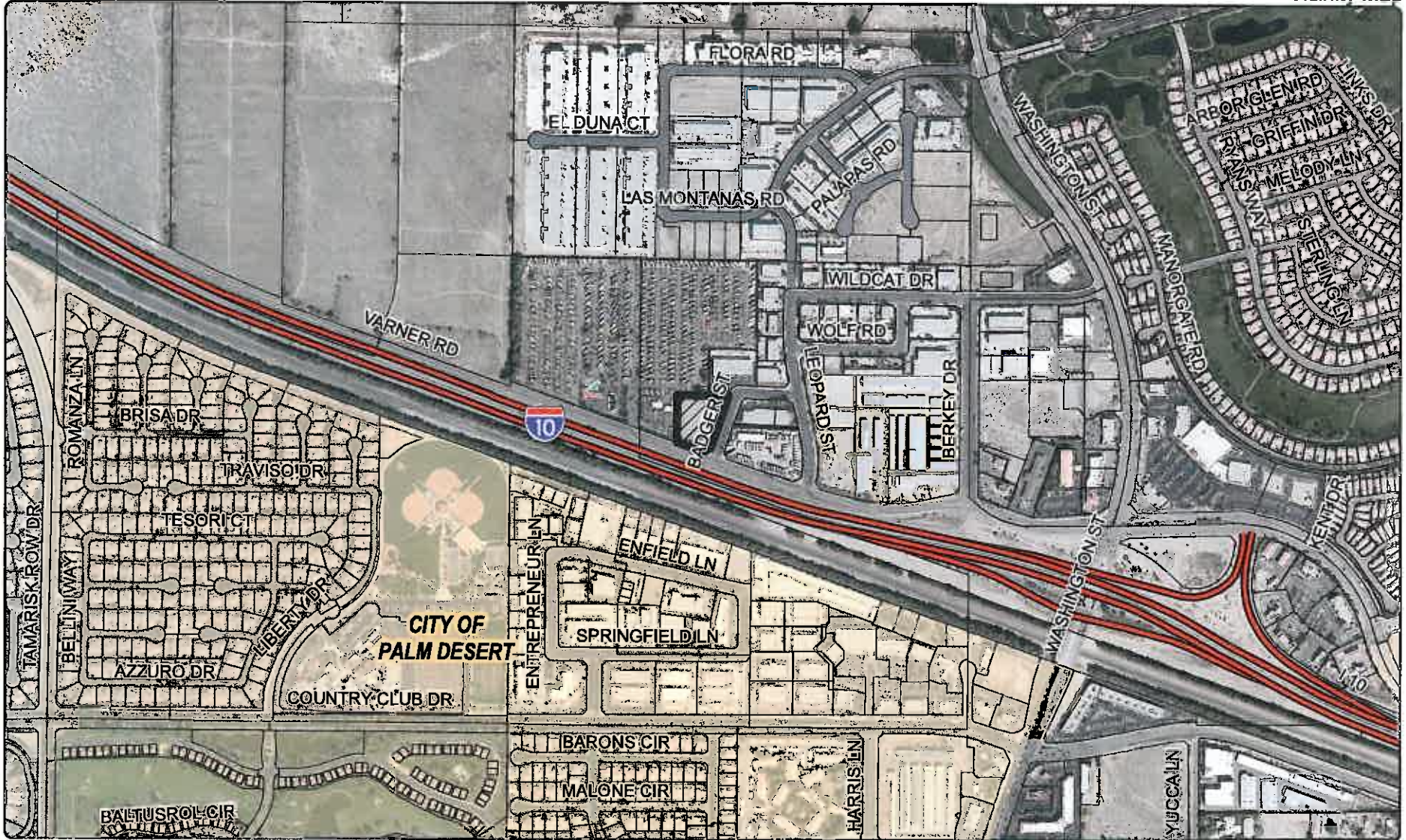
**INFORMATIONAL ITEMS:**

1. As of this writing (5/22/2017), no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Agriculture Preserve;
  - b. A High Fire Area;
  - c. A County Fault Zone;
  - d. A Dam Inundation Area; and,
  - e. The CVMSHCP Conservation Area.
3. The project site is located within:
  - a. An Airport Influence Area;
  - b. An Area of flooding sensitivity;
  - c. An Area of Liquefaction Potential (Moderate);
  - d. The boundaries of the Desert Sands Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 626-330-015.

RIVERSIDE COUNTY PLANNING DEPARTMENT  
**GPA01213 CUP03764**  
**VICINITY/POLICY AREAS**

Supervisor: Benoit  
 District 4

Date Drawn: 04/28/2017  
 Vicinity Map



Zoning Dist: Bermuda Dunes

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)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcsnet.org>

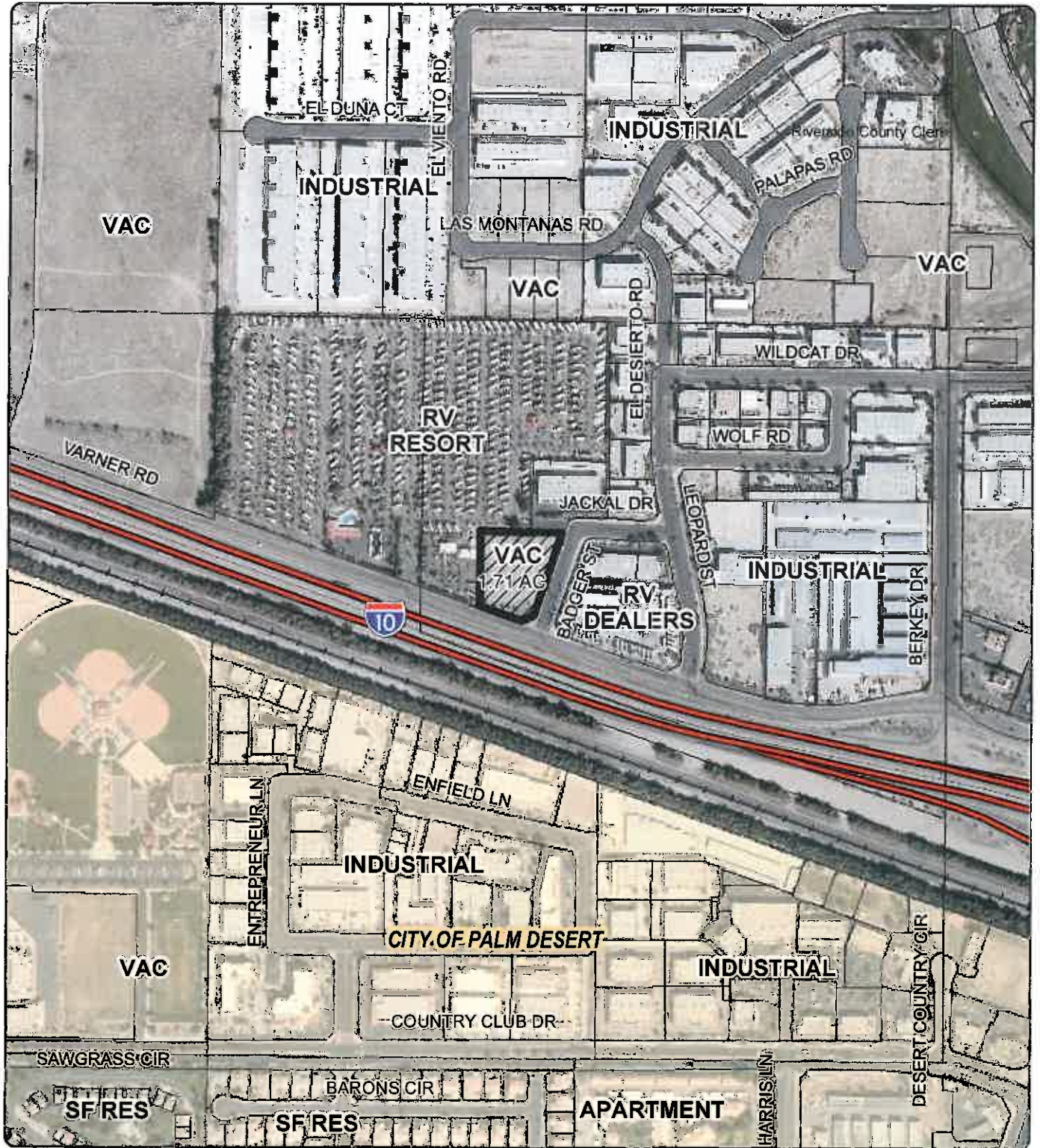


RIVERSIDE COUNTY PLANNING DEPARTMENT  
**GPA01213 CUP03764**

Supervisor: Benoit  
 District 4

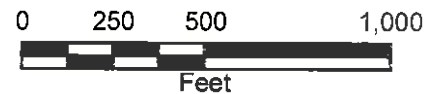
Date Drawn: 104/28/2017  
 Exhibit 1

**LAND USE**



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

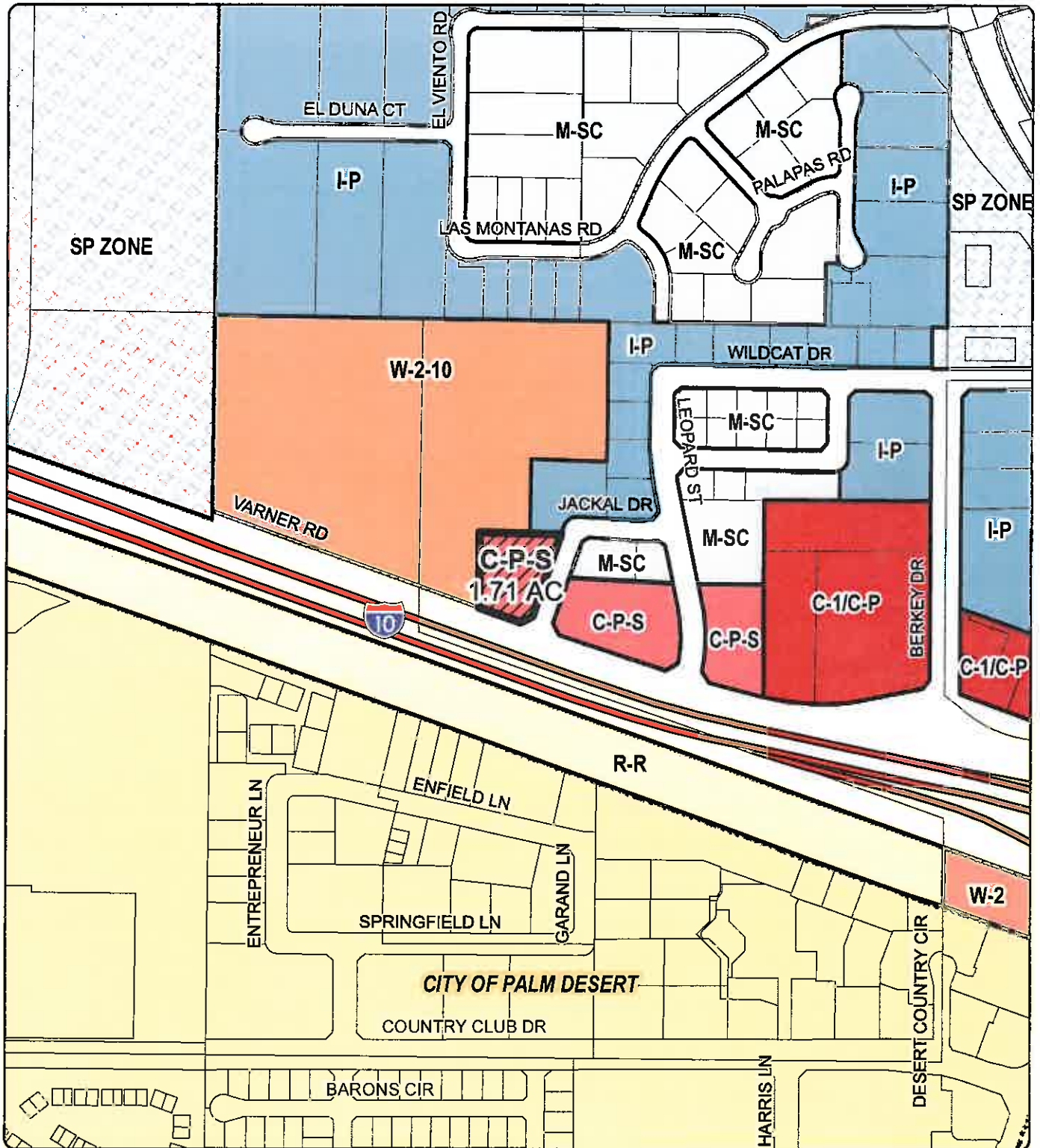
GPA01213 CUP03764

Date Drawn: 104/28/2017

Exhibit 2

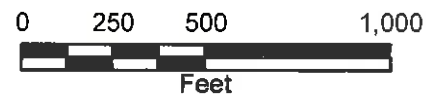
Supervisor: Benoit  
District 4

EXISTING ZONING



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



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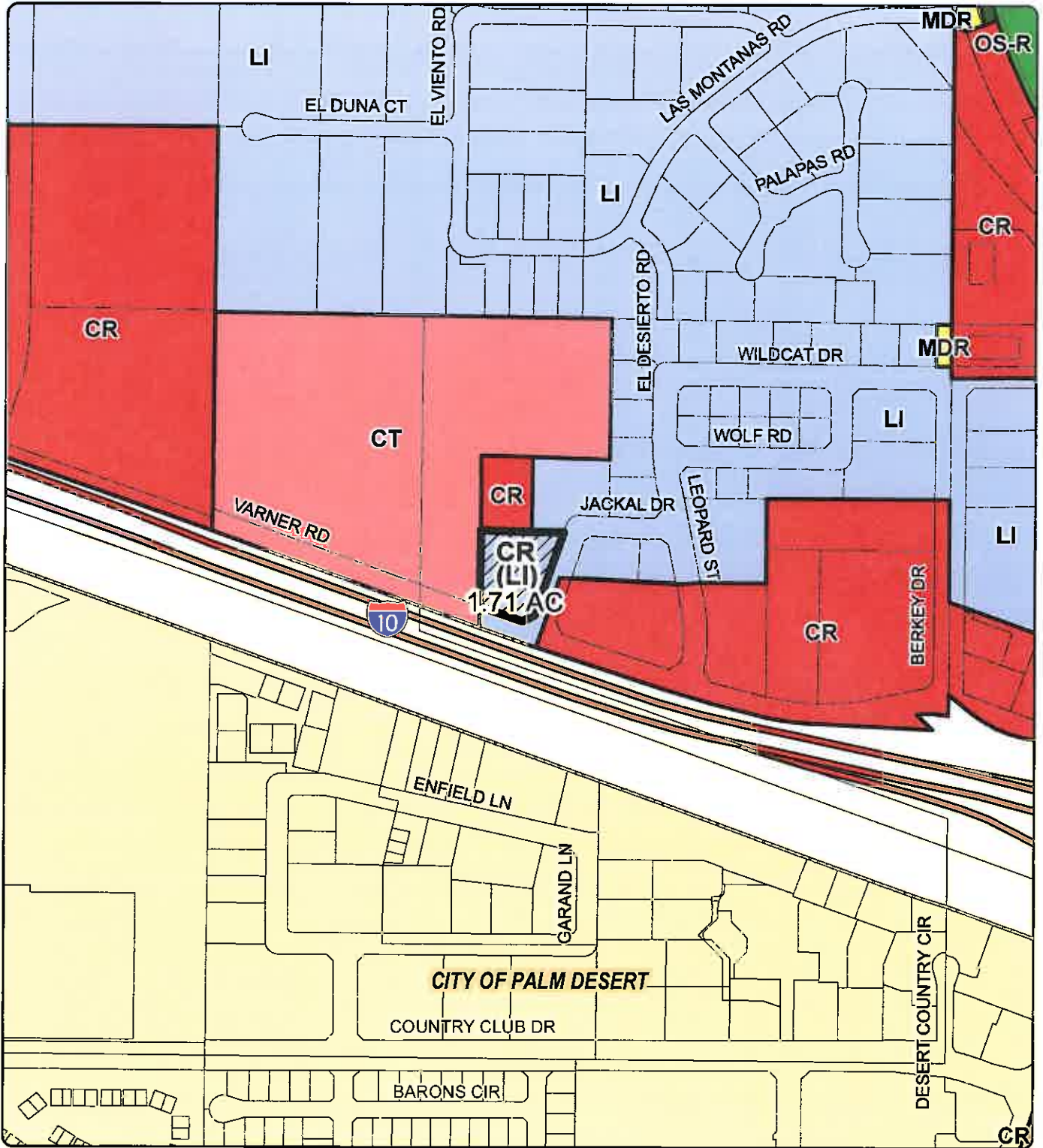
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01213 CUP03764

PROPOSED GENERAL PLAN

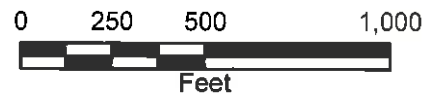
Supervisor: Benoit  
District 4

Date Drawn: 104/28/2017  
Exhibit 6

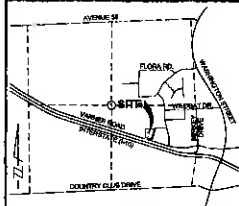


Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



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SHEET INDEX	
1	PRELIMINARY GRADING PLAN COVER SHEET
2	PRELIMINARY GRADING PLAN

**SOILS ENGINEER'S CERTIFICATE**

I STATE THAT I HAVE REVIEWED THESE PLANS AND FIND THAT THEY SUBSTANTIALLY CONFORM TO THE RECOMMENDATIONS SET FORTH IN REPORT NO. L3-08-710, DATED SEPTEMBER 8, 1963, AND UPDATE LETTER DATED SEPTEMBER 29, 2016.

BRETT L. ANDERSON DATE  
 LICENSED ENGINEERING  
 77-728 ENFIELD LANE, SUITE 400  
 PALM DESERT, CA 92211  
 PHONE: 941-773-3883  
 FAX: 760-772-3886

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PRECISE GRADING PLAN**  
**HOLLAND MOTOR HOMES CUP NO. 03764**  
**PARCEL 15 OF P.M. 23118**  
 A PORTION OF SECTION 1, T.5.S., R.6.E., S.B.B.&M.

**OWNER / DEVELOPER:**  
 L.A. BERRY DEVELOPMENT  
 DOONE FISHER  
 3005 EAST ORANGE THORPE AVE.  
 FULLERTON, CA 92831  
 PHONE: (714) 889-9812

**ENGINEER:**  
 WATSON ENGINEERING  
 50-202 HONOLULU STREET  
 MOLO, CA 92291  
 PHONE: (760) 273-1999

**SITE ADDRESS:**  
 3001 BANNER ST.  
 MOLO, CA 92291

**SOILS ENGINEER:**  
 BRADON ENGINEERING  
 17478 ENFIELD LANE, SUITE 100  
 PALM DESERT, CA 92211  
 PH (760) 772-3883

**SOURCE OF TOPOGRAPHY:**  
 FIELD SURVEY BY WLD SURVEYING  
 DATED 9-13-2010

**BASIS OF BEARING:**  
 EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 1,  
 T.5. N., R.6. E., S. B. & M., PER P.M. 4496,  
 BEING 80277997C.

**BENCHMARK:**  
 BM 005-0748  
 NAVEDS  
 ELEVATION: -102.851 DATE: 1976

**A.P.N.:**  
 026-330-045

**UTILITY PURVEYORS:**  
 WATER: COACHELLA VALLEY WATER DISTRICT - (760) 368-2861  
 SEWER: COACHELLA VALLEY WATER DISTRICT - (760) 368-2861  
 ELECTRIC: I.D. - (760) 368-6664  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY - (909) 437-2300  
 PHONE: VERIZON - (760) 864-1720

**EARTHWORK QUANTITIES:**  
 CUT: 1,029 CY FILL: 50 CY  
 SHRINKAGE (20%): 208 CY SUBSIDENCE (0.2%): 133 CY  
 NET FILL: 582 CY  
 EXPORT: 341 CY

THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES.

**ESTIMATE OF QUANTITIES:**  
 THE ESTIMATE OF QUANTITIES SHOWN ON THESE PLANS IS FOR OBTAINING A PERMIT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN QUANTITIES FOR BIDDING PURPOSES.

**FLOOD ZONE:**  
 FEDERAL FLOOD INSURANCE RATE MAP  
 ZONE AD, DEPTH 1.0 FEET

**DISTURBED AREA:**  
 14.648 SQUARE FEET (0.71 ACRES)

**IMPERVIOUS AREA:**  
 14.648 SQUARE FEET (0.71 ACRES)

**UNDERGROUND SERVICE ALERT**  
 CALL TOLL FREE: 1-800-227-2600  
 2 WORKING DAYS BEFORE YOU DIG

**NOTE:**  
 ALL WORK WITHIN THE VESTED PLANS SHALL NOT BE CONSIDERED AS A PART OF THE PRELIMINARY GRADING PLAN UNLESS IT IS SPECIFICALLY IDENTIFIED AS SUCH ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

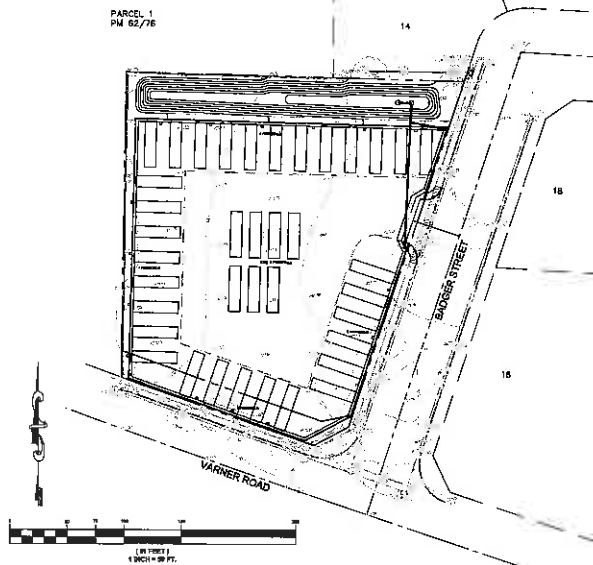
**LEGEND:**

100.0	INDICATES PROPOSED ELEVATION
(100.0)	INDICATES EXISTING ELEVATION
CL	INDICATES TOP OF CURB
FL	INDICATES FLOW LINE
RA	INDICATES RIGHT OF WAY
RP	INDICATES FINISHED GRADE
HP	INDICATES HIGH POINT
DF	INDICATES FINISHED FLOOR
GG	INDICATES EXISTING GRADE
FG	INDICATES FINISHED GRADE
CB	INDICATES GRADE BREAK
CS	INDICATES CURB AND GUTTER
EP	INDICATES EDGE OF PAVEMENT
SB	INDICATES STREET
TC	INDICATES TOP OF CURB
SN	INDICATES SLOPE
SL	INDICATES SLOPE LINE

**NOTE:**  
 NO BUILDING OR STRUCTURES PROPOSED FOR C.U.P. 03589

**24 HOUR EMERGENCY CONTACT:**  
 EDDIE FISHER  
 PHONE: (714) 990-3822

**LOCATION & INDEX MAP**  
 SCALE: 1" = 50'



**GENERAL NOTES:**

- ALL GRADING SHALL CONFORM TO THE 2013 CALIFORNIA BUILDING CODE, CHAPTER 17, 18, AND APPENDIX CHAPTER J, AS AMENDED BY ORDINANCE 467.
- ALL PROPERTY CORNERS, GRADING BOUNDARIES AND ALL CONSERVATION AREAS SHALL BE CLEARLY DEMONSTRATED BY THE ENVIRONMENTAL PROGRAMS DEPARTMENT (EPD) SHALL BE CLEARLY DEMONSTRATED AS SHOWN IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- ALL WORK UNDER THIS GRADING PERMIT SHALL BE LIMITED TO WORK WITHIN PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY WILL REQUIRE SEPARATE PLANS AND A SEPARATE REVIEW/REAPPROVAL (PERMITS) FROM THE TRANSPORTATION DEPARTMENT.
- GRADING SHALL BE DONE UNDER THE SUPERVISION OF A REGISTERED CIVIL ENGINEER IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY BLADON ENGINEERING, DATED JANUARY 14, 2009.
- COMPACTED FILL TO SUPPORT ANY STRUCTURES SHALL COMPLY WITH SECTION 1803.8. PRODUCTS WITHOUT PRELIMINARY SOILS REPORT SHALL INCLUDE DETAILED SPECIFICATIONS IN ACCORDANCE WITH SECTIONS 1803.8 AND 1803.9 PREPARED BY THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST FINAL LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT TWO DAYS BEFORE DIGGING AT 1-800-422-4133.
- PRIOR TO GRADING, A MEETING SHALL BE HELD WITH A RIVERSIDE COUNTY ENVIRONMENTAL COMPLIANCE INSPECTOR PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.

**CUT / FILL:**

- MAXIMUM CUT AND FILL SLOPES = 2:1.
- NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, TREES, TOP SOIL, AND OTHER HETEROGENEOUS MATERIAL. FILL SHOULD BE PLACED IN 10" LAYER THICK MAX ON ALL RECOMMENDED IN SLOPE REPORTS. COMPACTED AND TESTED AS GRADING PROFILES UNITS. FINAL GRADERS ARE ATTAINED. ALL FILL ON SLOPES STEEPER THAN 3:1 (AND) AND HEIGHT GREATER THAN 3 FEET SHALL BE REVEYED AND BENCH MARKED INTO FIRM NATURAL SOIL FOR FILL SUPPORT. THE BENCH MARKS SHALL BE 10 FEET HIGH MIN.
- THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT, OR SLOPES STEEPER THAN 2:1 HAVE BEEN VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5.
- NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS DEEPER THAN 10 FEET TO THE FINISH GRADE.

**DRAINAGE AND EROSION / DUST CONTROL:**

- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON THE SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. EROSION OF THE GROUND IN THE AREA OF DISCHARGE SHALL BE PREVENTED BY INSTALLATION OF NON-EROSIVE DOWN SPILLS OR OTHER DEVICES.
- NO OBSTRUCTION OF NATURAL WATER COURSE SHALL BE PERMITTED.
- DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL, BEST MANAGEMENT PRACTICES (BMP) SHALL BE PROVIDED TO PREVENT FLOODING WATER AND DAMAGE TO ADJACENT PROPERTIES.
- DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
- FUGITIVE DUST CONTROL: CONSTRUCTION SITES SUBJECT TO FINE FUGITIVE DUST MITIGATION SHALL COMPLY WITH ADMS RULE 403.
- ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION. PROTECTIVE MEASURE AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT EXISTING PROPERTIES DURING GRADING OPERATIONS.
- FOR ALL SLOPES STEEPER THAN 4 TO 1 (AND) ALL SLOPES SHALL BE GREATER THAN 9" IN VERTICAL HEIGHT TO BE PLANTED WITH AN APPROVED DRUG-OUT-TOLERANT GRASS COVER AT A MINIMUM SPACING OF 12" ON CENTER OR AS APPROVED BY THE ENGINEER OF RECORD ON THE REGISTERED LANDSCAPE ARCHITECT AND DRUG-OUT-TOLERANT TREES SPACES AT NO MORE THAN 10' ON CENTER. SLOPES EXCEEDING 9" IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED SHRUBS NOT TO EXCEED 10' ON CENTER, OR TREES SPACED NOT TO EXCEED 20' ON CENTER, OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 10' IN ADDITION TO THE GRASS OR DRUG-OUT-TOLERANT COVER. SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITH AN IRRIGATION REGULATION SYSTEM EQUIPPED WITH AN APPROPRIATE BACKFLOW PREVENTER PER C.U.P. CHAPTER 8. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE ESTABLISHED AND IN GOOD CONDITION PRIOR TO SCHEDULING FINISH GRADE INSPECTION.

**COMPLETION OF WORK:**

- A REGISTERED CIVIL ENGINEER SHALL PREPARE FINAL COMPACTION REPORT/GRADING REPORT AND IT SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY FOR REVIEW AND APPROVAL. THE REPORT SHALL INCLUDE BUILDING FOUNDATION DESIGN PARAMETERS (ALLOWABLE SOIL PRESSURES, ETC.) DRAINAGE MASS LANE DESIGN ALTERNATIVE #1 & 2, WATER SLOPES, SUEKATE, CONTINGENCY, COMPLETION AND MAINTENANCE MEASURES IF NECESSARY.
- EXCEPT FOR NON-TRAFFIC SINGLE RESIDENTIAL GRADING, THE COMPACTION REPORT SHALL INCLUDE THE SPECIAL INSPECTION VERIFICATIONS LISTED ON TABLE 1706.8 OF 2013 CBC.
- THE COUNTY OF RIVERSIDE REQUIRES A LICENSED PROFESSIONAL ENGINEER TO SUBMIT WRIT BOUND AND STAMPED ROUGH GRADING CERTIFICATION WHICH INCLUDES PHOTOGRAPHS PRIOR TO RECEIVING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT.
- IN ADDITION TO OBTAINING ALL NECESSARY PERMITS AND APPROVALS OF ALL FINAL REPORTS, ALL LOTS PERMITTED FOR ROUGH GRADE ONLY SHALL PROVIDE VEGETATIVE COVERAGE (10 PERCENT) OR OTHER MEANS OF SITE STABILIZATION APPROVED BY ENVIRONMENTAL COMPLIANCE DIVISION PRIOR TO RECEIVING A ROUGH GRADE PERMIT FINE.
- A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN FINAL CERTIFICATION OF COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO THE REQUEST OF FINISH GRADE INSPECTION.

**PAVING NOTES:**

- MINIMUM PAVING LOT GRADE SHALL BE 1%.
- MINIMUM GRADE FOR PAVEMENT SHALL BE 0.50%.
- ANY APPROVED SOIL STABILIZER SHALL BE USED ON ALL SUBGRADE SURFACES PRIOR TO PLACEMENT OF PAVING.
- ASPHALT EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN FOURTEEN (14) DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING AND SHALL BE APPLIED AT A RATE OF 0.05 GALLON PER SQUARE YARD. ASPHALT EMULSION SHALL CONFORM TO SECTIONS 37, 38 AND 34 OF THE STATE STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL APPLY TO THE RIVERSIDE COUNTY ROAD DEPARTMENT FOR AN ENCROACHMENT PERMIT FOR ALL WORK WITHIN COUNTY RIGHT-OF-WAY.
- ALL PAVING INSPECTIONS WILL BE PERFORMED BY SPECIAL INSPECTORS HIRED BY THE OWNER. TWO INSPECTIONS ARE REQUIRED. INSPECTION #1 INSPECTION AT THE COMPLETION OF THE BASE COURSE. INSPECTION #2 INSPECTION WITH THE AC AND CONCRETE ARE PLACED.
- A COMPACTION REPORT BY A REGISTERED CIVIL ENGINEER SHALL IDENTIFY THE BASE GRADE AS IS COMPARED TO 10% RELATIVE DENSITY AND WORK RELATIVE DENSITY UNDER THE CONCRETE. THIS INCLUDES THE FLOOR FOR UTILIZATION UNDER THE PAVING AREA. PRIOR TO THE INSTALLATION OF THE AC OR CONCRETE, THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE CONTRACTOR WITH WRITTEN CERTIFICATION THAT THE BASE IS PROPERLY RETAINED AND ADEQUATE TO SUPPORT THE AC CONCRETE. ANY REVISIONS TO THE BASE SHALL BE APPROVED BY THE ENGINEER OF RECORD.
- IF THE PRELIMINARY SOILS REPORT DOES NOT SPECIFY A PAVING SECTION, THIS STRUCTURAL SECTION SHALL BE THREE INCHES ASPHALT CONCRETE AND FOUR INCHES CLASS II AGGREGATE BASE.
- PRIOR TO REQUESTING A BUILDING FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE A COPY OF SPECIAL REPORT #1 AND GEOTECHNICAL ENGINEERS CERTIFICATION TO THE BUILDING AND SAFETY DEPARTMENT FOR REVIEW AND APPROVAL. THE GRADING STAFF WILL CLEAN THE CONDITIONS OF APPROVAL ALLOWING THE BUILDING FINAL INSPECTION.

**PRE-GRADING/PRE-CONSTRUCTION NOTE:**  
 A PRE-GRADING/CONSTRUCTION MEETING AND SITE INSPECTION SHALL BE ARRANGED FOR BY THE SITE DEVELOPER PRIOR TO COMMENCING GRADING OPERATIONS. THESE PARTIES REQUIRED TO ATTEND THE PRE-CONSTRUCTION MEETING SHALL INCLUDE BUT ARE NOT LIMITED TO THE DEVELOPER, PROJECT SUPERVISOR/ENGINEER, ENGINEER OF RECORD, SOILS ENGINEER, GRADING CONTRACTOR, AND UNDERGROUND UTILITIES CONTRACTOR. REPRESENTATIVES FROM THE DEPARTMENT OF BUILDING AND SAFETY SHALL BE THE GRADING PLAN CHECKER AND/OR GRADING INSPECTOR. THE FOCUS OF THE PRE-CONSTRUCTION MEETING SHALL BE TO DISCUSS THE VERTICAL ASPECTS AND RESPONSIBILITIES OF THE GRADING PROJECT AND TO PROVIDE AN APPROXIMATE TIMETABLE FOR THE COMPLETION OF ROUGH GRADING, ARRANGE FOR A PRE-GRADING/PRE-CONSTRUCTION MEETING BY CALLING THE DISTRICT OFFICE RESPONSIBLE FOR PROVIDING YOUR GRADING AND BUILDING INSPECTIONS.

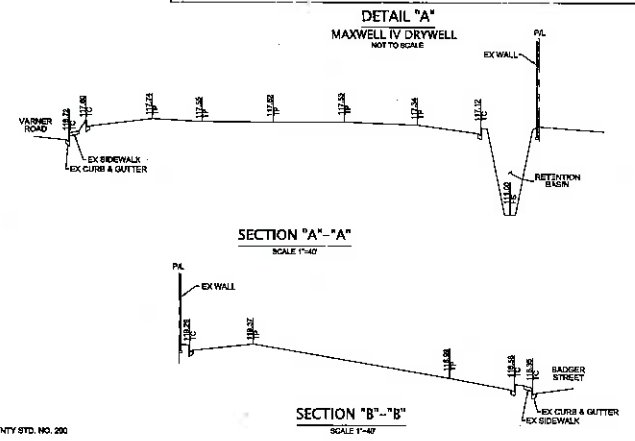
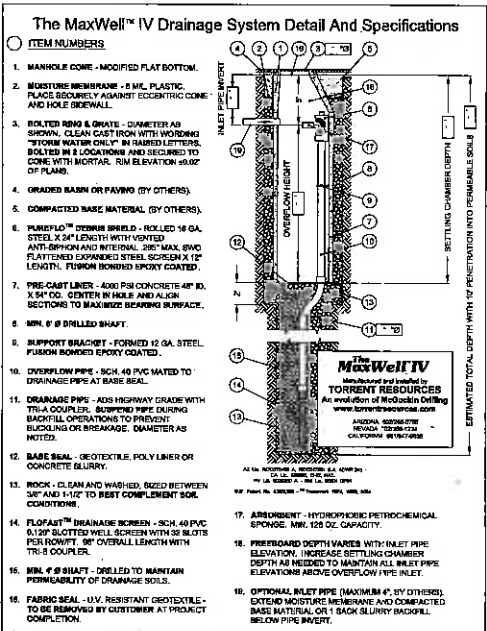
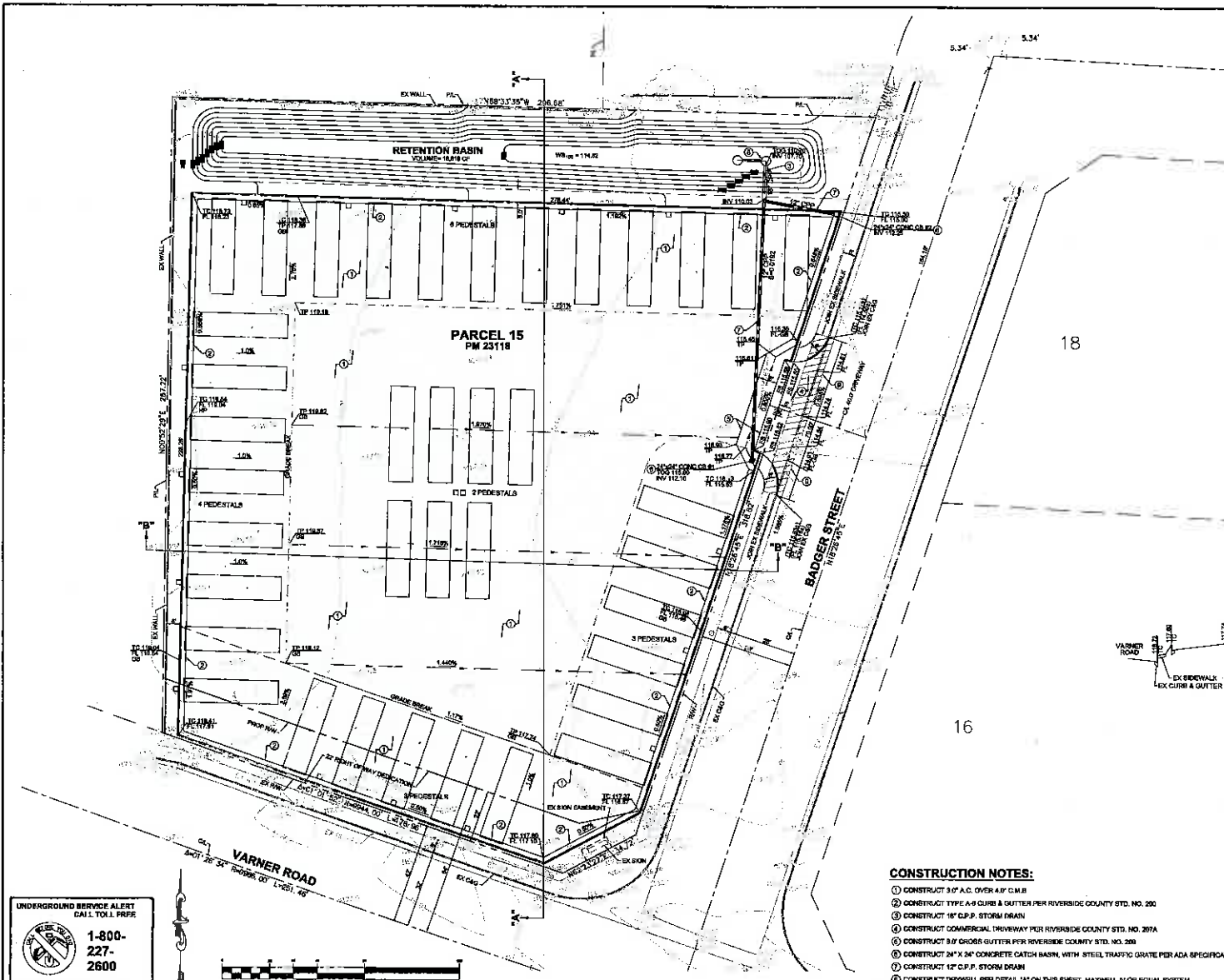
**NOTICE TO CONTRACTOR:**  
 1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.  
 2. PRIOR TO THE CONSTRUCTION OF ANY CONCRETE STRUCTURE THE CONTRACTOR SHALL VERIFY WITH THE SOILS ENGINEER THE TYPE OF CONCRETE RECOMMENDED.

**PRIVATE ENGINEERING NOTE:**  
 ALL WORK WITHIN THE VESTED PLANS SHALL NOT BE CONSIDERED AS A PART OF THE PRELIMINARY GRADING PLAN UNLESS IT IS SPECIFICALLY IDENTIFIED AS SUCH ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

NO.	DATE	REVISIONS	APPR.	DATE

SEAL - COUNTY	SEAL - CITY	COUNTY OF RIVERSIDE DEPARTMENT OF BUILDING AND SAFETY	SEAL - ENGINEER WATSON ENGINEERING ONE UNIVERSITY CENTER 10-200 UNIVERSITY CENTER MOLINO, CA 92291 PH: 760-273-1999 FAX: 760-273-1999	BOR BENCHMARK: BM 005-0748 NAVEDS ELEVATION: -102.851 DATE: 1976	IWD# IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA	SHEET NO. 1
					PRECISE GRADING PLAN CUP NO. 03764 PARCEL 15 OF P.M. 23118	OF 2 SHEETS
					A PORTION OF SECTION 1, T.5. N., R.6. E., S.B.B.&M.	BY: [Signature]
					SCALE: AS NOTED	DATE: [Date]





- ### CONSTRUCTION NOTES:
- CONSTRUCT 3" OF A.C. OVER 4" C.M.I.
  - CONSTRUCT TYPE 4 CURB & GUTTER PER RIVERSIDE COUNTY STD. NO. 200
  - CONSTRUCT 18" C.P.P. STORM DRAIN
  - CONSTRUCT COMMERCIAL DRIVEWAY PER RIVERSIDE COUNTY STD. NO. 207A
  - CONSTRUCT 3" OF CROSS GUTTER PER RIVERSIDE COUNTY STD. NO. 208
  - CONSTRUCT 24" X 24" CONCRETE CATCH BASIN, WITH STEEL TRAP & GRATE PER ADA SPECIFICATIONS, J.R. PRODUCTS OR EQUAL
  - CONSTRUCT 12" C.P.P. STORM DRAIN
  - CONSTRUCT DRYWELL PER DETAIL "A" ON THIS SHEET, MAXWELL IV OR EQUAL SYSTEM
  - REMOVE EXISTING CURB, GUTTER, AND SIDEWALK

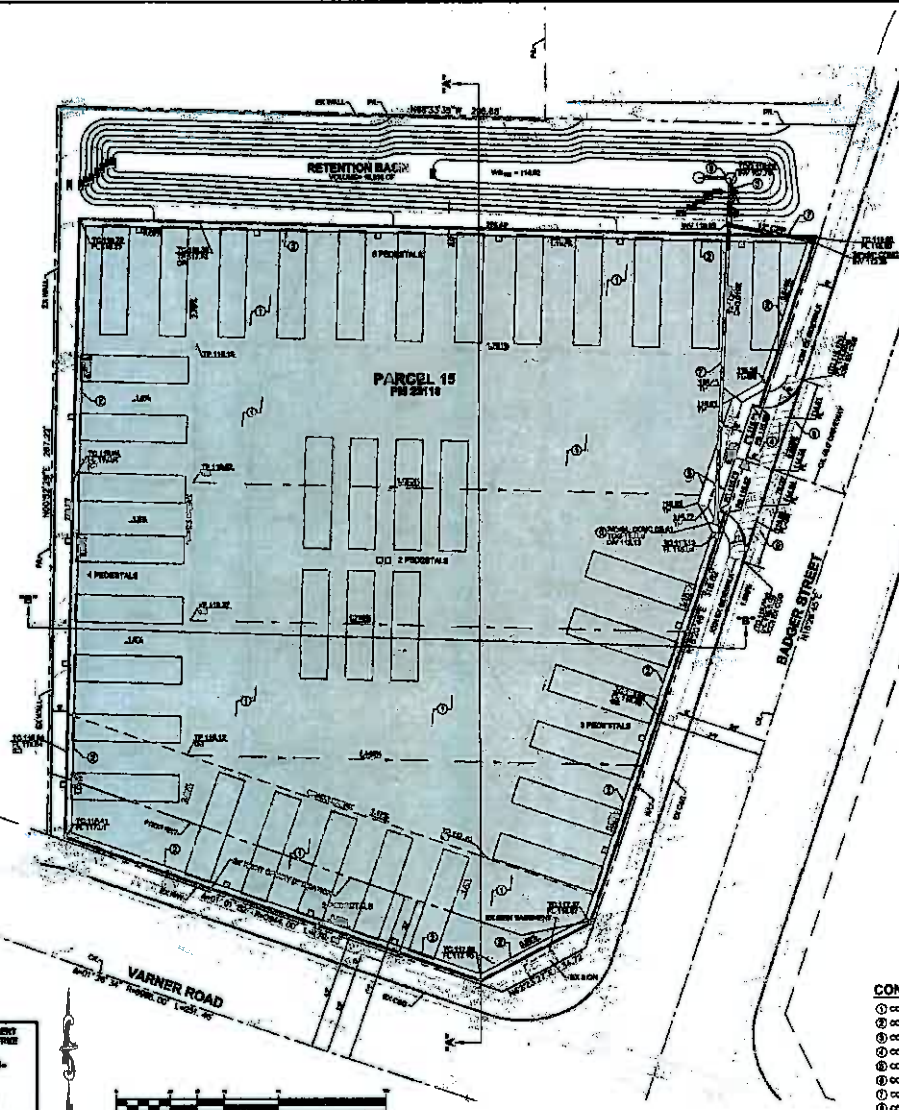
UNDERGROUND SERVICE ALERT  
CALL TOLL FREE  
**1-800-227-2600**  
2 WORKING DAYS BEFORE YOU DIG

**UNDERGROUND UTILITIES**  
ALL INFORMATION ON UTILITIES REPORTED BY THE OWNER OR OTHERS AND NOT SHOWN ON THIS PLAN IS FOR INFORMATION ONLY. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS NOT CONDUCTED ANY OTHER INVESTIGATION TO VERIFY THE LOCATION AND DEPTH OF UTILITIES. THE ENGINEER IS NOT RESPONSIBLE FOR THE LOCATION AND DEPTH OF UTILITIES NOT SHOWN ON THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	DATE	REVISIONS	APPR. DATE

SEAL - COUNTY	SEAL - CITY	COUNTY OF RIVERSIDE DEPARTMENT OF BUILDING AND SAFETY BY:	SEAL - ENGINEER	<b>WATSON ENGINEERING</b> CIVIL ENGINEERING & LAND PLANNING 1000 W. 10TH STREET TULSA, OK 74103	BENCHMARK 894 820+0.00 NAD83 DATE 10/20	IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA <b>PRECISE GRADING PLAN</b> CLIP NO. 03764 <b>PARCEL 15 OF P.M. 23118</b>	SHEET NO. <b>2</b> OF 2 SHEETS
				PREPARED BY: LEVIE W. WATSON R.C.E. NO. 26662 DATE:	SCALE: AS NOTED	A PORTION OF SECTION 1, T.2S., R.2E., S.22N. W. 1/4	





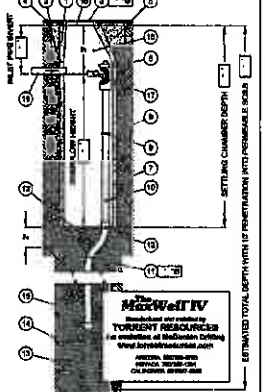
REVIEWED  
AND  
APPROVED  
BY C.V.W.D.

Set *Stank* 5/2/17

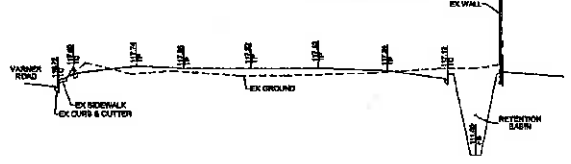
NOTE: ANY FUTURE IMPROVEMENTS INCLUDING BUILDINGS WILL REQUIRE FLOOD MANAGEMENT REVIEW BY C.V.W.D.

**The MaxWell™ IV Drainage System Detail And Specifications**

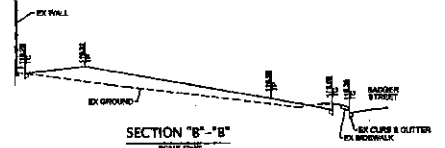
- ITEM NUMBERS
1. MANHOLE FRAME - UNCOATED FLAT BOTTOM
  2. BASKET/INVERT/FRAME - 3/4" GAL. PLATING. PLACE SECURELY AGAINST EXISTING CURB AND HOLE SIDEWALK.
  3. BOLTED IRON & GRATE - DIAMETER AS SHOWN. CLEAN CAST IRON WITH HOLES. SETTING WATER ONLY. IN PAVED AREAS, BOLTED IN LOCATIONS AND SECURED TO CURB WITH ANCHORS. IRON ELEVATION AS SHOWN ON PLAN.
  4. GRADED SAND OR PAVING (BY OTHERS)
  5. COMPACTED SAND MATERIAL (BY OTHERS)
  6. PURFLO™ GEOTEXTILE - ROLLED 18 GA. STEEL, 3/4" LENGTH WITH VENTED AUTOSCREEN AND INTERNAL ZIP BOND. TWO PLATTERED EXPANDED STEEL SCREENS X 12" LENGTH. FURISH BONDING SPORT COATING.
  7. PRE-CAST LINER - 400 PSI CONCRETE 4" TO 2" IN THK. CENTER VEHICLE AND ALONG CURBSIDE TO MATCH DRIVEWAY SURFACE.
  8. 1/2" Ø 8 DRILLED BRACKET
  9. SUPPORT BRACKET - FORMED 12 GA. STEEL. FURISH BONDING SPORT COATING.
  10. OVERFLOW PIPE - 3/4" Ø 40 PVC INVERTED TO OVERFLOW PER CITY CODE.
  11. DRAINAGE PIPE - 3/4" Ø 40 PVC INVERTED TO MATCH DRIVEWAY GRADE WITH TYPICAL SLOPE. INSPECTED PIPE DURING BACKFILL OPERATIONS TO PREVENT BLOCKAGE OR WEARAGE. DIAMETER AS NOTED.
  12. BASE SEAL - GEOTEXTILE POLY LINER OR CONCRETE SLURRY.
  13. EDGE - CLEAR AND UNPAVED. SEED BETWEEN 3/4" AND 1-1/2" TO BEST COMPATIBLE SOIL CONDITIONS.
  14. PLENUM™ CLEARANCE SPACING - 3/4" Ø 40 PVC 8" DEPT. BULLETED WELLS SCREEN WITH 1/2" Ø 1/2" PER FOOT. 8" OVERALL LENGTH WITH 1/2" Ø COUPLER.
  15. 3/4" Ø 8 BRASS - COILED TO MATCH PLAN. PERMANENTLY TO OVERFLOW BASIN.
  16. PARING SEAL - 1/2" RESISTANT GEOTEXTILE. TO BE REMOVED BY SUBCONTRACTOR AT PROJECT COMPLETION.
  17. ARRANGEMENT - HYDROPHOBIC PETRO-CHEMICAL SPONGE. MIN. 120 OZ CAPACITY.
  18. FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE DETAIL CHAMBER DEPTH AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE OVERFLOW PIPES INLET.
  19. OPTIONAL 1/2" Ø 1/2" BRASS 1/2" Ø BY OTHERS. EXISTING MOSTLY PER SUBCONTRACTOR AND CONSTRUCTED SAME MATERIAL OR 1" BACKFILL BAGWELL BELOW PIPE INVERT.



DETAIL "A"  
MAXWELL IV DRYWELL  
NOT TO SCALE



SECTION "A"-A  
SCALE 1/4"=1'-0"



SECTION "B"-B  
SCALE 1/4"=1'-0"

**CONSTRUCTION NOTES:**

1. CONSTRUCT 3/4" Ø 40 PVC OVER 1/2" Ø 40 PVC
2. CONSTRUCT TYPE A CURB & CUTTER PER INVERSE COUNTY STD. NO. 209
3. CONSTRUCT 1/2" Ø 40 PVC STORM DRAIN
4. CONSTRUCT COMMERCIAL DRIVEWAY PER INVERSE COUNTY STD. NO. 207A
5. CONSTRUCT 4/2" Ø 40 CURB CUTTER PER INVERSE COUNTY STD. NO. 209
6. CONSTRUCT 24" X 24" CONCRETE CATCH BASIN WITH STEEL TRAPPING GRATE PER ADA SPECIFICATIONS, I.P. PRODUCTS OR EQUAL
7. CONSTRUCT 1/2" Ø 40 PVC STORM DRAIN
8. CONSTRUCT DRYWELL PER DETAIL "A" ON THIS SHEET, MAXWELL IV OR EQUAL SYSTEM
9. REMOVE EXISTING CURB, CUTTER, AND SIDEWALK

UNDERGROUND SERVICE ALERT  
CALL TOLL FREE

**1-800-227-2800**

WORKING DAYS BEFORE YOU DIG

<p>NOTES:</p> <p>1. SEE SHEET 1 FOR PLAN AND SPECIFICATIONS.</p> <p>2. SEE SHEET 2 FOR SPECIFICATIONS AND NOTES.</p> <p>3. SEE SHEET 3 FOR SPECIFICATIONS AND NOTES.</p> <p>4. SEE SHEET 4 FOR SPECIFICATIONS AND NOTES.</p>	<p>UNDERGROUND UTILITIES</p> <p>AS SHOWN BY THE CITY OF INVERSE COUNTY.</p> <p>DATE: 5/2/17</p>	<p>DATE: 5/2/17</p> <p>BY: [Signature]</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				<p>APPROVED BY:</p> <p>[Signature]</p>	<p>SEAL - COUNTY</p> <p>SEAL - CITY</p> <p>SEAL - ENGINEER</p> <p>WATSON ENGINEERING</p> <p>1000 W. 10th St., Inverse, ND 58047</p> <p>PHONE: 701.838.1234 FAX: 701.838.1235</p>	<p>BENCHMARK</p> <p>IN THE UNINCORPORATED TOWNSHIP OF THE COUNTY OF INVERSE, NORTH DAKOTA</p> <p><b>PRECISE GRADING PLAN</b></p> <p>CUP NO. 03764</p> <p>PARCEL 15 OF P.M. 23116</p> <p>DATE: 5/2/17</p> <p>SCALE: AS NOTED</p> <p>FOR: [Client Name]</p>	<p>SHEET NO.</p> <p style="font-size: 24pt; font-weight: bold;">2</p> <p>OF 2 SHEETS</p>
NO.	DATE	DESCRIPTION											

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE  
**LANDSCAPE PACKAGE**  
 FOR  
**HOLLAND MOTOR HOMES**  
 A NEW COMMERCIAL MOTOR COACH STAGING AREA - PRIVATE PROJECT  
 39-321 BADGER ROAD, PALM DESERT, CALIFORNIA 92211  
 PARCEL 15 OF P.M. 23118 / APN 626-330-115 / CUP No. 03764  
 A PORTION OF SECTION 1, T.5.S., R.6.E., S.B.B.& M.

APN NUMBER  
626 - 330 - 015

PROJECT DIRECTORY

OWNER / APPLICANT:  
LA BARON INVESTMENT  
2020 EAST ORANGE THORPE AVENUE  
FULLERTON, CA 92831  
PHONE: 714.690.3812  
CONTACT: MR. EDDIE FISHER

LANDSCAPE ARCHITECT:  
RAY LOPEZ ASSOCIATES  
56 903 JACKSON STREET  
VISTA SANTA ANA, CA 92774  
(714) 760.296.9896 (C) 760.831.6788  
CONTACT: RAY LOPEZ

CIVIL ENGINEER:  
WATSON ENGINEERING  
50-300 MONROE STREET  
INDIO, CA 92201  
PHONE: 760.275.1553  
CONTACT: JUDY BEVIS WATSON

UTILITY PURVEYORS:  
WATER: CWWD 760.368.2681  
SEWER: CWWD 760.368.2651  
ELECTRIC: L.I.D. 760.368.5854  
GAS: SOUTHERN CALIFORNIA GAS CO. 800.421.2276  
PHONE: VERIZON 760.864.1720

SOURCE OF TOPOGRAPHY:  
FIELD SURVEY BY: WLD SURVEYING  
DATE: 9-12-2018

FLOOD ZONE:  
A FEMA MAPPED FLOOD PLAIN

DISTURBED AREA:  
74,488 SQUARE FEET (1.71)

IMPERVIOUS AREA:  
74,488 SQUARE FEET (1.71)

WATER SUPPLY:  
POTABLE

**RIVERSIDE COUNTY NOTES**

NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT REVISION TO THE PLANS AND THE APPROVAL BY THE COUNTY LANDSCAPE PLANNERS

I AGREE TO COMPLY WITH THE REQUIREMENTS OF ORDINANCE NO. 899 AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SHOULD THE ORDINANCE BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED ORDINANCE.

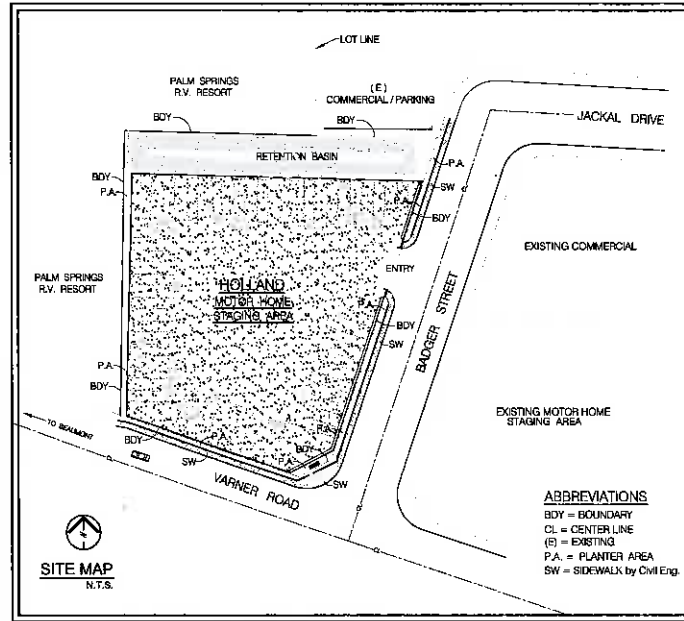
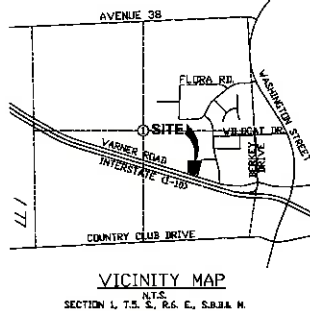
\_\_\_\_\_  
 Applicant's Signature      DATE: April 11, 2017

**MAINTENANCE QUANTITIES** (ONSITE / OFFSITE)

1. LANDSCAPED FLAT AREA:	8,000 / 2,100 S.F.
2. LANDSCAPED SLOPE AREA:	11,000 / 0 S.F.
3. TOTAL NUMBER OF TREES:	0 / 0 EACH
4. TOTAL NUMBER OF PALM TREES:	8 / 7 EACH
5. TOTAL NUMBER OF EX-PALM TREES:	0 / 17 EACH
6. CONCRETE HEADER:	0 / 0 L.F.
7. LANDSCAPE LIGHTING:	0 / 0 EACH
	0 / 0 S.F.

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY

ON-SITE:	OWNER
OFF-SITE:	OWNER



**RIVERSIDE COUNTY NOTES**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL UTILITIES. PERMITTEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.

PHONE: (951) 955-9700 FOR PERMIT CASES (C.U., P.U., OR VOLUNTARY), CABAZON AND AREA WEST

PHONE: (951) 955-8885 FOR PARCEL MAPS AND TRACT MAPS.

PHONE: (760) 342-8267 FOR PERMIT CASES EAST OF CABAZON.

**GENERAL NOTES**

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 899, ORDINANCE 248, ORDINANCE 485, PROJECT CONDITIONS OF APPROVAL, AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

\_\_\_\_\_  
 Applicant's Signature      DATE: April 11, 2017

**Multiple Species Habitat Conservation Plan (MSHCP)**

PROPOSED PROJECT LOCATED WITHIN ONE (1) MILE OF: Thousand Palms Conservation Area - north of proposed project.

**Environmentally Sensitive, Preserve or Conservation Areas**

PROPOSED PROJECT IS LOCATED WITHIN (1) MILE OF: Active Desert Quail, Active Sand Flare, Burrowing Owl, CV Giant Sweeper Oriole, Palm Springs Pocket Mouse, La Concha's Thrasher, Coachella Valley Milkvetch, Flat-tailed Horned Lizard, CV Round-tailed Ground Squirrel, CV King-of-the-Hill.

**Fuel Modification Zone**

PROJECT NOT LOCATE IN OR NEAR A FUEL MODIFICATION ZONE.

**SQUARE FOOTAGE - LANDSCAPE**

19,100 SQUARE FEET OF PLANTER (100%)  
 0 SQUARE FEET OF TURF (0%)  
 19,100 SQUARE FEET - TOTAL LANDSCAPE AREA

**LANDSCAPE MAINTENANCE ENTITIES**

OFF-SITE MAINTENANCE - Washington Street Business Park  
 ON-SITE MAINTENANCE - Holland R.V. (Owner)

**COUNTY SOILS REPORT**

CONTRACTOR OR DEVELOPER SHALL SUBMIT A SOIL MANAGEMENT PLAN (REPORT) BEFORE THE PRE-LANDSCAPE INSTALLATION INSPECTION. REPORT CAN BE SENT IN ELECTRONICALLY. REPORT SHALL BE FILED BEFORE THE INSPECTION. REFER TO THE COUNTY OF RIVERSIDE GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING ON PAGE 15, 87 (WHAT IS REQUIRED IN A SOILS MANAGEMENT PLAN?).

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

THESE PLANS HAVE BEEN REVIEWED BY THE COACHES VALLEY WATER DISTRICT IN ACCORDANCE WITH LOCAL ORD. NUMBER 66871 et. seq. INCLUDING WATER MANAGEMENT AND IRRIGATION PLANS IN CONNECTION WITH THE LOCAL GOVERNING AGENCY (CITY OR COUNTY).

APPROVAL OF THE DISTRICT BY CIVIL ENGINEER DOES NOT CONSTITUTE APPROVAL TO OCCUPY AND DISTRICT AND HOME DEPT. OF WATER USES, PLANTS, WALLS AND PERMANENT STRUCTURES OF ANY KIND MAY NOT BE PLANTED OR INSTALLED IN CWDV AND USES DISTRICTS ON RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT ENCROACHMENT PERMIT FROM CWDV.

Scale: WATER MANAGEMENT DEPARTMENT  
 OVER PLAN # \_\_\_\_\_ Development Services Department

**SHEET INDEX**

L1	TITLE SHEET
L2	PLANTING PLAN
L3	PLANTING DETAILS
L4	MAINTENANCE DETAILS
L5	IRRIGATION PLAN
L6 - L9	IRRIGATION DETAILS

SPECIFICATIONS BY THE COUNTY OF RIVERSIDE UNDER SEPARATE COVER IN 9" x 11" BOOKLET.

**BENCHMARK**

BM 603-37-58  
 NAVD29  
 ELEVATION: 103.651  
 DATE: 1970

**A PORTION OF SECTION 1, T.5.S., R.6.E., S.B.B.& M.**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE  
 3921 BADGER STREET, PALM DESERT, CA 92211  
**HOLLAND MOTOR HOMES**  
 TITLE SHEET

PARCEL 15 OF P.M. 23118 / APN 626-330-115 / CUP No. 03764

FOR: MR. EDDIE FISHER (P) 714.690.3812  
 BY: RAY LOPEZ 101618

**SHEET NO.**

L-1

1 of 9 SHEETS

**SCALE: REFER TO PLAN**



NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE UNTIL AN ENCROACHMENT PERMIT AND/OR CONSTRUCTION PERMIT HAS BEEN OBTAINED.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE OF ANY DISCREPANCIES, ERRORS, OMISSIONS OR OBSTRUCTIONS BEFORE BEGINNING OR FABRICATING ANY WORK. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL DATA.

THE DESIGN ENGINEER'S SEAL AND SIGNATURE IS NECESSARY TO VERIFY THE ACCURACY AND VALIDITY OF THE WORK SHOWN. IN THE EVENT OF DISCREPANCIES THAT ARISE UPON A VISUAL INSPECTION, THE DESIGN ENGINEER'S SEAL AND SIGNATURE IS NECESSARY TO VERIFY THE ACCURACY AND VALIDITY OF THE WORK SHOWN.

MARK	BY	DATE	REVISIONS	APPR.	DATE	COUNTY

REAL LANDSCAPE ARCHITECT

PREPARED BY:

**RAY LOPEZ ASSOCIATES**  
**LANDSCAPE ARCHITECTURE & PLANNING**  
 56 903 JACKSON STREET, VISTA SANTA ANA, CA 92774  
 (714) 760.296.9896    E-MAIL: RLOPEZ@RLA.COM

\_\_\_\_\_  
 Registered C. Lopez  
 CIVIL ENGINEER  
 LICENSED LANDSCAPE ARCHITECT NO. 3474  
 EXPIRES 12-31-17

DATE: 04.12.2017

SCALE: REFER TO PLAN

FOR: MR. EDDIE FISHER (P) 714.690.3812

BY: RAY LOPEZ 101618

APN NUMBER: 626-330-115

PROJECT DIRECTORY

OWNER / APPLICANT: LA BARON INVESTMENT  
 2020 EAST ORANGE THORPE AVENUE  
 FULLERTON, CA 92831  
 PHONE: 714.690.3812  
 CONTACT: MR. EDDIE FISHER

LANDSCAPE ARCHITECT: RAY LOPEZ ASSOCIATES  
 56 903 JACKSON STREET  
 VISTA SANTA ANA, CA 92774  
 (714) 760.296.9896 (C) 760.831.6788  
 CONTACT: RAY LOPEZ

CIVIL ENGINEER: WATSON ENGINEERING  
 50-300 MONROE STREET  
 INDIO, CA 92201  
 PHONE: 760.275.1553  
 CONTACT: JUDY BEVIS WATSON

UTILITY PURVEYORS: WATER: CWWD 760.368.2681  
 SEWER: CWWD 760.368.2651  
 ELECTRIC: L.I.D. 760.368.5854  
 GAS: SOUTHERN CALIFORNIA GAS CO. 800.421.2276  
 PHONE: VERIZON 760.864.1720

SOURCE OF TOPOGRAPHY: FIELD SURVEY BY: WLD SURVEYING  
 DATE: 9-12-2018

FLOOD ZONE: A FEMA MAPPED FLOOD PLAIN

DISTURBED AREA: 74,488 SQUARE FEET (1.71)

IMPERVIOUS AREA: 74,488 SQUARE FEET (1.71)

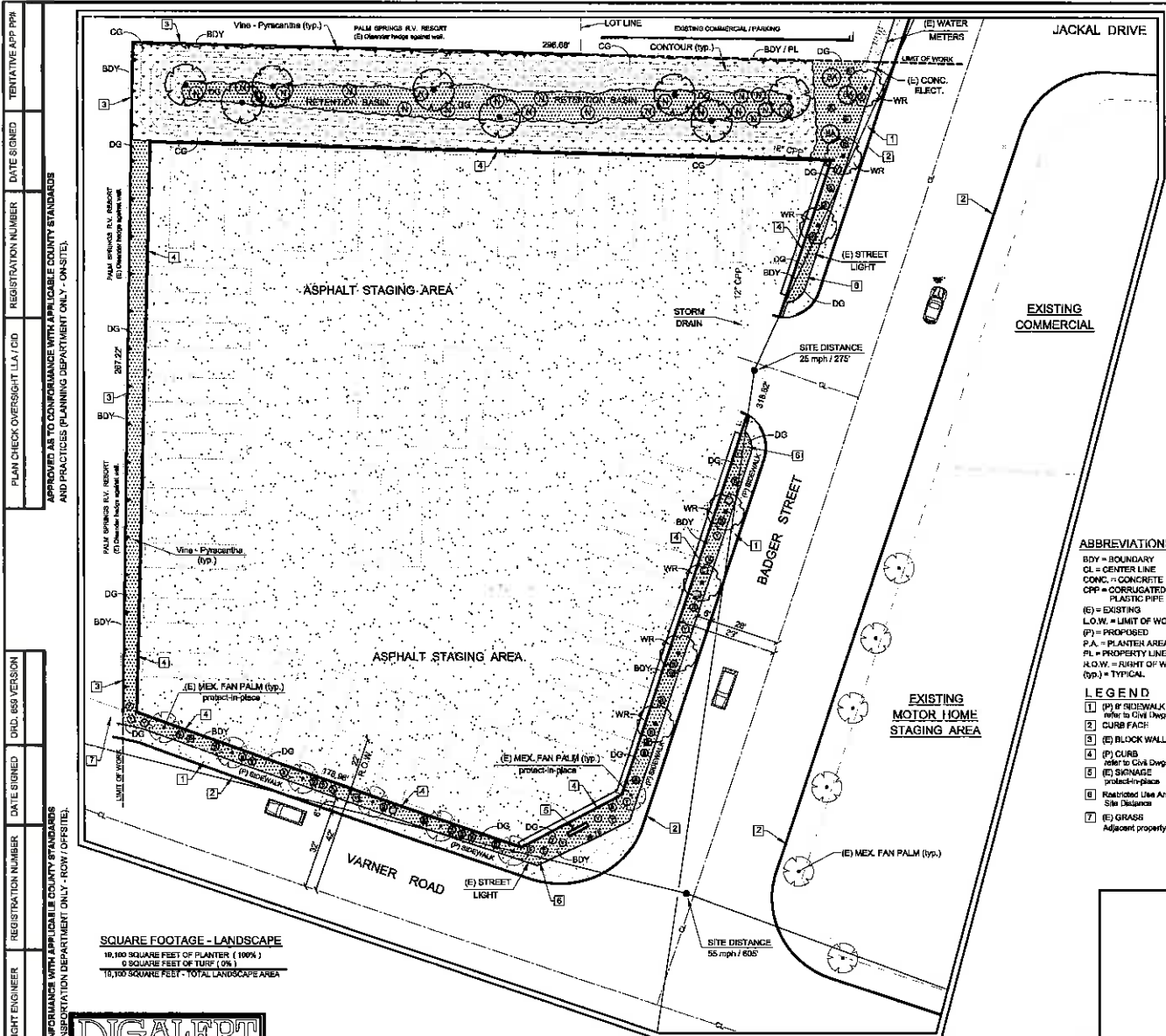
WATER SUPPLY: POTABLE

PLAN CHECK OVERSIGHT ENGINEER
REGISTRATION NUMBER
DATE SIGNED
ORD. 869 VERSION
DATE SIGNED
REGISTRATION NUMBER
DATE SIGNED
REGISTRATION NUMBER
DATE SIGNED
REGISTRATION NUMBER
DATE SIGNED
REGISTRATION NUMBER
DATE SIGNED
REGISTRATION NUMBER
DATE SIGNED
REGISTRATION NUMBER
DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW/OFFSITE)

RAY LOPEZ ASSOCIATES LANDSCAPE ARCHITECTURE & PLANNING 17602082000



**PLANT LEGEND**

**PALMS**

SYM.	QTY.	NAME & WATER USE	SIZE	COMMENTS
WR	8	WASHINGTONIA FRUTIFERA California Fan Palm MOD 0.8	5' BROWN TRUNK HEIGHT	Skin Trunk Minimum Trunk Diameter 30"
WR	7	WASHINGTONIA FOLIOLATA Mojave Fan Palm MOD 0.5	12' BROWN TRUNK HEIGHT	Skin Trunk 6 feet from slash grade.
BA	3	BRAHEA ARMATA Blue Chaper Palm MOD 0.8	1' BROWN TRUNK HEIGHT	Blue Gray Color - Bold Texture Slow Growing

**SHRUBS**

SYM.	QTY.	NAME & WATER USE	SIZE	COMMENTS - H x W
B	34	GALLIANDRA CALIFORNICA Baja Red Fairy Duster - LOW 0.2	5 GALLON	Red flowers spring through summer. 4' x 4'
E	8	YUCCA GLAUCOA - LOW 0.2 Soap-Thorn Yucca	5 GALLON	Creamy white flower stalks in spring. Slow growing - 5' x 4' wide
N	21	NOLINA MICROCARPA Bergin's - LOW 0.2	5 GALLON	Fasciary texture. 5' x 6' wide
Y	14	HESPERALOE PARVIFLORA 'Yellow' Yellow Yucca - LOW 0.2	5 GALLON	Yellow flower stalk in spring, fall. 3' x 3'

**INERT MATERIAL**

SYM.	NAME	COMMENTS
DG	DECOMPOSED GRANITE - "Apache Brown" BY SOUTHWEST BOULDER (780) 782-7825. 3" THICK. 3/8" MINUS, 11% FINES.	PROVIDE SAMPLE TO OWNER FOR APPROVAL PRIOR TO PURCHASING AND INSTALLATION.
CG	CRUSHED GRAVEL - "Apache Sunset" BY SOUTHWEST BOULDER (780) 782-7825. SIZE: 3/4". 2 INCHES THICK MINIMUM. 11,000 SQUARE FEET +/-.	PROVIDE SAMPLE TO OWNER FOR APPROVAL PRIOR TO PURCHASING AND INSTALLATION. LOCATE ON SLOPE IN RETENTION BASIN.

**VINES**

SYM.	QTY.	NAME & WATER USE	SIZE	COMMENTS
▲	30	PYRACANTHA OCCIDENTA Firethorn Vine - MOD 0.5	5 GALLON VINE	White flowers and orange berries. 10' x 10'

NOTE: QUANTITIES LISTED ARE NOT GUARANTEED AND ARE ONLY FOR PLAN CHECK PURPOSES ONLY. PLANS TAKE PRECEDENCE.

**ABBREVIATIONS**

- BOY = BOUNDARY
  - CL = CENTER LINE
  - CONC. = CONCRETE
  - CPP = CORRUGATED PLASTIC PIPE
  - (E) = EXISTING
  - L.O.W. = LIMIT OF WORK
  - (P) = PROPOSED
  - P.A. = PLANTER AREA
  - PL = PROPERTY LINE
  - R.O.W. = RIGHT OF WAY (typ.) = TYPICAL
- LEGEND**
- 1 (P) IF SIDEWALK refer to CIVIL DWG.
  - 2 CURB FACE
  - 3 (E) BLOCK WALL
  - 4 (P) CURB refer to CIVIL DWG.
  - 5 (E) SIGNAGE project-in-place
  - 6 Restricted Line Area Site Distances
  - 7 (E) GRASS Adjacent property

**G.V. WATER DISTRICT NOTES:**

TREES, PLANTS, WALLS, SIDEWALKS AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED OR BUILT IN CVD, CVD, AND UTILITY BASEMENTS OR RIGHT OF WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT PERMIT FROM CVD.

THERE ARE NO CONFLICTING UTILITIES IN THE PROJECT AREA.

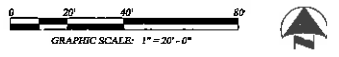
**RIVERSIDE COUNTY NOTES**

NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT REVISION TO THE PLANS AND THE APPROVAL BY THE COUNTY LANDSCAPE PLANNERS

AT NO TIME SHALL MONUMENTS, FEATHER AND / OR WALLS BE INSTALLED WITHIN COUNTY R.O.W. INCLUDING ANY FOOTINGS.

**NOTE:**

STREET TREES MATCH THE H.O.A. LANDSCAPE DESIGN GUIDELINES. MEXICAN FAN PALM.



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

**SQUARE FOOTAGE - LANDSCAPE**  
 10,100 SQUARE FEET OF PLANTER (100%)  
 8 SQUARE FEET OF TURF (0%)  
 15,100 SQUARE FEET - TOTAL LANDSCAPE AREA



**NOTE:**  
 BEFORE CONTAINING WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN OBTAINED.  
 CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE JOB SITE AND NOTIFY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE OF ANY DISCREPANCIES, FINISHES, CHANGES OR DISCREPANCIES BEFORE INCORPORATING ANY WORK. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL DATA.  
 The provider hereby certifies that they are responsible for meeting the accuracy and reliability of the data shown in the report of this project and that they are not responsible for any errors or omissions that may occur in the course of the project.

MARK	REV	DATE	REVISIONS	APPRO	DATE	COUNTY

PREPARED BY:  
**RAY LOPEZ ASSOCIATES**  
 LANDSCAPE ARCHITECTURE & PLANNING  
 66-890 JACKSON STREET, VISTA SANTA ROSA, CA 92024  
 (714) 726-9999 E-mail: RLOPEZ@RLA.COM  
 Registered C. Lopez  
 LICENSED LANDSCAPE ARCHITECT NO. 2474  
 EXPIRES 12-31-17

BENCHMARK:  
 BM 653-37-68  
 NAVD29  
 ELEVATION: 103.851  
 DATE: 1970

A PORTION OF SECTION 1, T.S.S. R.R.E., S.B.R.&M.  
 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE  
 38821 BADGER STREET, PALM DESERT, CA 92411  
**HOLLAND MOTOR HOMES**  
 PRELIMINARY PLANTING PLAN  
 PARCEL 15 OF P.M. 25118 / A.P.N. 628-331-115 / CUP NO. 03768  
 SHEET NO. **L-2**  
 2 OF 9 SHEETS

PLAN CHECK OVERSIGHT ENGINEER: DATE SIGNED: REGISTRATION NUMBER: TENTATIVE APP. P.M.  
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON SITE).  
 PLAN CHECK OVERSIGHT ENGINEER: DATE SIGNED: REGISTRATION NUMBER: D.D. 180 VERSION  
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF SITE).

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42973  
**Project Case Type (s) and Number(s):** General Plan Amendment No. 1213 & Conditional Use Permit No. 3764  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 77-588 El Duna Ct, Ste. H Palm Desert, CA 92211  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** (760) 863-8277  
**Applicant's Name:** Holland Motor Homes, LLC  
**Applicant's Address:** 251 Travelers Way San Marcos, CA 92069  
**Engineer's Name:** MPA Architects  
**Engineer's Address:** 74260 Highway 111, Ste. 8, Palm Desert, CA 92260

### I. PROJECT INFORMATION

**A. Project Description:** General Plan Amendment (Entitlement/Policy Amendment) proposes to modify a 1.71-acre property from Light Industrial (CD: LI) to Commercial Retail (CD: CR). Conditional Use Permit proposes a Recreational Vehicle (R-V) retail sales lot with approximately 60,000 square feet of paved and lighted area along with a separate retention basin and desert landscaping. No buildings, signage or outdoor speakers are proposed with the project. Hours of operation would be from approximately 8:00 a.m. to 9:00 p.m., Monday through Friday, and, on Saturday's from 9:00 a.m. to 6:00 p.m. for the RV sales, but storage of RVs is allowed 24 hours a day, seven days a week. Project grading consists of approximately 900 cubic yards of cut and 600 cubic yards of fill.

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

**C. Total Project Area:** 1.71 Acres (60,000 square foot RV Retail portion)

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> 1.71	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b> Up to 12
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 626-330-015

**E. Street References:** North of Interstate 10 and Varner Road, and west of Badger Street.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 5 South, Range 6 East, Section 1.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** This project site consists of a vacant commercial/industrial pad. The project site is surrounded by industrial park buildings to the northeast, existing Vacation RV trailer park to the west, and commercial/industrial uses to the east including hotels and fast food restaurant. The project is located in an existing urbanized area. The City of Palm Desert is located approximately 1,000 feet to the south on south side of Interstate 10. The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).



## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the proposed Community Development: Commercial Retail General Plan Land Use designation in that the site contains circulation facilities such as curbs, gutters and sidewalks (LU 29.7) and includes desert landscaping (WCVAP 1.1). The proposed project meets all other applicable land use policies.
2. **Circulation:** The project has adequate circulation to the site with improved streets including Varner Road and Badger Street that contains curbs, gutters, and sidewalks. Therefore, it is consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within Areas of Flooding Sensitivity. Proposed retention areas address flood impacts from increased runoff. The proposed project has allowed for sufficient provision of emergency response services. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project is not subject to Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading activities. The proposed RV retail sales lot meets all applicable Air Quality element policies.

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

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Light Industrial (0.25 - 0.60 Floor Area Ratio)

**E. Overlay(s), if any:** Not Applicable

**F. Policy Area(s), if any:** Not Applicable

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Commercial Retail, Light Industrial, and Commercial Tourist.

**H. Adopted Specific Plan Information**

- 1. **Name and Number of Specific Plan, if any:** Not applicable
- 2. **Specific Plan Planning Area, and Policies, if any:** Not applicable

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

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

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S), Industrial Park (I-P), Manufacturing-Service Commercial (M-SC) and Controlled Development Areas (W-2-10).

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

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

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

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

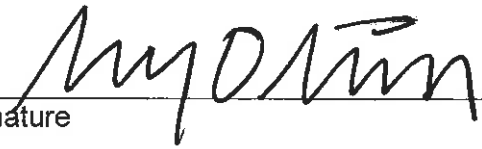
- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have

become feasible.

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

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

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



Signature

May 22, 2017

Date

Jay Olivas, Project Planner

For Charissa Leach,  
Assistant TLMA Director

Printed Name



**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact:

- a) The project site is located along Interstate 10/Varner Road which is designated as a scenic highway corridor. Impacts would be less than significant due to similar land uses in the area including existing RV retail sales and proposed project landscaping. No signage is proposed at this time with the project.
- b) The proposed RV retail sales lot within an existing commercial area will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project includes an approved desert landscape plan in accordance with County Ordinance No. 859 as indicated by Conditions of Approval (COA's) such as COA 90.Trans.24-Landscape Inspection Requirements. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**2. Mt. Palomar Observatory**

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

- a) The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as COA 10.Planning.13 - Mt. Palomar Lighting Area). These are general requirements that apply throughout Zone B of Ordinance No. 655 and not mitigation pursuant to CEQA. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The project consisting of a 60,000-square-foot RV retail sales lot would create a new light source, however, any new source of light is not anticipated to reach a significant level due to the size and scope of the project which includes nine (9) single light poles and one (1) double light pole to be hooded. Additionally, any lighting is conditioned to be shielded and hooded thereby reducing any lighting impacts (COA 10.Planning.3 – Lighting Hooded). Impacts would be less than significant.
- b) Surrounding land uses include commercial buildings, residential dwellings, industrial and vacant land. The amount of light that will be created is consistent with existing levels and is not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with COA 10.Planning.3 Lighting Hooded. Outdoor lighting impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD Significance Thresholds and Analysis

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

- a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the proposed General Plan Land Use designation of Commercial Retail (CR), and population estimates. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are considered less than significant.
- b) Minor air quality impacts would occur during business operations which the majority would come from RV vehicle trips to and from the retail sales lot. Vehicle trips and the air quality emissions that are associated with them are anticipated to be less than significant due to the fact that the project is located within an area intended for commercial development and is limited to approximately 60,000 square feet, and it is reasonable to assume that a portion of the customers will be already visiting the immediate area which is bordered by existing commercial uses such as hotels, Vacation RV Park, fast food restaurant and industrial park. Additionally, the RV retail sales lot is limited to approximately 38 RV display spaces which are stationary during long periods and are required to be CA licensed and comply with smog standards further limiting impacts to air quality. Due to the relatively small size of the project with 60,000 square feet of RV sales area and associated landscaping and retention basin, air quality impacts would be minor both on a project and cumulative level. Therefore, impacts would be less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Due to relatively small size of project with 60,000 square feet of RV retail sales area and landscaping with retention basin, air quality impacts would be minor both on a project and cumulative level. Therefore, less than significant impacts are expected.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include commercial buildings, industrial buildings, Vacation RV Park, and vacant land; the project is immediately adjacent to an adjacent Vacation RV park to the north and west, but is not expected to generate substantial point-source emissions due to the limited size of project. The project will not include major transportation facilities or generate significant odors. Therefore, impacts are less than significant.

- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. An RV retail sales lot is not a sensitive receptor. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project will not create objectionable odors affecting a substantial number of people. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

a-g) The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported. The land is previously disturbed with rough grading for commercial pad. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**9. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?				
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred with the pre-graded existing commercial pad. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot. Notification letters regarding Senate Bill 18 (SB 18) were sent out to 21 local tribes on January 19, 2017 for 90 day comment period due to proposed General Plan Amendment No. 1213. The SB 18 comment period ended on April 19, 2017 and no request to consult was received. Notification letters regarding AB 52 were also mailed out to nine (9) tribes for the project on January 13, 2017. No request to consult was received regarding either SB 18 or AB 52. Therefore, the project is not anticipated to alter or destroy any known archaeological site and no impacts are anticipated.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**10. Paleontological Resources**

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

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, no paleontological report has been required. However, should fossil remains be encountered, all site earthmoving shall be ceased, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County Paleontologist shall be notified, the applicant shall retain a qualified paleontologist (COA 10.Planning.8 – Low Paleo). This is a standard requirement for all projects that may involve grading or ground disturbance and therefore does not qualify as mitigation pursuant to CEQA. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

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

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

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the County Geologist, the potential for liquefaction is moderate at this site and the potential for seismically induced liquefaction is unlikely. The project will be precise graded with retention basin and landscaping, no buildings are proposed. Compliance with California Building Codes (CBC 2016) would address any potential liquefaction concerns during grading and finished pad which will be paved with asphalt. Therefore, impacts from liquefaction are less than significant.

**Mitigation:** No mitigation measures required.

**Monitoring:** No monitoring measures are required.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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

**Findings of Fact:**

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. CBC 2016 requirements pertaining to development will mitigate the potential impact to less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation measures are required.

**14. Landslide Risk**

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

**Source:** Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist review

**Findings of Fact:**

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**15. Ground Subsidence**

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

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that subsidence in the area will not cause any differential settlement or cracking to the proposed graded pad subject to the CBC 2016. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

Source: Project Application Materials, County Geologist review

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?

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

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

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project proposes contains relatively flat topography on existing rough graded commercial pad. The proposed project will not substantially alter ground surface relief features. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the project. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

- a) The project will not result in substantial soil erosion or loss of top soil due to proposed grading improvements including a new on-site retention basin, paving, and landscaping. Impacts would be less than significant.
- b) The expansion potential of the onsite soils is considered low and engineered cut and fill will create less than significant impacts.
- c) The project site does not propose septic systems or alternative waste water disposal. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**19. Erosion**

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

**Source:** Flood Control District review, Project Application Materials

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project is not near a river, stream, or lakebed and therefore will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Therefore, there would be no impact.
- b) The proposed project is anticipated to slightly increase water erosion, but the proposed on-site retention and existing transportation-related improvements will prevent any impacts from rising to a level of significance (COA 10. BS Grade.7 Erosion Control Protection). The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site. Impacts related to water erosion are considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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

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

**Source:** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

**Findings of Fact:**

- a) The project site lies within a high to moderate wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blow sand because of proposed site improvements such as an approximate 60,000 square foot paved and lighted area for the RV retail sales, and a required PM 10 Plan (COA 10.BS Grade.8 – Dust Control). Impacts would be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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

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

**Source:** Project application materials

**Findings of Fact:**

- a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. Because of this small size of the proposed project, its contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32 such as due to California Smog Requirements for the RVs. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

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

Source: Project Application Materials

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaning agents to be used with the proposed RV retail sales lot. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within 1000 feet the project site. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is no impact.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**23. Airports**

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

**Source:** Riverside County General Plan Figure S-19 "Airport Locations," GIS database Airport Land Use Commission letter dated April 20, 2017

- a) The project site is located within an Airport Master Plan. The project was determined by the Airport Land Use Commission on April 13, 2017 to be "consistent" with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan.
- b) The project site is located within an Airport Master Plan and required review by the Airport Land Use Commission. Compliance with the Airport Land Use Commission (ALUC) Letter dated April 20, 2017 summarized as follows: outdoor lighting shall be hooded, prohibiting any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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use which would direct a steady light or flashing light towards an aircraft, prohibit any use which would cause sunlight to be reflected directly towards an aircraft, generate smoke or water vapor, prohibit any use that would generate electrical interference, proposed detention basins to remain dry 48 hours after rain storms to lessen impacts from birds, limit special events to a maximum of 128 persons to this lot as stated under COA 10.Planning.22 – ALUC Letter. As a result of these measures, impacts would be less than significant.

- c) The project site is located within an airport land use plan and was determined to be consistent by ALUC with conditions as stated in April 20, 2017 letter from ALUC; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Impacts would be less than significant.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**24. Hazardous Fire Area**

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

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

**Findings of Fact:**

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Coachella Valley Water District (CVWD) letter dated January 31, 2017 and CVWD Approval dated May 2, 2017; Preliminary WQMP Plan by Lloyd Watson, P.E. dated October 24, 2016; Retention Basin Volume Calculations by Watson Engineering dated November 5, 2016.

**Findings of Fact:**

- a) The topography of the site is partially graded desert land to be paved for RV retail sales lot. The project would not substantially alter the existing drainage patterns of the project site; however, the project is required to retain 100 percent of the incremental increase runoff for a 100-year event. The owner must provide measures to be incorporated into the development to prevent flooding of the site or downstream properties as part of the drainage of the site (COA 60.Trans.6-Drainage 6 – Drainage Design Q100). No human occupancy structures are proposed. Impacts are less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. The water quality calculations were based on the Design Handbook for Low Impact Development Best Management Practices (BMP's). The Whitewater Watershed spreadsheet was applied in the water quality calculations. Impacts would be less than significant with the BMP's incorporated and required BMP permit (COA BS Grade 60.BMP.13 Construction NPDES Permit). These BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA.
- c) The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). No buildings are proposed which would limit use of domestic water, excepting for desert landscaping in accordance with Water Efficient Landscape Requirements of Ord. 859. Additionally, plans for grading, a desert landscape plan, and irrigation are required to be reviewed and approved by the Coachella Valley Water District ensuring efficient water management and County Transportation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Landscape Inspections (COA 90.Trans.25– LC Comply / Irrigation Comply). Therefore, there is less than significant impact.

- d) The project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of planned storm water drainage systems with site improvements including a retention basin for the on-site retention of the 100-year 24 hour storm. The site will drain to the northeasterly corner of the improved asphalted area where a catch basin will pick-up water and pipe it to the retention basin. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.
- e) The proposed project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact.
- f) The project proposes RV retail sales lot within a FEMA 100-year flood hazard area Zone A0, depth 3 feet which would impede or redirect flood flows, but is less than significant due to proposed retention basin of adequate size to retain 100 percent incremental increase of storm water runoff from the 100 year storm event (COA 60.BS Grade.6 – Drainage Design Q100).
- g) The proposed project is not anticipated to substantially degrade water quality due to reviewed Water Quality Management Plan (COA 60.Trans.8 – WQMP Access & Maintenance). Impacts would less than significant.
- h) The site proposes drainage infrastructure. The proposed project does include construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins). BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

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

NA - Not Applicable       U - Generally Unsuitable       R - Restricted

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Coachella Valley Water District (CVWD) letter dated January 31, 2017 and CVWD Approval dated May 2, 2017; Preliminary WQMP Plan by Lloyd Watson, P.E. dated October 24, 2016; Retention Basin Volume Calculations by Watson Engineering dated November 5, 2016.

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern for the area due to proposed drainage improvements including retention basins. The project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project which requires on-site retention facilities to preserve natural storage of riverine flows such that downstream flow is not increased. The site is currently a vacant pre-graded pad where drainage is absorbed by the existing soil, however, the site will be fully improved with paved impervious parking lot surface which 100% drainage to be kept on-site through use of retention basin. No human occupancy structures are proposed. Impacts are considered less than significant with drainage improvements such as retention basin and landscaping (COAs 60.BSGrade.6 Drainage Design and 80.Trans8.Landscape Plot Plan) .
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to proposed drainage improvements largely consisting of a retention basin for the on-site retention of the 100-year 24 hour storm. The site will drain to the northeasterly corner of the improved asphalted area where a catch basin will pick-up water and pipe it to the retention basin as outlined in the approved drainage report. Therefore, the impact is considered less than significant.
- c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam due to proposed drainage improvements such as retention basin as outlined in the approved drainage studied with minimum finished floor elevation. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Impacts are considered less than significant.
- d) There is no nearby surface water body, and therefore the proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

Mitigation: No mitigation measures are required.  
Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

<b>27. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Project Application Materials

Findings of Fact:

- a) The project would result in an alteration of the present land use of the area since a 60,000 square foot RV retail sales lot on an overall 1.71 acre site that is currently vacant. The subject land is located within an existing commercial and industrial area intended for such development. The project would be consistent with the subject land since the land is proposed to be designated Commercial Retail (C-R) with a General Plan Amendment No. 1213, and areas with a Land Use Designation of C-R are generally envisioned for such commercial retail uses as RV retail sales. Therefore, impacts would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.
- b) The project is located within the Sphere of Influence (SOI) of the City of Palm Desert. The project is consistent with surrounding uses and will not affect land use within the City of Palm Desert or its SOI. Project information was forwarded to the City of Palm Desert, and no replies have been received as of this writing. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Planning**

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

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

Findings of Fact:

a-b) The project will be conditionally consistent with the site's existing Scenic Highway Commercial (C-P-S) zone due to the commercial nature of the project for RV retail sales which is specifically listed as permitted with an approved conditional use permit. The project is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S), Industrial Park (I-P), Manufacturing Service Commercial (M-SC) and Controlled Development Areas (W-2-10). The project would buffer adjacent zones with perimeter treatment, hooded lighting, and landscaping (COAs 80.Planning.4 Lighting Plans and 80.Trans.8 Landscape Plot Plan. Therefore, impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) The proposal to add a RV sales lot with 60,000 square feet of retail sales area with approximately 38 RV's will be conditionally compatible with existing and surrounding land uses including Vacation RV Park, Industrial Park, hotels, fast food restaurant, and vacant land due to buffering and perimeter treatment such as landscaping. Therefore, impacts would be less than significant.

e) The project area is compatible with the project's proposed use, and therefore the project will not disrupt or divide the physical arrangement of an established community. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

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

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

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

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable                      A - Generally Acceptable                      B - Conditionally Acceptable  
 C - Generally Unacceptable              D - Land Use Discouraged

**30. Airport Noise**

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

NA     A     B     C     D

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

NA     A     B     C     D

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

**Findings of Fact:**

a) The project site is located within two miles of a public use airport that would expose people using the project to some airport noise, but the noise level would be less than significant due to commercial nature of the project with no human occupancy structures.

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**31. Railroad Noise**

NA     A     B     C     D                                                                                        

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

**Findings of Fact:** The proposed project is located within approximately 300 feet of an existing rail road adjacent to Interstate 10, but there would no impact due to commercial nature of the project.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is located within approximately 300 feet of Interstate 10 located to the south, but there would no impact due to commercial nature of the project with no human occupancy structures.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

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

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

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

- a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The proposed development for RV retail sales will not substantially increase ambient noise levels due to existing traffic noise along Interstate 10 and Varner Road. No outdoor speakers are proposed. Therefore, impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during project grading from construction equipment and periodic placement of RV's for retail sales. However, the project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847 (COA's 10.Planning.21 – Exterior Noise Levels). Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>35. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed project will not displace any existing residences due to the commercial nature of the project. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project would not create a demand for additional housing due to the commercial nature of the project. Therefore, there is no impact.
- c) The project site will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere due to commercial nature of the project. Therefore, there is no impact.
- d) The project is not located within or near a County Redevelopment Project Area. Therefore, there is no impact.
- e) The project would add a new business with up to approximately 12 employees and up to 15 construction jobs. This population increase will not exceed official regional or local population projections. Therefore, there is no impact.
- f) The project will not induce substantial population growth in an area since the business would be for RV retail sales lot with up to 12 employees. Impacts from the addition of only 12 employees or less would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed restaurant building will have a less than significant impact on the demand for Fire services since the project provides adequate fire access along Varner and Badger Street with minimum 24 foot wide driveway entrance from Badger Street. Fire protection improvements such as maintaining minimum required fire truck access (COA's 10.Fire.3 – Fire Access) shall be required.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**37. Sheriff Services**

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

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will slightly increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will create a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database

Findings of Fact:

The Desert Sands Unified School District provides public education services for the project area. The applicant is not anticipated to be required to pay school fees since permits are limited to grading and miscellaneous permits such as for the light poles, and no buildings are proposed. the project... Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

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

Findings of Fact:

The proposed project will not create an incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

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

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

The use of the proposed project area would not cause a significant impact on health services since the project proposes approximately 12 workers who could potentially work at the RV sales lot. The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment since the land is part of an existing commercial area. Therefore, there is no impact.
- b) Due to the relatively small size of the 1.71 acre commercial lot, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project is not subject to Quimby fees at this time since no subdivision is proposed. Thus, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail along Varner Road, therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

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

Source: Riverside County General Plan



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

- a) The proposed project to add an RV retail sales lot will slightly increase vehicular traffic on the surrounding streets including Varner Road (96' right-of-way) and Badger Street (78' right-of-way) within a designated commercial area. However, the Transportation Department did not require a traffic study due to existing streets with curb, gutter, street light, and sidewalk improvements already built in conformance with the General Plan (COA 10.Trans.4- No Additional Road Improvements). The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system in that the additional traffic would be limited to 38 RV parking spaces. Nor will the project conflict with any County policy regarding mass transit. TUMF mitigation fees shall be required (COA 80.Trans.3 - TUMF). Impacts are considered less than significant.
- b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Project parking consists of approximately 38 RV spaces. The project will not conflict with an applicable congestion management plan. Therefore, there is no impact.
- c & d) The proposed project is located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- f) The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.
- g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.
- h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**44. Bike Trails**

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

**Findings of Fact:** The General Plan does not identify a Class I Bikeway/Regional Trail along Varner Road, therefore, no impacts are anticipated

**Mitigation:** No mitigation measures are required.

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

**UTILITY AND SERVICE SYSTEMS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>45. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Coachella Valley Water District Letter dated January 31, 2017 and Department of Environmental Health Review

- a) The proposed project is served by the Coachella Valley Water District (CVWD) for domestic water, but will not result in the construction of new water treatment facilities or expansion of existing facilities as the result of the RV retail sales lot since no new buildings or other need for water, excepting for minor desert landscape irrigation. Impacts would be less than significant.
- c) Based on review by CVWD and transmittal letter dated January 31, 2017, it is anticipated that the project will have sufficient water supplies available for the project. A desert landscape irrigation plan has been prepared and reviewed by CVWD and the County Transportation Department in accordance with County Ordinance No. 859 and Riverside County Desert Friendly Landscape Guide which will limit impacts to ground water supply. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>46. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review; Coachella Valley Water District letter dated January 31, 2017

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

- a. The proposed project would not result in the construction of new waste water treatment facilities or expansion of existing facilities as the result of the RV retail sales lot with no new buildings. Therefore, there is no impact.
- b. The proposed project is not affected by adequate wastewater treatment capacity to serve the existing project site since no new buildings proposed. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**47. Solid Waste**

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

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

**Findings of Fact:**

a-b) The project will not generate trash waste due to stationary nature of the RVs for retail sale, and no buildings or trash dumpsters being proposed on-site. Existing waste disposal facilities and services are located on adjoining land across Badger Street to the east at the existing Holland RV sales site. No construction wastes are anticipated since no buildings proposed. Therefore, no impacts are anticipated.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**48. Utilities**

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project would connect into existing Imperial Irrigation District electrical line easement along the frontages of the site for proposed lighting consisting of nine (9) single light poles and one (1) double light pole with hooding, therefore electrical impacts would be less than significant. The project would also use existing storm water drainage facilities including curbs, gutters already in place along Varner Road and Badger Street to be maintained by County Transportation Department with less than significant impacts. No natural gas, new communications systems, or other governmental services are proposed, so impacts are not anticipated to these utilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

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

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

Findings of Fact:

a-b) The proposed project would result in the conversion of the subject site from its existing, undeveloped condition to RV retail site for 38 RV's with no buildings. This land use would primarily increase electrical usage with 9 single lighting poles and 1 double light pole. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed Project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. As such, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable due to the relatively small size of the 1.71 acre site for RV retail sales on approximately 60,000 square foot portion within approximately 300 feet of Interstate 10. The site is surrounded by existing commercial and industrial development such as commercial retail, hotels, light industrial land use and would largely serve traffic and customers who would normally visit this area even without the proposed RV retail sales lot.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including minor traffic increase which would use existing adjoining streets which are improved and project landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and green house gas emissions would be individually limited due to California Vehicle Smog requirements for the RVs, and would not be cumulatively considerable. Impacts are less than significant.

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

Source: Staff review, project application

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**VI. EARLIER ANALYSES**

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

- Earlier Analyses Used, if any: SCAQMD
- GP: Riverside County General Plan
- RCLIS: Riverside County Land Information System
- GPA 537, PP16421, EA 37917

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

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

**VII. AUTHORITIES CITED**

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

File: EA42973



CONDITIONAL USE PERMIT Case #: CUP03764

Parcel: 626-330-015

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a Recreational Vehicle (R-V) retail sales lot with approximately 60,000 square feet of paved and lighted area for approximately 38 RV's along with a separate retention basin and desert landscaping. No buildings, signage or outdoor speakers are proposed with the project. Hours of operation would be from approximately 8:00 a.m. to 9:00 p.m., Monday through Friday, and, on Saturday's from 9:00 a.m. to 6:00 p.m. for the RV sales, but storage of RVs is allowed 24 hours a day, seven days a week. Project is located within Assessor's Parcel Number 626-330-015.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03764

Parcel: 626-330-015

10. GENERAL CONDITIONS

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

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. 3764 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A (site plan) and Exhibit D (precise grading plan) dated May 2, 2017.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and

CONDITIONAL USE PERMIT Case #: CUP03764

Parcel: 626-330-015

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.)

RECOMMND

monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

CONDITIONAL USE PERMIT Case #: CUP03764

Parcel: 626-330-015

10. GENERAL CONDITIONS

10.BS GRADE. 7                   USE - EROSION CNTRL PROTECT                   RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8                   USE - DUST CONTROL                   RECOMMND

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

10.BS GRADE. 11                  USE - MINIMUM DRNAGE GRADE                   RECOMMND

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

10.BS GRADE. 18                  USE - OFFST. PAVED PKG                   RECOMMND

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

10.BS GRADE. 24                  USE - FINISH GRADE                   RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

FIRE DEPARTMENT

10.FIRE. 1                    USE-#25-GATE ENTRANCES                   RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road.

10.FIRE. 2                    USE-#88A-AUTO/MAN GATES                   RECOMMND

Gates shall be minimum 20 feet in width with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds.

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Parcel: 626-330-015

10. GENERAL CONDITIONS

10.FIRE. 2 USE-#88A-AUTO/MAN GATES (cont.) RECOMMND

Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FIRE. 3 USE- FIRE ACCESS RECOMMND

Provide emergency access in accordance with the California Fire Code and Riverside County Fire Department standards. Access shall be minimum 20' wide with 38' turning radius capable of supporting 75,000 pounds.

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. 6 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 8:00 a.m. to 9:00 p.m., Monday through Friday, and, on Saturday's from 9:00

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Parcel: 626-330-015

10. GENERAL CONDITIONS

10.PLANNING. 6 USE - HOURS OF OPERATION (cont.) RECOMMND

a.m. to 6:00 p.m. for the RV sales, but storage of RVs is allowed 24-hours a day, seven days a week.

10.PLANNING. 7 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 8 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

CONDITIONAL USE PERMIT Case #: CUP03764

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - LOW PALEO (cont.)

RECOMMND

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 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. 9 USE - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:  
Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary



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10. GENERAL CONDITIONS

10.PLANNING. 9

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

findings as to origin. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

The nondestructive removal and analysis of human remains and items associated with Native American human remains. Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment.

Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

Record the site with the commission or the appropriate Information Center.

Utilize an open-space or conservation zoning designation or easement. (3)Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. 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. 10 USE - UNANTICIPATED RESOURCES RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 11 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. 13 PPA - 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.

10.PLANNING. 14 USE - SITE MAINTENANCE RECOMMND

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

10.PLANNING. 16 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from California Department of Motor Vehicles (DMV), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - MAINTAIN LICENSING (cont.) RECOMMND

future, this permit shall become null and void.

10.PLANNING. 18 USE - PREVENT DUST & BLOWSAND RECOMMND

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

10.PLANNING. 19 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. 20 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. 21 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.

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - ALUC LETTER RECOMMND

The project site is located within an Airport Master Plan and required review by the Airport Land Use Commission. Compliance with the Airport Land Use Commission (ALUC) Letter dated April 20, 2017 summarized as follows: outdoor lighting shall be hooded, prohibiting any use which would direct a steady light or flashing light towards an aircraft, prohibit any use which would cause sunlight to be reflected directly towards an aircraft, generate smoke or water vapor, prohibit any use that would generate electrical interference, proposed detention basins to remain dry 48 hours after rain storms to lessen impacts from birds, limit special events to a maximum of 128 persons to this lot.

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. 4 USE - NO ADD'L ROAD IMPRVMT'S RECOMMND

No additional road improvements will be required at this time along Varner Road and Badger Street due to existing improvements.

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

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10. GENERAL CONDITIONS

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

Transportation Department.

10.TRANS. 10 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.

10.TRANS. 11 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-CUP/PUP

RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                   USE - GRADING SECURITY                   RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3                   USE - IMPORT / EXPORT                   RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4                   USE - GEOTECH/SOILS RPTS                   RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                   USE - DRAINAGE DESIGN Q100                   RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7                   USE - OFFSITE GRDG ONUS                   RECOMMND

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

60.BS GRADE. 8                   USE - NOTARIZED OFFSITE LTR                   RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11                  USE - APPROVED WQMP                   RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12                  USE - PRE-CONSTRUCTION MTG               RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13                  USE- BMP CONST NPDES PERMIT               RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 USE -PM10 PLAN REQUIRED RECOMMND

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

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

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

60.BS GRADE. 16 USE-TRANS& CVWD REVIEW REQ'D RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or a waiver of the review.

60.BS GRADE. 17 USE- PM 10 CLASS REQUIRED RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GPA ADOPTION REQUIRED RECOMMND

The project requires a General Plan Amendment, therefore, no grading shall commence until the General Plan Amendment

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10:12

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - GPA ADOPTION REQUIRED (cont.) RECOMMND

has received final approval by the Board of Supervisors adoption of the resolution.

TRANS DEPARTMENT

60.TRANS. 5 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 6 USE - FINAL WQMP RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R7-2013-0011 to the Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). The project is located in the Santa Margarita watershed. For any questions, please contact (951) 712-5494.

The following conditions are required to be satisfied prior to the County's final approval of the Final WQMP:

1. Address the comments made on the Preliminary WQMP

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 USE - FINAL WQMP (cont.) RECOMMND

provided in a letter, dated March 8, 2017.

2. Confirm the latest grading plans are included in the WQMP and that the grading plans are consistent to the WQMP, so that constructing the project with the grading plans will meet or exceed the requirements of the WQMP.
3. A fully executed and notarized BMP Maintenance Agreement with legal and plats or exhibits acceptable to the County describing the BMPs and areas for WQMP maintenance. A copy of a BMP maintenance agreement template can be found online at <http://rctlma.org/trans/General-Information/Forms-Agreements>.
4. Provide the County with required approval documents which include:
  - a. 2 hardcopy documents with original owner certifications. Each owner's certification must include a certified notary certification. Date of owner's certification shall not pre-date the date the actual document was prepared.
  - b. Approval documents shall also include RCE wet-stamp and signature on each hardcopy document.
  - c. Each hardcopy binder (two) shall include a CD that contains the entire document in PDF format, including exhibits and certifications.

60.TRANS. 7 USE - VARNER ROAD R/W RECOMMND

Sufficient right-of-way along Varner Road shall be dedicated for public use to provide for a 96-foot full-width right-of-way. Additional 22-foot dedication shall be required.

60.TRANS. 8 USE - WQMP ACCESS AND MAINT RECOMMND

Prior to issuance of a grading permit, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

60.TRANS. 9 USE - EASEMENT FOR DRAINAGE RECOMMND

The project proponent shall prepare record easements for drainage proposed by separate instrument to the benefit of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 9 USE - EASEMENT FOR DRAINAGE (cont.) RECOMMND

public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed".

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                   USE - ROUGH GRADE APPROVAL (cont.)                   RECOMMND

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

PLANNING DEPARTMENT

80.PLANNING. 1                   USE - SCHOOL MITIGATION                   RECOMMND

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

80.PLANNING. 4                   USE - LIGHTING PLANS                   RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 6                   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.

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.

80.TRANS. 4                   USE - VARNER ROAD R/W                   RECOMMND

Sufficient right-of-way along Varner Road shall be dedicated to for public use to provide for a 96-foot full-width right-of-way. Additional 22-foot dedication shall be required as shown on Precise Grading Plan for CUP No. 3764, Parcel 15 of PM23118. (2 sheets)



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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - IMPLEMENT WQMP RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

80.TRANS. 6 USE - ESTBL WQMP MAINT ENTITY RECOMMND

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department\_ for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

80.TRANS. 8 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 8 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

5)Landscaping plans for slopes exceeding 3 feet in height;  
6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,  
7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 9 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

05/22/17  
10:12

Riverside County LMS  
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03764

Parcel: 626-330-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 9 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP-FEMA FORM APPRVL REQUIRED RECOMMND

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03764

Parcel: 626-330-015

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                   USE - WQMP BMP INSPECTION                   RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2                   USE - WQMP BMP CERT REQ'D                   RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3                   USE - BMP GPS COORDINATES                   RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4                   USE - BMP REGISTRATION                   RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building 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.

90.BS GRADE. 5                   USE - WQMP ANNUAL INSP FEE                   RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

CONDITIONAL USE PERMIT Case #: CUP03764

Parcel: 626-330-015

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - REQ'D GRADING INSP'S

RECOMMND

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
  - a.Inspection of Final Paving
  - b.Precise Grade Inspection
  - c.Inspection of completed onsite storm drain facilities
  - d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain

CONDITIONAL USE PERMIT Case #: CUP03764

Parcel: 626-330-015

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7                   USE - PRECISE GRDG APPROVAL (cont.)                   RECOMMND

systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

PLANNING DEPARTMENT

90.PLANNING. 1                   USE - PARKING PAVING MATERIAL                   RECOMMND

A minimum of thirty-eight (38) Recreational Vehicle (R-V) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 3                   USE - WALL & FENCE LOCATIONS                   RECOMMND

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

90.PLANNING. 4                   USE - ORD NO. 659 (DIF)                   RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the

CONDITIONAL USE PERMIT Case #: CUP03764

Parcel: 626-330-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

"Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit 3764 has been calculated to be 1.71 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 5 USE - ORD 875 CVMSHCP FEE (2) RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Conditional Use Permit No. 3764 is calculated to be 1.71 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - LIGHTING PLAN COMPLY RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

TRANS DEPARTMENT

90.TRANS. 19 USE - DRIVEWAY(S) RECOMMND

The driveway(s) shall be constructed in accordance with the applicable County Standard No 207A and shall be connected to existing sidewalk on Badger Street per "ADA", and



CONDITIONAL USE PERMIT Case #: CUP03764

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 19 USE - DRIVEWAY(S) (cont.) RECOMMND

located in accordance with Exhibit No. A for Conditional Use Permit No. 3764.

90.TRANS. 20 USE - VARNER ROAD R/W RECOMMND

Sufficient right-of-way along Varner Road shall be dedicated for public use to provide for a 96-foot full-width right-of-way. Additional 22-foot dedication shall be required as shown on Precise Grading Plan for CUP No. 3674, Parcel 15 of PM23118.(2 sheets)

90.TRANS. 21 USE - WQMP COMPLETION RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.

90.TRANS. 22 USE - WQMP REGISTRATION RECOMMND

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

90.TRANS. 23 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 24 USE - LNDSCP INSPCTN RQRMTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation

CONDITIONAL USE PERMIT Case #: CUP03764

Parcel: 626-330-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 24                      USE - LNDSCP E INSPCTN RQRMNTS (cont.)                      RECOMMND

inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 25                      USE - LC COMPLY W/ LNDSCP/ IRR                      RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

90.TRANS. 26                      USE - EASEMENT FOR DRAINAGE                      RECOMMND

The project proponent shall prepare record easements for drainage proposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage

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10:12

Riverside County LMS  
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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 26

USE - EASEMENT FOR DRAINAGE (cont.)

RECOMMND

flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and notes as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed".



# COACHELLA VALLEY WATER DISTRICT

*Established in 1918 as a public agency*

GENERAL MANAGER  
Jim Barrett

ASSISTANT GENERAL MANAGER  
Robert Cheng

January 31, 2017

Jay Olivas  
Riverside County Planning Department  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Fast Track General Plan Amendment No. 1213,  
Conditional Use Permit No. 3764, Holland Motor Homes

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

Prior to issuance of grading permits for Case 3764, the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the County as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

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

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

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 3 foot on Federal Flood Insurance rate maps, which are in effect at this time.

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

This project lies within the limits of the Thousand Palms Riverine Drainage Area. The County of Riverside (County) shall require on-site retention facilities to preserve natural storage of riverine flows such that the downstream flow is not increased. This on-site retention is in addition to any other mitigation measures requiring on-site retention. This additional retention will be submitted to CVWD for review and approval.

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

The 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.

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.

The Riverside County Health Department requires sanitary sewer service to be provided when there are existing sewers within 200 feet of the development. For this development, there are existing sanitary sewer service available in the area, but over the 200 foot requirement. CVWD

strongly suggests that development connect to CVWD's sanitary sewer system and CVWD may survey existing property owners in this area to determine the potential for multi-user participation in a sewer line extension.

CVWD requires any business having the potential of discharging oil/sand into a public sewer to install an oil and sand separator, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the oil and sand separator will be determined and approved by CVWD prior to installation. Installation of the oil and sand separator will be inspected and subject to approval by CVWD.

This development is subject to the County's Landscape Ordinance which was adopted in accordance with the State's Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1302.1 The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review prior to installation. This review is intended to promote efficient water management. However, by reviewing the plans, CVWD does not represent or warrant any amount of water or financial savings.

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

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

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor at (760) 398-2651, extension 3535.

Sincerely,



Carrie Oliphant

Assistant Director of Engineering

cc: Majeed Farshad  
Riverside County Department of Transportation  
77-588 El Duna Street, Suite H, Palm Desert, CA 92211

Russell Williams  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> 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

Eddie Fischer  
Le Baron Investments  
2020 E. Orange Thorpe Avenue, Suite 210  
Fullerton, CA 92831

RM: jl/eng/dev svcs/2017/jan/DRL PZ 17-7756 Holland Motor Homes.docx

File: 0163.1, 0421.1, 0721.1, 1150.011  
Geo: 050601-4  
PZ: 17-7756





# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

April 20, 2017

**CHAIR  
VACANCY**

Mr. Jay Olivas, Project Planner  
County of Riverside Planning Department  
77-588 El Duna Court, Suite H  
Palm Desert CA 92211

**VICE CHAIRMAN  
Rod Ballance  
Riverside**

**COMMISSIONERS**

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

**Arthur Butler  
Riverside**

File No.: ZAP1068BD17  
Related File Nos.: GPA1213 (General Plan Amendment), CUP3764 (Conditional Use Permit)

**John Lyon  
Riverside**

APN: 626-330-015

**Glen Holmes  
Hemet**

Dear Mr. Olivas:

**Steve Manos  
Lake Elsinore**

On April 13, 2017, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. GPA1213 (General Plan Amendment), a proposal to amend the General Plan land use designation of a 1.71 acre property located at the northwest corner of Varner Road and Badger Street from Light Industrial to Commercial Retail, **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan.

**Russell Betts  
Desert Hot Springs**

**STAFF**

**Director  
Simon Housman**

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this proposed general plan amendment. Both the existing and the proposed General Plan land use designations are consistent with the Bermuda Dunes Airport Land Use Compatibility Plan.

Paul Rull  
John Guerin  
Barbara Santos

On April 13, 2017, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CUP3764 (Conditional Use Permit), a proposal to extend the Holland Motor Homes' recreational vehicle (RV) sales operation (currently located on the 2.41-acre lot on the opposite side of Badger Street) onto this property, **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions:

County Administrative Center  
4080 Lemon St., 14th Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

## **CONDITIONS:**

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Western Coachella Valley Area Plan:
  - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.



## Airport Land Use Commission

Page 2 of 2

- (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.
  4. The following uses/activities are specifically prohibited at this location: children's schools; day care centers; libraries; hospitals; nursing homes; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight.
  5. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  6. Any special events (sales, fairs, etc.) held on this site shall be limited to a maximum of 128 persons (including customers and employees) at any given time. (This limit applies to the areas west of Badger Street only).

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893, or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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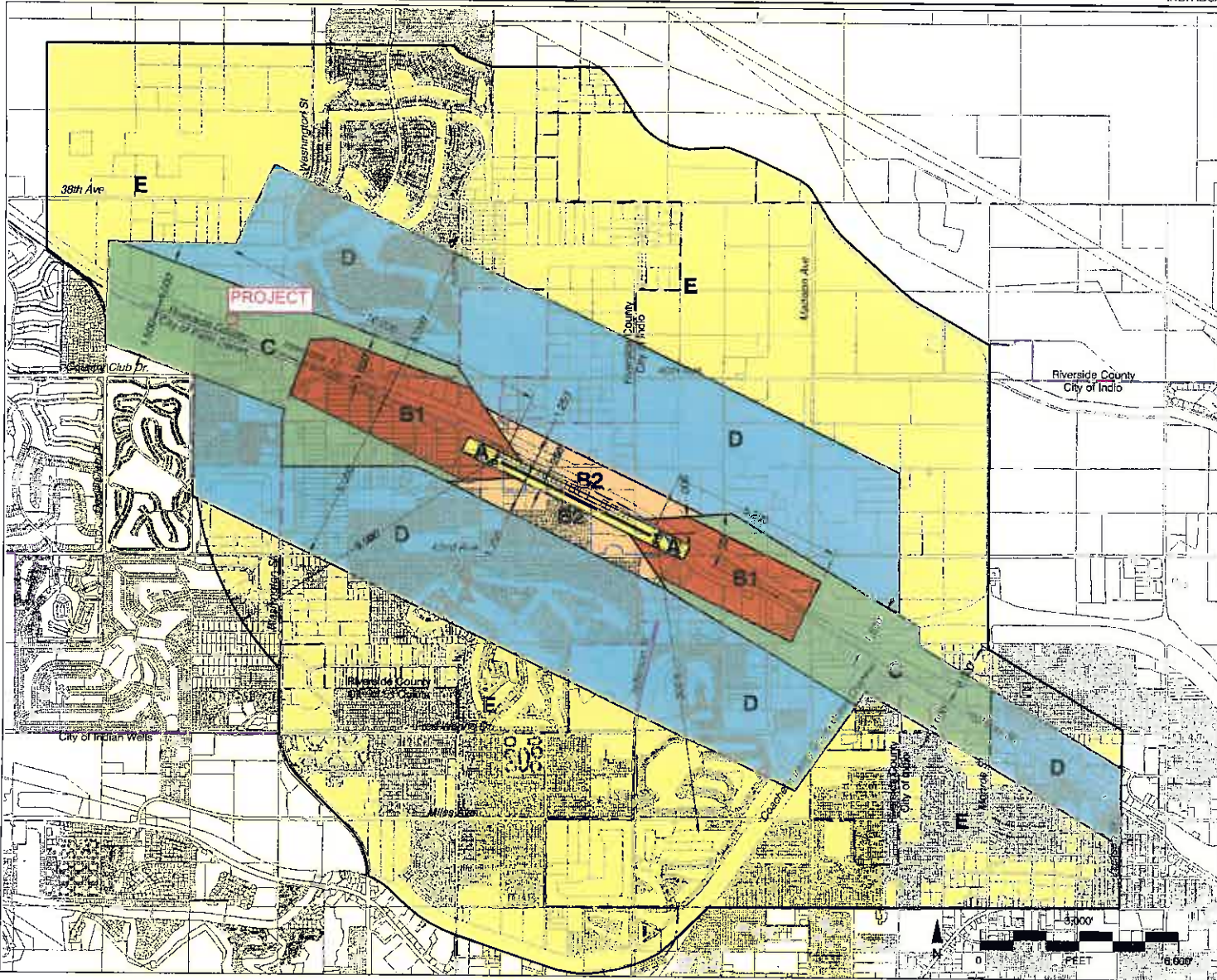
Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Eddie Fischer, LE Baron Investments (applicant/landowner)  
Cliff Cortland, Pearson Architects (representative)  
Robert Berriman, Manager, Bermuda Dunes Executive Airport  
ALUC Case File

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



**Legend**

**Compatibility Zones**

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

**Boundary Lines**

- Airport Property Line
- City Limits

**Note**

Southwestern edge of Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map.

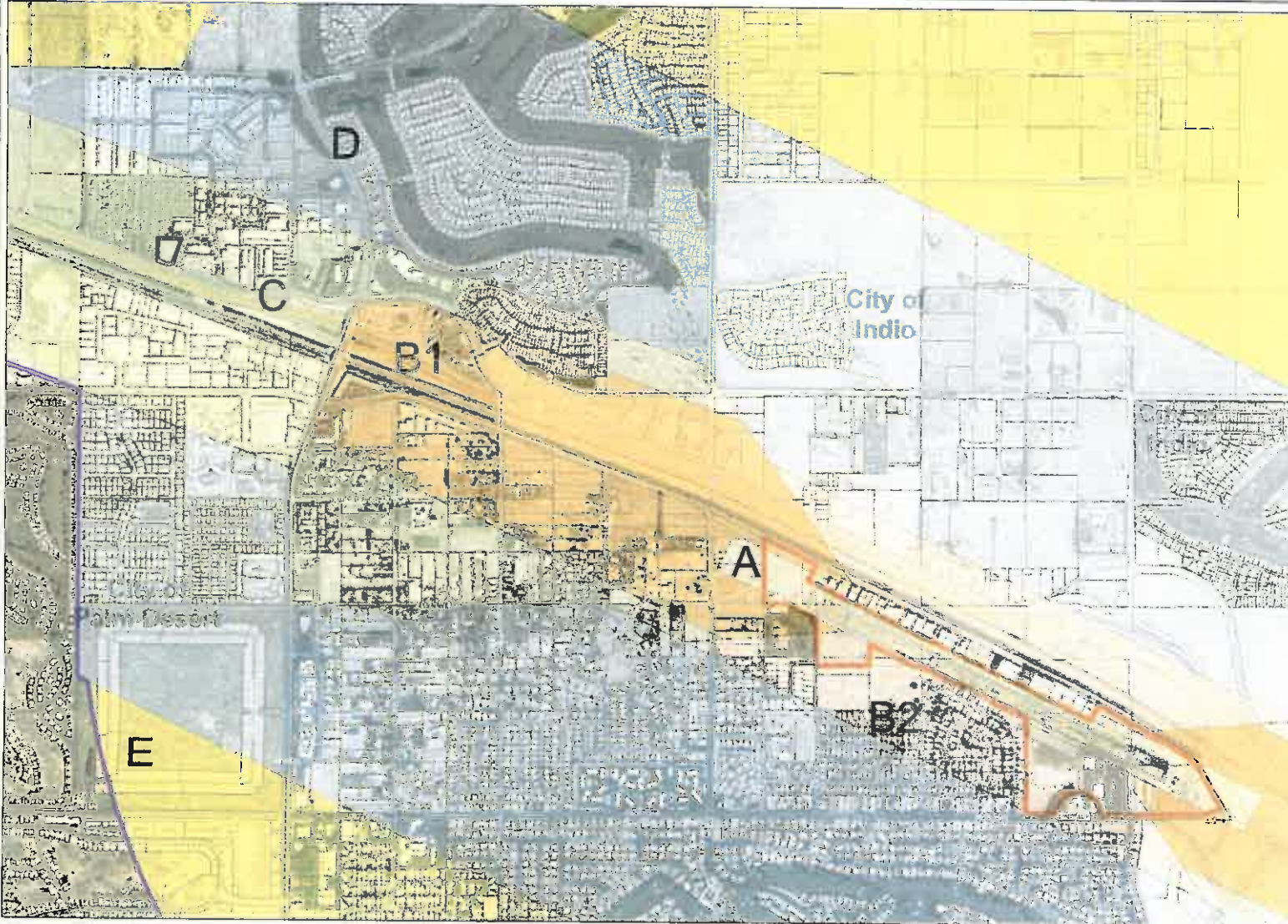
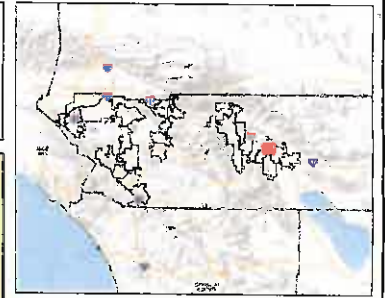
**Riverside County**  
**Airport Land Use Commission**  
**Riverside County**  
**Airport Land Use Compatibility Plan**  
**Policy Document**  
 (Adopted December 2004)

Map BD-1

**Compatibility Map**  
 Bermuda Dunes Airport



# My Map



### Legend

- Airports
- AIA

#### Airport Compatibility

- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT



0 2,326 4,652 Feet



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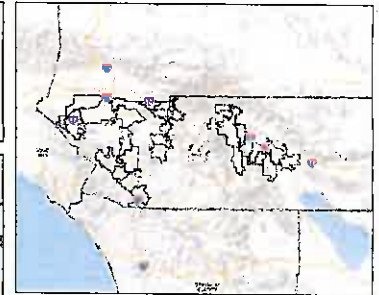
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### Notes



# My Map



## Legend

- Display Parcels
- Airports
- AIA

### Airport Compatibility

- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6

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## Notes



0 291 581 Feet

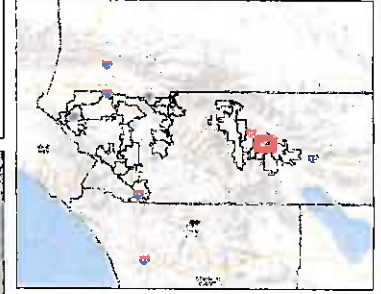
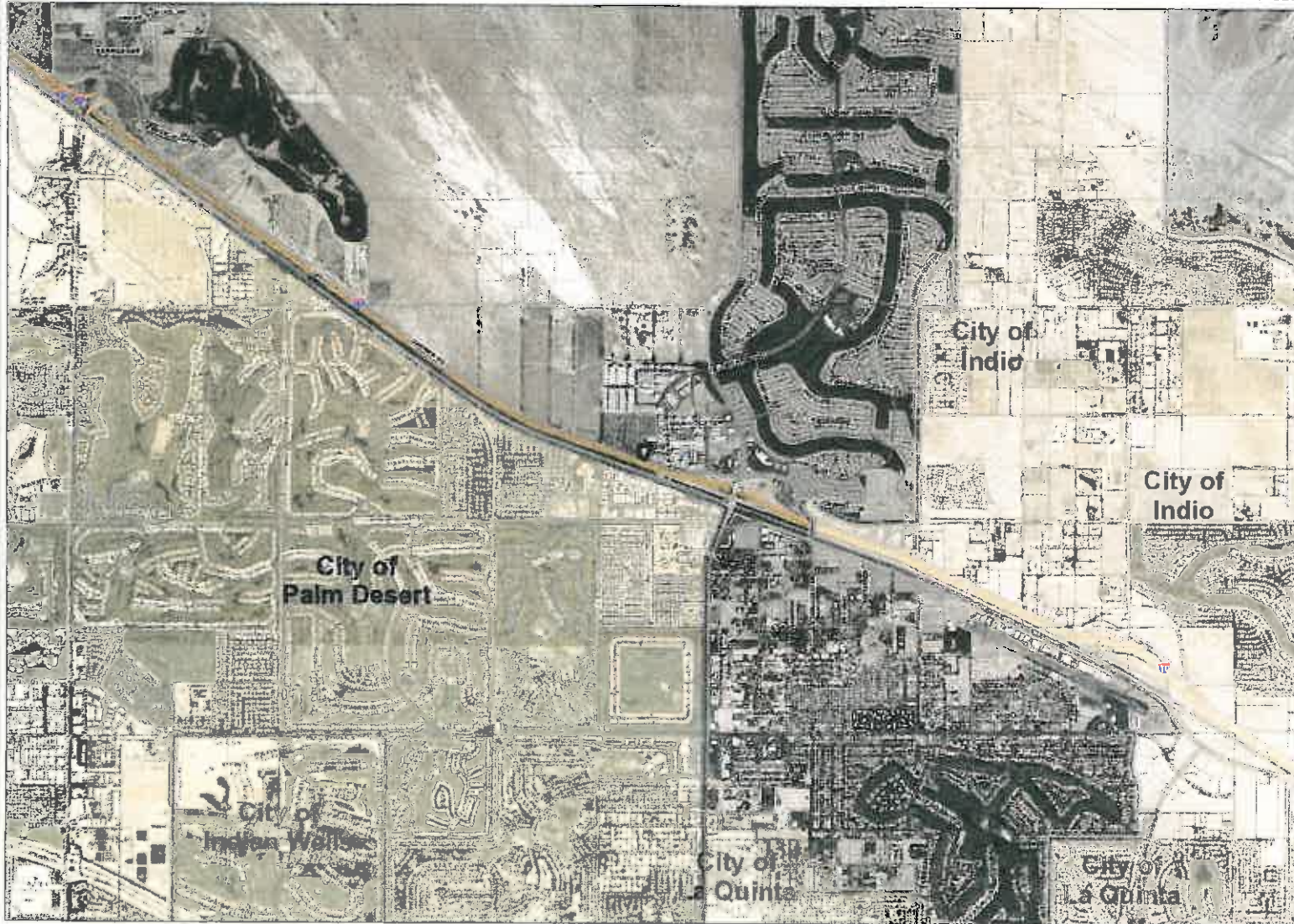


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# My Map



## Legend

- City Boundaries
- Cities
- highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers



0 4,652 9,303 Feet



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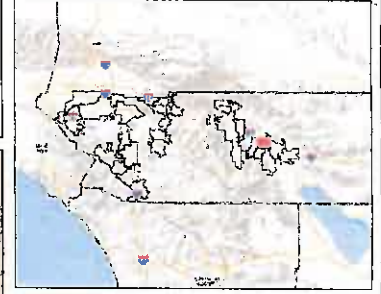
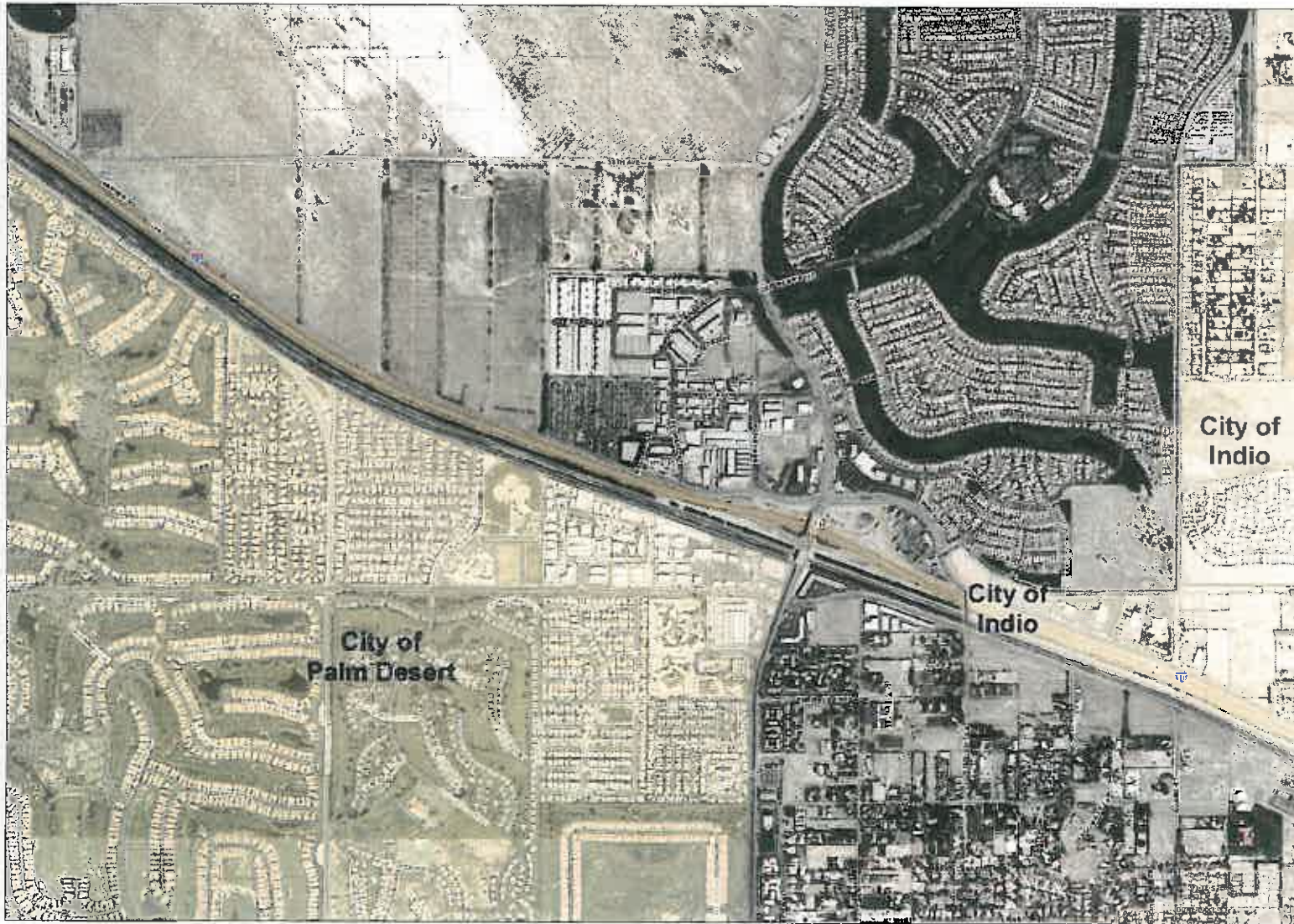
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## Notes



# My Map



## Legend

- City Boundaries
- Cities
- roadsanno
- highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
- roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers



0 2,326 4,652 Feet



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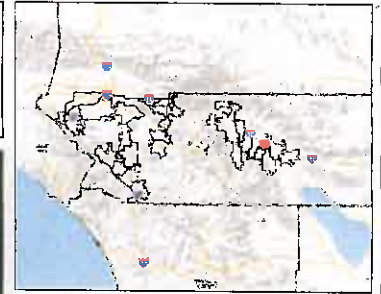
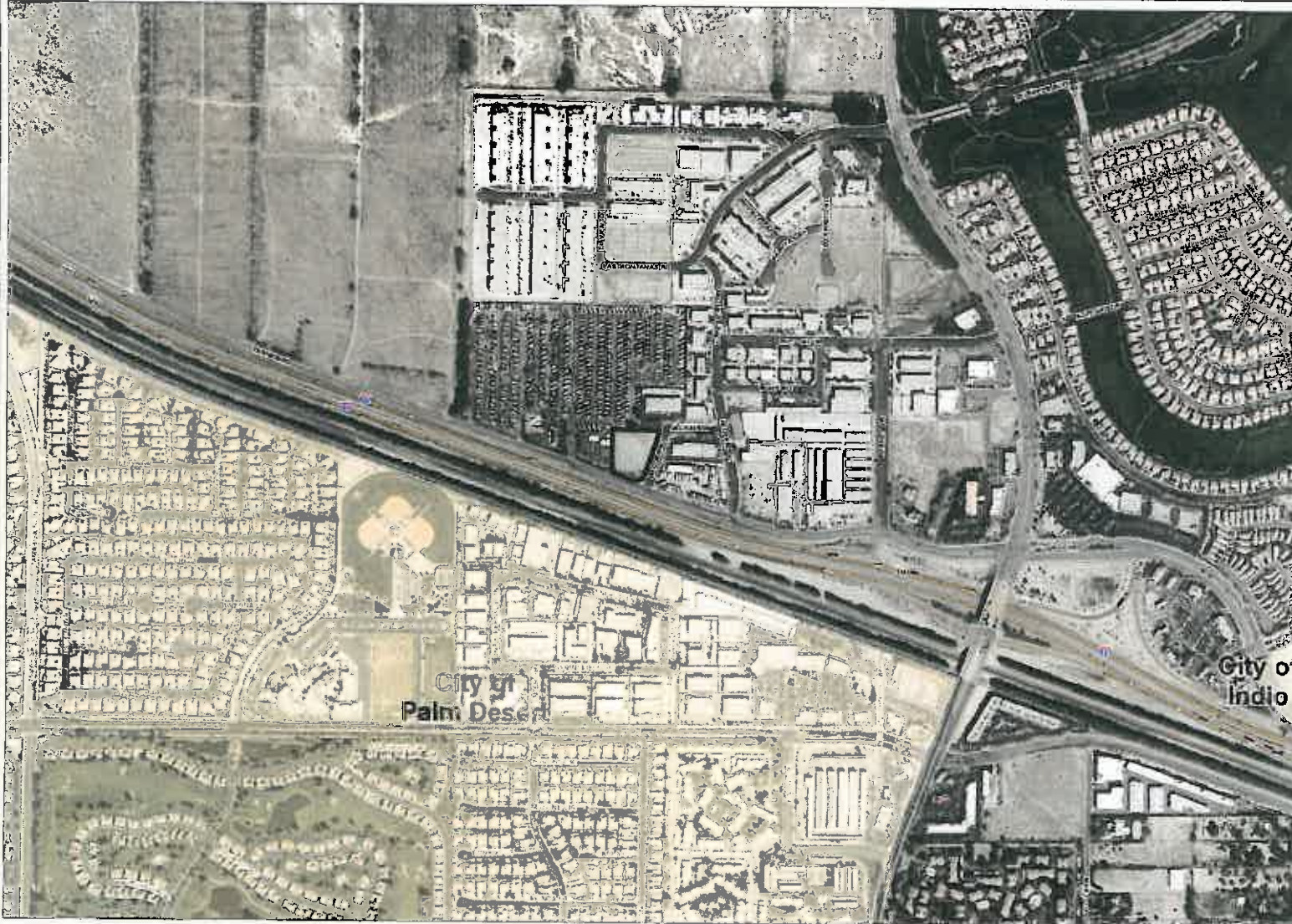
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## Notes



# My Map

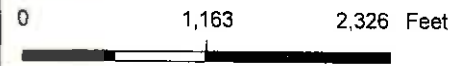


## Legend

- Display Parcels
- City Boundaries
- Cities
- roadsanno
- highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers

## Notes

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