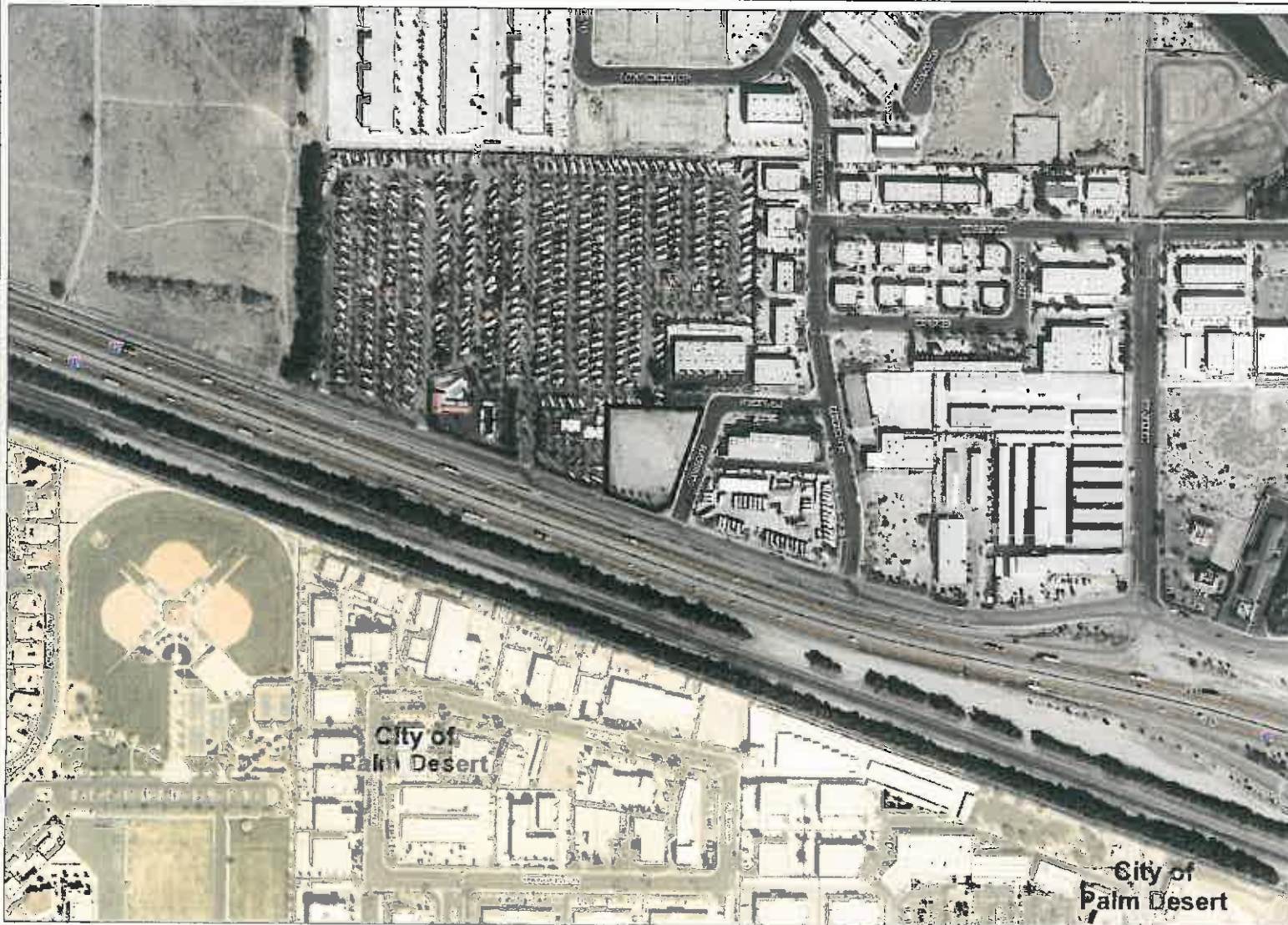
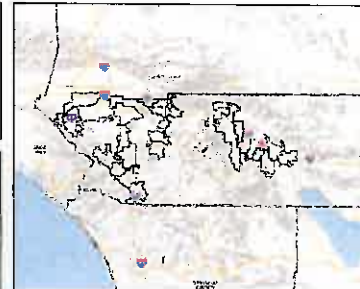



# My Map




### Legend

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



0 581 1,163 Feet

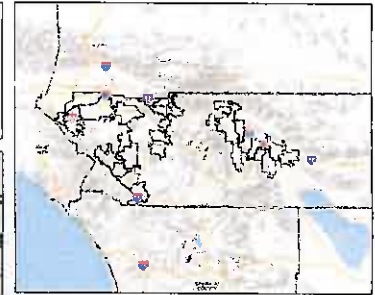


**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

REPORT PRINTED ON... 2/15/2017 2:21:36 PM

### Notes

# My Map



## Legend

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



0 291 581 Feet



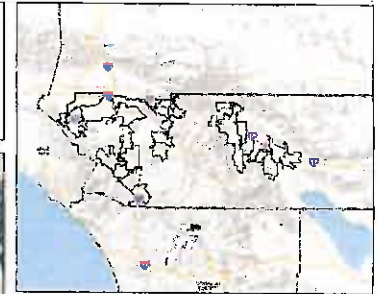
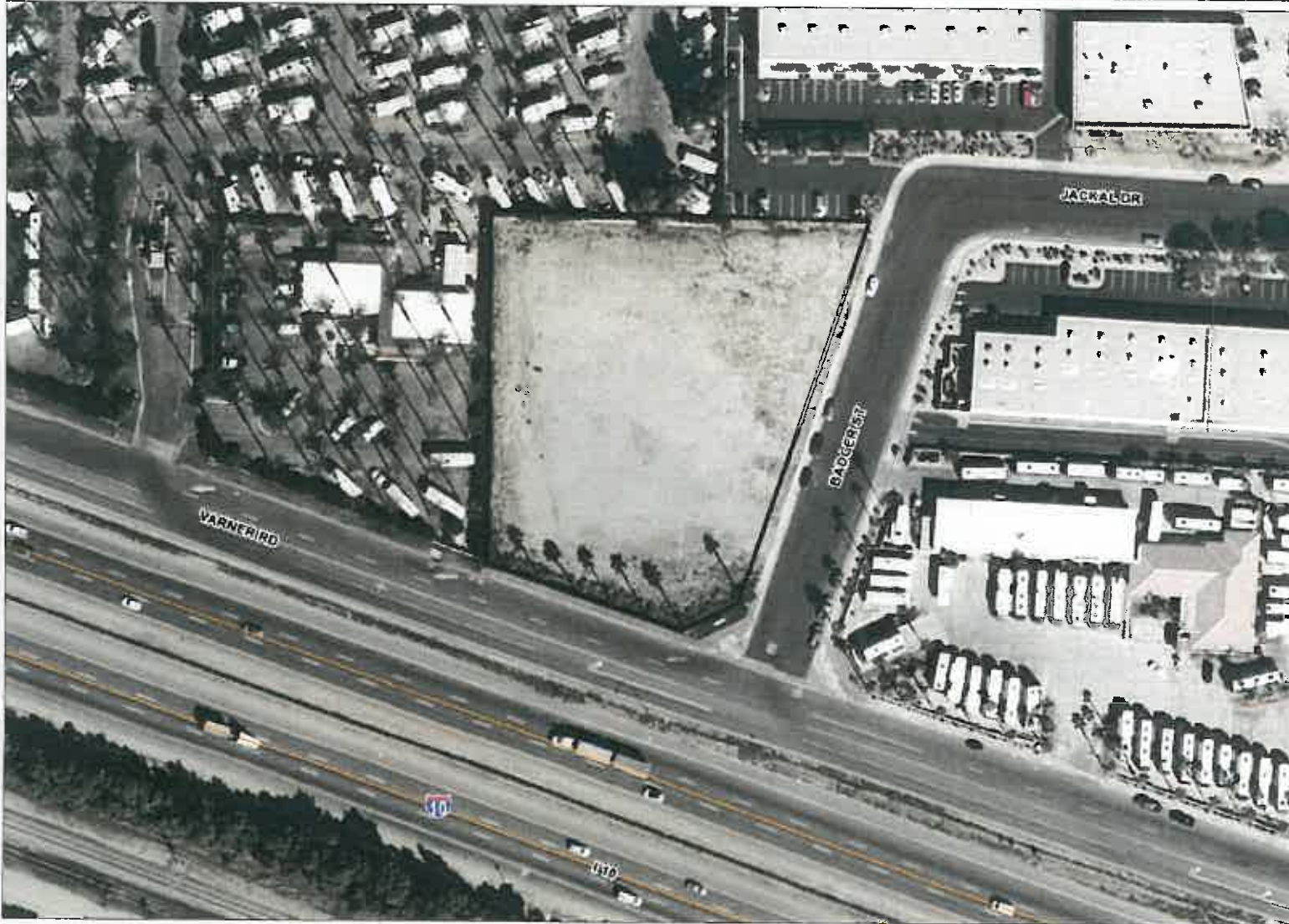
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

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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



0 145 291 Feet

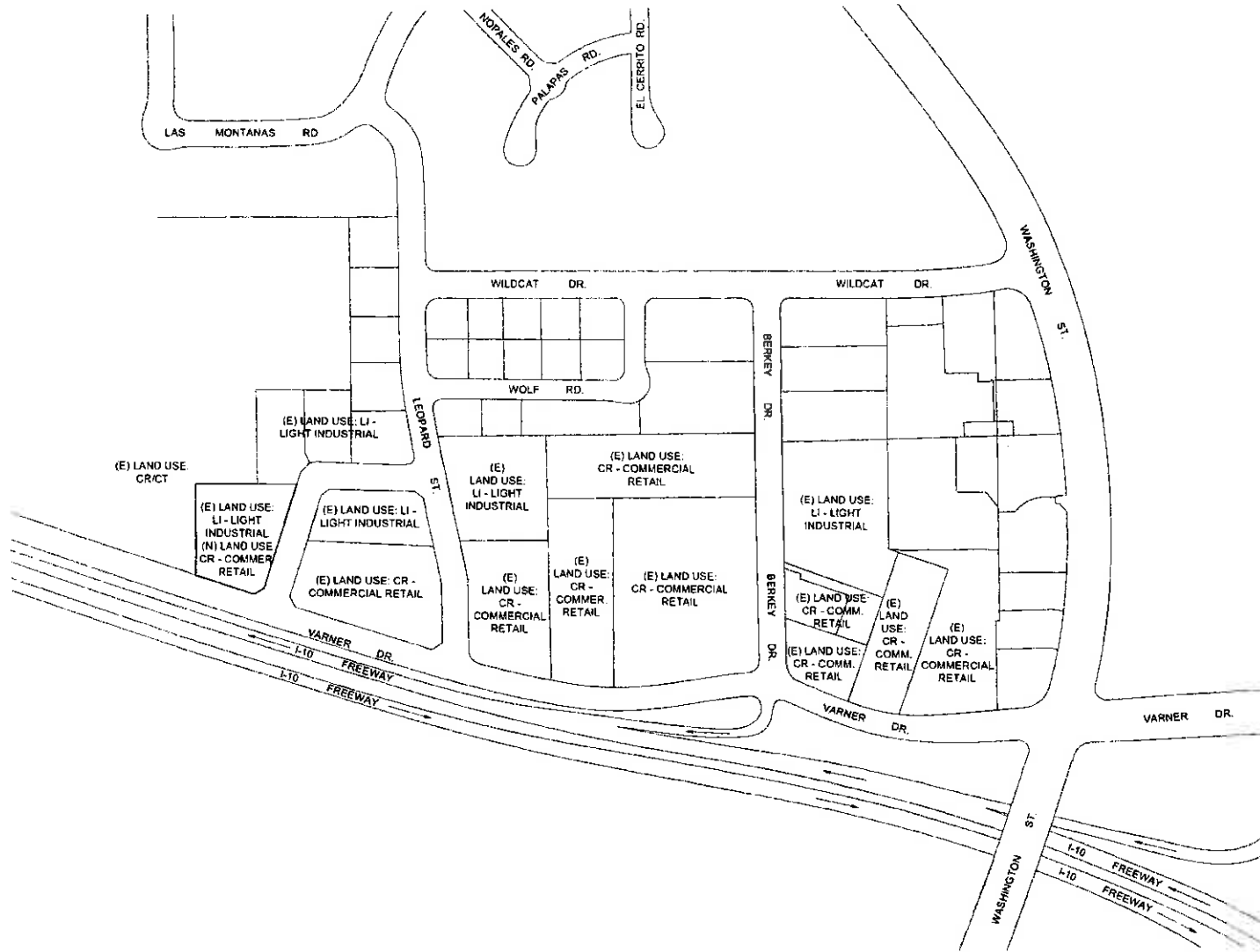


**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

REPORT PRINTED ON... 2/15/2017 2:22:02 PM

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## Notes



AREA SITE PLAN  
SCALE: 1" = 3,000'-0"



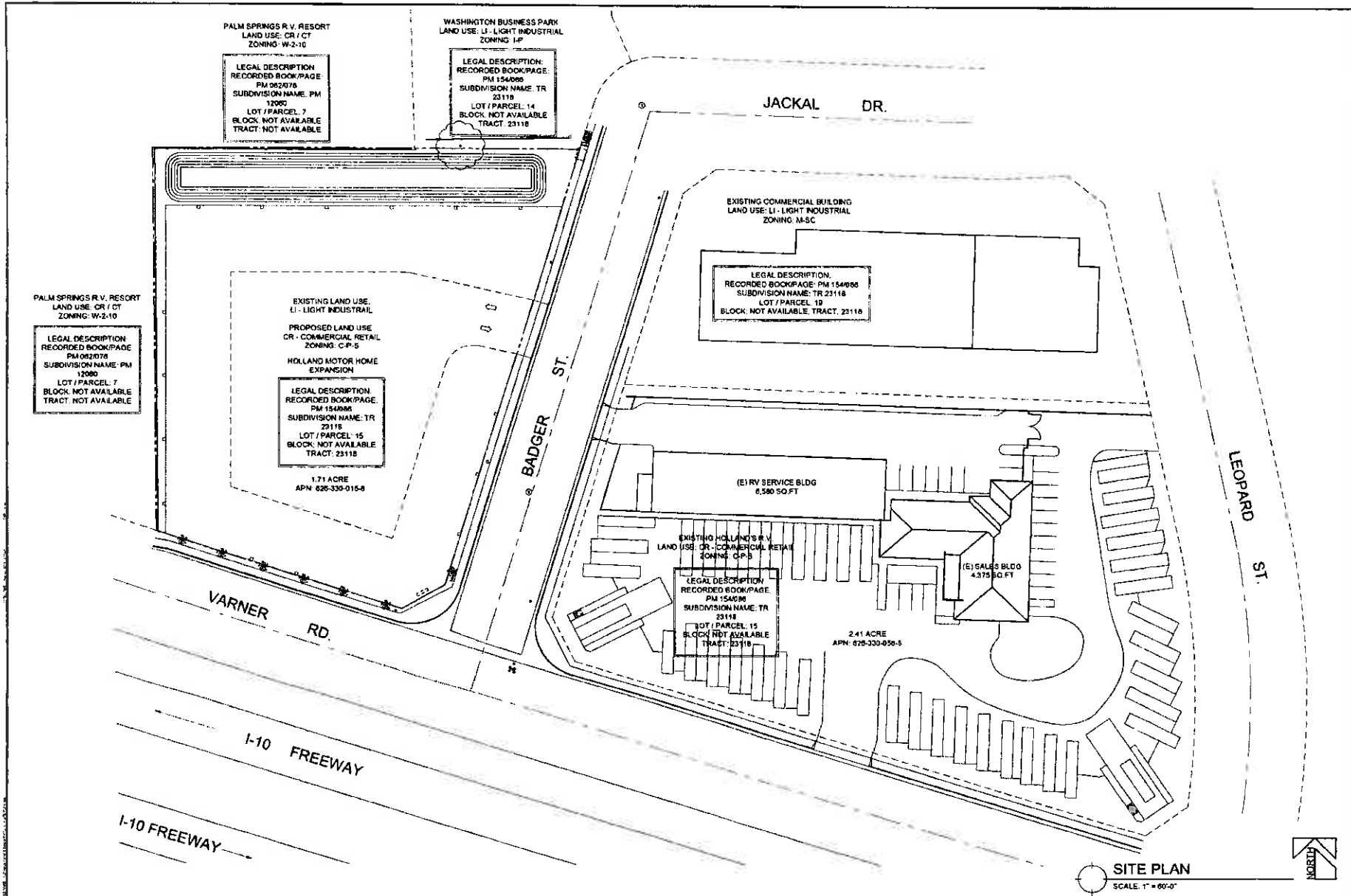
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50

AREA SITE PLAN

EXHIBITION FOR:  
**HOLLAND MOTOR HOMES**  
**R.V. SALES**  
39-321 BADGER STREET  
PALM SPRINGS, CA 92211

Plot Date: 11/22/18  
Scale: AS NOTED  
Drawn: G. RIGGS

Sheet:  
**A.1.1**



**SITE PLAN**

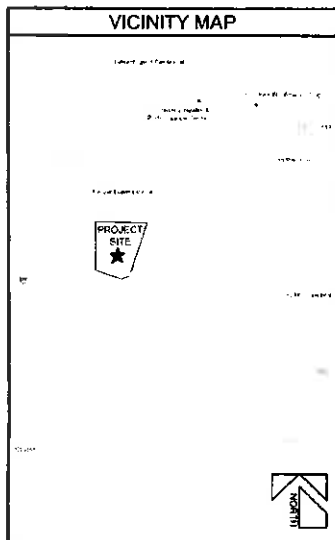
EXPANSION FOR  
**HOLLAND MOTOR HOMES**  
**R.V. SALES**  
39-201 BADGER STREET  
PALM SPRINGS, CA 92211

Plot Date: 11/29/18  
Scale: AS NOTED  
Drawn: G PROS  
Job:  
Sheet:  
**A1.0**

**SITE PLAN**  
SCALE: 1" = 60'-0"



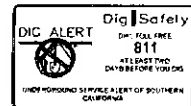
**REVISED CONDITIONAL USE PERMIT  
FOR:  
HOLLAND MOTOR HOMES  
R.V. SALES  
39-321 BADGER STREET  
PALM DESERT, CA 92211**



APPLICABLE CODES	
APPLICABLE CODES (AS OF JANUARY 1, 2014): CALIFORNIA CODE OF REGULATIONS (C.C.R.) GOVERNING THIS PROJECT	
2011 CALIFORNIA ADMINISTRATIVE CODE	PART 2
2013 CALIFORNIA BUILDING CODE	PART 2
2013 CALIFORNIA ELECTRICAL CODE	PART 5
2013 CALIFORNIA MECHANICAL CODE	PART 5
2013 CALIFORNIA PLUMBING CODE	PART 5
2013 CALIFORNIA ENERGY CODE	PART 5
2013 CALIFORNIA PIPE CODE	PART 5
2013 CALIFORNIA OPEN-BURNING STANDARDS	PART 11
2011 CALIFORNIA REFERENCED STANDARDS CODE	PART 11
PARTIAL LIST OF APPLICABLE STANDARDS	
NFPA 72 NATIONAL FIRE ALARM CODE	2011 EDITION
NFPA 704 CALIFORNIA FIRE DEPARTMENT OPERATING PRACTICES	2011 EDITION
PARTIAL LIST OF FEDERAL CODES AND STANDARDS AMERICANS WITH DISABILITIES ACT (ADA) TITLE II	
ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE, UNLESS OTHERWISE SPECIFIED. THE 2013 CALIFORNIA ELECTRICAL CODE, THE 2013 CALIFORNIA MECHANICAL CODE, THE 2013 CALIFORNIA PLUMBING CODE, THE 2013 CALIFORNIA ENERGY CODE, THE 2013 CALIFORNIA PIPE CODE, AND THE 2011 CALIFORNIA REFERENCED STANDARDS CODE SHALL APPLY.	

PROJECT DESCRIPTION	
SCOPE OF WORK:	EXPANSION OF AN EXISTING R.V. RETAIL SITE BY THE ADDITION OF 1600 SQ FT OF UNDEVELOPED SALES AREA.
NOTE:	NO PUBLIC PARKING PROVIDED.

UTILITIES		
WATER	CONCHELLA VALLEY WATER DISTRICT	770-268-2957
SEWER	CONCHELLA VALLEY WATER DISTRICT	770-268-2957
GAS	THE GAS COMPANY	760-427-7200
ELECTRIC	SOUTHERN CALIFORNIA ELECTRIC	951-261-7700
TELEPHONE	FRONTIER COMMUNICATION	800-448-6000
CABLE TV	SPECTRUM CABLE	714-343-5225
USA	UNITED STATES SERVICE ALERT	800-333-7662
WREX	WREX WASTE & RECYCLING SERVICES	760-349-2145



**UTILITIES NOTE**  
BEFORE ANY CONSTRUCTION OR INSTALLATION OF UTILITIES, THE CONTRACTOR SHALL CONTACT THE UTILITIES PROVIDER TO OBTAIN THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL UTILITIES PROVIDERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL UTILITIES PROVIDERS.

EXPANSION SALES AREA	
OCCUPANCY GROUP: R - BUSINESS	LOT SIZE: 175 SQUARE FEET x 50 FT
TYPE OF CONSTRUCTION: NEW	LEGAL DESCRIPTION: RECORDED BOOK PAGE PM 16000 SUPERVISOR NAME TR 25116 LOT # RANGE 15 BLOCK NOT AVAILABLE TRACT 25116
APN: 070-360-015	TOWNSHIP/RANGE: 15TH SEC 1
	THOUSANDS MAP PAGE (USE) PAGE 418 AND 42
	CITY ZONING: PALM DESERT

- PLANNING INFORMATION**
- EXISTING LAND USE IS DESIGNATED U - LIGHT INDUSTRIAL
  - PROPOSED USE WILL BE COMMERCIAL
  - AREA IS AN URBAN WESTERN CONCHELLA VALLEY
  - ZONING CDS - SCENE HIGHWAY COMMERCIAL
  - COUNTY SERVICE AREA - BERMUDA DUNES
  - AIRPORT INFLUENCE AREA - BERMUDA DUNES
  - AIRPORT COMPATIBILITY ZONE - BERMUDA DUNES ZONE C
  - ZONING DISTRICT - BERMUDA DUNES
  - COUNTY ADVISORY COUNCILS INCLUDING PALMS 201
  - WATERED: WHITE WATER
  - FAULT ZONE - NOT IN A FAULT ZONE
  - FAULTS NOT WITHIN 1/2 MILE OF A FAULT ZONE
  - LIQUEFACTION POTENTIAL MODERATE
  - LIQUEFACTION POTENTIAL MODERATE
  - SUBSIDIENCE SUSCEPTIBLE

EXISTING SALES AREA	
OCCUPANCY GROUP: R - BUSINESS	LOT SIZE: 741 SQUARE FEET x 104 AND 50 FT
TYPE OF CONSTRUCTION: EXISTING	LEGAL DESCRIPTION: RECORDED BOOK PAGE PM 16000 SUPERVISOR NAME TR 25116 LOT # RANGE 17 BLOCK NOT AVAILABLE TRACT 25116
APN: 070-360-016	TOWNSHIP/RANGE: 15TH SEC 1
	THOUSANDS MAP PAGE (USE) PAGE 418 AND 42
	CITY ZONING: PALM DESERT

- PLANNING INFORMATION**
- EXISTING LAND USE IS DESIGNATED CR - COMMERCIAL RETAIL
  - AREA PLAN (CITY) - WESTERN CONCHELLA VALLEY
  - ZONING CDS - SCENE HIGHWAY COMMERCIAL
  - COUNTY SERVICE AREA - BERMUDA DUNES
  - AIRPORT INFLUENCE AREA - BERMUDA DUNES
  - AIRPORT COMPATIBILITY ZONE - BERMUDA DUNES ZONE C
  - ZONING DISTRICT - BERMUDA DUNES
  - COUNTY ADVISORY COUNCILS INCLUDING PALMS 201
  - WATERED: WHITE WATER
  - FAULT ZONE - NOT IN A FAULT ZONE
  - FAULTS NOT WITHIN 1/2 MILE OF A FAULT ZONE
  - LIQUEFACTION POTENTIAL MODERATE
  - LIQUEFACTION POTENTIAL MODERATE
  - SUBSIDIENCE SUSCEPTIBLE

SHEET INDEX	
<b>ARCHITECTURAL</b>	
SHEET	SHEET DESCRIPTION
T10	TITLE COVER SHEET MAP SHEET INDEX
A10	OVERALL SITE PLAN
A11	SITE PLAN
A12	ORIGINAL SITE PLAN
<b>CIVIL (FOR REFERENCE ONLY)</b>	
SHEET	SHEET DESCRIPTION
10E1	PRELIMINARY GRADING PLAN
2017	PRELIMINARY GRADING PLAN
10F1	WDMF SITE PLAN
<b>ELECTRICAL</b>	
SHEET	SHEET DESCRIPTION
E01	ELECTRICAL GENERAL SHEET
E02	ELECTRICAL SPECIFICATIONS
E03	TITLE 24 DOCUMENTS
E11	POWER PLAN
E12	LIGHTING PLAN
E21	SPECIFICATIONS & SCHEDULES
<b>LANDSCAPE</b>	
SHEET	SHEET DESCRIPTION
10F2	PRELIMINARY PLANTING PLAN
20F2	PRELIMINARY PLANTING PLAN

**EXPANSION OWNER**  
LE BARON INVESTMENTS  
3000 ORANGE THORPE CRT  
SUITE 700  
PALMDALE CA 91301  
TEL: 760-930-5412 EXT. 310  
CONTACT: EDGAR HUGHES  
EMAIL: EDGAR@LEBARONINVEST.COM

**EXISTING OWNER**  
XXXXXXXX XXXXXX  
39321 BADGER STREET  
PALM DESERT, CA 92211  
TEL: 393-842-7432  
FAX: 393-842-7432  
CONTACT: STEVEN BAKER  
EMAIL: XXXXXX@XXXXXX.COM

**ARCHITECT**  
PEARSON ARCHITECTS, INC.  
1400 HWY 111 SUITE 8  
PALM DESERT CALIFORNIA 92260  
TEL: 760-276-1827 EXT. 24  
FAX: 760-276-8744  
CONTACT: EDGAR PEARSON  
EMAIL: EDGAR@PEARSON-ARCHITECTS.COM

**CIVIL**  
WATSON ENGINEERING  
30300 NEWPORT STREET  
INDIO, CALIFORNIA 92201  
TEL: 760-275-0553  
CONTACT: LINDA WATSON  
EMAIL: LWATSON@WATSONENR.COM

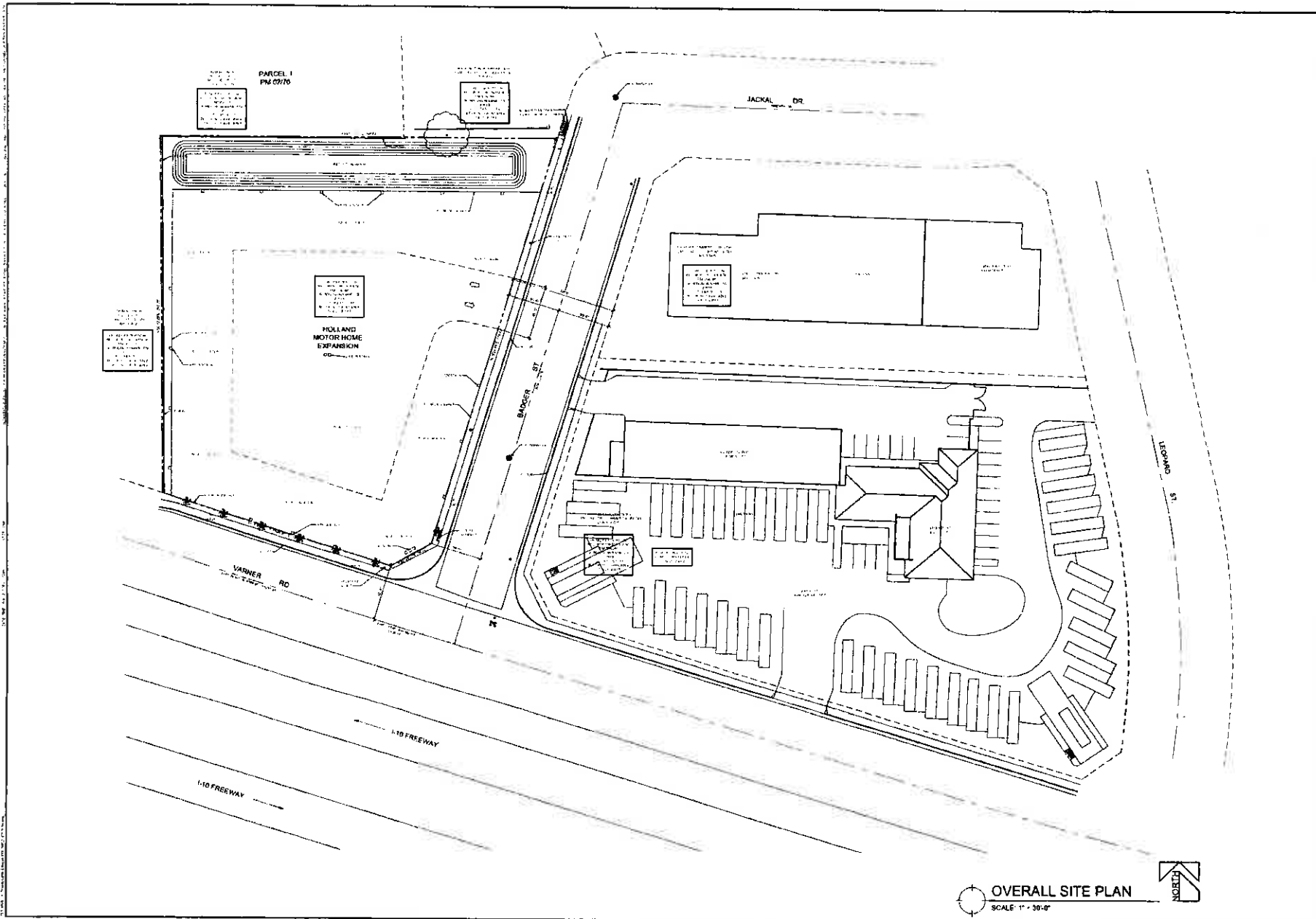
**ELECTRICAL**  
MISEAN ELECTRIC CONSULTANTS  
3700 CALIFORNIA HIGHWAY ROAD  
CHULA VISTA, CA 91914  
PHONE: 619-425-1025  
MOBILE: 619-644-9027  
CONTACT: ANTHONY MISEAN  
EMAIL: AMISEAN@MISEAN.COM

**LANDSCAPE**  
RAY LOPEZ & ASSOCIATES  
44274 OAK RIVER STREET  
INDIO, CA 92201  
TEL: 760-276-8075  
FAX: 760-264-9100  
CONTACT: RAY LOPEZ  
EMAIL: RAYLOPEZ@RAC.COM

EXPANSION FOR  
**HOLLAND MOTOR HOMES**  
**R.V. SALES**  
39-321 BADGER STREET  
PALM DESERT, CA 92211

TITLE SHEET /  
SHEET INDEX  
AND VICINITY MAP

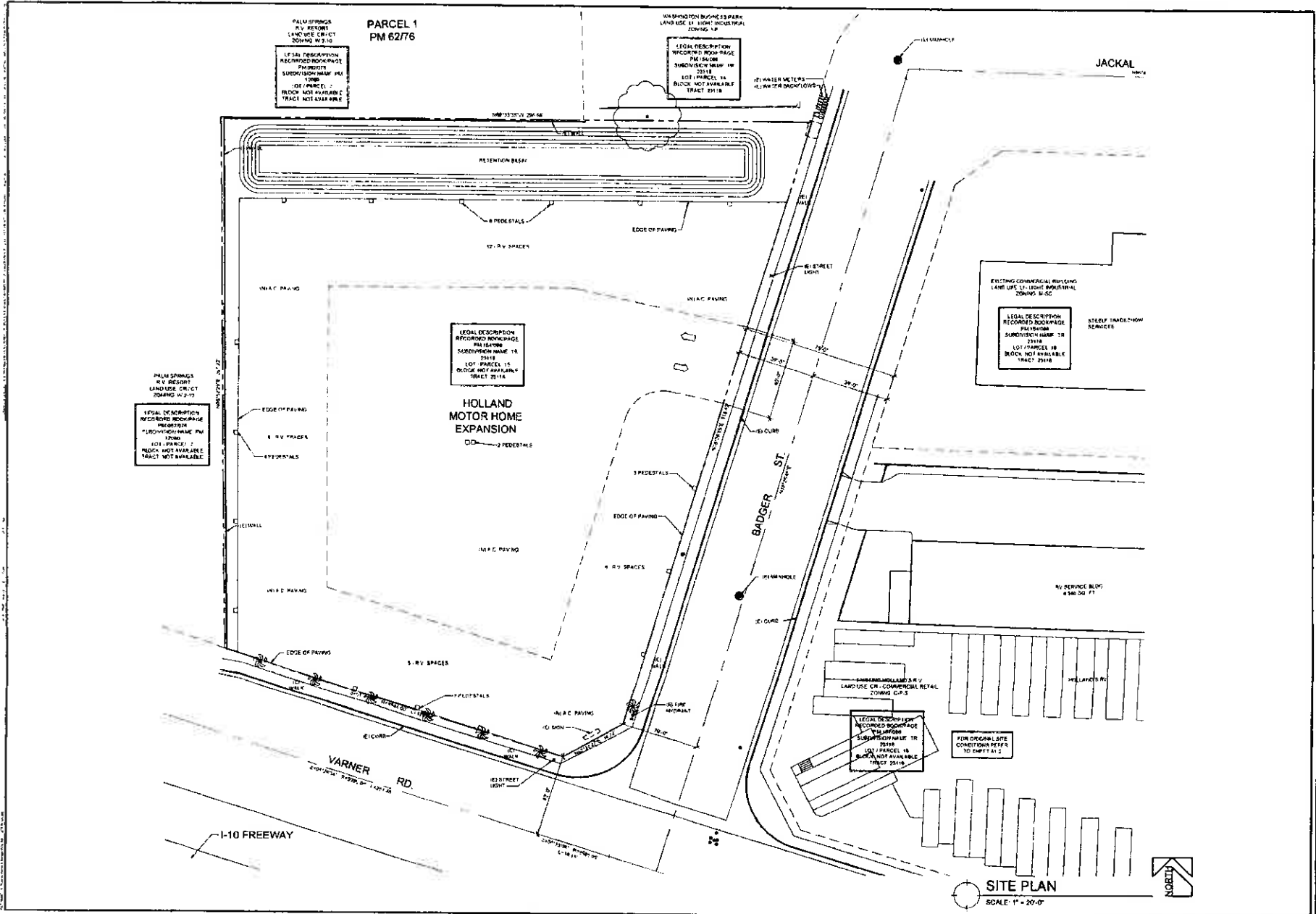
DATE: \_\_\_\_\_  
DRAWN: G. RDS  
PROJECT: \_\_\_\_\_  
SHEET: T1.0



OVERALL SITE PLAN  
SCALE 1" = 30'-0"

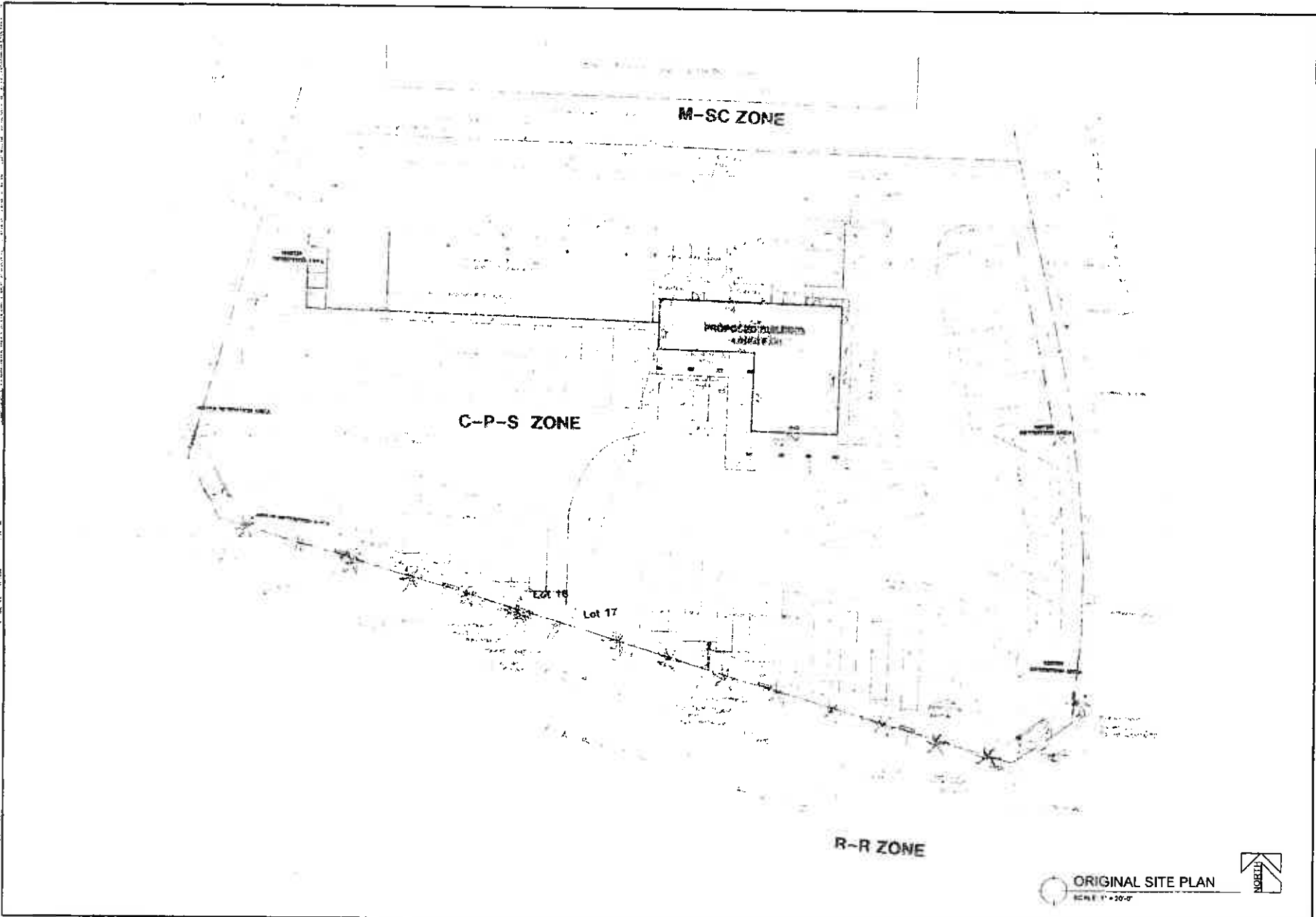


<b>OVERALL SITE PLAN</b>	
<b>HOLLAND MOTOR HOMES</b> <b>R.V. SALES</b> 36-171 BADGER STREET PALM DESERT, CA 92211	
PLLOT DATE	
SCALE	AS NOTED
DRAWN	U. RIGGS
PROJECT	
SHEET	314-01
<b>A1.0</b>	



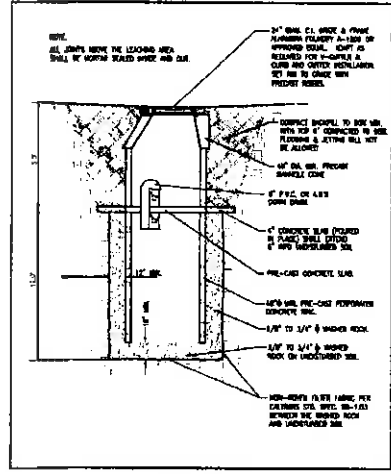
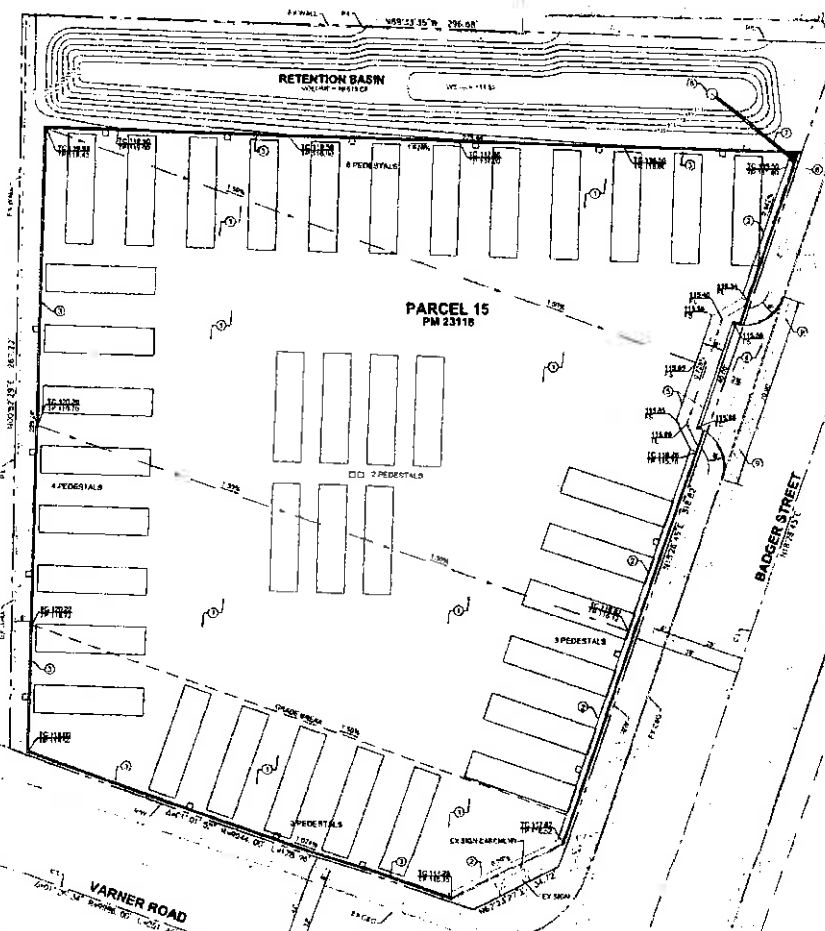
<b>SITE PLAN</b>	
<b>EXPANSION FOR HOLLAND MOTOR HOMES</b> <b>R.V. SALES</b> 39-321 BADGER STREET PALM SPRING, CA 92211	
PLOT DATE:	SCALE AS NOTED:
DRAWN: D. M. ...	PROJECT:
<b>A1.1</b>	





ORIGINAL SITE PLAN  
SCALE 1" = 20'-0"

<b>EXPANSION FOR</b> <b>HOLLAND MOTOR HOMES</b> <b>R. V. SALES</b> 39-21 BACCHER STREET PALM DESERT, CA 92211
ORIGINAL SITE PLAN
PROJECT SHEET <b>A1.2</b>



**CONSTRUCTION NOTES:**

- ① CONSTRUCT 18\"/>
- ② CONSTRUCT TYPE A4 CURB & GUTTER PER REVERSIDE COUNTY STD. NO. 201
- ③ CONSTRUCT TYPE T9 CURB (8\"/>
- ④ CONSTRUCT COMMERCIAL DRIVEWAY PER REVERSIDE COUNTY STD. NO. 201A
- ⑤ CONSTRUCT 18\"/>
- ⑥ CONSTRUCT 36\"/>
- ⑦ CONSTRUCT 18\"/>
- ⑧ CONSTRUCT DRYWELL PER DETAIL 'A' ON THIS SHEET
- ⑨ REMOVE EXISTING CURB, GUTTER, AND SIDEWALK

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

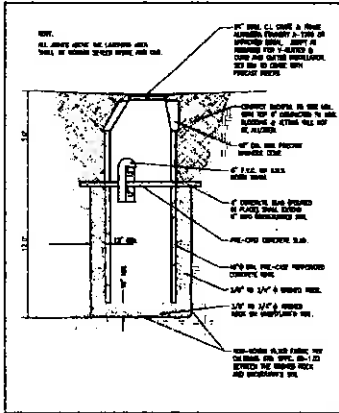


<p><b>NOTES:</b></p> <p>1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.</p> <p>5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.</p> <p>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS MATERIAL AND DEBRIS FROM THE SITE.</p> <p>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION OR BETTER.</p> <p>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.</p> <p>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL HEALTH DEPARTMENT.</p>	<p><b>UNDERGROUND UTILITIES:</b></p> <p>ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.</p> <p>IF ANY UTILITIES ARE FOUND TO BE DIFFERENT FROM THOSE SHOWN ON THIS PLAN, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.</p>	<p><b>PRIVATE ENCUMBRANCE NOTATION:</b></p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL HEALTH DEPARTMENT.</p>	<p>SEAL - COUNTY</p>	<p>SEAL - CITY</p>	<p>COUNTY OF RIVERSIDE DEPARTMENT OF BUILDING AND SAFETY</p>	<p>SEAL - ENGINEER</p>	<p><b>W</b></p> <p>PREPARED BY: LLOYD W. HATSON, P.E., R.C.S. NO. 24482</p>	<p>BENCHMARK: 100.00</p> <p>DATE: 08/15/2015</p>	<p>SCALE: AS SHOWN</p>	<p>PRELIMINARY GRADING PLAN CUP NO. 3589 PARCEL 15 OF P.M. 23118</p>	<p>SHEET NO. <b>2</b></p> <p>OF 2 SHEETS</p>
---	---	--	----------------------	--------------------	--	------------------------	---	--	------------------------	--	--



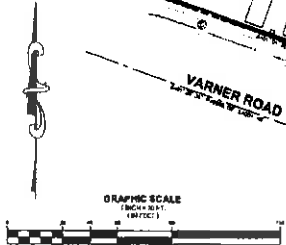
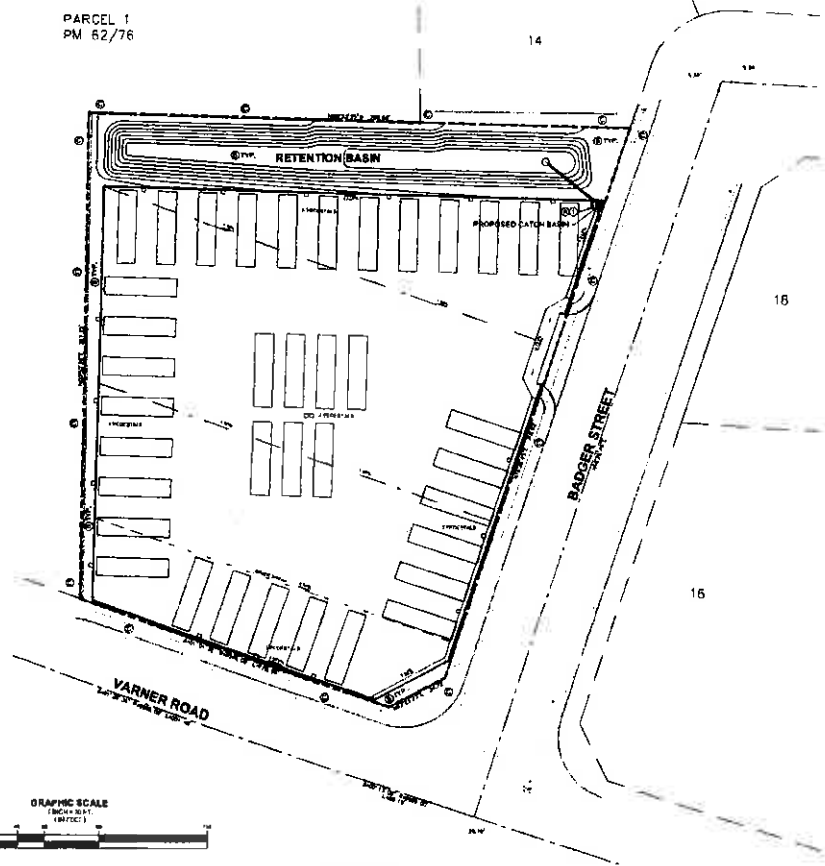
VICINITY MAP  
SCALE: 1" = 20'

APN NUMBER:  
63430411

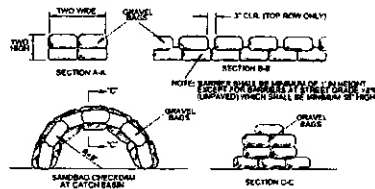


DETAIL "A"  
STANDARD DRYWELL DETAIL  
NOT TO SCALE

PARCEL 1  
PM 62/76



INDEX MAP  
SCALE: 1" = 20'



① SEDIMENT BARRIER PLACEMENT  
NO SCALE

NOTE: TEMPORARY CURBING CONSTRUCTION  
NOT A PERMANENT BMP.

STRUCTURAL SOURCE CONTROL BMP'S

- ① PISA STENCILING
- ② LANDSCAPE AND MITIGATION SYSTEM DESIGN
- ③ PROTECT SLOPES AND CHANNELS

LEGEND:

- PAVED AREA
- CONCRETE AREA
- LANDSCAPE/D.I. AREA
- DIRECTION OF FLOW
- PROJECT AREA
- STORM DRAIN INLET AND SANDBOSS

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

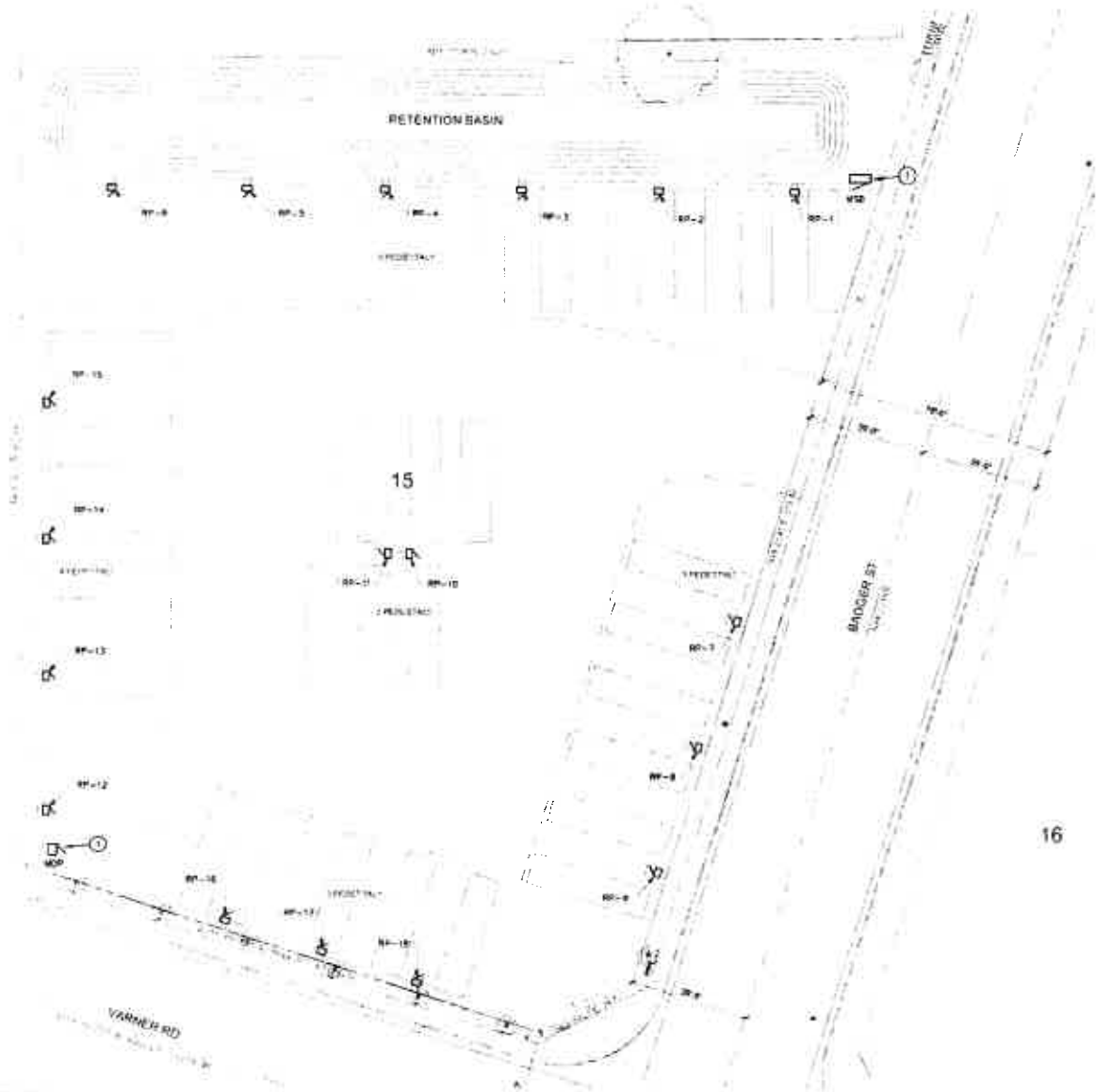


PREPARED UNDER THE SUPERVISION OF:  
DONALD L. WATSON, P.E., R.C.E. NO. 9667 EXP. 03/31/18  
DATE: \_\_\_\_\_  
**WATER SOLUTIONS**  
CALIFORNIA REGISTERED PROFESSIONAL ENGINEER  
NO. 45426  
EXPIRES 12/31/2018

APPROVED BY: THE CITY OF RIVERSIDE  
DATE: \_\_\_\_\_  
JUAN RAYA, P.E., R.C.E. NO. 9718  
CITY ENGINEER

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**WQMP SITE PLAN**  
PROJECT NAME: CALLENDORF'S HOUSE  
APN: 63430411  
DATE: 04/15/18  
BY: BACCHON 1, T.S.S. R.R.C.

SHEET 1  
OF 1  
PLAN SET NO. \_\_\_\_\_



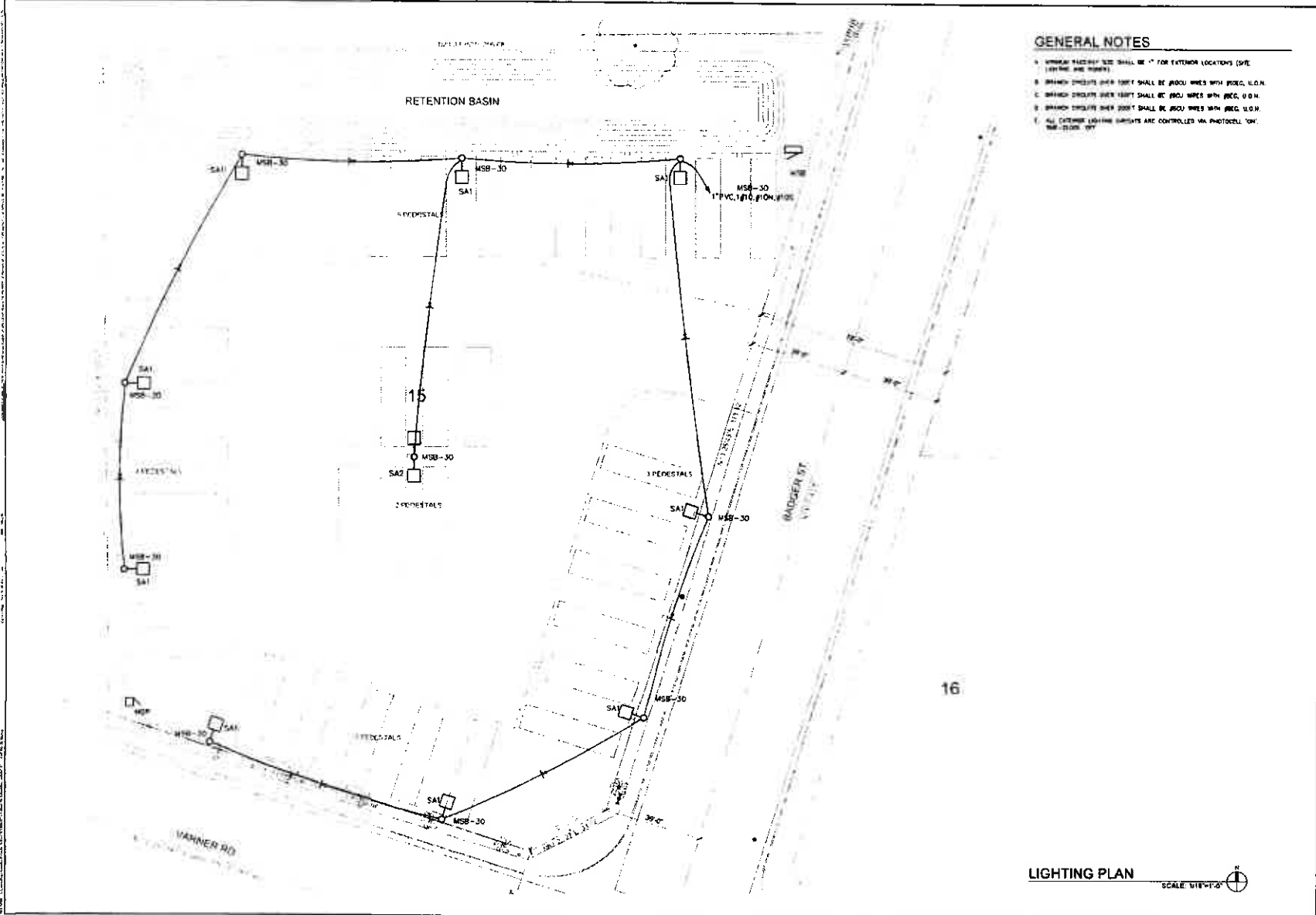
**SHEET NOTES**  
 ① REFER TO DETAIL & SHEET E02 FOR ADDITIONAL INFORMATION.

**POWER PLAN**  
 SCALE: 1/8"=1'-0"

NO.	REVISION
 <b>MISEAN</b> Electrical Contractors 1000 S. GARDEN ST. SUITE 100 ANAHEIM, CA 92810 (714) 933-8888 www.misean.com	
 CITY OF PALM DESERT	
POWER PLAN	
SITE PLANNING FOR <b>HOLLAND MOBILE HOMES</b> 3927 BADGER STREET PALM DESERT, CA 92211	
PLOT DATE SCALE DRAWN PROJECT SHEET	E1.1

**GENERAL NOTES**

- A. MINIMUM RACEWAY SIZE SHALL BE 1" FOR EXTERIOR LOCATIONS (PIPE, CONDUIT, AND TUBING).
- B. BRANCH CIRCUITS OVER 100FT SHALL BE 90CU WIRES WITH 90CU, U.O.M.
- C. BRANCH CIRCUITS OVER 100FT SHALL BE 90CU WIRES WITH 90CU, U.O.M.
- D. BRANCH CIRCUITS OVER 200FT SHALL BE 90CU WIRES WITH 90CU, U.O.M.
- E. ALL EXTERIOR LIGHTING FIXTURES ARE CONTROLLED VIA PHOTOCELL ONLY.

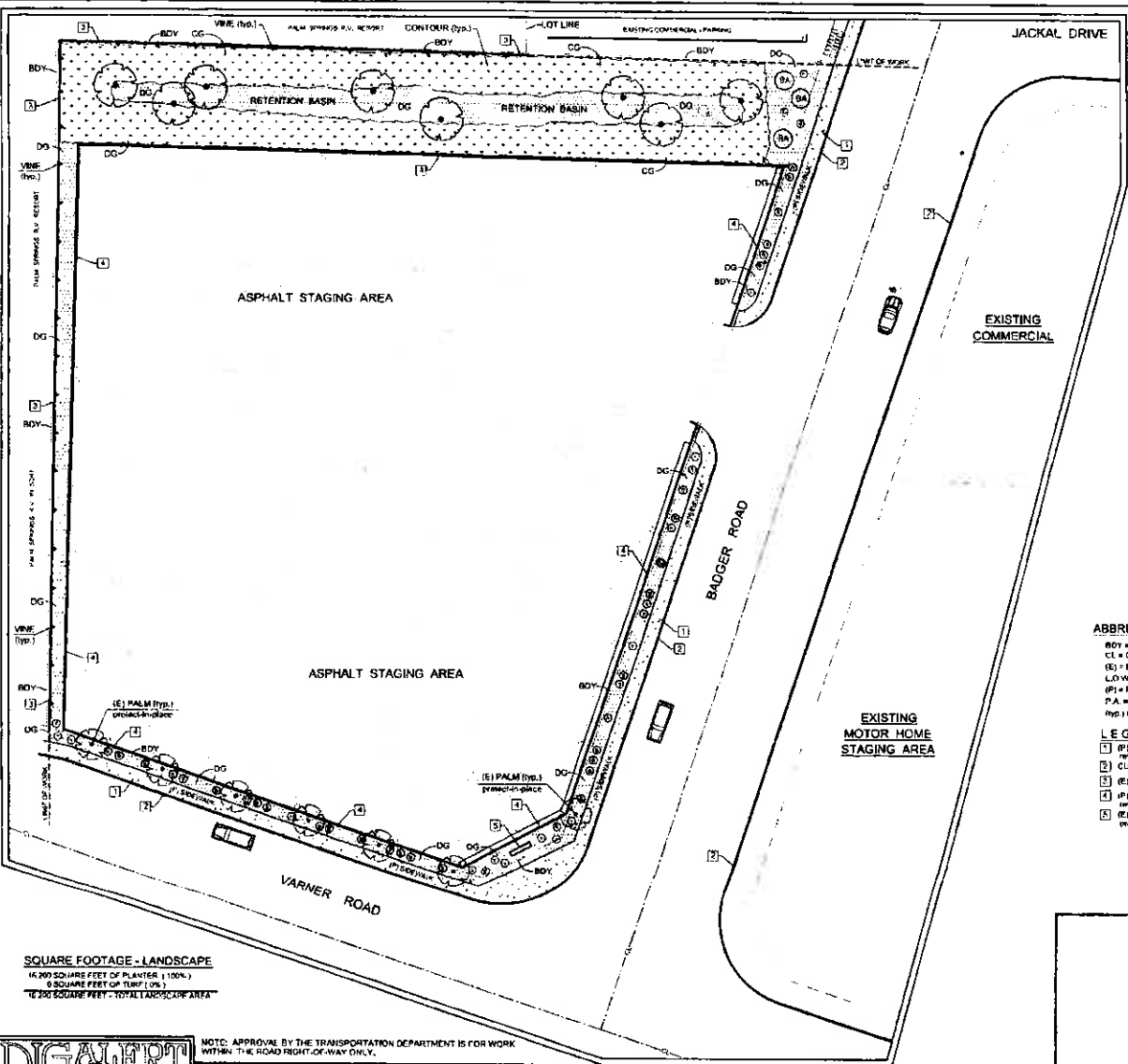


**LIGHTING PLAN**  
SCALE: 1/8"=1'-0"

NO.	DATE	REVISION
<b>MISEAN</b> Electrical Consultants, Inc. <small>1000 S. GARDEN ST. SUITE 100          PALM DESERT, CA 92261          TEL: 760-343-1111          FAX: 760-343-1112</small>		
<b>LIGHTING PLAN</b>		
SITE PLANNING FOR <b>HOLLAND MOBILE HOMES</b> 3021 BADGER STREET PALM DESERT, CA 92211		
PLT/DAR		
SCALE		
DRAWN		
PROJECT		
SHEET		
<b>E1.2</b>		

PLANNING DEPARTMENT ONLY - ON-SITE  
 REGISTRATION NUMBER: [ ] DATE SIGNED: [ ] TENTATIVE APP-PDP  
 REGISTRATION NUMBER: [ ] DATE SIGNED: [ ] DMD, 855 VERSION  
 REGISTRATION NUMBER: [ ] DATE SIGNED: [ ]  
 REGISTRATION NUMBER: [ ] DATE SIGNED: [ ]  
 REGISTRATION NUMBER: [ ] DATE SIGNED: [ ]

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



**PLANT LEGEND**

**PALMS**

SYM	QTY	NAME & MATERIAL	SIZE	COMMENTS
(BA)	1	ADONIS PALM (TYP.)	10' x 10'	PLANTING IN RETENTION BASIN
(BA)	1	ADONIS PALM (TYP.)	10' x 10'	PLANTING IN RETENTION BASIN

**SHRUBS**

SYM	QTY	NAME & MATERIAL	SIZE	COMMENTS
(S)	1	ADONIS PALM (TYP.)	10' x 10'	PLANTING IN RETENTION BASIN
(E)	1	ADONIS PALM (TYP.)	10' x 10'	PLANTING IN RETENTION BASIN
(V)	1	ADONIS PALM (TYP.)	10' x 10'	PLANTING IN RETENTION BASIN

**INERT MATERIAL**

SYM	QTY	NAME & MATERIAL	SIZE	COMMENTS
(DG)	1	ADONIS PALM (TYP.)	10' x 10'	PLANTING IN RETENTION BASIN
(DG)	1	ADONIS PALM (TYP.)	10' x 10'	PLANTING IN RETENTION BASIN

**VINES**

SYM	QTY	NAME & MATERIAL	SIZE	COMMENTS
(A)	1	ADONIS PALM (TYP.)	10' x 10'	PLANTING IN RETENTION BASIN
(A)	1	ADONIS PALM (TYP.)	10' x 10'	PLANTING IN RETENTION BASIN

**ABBREVIATIONS**  
 BOY = BOUNDARY  
 CL = CENTER LINE  
 (E) = EXISTING  
 LOW = LIMIT OF WORK  
 (P) = PROPOSED  
 P.A. = PLANTER AREA  
 (TYP.) = TYPICAL

**LEGEND**  
 (1) SIDEWALK  
 (2) CURB FACE  
 (3) BLOCK WALL  
 (4) CURB  
 (5) SIGNAGE  
 (protect-in-place)



**SQUARE FOOTAGE - LANDSCAPE**  
 16,000 SQUARE FEET OF PLANTER (100%)  
 0 SQUARE FEET OF TURF (0%)  
 16,000 SQUARE FEET - TOTAL LANDSCAPE AREA

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

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY CHANGES, OMISSIONS, OR DISCREPANCIES IN THE WORK BEFORE PROCEEDING. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONAL AGENCY (CITY OR COUNTY).

THESE PLANS HAVE BEEN REVIEWED BY THE COACHELLA VALLEY WATER DISTRICT IN ACCORDANCE WITH WATER CODE, SECTION 86501.18. THIS REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

APPROVAL OF THE DESIGN BY CIVIL ENGINEER DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

Date: \_\_\_\_\_ Water Management Department  
 Signature: \_\_\_\_\_ Development Standards Department



PREPARED BY:  
**RAY LOPEZ ASSOCIATES**  
 LANDSCAPE ARCHITECTURE & PLANNING  
 7500 24th AVENUE, SUITE 100, INDIO, CA 92201  
 (760) 939-9999 FAX (760) 939-9998  
 Raymond C. Lopez 12.01.2016  
 REGISTERED LANDSCAPE ARCHITECT NO. 2474  
 EXPIRES 12/31/17

BENCHMARK:  
 BM 603-37-6A  
 NAVD83 ELEVATION: -103.851  
 DATE: 10/10

A PORTION OF SECTION 1, T. 5 S., R. 6 E., S.B. & A. M.  
 IN THE INCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE,  
 79321 BADGER STREET, INDIO, CA 92201  
**HOLLAND MOTOR HOMES**

SHEET NO. 1-2  
 2 OF 2 SHEETS

SOURCE: 15 OF P.M. 23116 / APRN 006 200.118 / CLIP NO. 3789  
 FROM: AIR EDDIE FISHER (760) 860-5612  
 TO: AIR CTV 101106



# FAST TRACK AUTHORIZATION

Supervisory District: 4th	Supervisor: John J. Benoit	For EDA Use Only
		FTA No. 2016-08

**Company/Developer:** La Baron Investment **Contact Name:** Eddie R. Fisher  
**Address:** 2020 East Orange Thorpe Avenue, Suite 210 Fullerton, CA 92831-5357  
**Office Phone:** 714-680-3812 X201 **Mobile Phone:** N/A **Email:** [efischer@vistapaint.com](mailto:efischer@vistapaint.com)

**Consulting Firm:** Pearson Architects, Inc. **Contact Name:** Cliff Cortland  
**Firm Address:** 74-260 HWY 111, Suite 8 Palm Desert, CA 92260  
**Office Phone:** 760-779-1937 **Mobile Phone:** N/A **Email:** [cliff@pearson-architects.com](mailto:cliff@pearson-architects.com)

**Project Type:**  Industrial  Commercial  Childcare  Workforce Housing  
 Renewable Energy  Other  
**Expansion of an existing Recreational Vehicle retailer.**

**Economic Impact (estimated) Capital Investment:** \$500,000 **Full-Time Jobs:** 8-12  
**Taxable Sales:** \$29,000,000 **Full-Time Wages Annually:** \$650-\$700K **Construction Jobs:** 10-15

**Land Use Application(s):**  Plot Plan  Conditional Use Permit  Change of Zone  
 Parcel Map  General Plan Amendment  Other:

**Site Information Assessor's Parcel Number(s):** 626-330-015-8  
**Cross Streets/Address:** Varner Road and Badger Street **Site Acreage:** 1.7 Acres

**Land Use Designation:** LI - Light Industrial **Zoning:** C-P-S **Building Size:** N/A

I hereby certify that by submitting this application for Fast Track status I understand and will comply with Board of Supervisors Policy A-32, Procedures for Fast Track Processing, including the following items:

- The Fast Track applicant will hire construction contractors and other development-related consultants that are based in Riverside County whenever possible, and;
- The Fast Track applicant will give hiring preference to individuals who have served in the United States armed forces or who have been unemployed for 6 or more months due to economic conditions.

Eddie Fisher, Owner

10/14/2016

**Applicant Name and Title (use electronic signature or type information) Date**

This authorization contains preliminary project information and serves as a basis for determining "Fast Track" eligibility. During the County's development review process, the proposed project size and configuration may be altered. \*This Fast Track Authorization also applies to any other required or associated applications and/or Assessor's Parcel Numbers\*

For EDA Use Only			
			12/16/16
Carrie Harmon, Deputy Director of EDA	Date	Rob Moran, EDA Development Manager	Date



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CHECK ONE AS APPROPRIATE:

- GENERAL (WITHOUT SPECIFIC PLAN)
- GENERAL (WITH SPECIFIC PLAN)

CIRCULATION SECTION

GPA01213

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

Applicant Name: La Baron Investments

Contact Person: Eddie R. Fisher E-Mail: efisher@vistapaint.com

Mailing Address: 2020 East Orange Thorpe Avenue, Suite 210

Fullerton CA 92831-5357  
City State ZIP

Daytime Phone No: (714) 680-3812 x210 Fax No: (714) 680-3812

Engineer/Representative Name: Pearson Architects, Inc.

Contact Person: Cliff Cortland E-Mail: cliff@pearson-architects.com

Mailing Address: 74260 HWY 111

Palm Desert CA 92260  
City State ZIP

Daytime Phone No: (760) 779-1937 Fax No: (760) 779-8744

Property Owner Name: La Baron Investments

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Contact Person: Eddie R. Fischer E-Mail: efischer@vistapaint.com

Mailing Address: 2020 East Orangethorpe Avenue, Suite 210

Fullerton CA 92831-5357  
City State ZIP

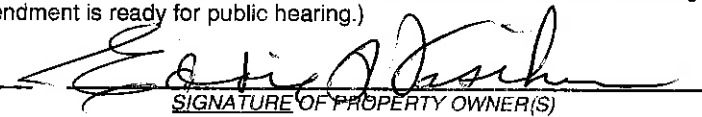
Daytime Phone No: (760) 680-3812 x201 Fax No: ( )

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

Eddie R. Fischer   
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 626-330-015-8

Approximate Gross Acreage: 1.7

General location (nearby or cross streets): North of Varnier Road, South of \_\_\_\_\_, East of \_\_\_\_\_, West of Badger Street.

Existing Zoning Classification(s): CPS, Scenic Highway Commercial

Existing Land Use Designation(s): LI, Light Industrial

Check the box(es) as applicable:

- Technical Amendment
- Entitlement/Policy Amendment
- Foundation Component Amendment-Regular
- Foundation Component Amendment-Extraordinary
- Agricultural Foundation Component Amendment

Proposal (describe the details of the proposed General Plan Amendment):

Change land use from I-I Light Industrial to C-R Commercial/Retail

Related cases filed in conjunction with this request:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). CZ06529, EA37917, GPA00537, PP16421  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide signed copy(ies): To be Determined

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes	No
		Electric Company	Imperial Irrigation District
Gas Company	Southern California Gas Company	✓	
Telephone Company	Frontier	✓	
Water Company/District	Cochella Valley Water District	✓	
Sewer District	Cochella Valley Water District	✓	

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River


If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 10-27-16  
 Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Western Coachella Valley

EXISTING DESIGNATION(S): Light Industrial

PROPOSED DESIGNATION(S): Commercial/Retail

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

Change is requested in order to expand the adjacent Holland Motor Home RV Sales to the adjacent undeveloped lot. The area is high traffic along Varner road and I-10. All street improvements are complete along Varner Road and Badger Street including sidewalks and street lights.

\_\_\_\_\_

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**III. AMENDMENTS TO POLICIES:**

*(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)*

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: N/A Area Plan: \_\_\_\_\_



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT       TEMPORARY USE PERMIT  
 REVISED PERMIT    Original Case No. CUP ~~3203~~ 3764

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Holland Motor Homes

Contact Person: Mike Dyksrta                      E-Mail: hwilbur@hollandmotorhomes.co

Mailing Address: 251 Travelers Way

<u>San Marcos</u>	<small>Street</small> <u>CA</u>	<u>92069-2797</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (760 ) 798-8300                      Fax No: (760 ) 798-8336

Engineer/Representative Name: Pearson Architects, Inc.

Contact Person: Cliff Cortland                      E-Mail: cliff@pearson-architects.com

Mailing Address: 74260 HWY 111

<u>Palm Desert</u>	<small>Street</small> <u>CA</u>	<u>92260</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (760 ) 779-1937                      Fax No: (760 ) 779-8744

Property Owner Name: Le Baron Investments

Contact Person: Eddie R. Fischer                      E-Mail: efischer@vistapaint.com

Mailing Address: 2020 East Orangethorpe Avenue, Suite 210

<u>Fullerton</u>	<small>Street</small> <u>CA</u>	<u>92831-5357</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (714 ) 680-3812 x201                      Fax No: ( )

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

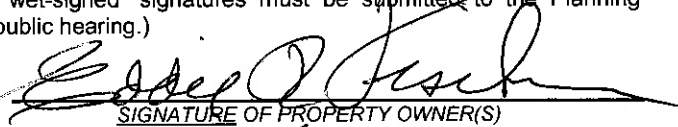
**APPLICATION FOR LAND USE AND DEVELOPMENT**

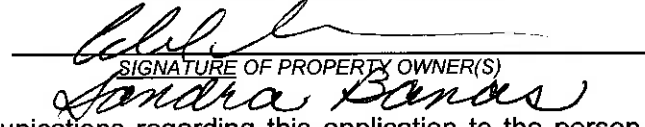
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Eddie R. Fisher  
PRINTED NAME OF PROPERTY OWNER(S)   
SIGNATURE OF PROPERTY OWNER(S)

Steve Banas  
PRINTED NAME OF PROPERTY OWNER(S)   
SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 626-330-015-8 and 626-330-056-5

Approximate Gross Acreage: 1.7 and 2.41

General location (nearby or cross streets): North of Varner Road, South of \_\_\_\_\_, East of \_\_\_\_\_, West of Leopard Street

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Expansion of an existing RV retail site by the addition of 60,000 square feet of paved lighted sales area.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 9.5

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	60,000	RV sales lot
2		
3		
4		
5		

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

CUP 3263 for Holland Motor Homes, this will be an expansion of the existing retail space

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). CZ06529, EA37917, GPA00537, PP16421  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a signed copy(ies): To Be Determined

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River



**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Eddie R. Fischer

Address: 2020 East Orangethorpe Avenue, Suite 210 Fullerton, CA 92831-5357

Phone number: 714-680-3812 x201

Address of site (street name and number if available, and ZIP Code): 39321 Badger St. 92211

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 626-330-015-8

Specify any list pursuant to Section 65962.5 of the Government Code: n/a

Regulatory Identification number: n/a

Date of list: n/a

Applicant: n/a Date n/a

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

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

Owner/Authorized Agent (1)  Date 10-27-10

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

---

**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx  
Created: 04/29/2015 Revised: 06/06/2016

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on April 28, 2017,

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

APN (s) or case numbers GPA01213 / CUP03764 For

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

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

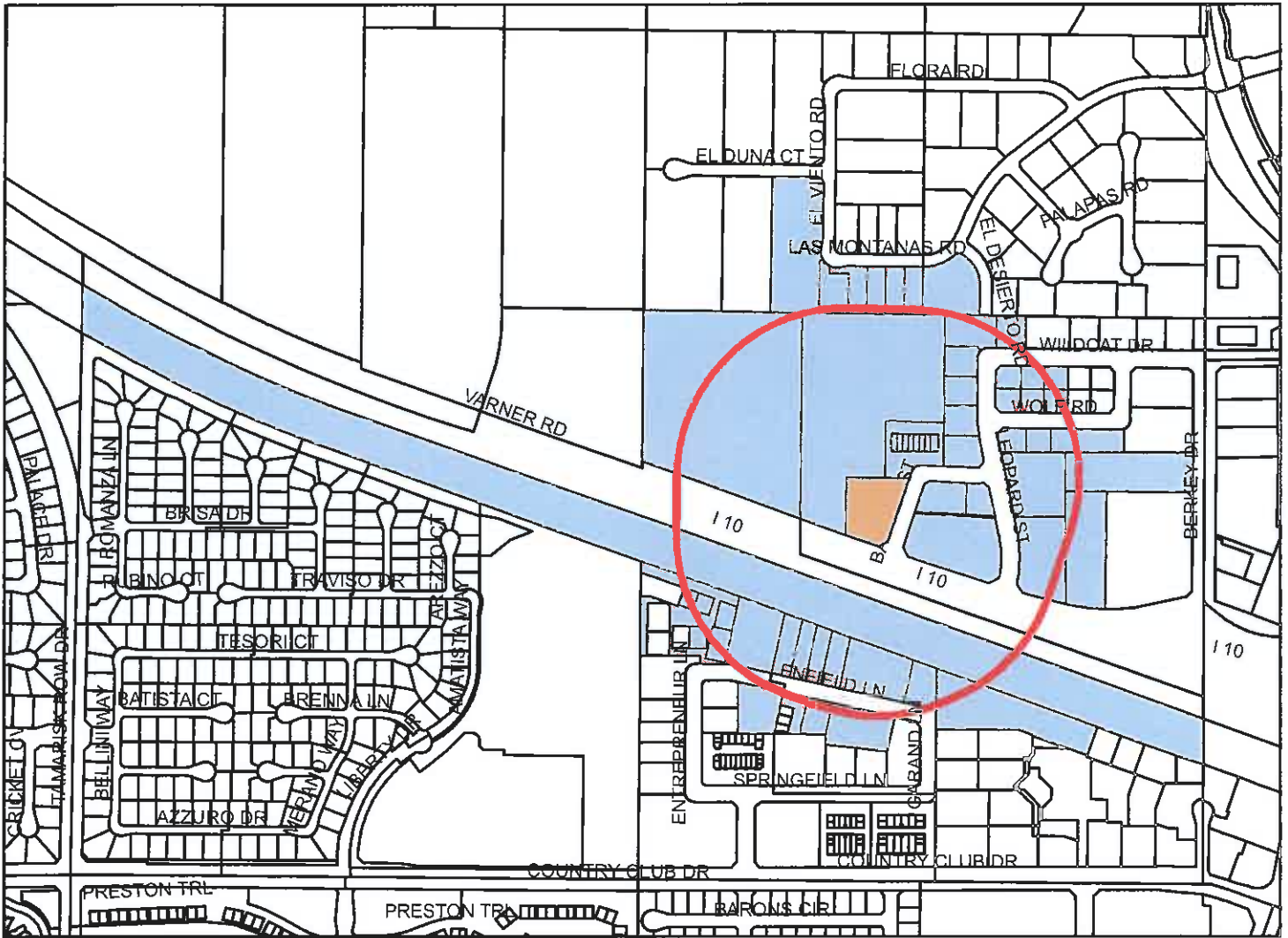
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

**GPA01213 / CUP03764 ( 800 feet buffer )**



**Selected Parcels**

- |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 626-330-043 | 626-320-027 | 626-331-007 | 626-331-008 | 626-331-006 | 626-330-009 | 626-330-010 | 626-330-020 | 626-330-045 | 626-330-057 |
| 626-481-006 | 626-420-078 | 626-420-079 | 626-420-080 | 626-420-081 | 626-420-064 | 626-320-034 | 626-320-042 | 626-320-097 | 626-420-047 |
| 626-320-037 | 626-330-034 | 626-320-036 | 626-330-046 | 626-330-015 | 626-330-056 | 626-330-021 | 626-320-013 | 626-330-038 | 626-330-033 |
| 626-330-037 | 626-420-056 | 626-330-050 | 626-481-002 | 626-330-035 | 626-320-035 | 626-481-003 | 626-330-008 | 626-480-001 | 626-140-042 |
| 626-330-047 | 626-331-001 | 626-331-002 | 626-331-003 | 626-331-004 | 626-330-011 | 626-410-044 | 626-481-005 | 626-480-005 | 626-481-004 |
| 626-330-042 | 626-140-002 | 626-330-024 | 626-330-025 | 626-481-001 | 626-331-005 | 626-331-009 | 626-330-007 | 626-330-012 | 626-480-006 |
| 626-330-036 |             |             |             |             |             |             |             |             |             |



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

ASMT: 626140002, APN: 626140002  
SOUTHERN PACIFIC TRANSPORTATION CO  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

ASMT: 626320097, APN: 626320097  
ED DEV INC, ETAL  
P O BOX 4680  
PALOS VERDES PNSL CA 90274

ASMT: 626320013, APN: 626320013  
FREITAS RENTALS 3  
983 E LEVIN AVE  
TULARE CA 93274

ASMT: 626330008, APN: 626330008  
SUSAN BUTLER, ETAL  
78735 VILLETA DR  
LA QUINTA CA 92253

ASMT: 626320027, APN: 626320027  
LAWRENCE NAGLER, ETAL  
2300 S SEPULVEDA BLV  
LOS ANGELES CA 90064

ASMT: 626330010, APN: 626330010  
CATHERINE MACMILLAN  
1950 EMPIRE OAKS CT  
GOLD RIVER CA 95670

ASMT: 626320035, APN: 626320035  
LAWRENCE FIRMAN  
P O BOX 14243  
PALM DESERT CA 92255

ASMT: 626330011, APN: 626330011  
PMJ MANAGEMENT SERVICES  
C/O MARK BERK  
39203 LEOPARD ST  
PALM DESERT, CA. 92211

ASMT: 626320036, APN: 626320036  
DIVINE RENTAL PROP  
77530 ENFIELD LN UNIT C  
PALM DESERT, CA. 92211

ASMT: 626330012, APN: 626330012  
VANMAR ASSOC  
C/O KRISTEN MARTINEZ  
39249 LEOPARD ST STE A  
PALM DESERT CA 92211

ASMT: 626320037, APN: 626320037  
DGK HERITAGE INC  
C/O DENNIS D FRENCH  
77564 COUNTRY CLUB NO 100  
PALM DESERT CA 92211

ASMT: 626330015, APN: 626330015  
GLORIA MOYE, ETAL  
2020 E ORANGETHORPE AVE  
ORANGE CA 92831

ASMT: 626320042, APN: 626320042  
DENNIS FRENCH  
C/O EQUITY DIRECTION INC  
77564 COUNTRY CLUB DR 100  
PALM DESERT CA 92260

ASMT: 626330021, APN: 626330021  
SALLY HAWKES, ETAL  
213 W FIGUEROA ST  
SANTA BARBARA CA 93105

ASMT: 626330025, APN: 626330025  
CHRISTINE BLAIR, ETAL  
52 CAMINO REAL  
RANCHO MIRAGE CA 92270

ASMT: 626330043, APN: 626330043  
WENDY HATHAWAY, ETAL  
P O BOX 10160  
PALM DESERT CA 92255

ASMT: 626330033, APN: 626330033  
GERRY LANGLOIS  
P O BOX 4386  
PALM DESERT CA 92262

ASMT: 626330046, APN: 626330046  
DOMS PROP  
P O BOX 1659  
SAN JUAN CAPO CA 92693

ASMT: 626330034, APN: 626330034  
DICKSON CO  
77848 WOLF RD STE 200  
PALM DESERT CA 92211

ASMT: 626330047, APN: 626330047  
NEW THOUSAND TRAILS INC  
P O BOX 06115  
CHICAGO IL 60606

ASMT: 626330035, APN: 626330035  
KIRSHNER PROP  
P O BOX 13164  
PALM DESERT CA 92255

ASMT: 626330050, APN: 626330050  
HARTER AVE PARTNERSHIP  
1666 20TH ST NO 100  
SANTA MONICA CA 90404

ASMT: 626330036, APN: 626330036  
SUSAN DAUGHERTY, ETAL  
150-145  
12112 N RANCHO VISTOSO  
ORO VALLEY AZ 85755

ASMT: 626330056, APN: 626330056  
SANDRA BANAS, ETAL  
28 MERILL DR  
PALM DESERT CA 92260

ASMT: 626330038, APN: 626330038  
PAULINE TARNOW, ETAL  
P O BOX 6540  
LA QUINTA CA 92248

ASMT: 626330057, APN: 626330057  
COASTAL REAL ESTATE INV  
C/O ROBERT J CAPETZ  
P O BOX 1144  
LA QUINTA CA 92244

ASMT: 626330042, APN: 626330042  
SECURITY PACIFIC STORAGE BERMUDA DUNES  
C/O BACO REALTY  
51 FEDERAL ST STE 402  
SAN FRANCISCO CA 94107

ASMT: 626331001, APN: 626331001  
ORR PROP  
39301 BADGER ST STE 300  
PALM DESERT CA 92211

ASMT: 626331002, APN: 626331002  
ORR PROP  
39301 BADGER ST  
PALM DESERT CA 92211

ASMT: 626410044, APN: 626410044  
PV DESERT SELF STORAGE  
C/O ANDREW KAPLAN  
4350 LA JOLLA VILLAGE 110  
SAN DIEGO CA 92122

ASMT: 626331003, APN: 626331003  
ORR PROP  
39301 BADGER ST UNIT 300  
PALM DESERT, CA. 92211

ASMT: 626420047, APN: 626420047  
DESERT RAIN  
P O BOX 11527  
PALM DESERT CA 92255

ASMT: 626331004, APN: 626331004  
ORR PROP  
39301 BADGER ST NO 300  
PALM DESERT CA 92211

ASMT: 626420064, APN: 626420064  
DBP VENTURES  
C/O INVESTCO  
1302 PUYALLUP ST  
SUMNTER WA 98390

ASMT: 626331005, APN: 626331005  
SHARON BURR, ETAL  
39301 BADGER ST UNIT 500  
PALM DESERT, CA. 92211

ASMT: 626480001, APN: 626480001  
MONARCH HOLDINGS  
P O BOX 6017  
GARDEN GROVE CA 92846

ASMT: 626331006, APN: 626331006  
DENISA BURR, ETAL  
39301 BADGER ST UNIT 600  
PALM DESERT, CA. 92211

ASMT: 626480005, APN: 626480005  
DONNA TIRSBIER, ETAL  
41420 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 626331008, APN: 626331008  
BOWER FAMILY HOLDINGS  
C/O RICHARD BOWER  
42470 SANDY WAY RD  
BERMUDA DUNES CA 92203

ASMT: 626480006, APN: 626480006  
JANET WATERS, ETAL  
39777 CAMINO MISTRAL  
INDIO CA 92203

ASMT: 626331009, APN: 626331009  
VALLEY TRADES CENTER  
P O BOX 13670  
PALM DESERT CA 92255

ASMT: 626481001, APN: 626481001  
CHRISTINE SEIDNER, ETAL  
543 N ALTA VISTA AVE  
MONROVIA CA 91016

ASMT: 626481002, APN: 626481002  
CAROL PFANNKUCHE, ETAL  
41505 GOODRICH ST  
INDIO CA 92203

ASMT: 626481003, APN: 626481003  
MARCUS METZLER  
41865 BOARDWALK NO 106  
PALM DESERT CA 92211

ASMT: 626481004, APN: 626481004  
SAINT MARY MAGDALENE COPTIC ORTHODOX CHL  
P O BOX 3111  
RANCHO MIRAGE CA 92270

ASMT: 626481005, APN: 626481005  
RIF IV ENFIELD  
11620 WILSHIRE STE 1000  
LOS ANGELES CA 90025

ASMT: 626481006, APN: 626481006  
CVWD  
P O BOX 1058  
COACHELLA CA 92236





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Charissa Leach,  
Assistant TLMA Director

**NEGATIVE DECLARATION**

Project/Case Number: General Plan Amendment No. 1213; Conditional Use Permit No. 3764

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

**COMPLETED/REVIEWED BY:**

By: Jay Olivas Title: Project Planner Date: May 22, 2017

Applicant/Project Sponsor: Holland Motor Homes Date Submitted: 11/22/2016

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 05/19/17  
Y:\Planning Case Files-Riverside office\CUP03764\BOS DOCS\Cover\_Sheet\_Negative\_Declaration.docx

Please charge deposit fee case#: ZEA42973 ZCFG6343

**FOR COUNTY CLERK'S USE ONLY**

Empty rectangular box for County Clerk's use.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach,  
Assistant Planning Director

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

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

77588 El Duna Ct  
Palm Desert, California 92211

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

**EA42973 GENERAL PLAN AMENDMENT NO. 1213; CONDITIONAL USE PERMIT NO. 3716**

*Project Title/Case Numbers*

Jay Olivas  
*County Contact Person*

760-863-7050  
*Phone Number*

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

Holland Motor Homes  
*Project Applicant*

251 Travelers Way San Marcos, CA 92069  
*Address*

North of Interstate 10/Vanner Road, west of Badger Street at 39321 Badger Street.  
*Project Location*

General Plan Amendment proposes to modify 1.71 acre property from Light Industrial (CD: LI) to Commercial Retail (CD: CR). Conditional Use Permit proposes Recreational Vehicle (R-V) retail sales lot with approximately 60,000 square feet of paved and lighted area along with a retention basin. No buildings proposed.  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on June 20, 2017, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+ \$50.00) and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

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

_____ <i>Signature</i>	Project Planner _____ <i>Title</i>	_____ <i>Date</i>
---------------------------	--	----------------------

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm Revised 10/26/2015  
Y:\Planning Case Files-Riverside office\CUP03764\BOS DOCS\NOD Form.docx

Please charge deposit fee case#: ZEA42973

ZCFG06343

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I1603734

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: HOLLAND MOTOR HOMES \$50.00  
paid by: CK 33223  
paid towards: CFG06343 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42973  
at parcel #: 39321 BADGER ST INDO  
appl type: CFG3

By \_\_\_\_\_ Nov 22, 2016 15:41  
ELMARQUE posting date Nov 22, 2016

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Eddie R. Fischer, Trustee of the Eddie R. Fischer Revocable Trust dated January 24, 1975, formerly known as the Fischer Family Trust dated January 24, 1975; Eddie R. Fischer, Trustee of the Fischer Family Trust dated January 14, 1998; Devon Atkinson and Rachelle Singer, Trustees of the Eddie Fischer 1998 Grandchildren's Trust dated December 28, 1998; and Bradley V. Fischer and Holly Fischer (collectively "PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 626-330-015 ("PROPERTY"); and,

**WHEREAS**, on November 22, 2016, PROPERTY OWNER filed an application for General Plan Amendment No. 1213 and Conditional Use Permit No. 3764 ("PROJECT"); and,

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

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

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

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

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

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

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

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

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

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

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

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

PROPERTY OWNER:  
Eddie R. Fischer, Trustee  
2020 E. Orangethorpe Ave., Ste. 210  
Fullerton, CA 92831

Devon Atkinson & Rachelle Singer,  
Trustees  
2020 E. Orangethorpe Ave., Ste. 210  
Fullerton, CA 92831

Bradley & Holly Fischer  
2020 E. Orangethorpe Ave., Ste. 210  
Fullerton, CA 92831

With a copy to:  
Holland Motor Homes  
Attn: Mike Dykstra  
251 Travelers Way  
San Marco, CA 92069

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

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

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

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

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

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

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

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

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

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

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

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

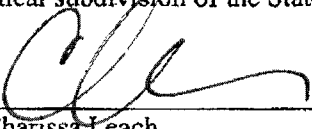
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

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

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

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

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

By:   
Charissa Leach  
Assistant Director of TLMA – Community Development

Dated: 6/15/17

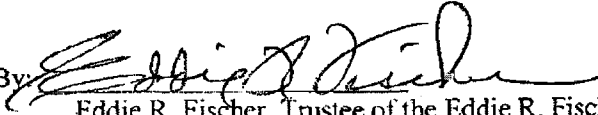
FORM APPROVED COUNTY COUNSEL  
BY:  6/14/17  
MELISSA R. CUSHMAN / DATE

[Signatures continued on following two (2) pages]



**PROPERTY OWNER:**

Eddie R. Fischer, Trustee of the Eddie R. Fischer Revocable Trust dated January 24, 1975, formerly known as Fischer Family Trust dated January 24, 1975; Eddie R. Fischer, Trustee of the Fischer Family Trust dated January 14, 1998; Devon Atkinson and Rachelle Singer, Trustees of the Eddie Fischer 1998 Grandchildren's Trust dated December 28, 1998; and Bradley V. Fischer and Holly Fischer

By: 

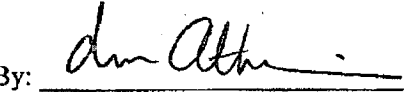
Eddie R. Fischer, Trustee of the Eddie R. Fischer Revocable Trust dated January 24, 1975, formerly known as the Fischer Family Trust dated January 24, 1975

Dated: 6-8-17

By: 

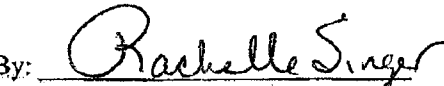
Eddie R. Fischer, Trustee of the Fischer Family Trust dated January 14, 1998

Dated: 6-8-17

By: 

Devon Atkinson, Trustee of the Eddie Fischer 1998 Grandchildren's Trust dated December 28, 1998

Dated: 6/8/17

By: 

Rachelle Singer, Trustee of the Eddie Fischer 1998 Grandchildren's Trust dated December 28, 1998

Dated: 6-8-17

[Signatures continued on following page]

By: Bradley V. Fischer  
Bradley V. Fischer

Dated: 6/7/17

By: Holly Fischer  
Holly Fischer

Dated: 6/7/17

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

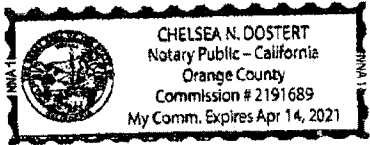
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Orange )  
On 06/07/17 before me, Chelsea N. Dostert  
Date Here Insert Name and Title of the Officer  
personally appeared Bradley V. Fischer and Holly Fischer  
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Chelsea N. Dostert  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

On June 8<sup>th</sup>, 2017 before me, Ying Hoang, Notary Public  
(insert name and title of the officer)

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

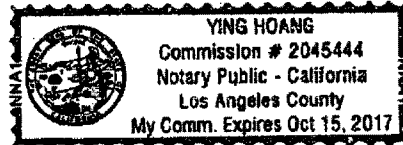
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



(Seal)



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange )

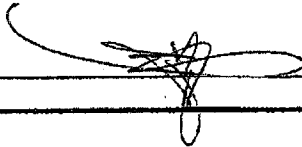
On June 8th, 2017 before me, Ying Hoang, Notary Public  
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_



(Seal)





OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

May 25, 2017

THE DESERT SUN  
ATTN: LEGALS  
P.O. BOX 2734  
PALM SPRINGS, CA 92263

PH : (760) 778-4578  
E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)

RE: NOTICE OF PUBLIC HEARING: GPA 1213 and CUP 3764

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Wednesday, May 31, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

## Gil, Cecilia

---

**From:** Email, TDS-Legals <legals@thedesertsun.com>  
**Sent:** Wednesday, May 24, 2017 2:40 PM  
**To:** Gil, Cecilia  
**Subject:** RE: FOR PUBLICATION: GPA 1213 CUP 3764

Perfect! Thank you ☺

Ad received and will publish on date(s) requested.

**Charlene Moeller** | Customer Care Representative / Legals

The Desert Sun Media Group  
750 N. Gene Autry Trail, Palm Springs, CA 92262  
t 760.778.4578 | f 760.778.4528 e: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)

Lobby hours are 9am-noon (closed for lunch) 1:30p-4pm

This email and any files transmitted with it are confidential and intended for the individual to whom they are addressed. If you have received this email in error, please notify the sender and delete the message from your system

---

**From:** Gil, Cecilia [mailto:[CCGIL@RIVCO.ORG](mailto:CCGIL@RIVCO.ORG)]  
**Sent:** Wednesday, May 24, 2017 2:37 PM  
**To:** Email, TDS-Legals <legals@thedesertsun.com>  
**Subject:** FOR PUBLICATION: GPA 1213 CUP 3764

Hi Charlene,

I was going to send this one to you tomorrow but since it's ready, might as well send it out now..

Attached is a Notice of Public Hearing for publication on Wednesday, May 31, 2017. Please confirm.  
THANK YOU!

*Cecilia Gil*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon St., 1st Floor, Room 127  
Riverside, CA 92501  
(951) 955-8464 Fax (951) 955-1071  
Mail Stop# 1010

[ccgil@rivco.org](mailto:ccgil@rivco.org)

<http://rivcocob.org/>

## **CERTIFICATE OF POSTING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 25, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

GPA 1213 and CUP 3764

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** June 20, 2017 @ 10:30 a.m.

SIGNATURE: Cecilia Gil      DATE: May 25, 2017  
Cecilia Gil



## Gil, Cecilia

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Wednesday, May 24, 2017 2:40 PM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: GPA 1213 CUP 3764

received and will be posted

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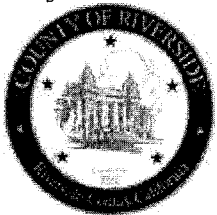
**From:** Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]  
**Sent:** Wednesday, May 24, 2017 2:37 PM  
**To:** Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenneme@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Subject:** FOR POSTING: GPA 1213 CUP 3764

Good afternoon,

Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon St., 1st Floor, Room 127  
Riverside, CA 92501  
(951) 955-8464 Fax (951) 955-1071  
Mail Stop# 1010  
[ccgil@rivco.org](mailto:ccgil@rivco.org)  
<http://rivcocob.org/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

### Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK GENERAL PLAN AMENDMENT AND A CONDITIONAL USE PERMIT IN THE FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 20, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Holland Motor Homes, LLC, on (FTA 2016-08) **General Plan Amendment No. 1213**, which 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); and, **Conditional Use Permit No. 3764**, which proposes a Recreational Vehicle (R-V) retail stores 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 ("the project"). 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/Varner Road, west of Badger Street in the Bermuda Dunes Zoning District, Fourth Supervisorial Districts

The Planning Department recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 42973**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS PROJECT PLANNER, AT (760) 863-7050 OR EMAIL [jolivas@rivco.org](mailto:joliv@rivco.org).

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: May 25, 2017

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

## CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 25, 2017, I mailed a copy of the following document:

### NOTICE OF PUBLIC HEARING

GPA 1213 and CUP 3764

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** June 20, 2017 @ 10:30 a.m.

SIGNATURE: Cecilia Gil      DATE: May 25, 2017  
Cecilia Gil

ASMT: 626140002, APN: 626140002  
SOUTHERN PACIFIC TRANSPORTATION CO  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

ASMT: 626320097, APN: 626320097  
ED DEV INC, ETAL  
P O BOX 4680  
PALOS VERDES PNSL CA 90274

ASMT: 626320013, APN: 626320013  
FREITAS RENTALS 3  
983 E LEVIN AVE  
TULARE CA 93274

ASMT: 626330008, APN: 626330008  
SUSAN BUTLER, ETAL  
78735 VILLET A DR  
LA QUINTA CA 92253

ASMT: 626320027, APN: 626320027  
LAWRENCE NAGLER, ETAL  
2300 S SEPULVEDA BLV  
LOS ANGELES CA 90064

ASMT: 626330010, APN: 626330010  
CATHERINE MACMILLAN  
1950 EMPIRE OAKS CT  
GOLD RIVER CA 95670

ASMT: 626320035, APN: 626320035  
LAWRENCE FIRMAN  
P O BOX 14243  
PALM DESERT CA 92255

ASMT: 626330011, APN: 626330011  
PMJ MANAGEMENT SERVICES  
C/O MARK BERK  
39203 LEOPARD ST  
PALM DESERT, CA. 92211

ASMT: 626320036, APN: 626320036  
DIVINE RENTAL PROP  
77530 ENFIELD LN UNIT C  
PALM DESERT, CA. 92211

ASMT: 626330012, APN: 626330012  
VANMAR ASSOC  
C/O KRISTEN MARTINEZ  
39249 LEOPARD ST STE A  
PALM DESERT CA 92211

ASMT: 626320037, APN: 626320037  
DGK HERITAGE INC  
C/O DENNIS D FRENCH  
77564 COUNTRY CLUB NO 100  
PALM DESERT CA 92211

ASMT: 626330015, APN: 626330015  
GLORIA MOYE, ETAL  
2020 E ORANGETHORPE AVE  
ORANGE CA 92831

ASMT: 626320042, APN: 626320042  
DENNIS FRENCH  
C/O EQUITY DIRECTION INC  
77564 COUNTRY CLUB DR 100  
PALM DESERT CA 92260

ASMT: 626330021, APN: 626330021  
SALLY HAWKES, ETAL  
213 W FIGUEROA ST  
SANTA BARBARA CA 93105

ASMT: 626330025, APN: 626330025  
CHRISTINE BLAIR, ETAL  
52 CAMINO REAL  
RANCHO MIRAGE CA 92270

ASMT: 626330043, APN: 626330043  
WENDY HATHAWAY, ETAL  
P O BOX 10160  
PALM DESERT CA 92255

ASMT: 626330033, APN: 626330033  
GERRY LANGLOIS  
P O BOX 4386  
PALM DESERT CA 92262

ASMT: 626330046, APN: 626330046  
DOMS PROP  
P O BOX 1659  
SAN JUAN CAPO CA 92693

ASMT: 626330034, APN: 626330034  
DICKSON CO  
77848 WOLF RD STE 200  
PALM DESERT CA 92211

ASMT: 626330047, APN: 626330047  
NEW THOUSAND TRAILS INC  
P O BOX 06115  
CHICAGO IL 60606

ASMT: 626330035, APN: 626330035  
KIRSHNER PROP  
P O BOX 13164  
PALM DESERT CA 92255

ASMT: 626330050, APN: 626330050  
HARTER AVE PARTNERSHIP  
1666 20TH ST NO 100  
SANTA MONICA CA 90404

ASMT: 626330036, APN: 626330036  
SUSAN DAUGHERTY, ETAL  
150-145  
12112 N RANCHO VISTOSO  
ORO VALLEY AZ 85755

ASMT: 626330056, APN: 626330056  
SANDRA BANAS, ETAL  
28 MERILL DR  
PALM DESERT CA 92260

ASMT: 626330038, APN: 626330038  
PAULINE TARNOW, ETAL  
P O BOX 6540  
LA QUINTA CA 92248

ASMT: 626330057, APN: 626330057  
COASTAL REAL ESTATE INV  
C/O ROBERT J CAPETZ  
P O BOX 1144  
LA QUINTA CA 92244

ASMT: 626330042, APN: 626330042  
SECURITY PACIFIC STORAGE BERMUDA DUNES  
C/O BACO REALTY  
51 FEDERAL ST STE 402  
SAN FRANCISCO CA 94107

ASMT: 626331001, APN: 626331001  
ORR PROP  
39301 BADGER ST STE 300  
PALM DESERT CA 92211

ASMT: 626331002, APN: 626331002  
ORR PROP  
39301 BADGER ST  
PALM DESERT CA 92211

ASMT: 626410044, APN: 626410044  
PV DESERT SELF STORAGE  
C/O ANDREW KAPLAN  
4350 LA JOLLA VILLAGE 110  
SAN DIEGO CA 92122

ASMT: 626331003, APN: 626331003  
ORR PROP  
39301 BADGER ST UNIT 300  
PALM DESERT, CA. 92211

ASMT: 626420047, APN: 626420047  
DESERT RAIN  
P O BOX 11527  
PALM DESERT CA 92255

ASMT: 626331004, APN: 626331004  
ORR PROP  
39301 BADGER ST NO 300  
PALM DESERT CA 92211

ASMT: 626420064, APN: 626420064  
DBP VENTURES  
C/O INVESTCO  
1302 PUYALLUP ST  
SUMNTER WA 98390

ASMT: 626331005, APN: 626331005  
SHARON BURR, ETAL  
39301 BADGER ST UNIT 500  
PALM DESERT, CA. 92211

ASMT: 626480001, APN: 626480001  
MONARCH HOLDINGS  
P O BOX 6017  
GARDEN GROVE CA 92846

ASMT: 626331006, APN: 626331006  
DENISA BURR, ETAL  
39301 BADGER ST UNIT 600  
PALM DESERT, CA. 92211

ASMT: 626480005, APN: 626480005  
DONNA TIRSBIEB, ETAL  
41420 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 626331008, APN: 626331008  
BOWER FAMILY HOLDINGS  
C/O RICHARD BOWER  
42470 SANDY WAY RD  
BERMUDA DUNES CA 92203

ASMT: 626480006, APN: 626480006  
JANET WATERS, ETAL  
39777 CAMINO MISTRAL  
INDIO CA 92203

ASMT: 626331009, APN: 626331009  
VALLEY TRADES CENTER  
P O BOX 13670  
PALM DESERT CA 92255

ASMT: 626481001, APN: 626481001  
CHRISTINE SEIDNER, ETAL  
543 N ALTA VISTA AVE  
MONROVIA CA 91016

ASMT: 626481002, APN: 626481002  
CAROL PFANNKUCHE, ETAL  
41505 GOODRICH ST  
INDIO CA 92203

ASMT: 626481003, APN: 626481003  
MARCUS METZLER  
41865 BOARDWALK NO 106  
PALM DESERT CA 92211

ASMT: 626481004, APN: 626481004  
SAINT MARY MAGDALENE COPTIC ORTHODOX CHL  
P O BOX 3111  
RANCHO MIRAGE CA 92270

ASMT: 626481005, APN: 626481005  
RIF IV ENFIELD  
11620 WILSHIRE STE 1000  
LOS ANGELES CA 90025

ASMT: 626481006, APN: 626481006  
CVWD  
P O BOX 1058  
COACHELLA CA 92236

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
May 17, 2017

**SUBJECT: 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 (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.

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

**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,

Departmental Concurrence

Charissa Leach,  
Assistant TLMA Director

(Continued on next page)

Juan C. Perez  
TLMA Director

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

<b>SOURCE OF FUNDS:</b> Deposit based funds	<b>Budget Adjustment:</b>
	<b>For Fiscal Year:</b>

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

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- 4/5 Vote
- Positions Added
- Change Order

**Prev. Agn. Ref.:**

**District: 4**

**Agenda Number:**



**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: GENERAL PLAN AMENDMENT NO. 1213 / CONDITIONAL USE PERMIT NO. 3764**

**DATE:** May 17, 2017

**PAGE:** Page 2 of 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 attached Exhibit 6, 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;

**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.

**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.

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.

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 approval of the project.

Staff recommends project approval.

**Impact on Citizens and Businesses**

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, the projects impacts including environmental impacts have been adequately addressed with recommended Negative Declaration for Environmental Assessment No. 42973 and conditions of approval within the CUP to protect 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.

**ATTACHMENTS:**

- A. **BOARD OF SUPERVISORS STAFF REPORT**
- B. **ENVIRONMENTAL ASSESSMENT NO. 42973**
- C. **GIS AND PROJECT EXHIBITS**
- D. **CUP 3764 CONDITIONS OF APPROVAL**

## Gil, Cecilia

---

**From:** Olivas, Jay  
**Sent:** Wednesday, May 17, 2017 12:07 PM  
**To:** Gil, Cecilia; Baez, Ken  
**Subject:** FW: Fast Track GPA 1213 / CUP 3764 June 20th BOS?  
**Attachments:** PUBLIS PROPERTY OWNERS CERTIF\_vin.doc; GPA01213\_CUP03764Labels.pdf; GPA01213\_CUP03764Map.pdf

Cecilia,

Please note will be forwarding a paper copy of the Labels and Strip for the June 20, 2017 BOS Hearing (20 Day Notice).

Thanks for assistance,

Jay T. Olivas  
Urban Regional Planner IV  
Planning Department, County of Riverside  
77-588 El Duna Court, Suite H  
Palm Desert, CA 92211  
Ph: (760) 863-7050  
[jolivas@rivco.org](mailto:jolivas@rivco.org)  
<http://planning.rctlma.org/>



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**How are we doing?** Click the link to tell us

*Public Service Hours are 8:00 a.m. to 5:00 p.m., Monday through Friday*



# media group

PART OF THE USA TODAY NETWORK

(866) 875-0854

RIV06900000000000000000000059767360063822010825

RIVERSIDE COUNTY-BOARD OF SUP.  
PO BOX 1147  
RIVERSIDE, CA 92502-1147

## ADVERTISING INVOICE/STATEMENT

Terms:  
A late payment fee of 1%. 12% per annum, will be added to past due amounts

RETURN THIS SECTION TO ENSURE PROPER CREDIT.  
PLEASE MAKE YOUR PAYMENT PAYABLE TO:

Desert Sun Publishing Co.  
P.O. Box 677368  
Dallas, TX 75267-7368

CUSTOMER NO	INVOICE NO
RIV069	0005976736
DUE DATE	AMOUNT DUE
7/10/2017	6,382.20
FOR THE PERIOD	THRU
05/29/17	06/25/17
AMOUNT PAID	

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

DATE	EDT	CLASS	DESCRIPTION	TIMES RUN	DEPTH	COL	TOTAL SIZE	RATE	AMOUNT
0529			BALANCE FORWARD						11,833.80
0608			CREDIT CARD CHARGE						5,343.80-
0620			CREDIT CARD CHARGE						6,490.00-
0531	CLS	0001	NO 0760: NOTICE OF PUBLIC HE	2	75.00	2	300.00		336.60
0602	CLS	0001	NO 0775: BO	2	396.00	3	2,376.00		2,620.20
0604	CLS	0001	NO 0796: NOTICE OF PUBL	4	127.00	3	1,524.00		1,683.00
0610	CLS	0001	NO 0834: NOTICE OF PUBLI	2	184.00	2	736.00		816.20
0623	CLS	0001	NO 0900: NOTICE OF PUBLIC HE	2	64.00	2	256.00		288.20
0623	CLS	0001	NO 0901: NOTICE OF PUBLIC HE	2	65.00	2	260.00		292.60
0625	CLS	0001	NO 0911: NOTICE OF PUBLIC HE	2	77.00	2	308.00		345.40

<u>0760</u> - Planning 17.2 of 06/20/17 \$336.60	<u>0775</u> - Waste 12.2 of 05/23/17 \$2620.20	<u>0796</u> - EDA 3.20 of 05/23/17 \$1683.00	<u>0834</u> - Animal Sun 3.8 of 05/09/17 \$816.20
<u>0900</u> - Planning of 07/25/17 \$288.20	<u>0901</u> - Planning of 07/25/17 \$292.60	<u>0911</u> - Env. Health 3.8 of 06/13/17 \$345.40	

CURRENT	OVER 30 DAYS	OVER 60 DAYS	OVER 90 DAYS	OVER 120 DAYS	TOTAL DUE
6,382.20	.00	.00	.00	.00	6,382.20

SALESPERSON				
OPEN STEPHANSON				

The Advertiser shall make payment within 15 days of the billing date indicated on Company's statement, and, in the event that it fails to make payment within such time, Company may reject advertising copy and / or immediately cancel this contract and Advertiser agrees to indemnify Company for all expenses incurred in connection with the collection of amounts payable under this contract, including but not limited to collection fees, attorney's fees and court costs. If this agreement is cancelled due to Advertiser's failure to make timely payment, Company may rebill the Advertiser for the outstanding balance due at the open or earned contract rate, whichever is applicable.

TO ENSURE PROPER CREDIT, PLEASE RETURN TOP SECTION AND INCLUDE YOUR CUSTOMER NUMBER ON REMITTANCE

For your records

CUSTOMER NO.	NAME	INVOICE NUMBER	AMOUNT PAID
RIV069	RIVERSIDE COUNTY-BOARD OF SUP.	0005976736	
<b>THE DESERT SUN PUBLISHING CO.</b> ADVERTISING INVOICE/STATEMENT ADVERTISING INVOICE/STATEMENT		DUE DATE	
		7/10/2017	

The Desert Sun  
750 N Gene Autry Trail  
Palm Springs, CA 92262  
760-778-4578 / Fax 760-778-4731

## Certificate of Publication

State Of California ss:  
County of Riverside

Advertiser: RIVERSIDE COUNTY-BOARD OF SUP.  
4080 LEMON ST  
RIVERSIDE, CA 92501  
Order # 0002172417

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: The Desert Sun

5/31/2017

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 31st day of MAY, 2017 in Palm Springs, California.

  
Declarant

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS  
2017 JUN - 2 PM 12: 12

**Public Hearing**

NO 0760:  
**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK GENERAL PLAN AMENDMENT AND A CONDITIONAL USE PERMIT IN THE FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, June 20, 2017 at 10:30 A.M. or as soon as possible thereafter, to consider the application submitted by Holland Motor Homes, LLC, on (FTA 2016-08) General Plan Amendment No. 1213, which 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); and, Conditional Use Permit No. 3764, which proposes a Recreational Vehicle (R-V) retail stores 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 ("the project"). 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/Varner Road, west of Badger Street in the Bermuda Dunes Zoning District, Fourth Supervisorial Districts

The Planning Department recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for Environmental Assessment No. 42973.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS PROJECT PLANNER, AT (760) 863-7050 OR EMAIL [jolivas@rivco.org](mailto:joliv@rivco.org).

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147  
Dated: May 25, 2017  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

Published: 5/31/2017

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK GENERAL PLAN AMENDMENT AND A CONDITIONAL USE PERMIT IN THE FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

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Dated: May 25, 2017

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

17.2 of 06/20/17

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS

2017 MAY 31 AM 11:58

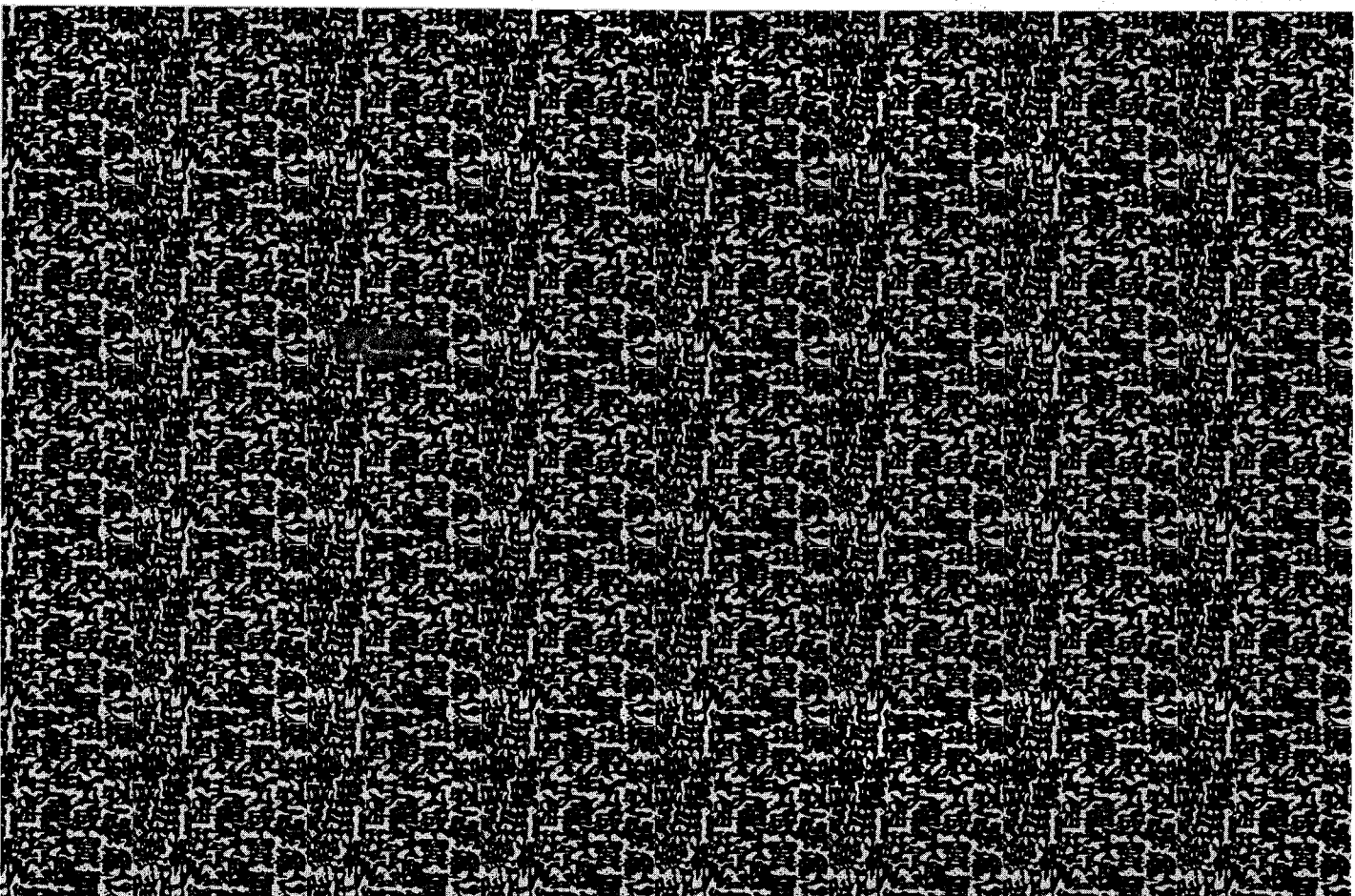
**PUBLIC HEARING NOTICE**  
*This may affect your property*



Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

ASMT: 626331009, APN: 626331009  
VALLEY TRADES CENTER  
P O BOX 13670  
PALM DESERT CA 92255

NIXIE 911 FE 1260 0005/29/17  
RETURN TO SENDER  
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UNABLE TO FORWARD  
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DVI-LTR 92255



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THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

