

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



**ITEM  
18.4  
(ID # 6642)**


**FROM : TLMA-PLANNING:**

**MEETING DATE:**  
Tuesday, March 27, 2018

**SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 7922, ORDINANCE NO. 348.4878, CONDITIONAL USE PERMIT NO. 3758, and NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42949 – Owner/Applicant: BLP Desert, LP/Polk Meadows, LP – Representative: Greg Beaver – 4th Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Commercial Retail (C-R) – Location: North of Avenue 42, east of Washington Street, and west of Yucca Lane – 5.06 Gross Acres – Zoning: C-P-S & C-1/C-P – REQUEST: Change of Zone No. 7922 proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project. Conditional Use Permit No. 3758 proposes the construction and operation of a mini-warehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634-square-foot office with 12 customer parking spaces and a 1,322 square-foot caretaker's residence with a 600 square-foot garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 square feet. The proposed project includes a monument sign and wall signage of approximately 30 square feet each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week. APN 607-130-010. [Applicant fees 100%]**

**RECOMMENDED MOTION:** That the Board of Supervisors:  
Continued on page 2

**ACTION:**

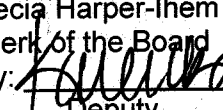
  
Charissa Leach, Assistant TLMA Director 3/21/2018

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4878 is adopted with waiver of the reading.

**Ayes:** Jeffries, Tavaglione, Washington, Ashley and Perez  
**Nays:** None  
**Absent:** None  
**Date:** March 27, 2018  
**xc:** Planning, Co.Co., MC, COB

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

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

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42949**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE CHANGE OF ZONE NO. 7922**, from C-1/C-P and C-P-S to C-1/C-P on a 5.06 acre site in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

**ADOPT ORDINANCE NO. 348.4878** amending the zoning in the Bermuda Dunes Zoning District shown on Map No. 30.098 and Change of Zone No. 7922, attached hereto and incorporated herein by reference; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3758**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: Applicant Fees 100%</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

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

**BACKGROUND:**

**Summary**

The project was heard by the Board of Supervisors on February 27, 2018, as Item 18.5 on the Board's Agenda, and was continued to the March 27, 2018, Board of Supervisors hearing in order to allow additional time for the developer to meet with the Bermuda Dunes Community Council for informational purposes.

Additionally, Condition of Approval 90.Trans.2 has been updated to remove the raised median requirement on 42<sup>nd</sup> Avenue.

The project is located north of 42<sup>nd</sup> Avenue, east of Washington Street, south of Sparkey Way terminus, and west of Yucca Lane in Bermuda Dunes.

The project proposes **Change of Zone No. 7922** to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project.

The project also proposes **Conditional Use Permit No. 3758** for the construction and operation of a mini-warehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10

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

feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634 square-foot office with 12 customer parking spaces and a 1,322 square-foot caretaker's residence with a 600 square-foot garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 square feet. The proposed project includes a monument sign and wall signage of approximately 30 square feet each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week.

The Planning Commission heard the project on November 15, 2017. The owner/applicant and the public, including an immediate neighbor spoke in favor of the project. Four (4) letters in support were also received from immediate neighboring properties. A representative from the Bermuda Dunes Community Council spoke in opposition with a written petition in opposition provided as well. The Planning Commission directed staff to address the public's concerns by the following:

- Provide a condition of approval modifying the building setback along 42<sup>nd</sup> Avenue to increase from 28.8-feet to 38-feet. (Condition of Approval 80.Planning.9 and 90.Planning.13 were added by the Planning Commission to provide a minimum 38-foot building setback from existing street line of 42<sup>nd</sup> Avenue).

The existing property as proposed also maintains a vacant 1.42-acre portion of the 5.06-acre site not a part of the proposed mini-warehouse complex for a potential commercial project including potential retail building by separate entitlement at a later date.

The Planning Commission closed the public hearing and recommended the following actions to the Board of Supervisors: adopt the Negative Declaration for Environmental Assessment No. 42949, to tentatively approve Change of Zone No. 7922 and to approve Conditional Use Permit No. 3758. The project was recommended for approval with a 4-0 vote.

**Board Action**

The Board of Supervisors decision is final.

**Impact on Residents and Businesses**

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

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. **PLANNING COMMISSION REPORT OF ACTIONS**
- B. **PLANNING COMMISSION STAFF REPORT 11-15-17**
- C. **CHANGE OF OFFICIAL ZONING MAP NO. 30.098**

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

*Scott Bruckner*  
Scott Bruckner 3/21/2018

1 ORDINANCE NO. 348.4878

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and Bermuda Dunes District Zoning Plan  
6 Map No. 30, as amended, are further amended by placing in effect in the zone or zones as shown on the  
7 map entitled "Change of Official Zoning Plan, Bermuda Dunes District, Map No. 30.098 Change of Zone  
8 Case No. 7922," which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10  
11 BOARD OF SUPERVISORS OF THE COUNTY  
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By:   
14 Chairman, Board of Supervisors

15 ATTEST:

16 Clerk of the Board

17  
18 By:   
19 Deputy

20 (SEAL)

21  
22 APPROVED AS TO FORM

23 March 22, 2018

24 By:   
25 \_\_\_\_\_

26 MELISSA R. CUSHMAN

27 Deputy County Counsel

28 MRC:sk

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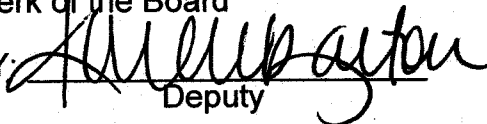
STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on March 27, 2018, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES:                   Jeffries, Tavaglione, Washington, Perez and Ashley  
NAYS:                   None  
ABSENT:                 None

DATE:            March 27, 2018

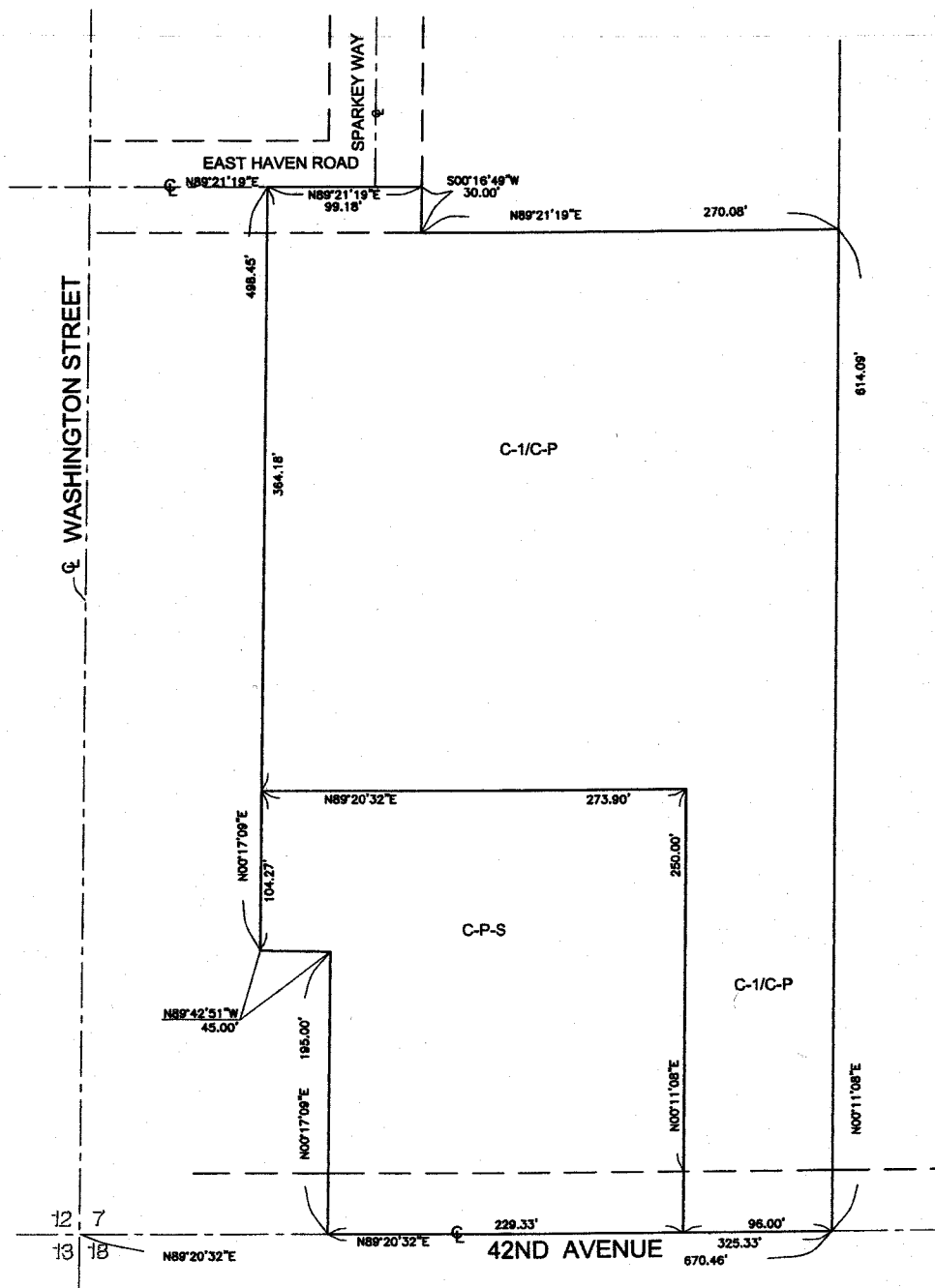
KECIA HARPER-IHEM  
Clerk of the Board

BY:   
Deputy

SEAL

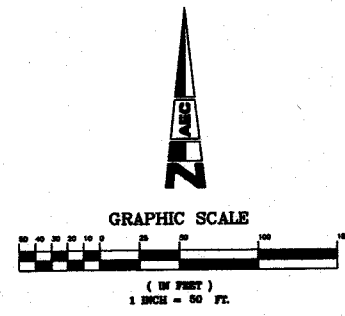
Item 18.4

SECTION 7, T.5S., R.7E., S.B.B.&M.



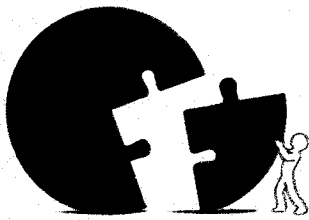
LEGEND

- C-1/C-P GENERAL COMMERCIAL
- C-P-S SCENIC HIGHWAY COMMERCIAL



MAP NO. 30.098  
CHANGE OF OFFICIAL ZONING PLAN  
BERMUDA DUNES DISTRICT

CHANGE OF ZONE CASE NO. 7922  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4878  
DATED: MARCH 27, 2018  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



Charissa Leach, P.E.  
Assistant TLMA Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**DATE:** March 27, 2018  
**TO:** Board of Supervisors  
**FROM:** Ken Baez, Principal Planner *KB*  
**RE:** Item 18.4 – Addressing Concerns of Bermuda Dunes Community Council

The project was heard at the February 27, 2018 Board of Supervisors meeting where the item was continued until March 27, 2018. The applicant was requested to report to the Bermuda Dunes Community Council at the next scheduled meeting and discuss the project. The Bermuda Dunes Community Council members have provided input to the 4th District Supervisor outlining concerns regarding access, traffic control, graffiti control and landscaping and zoning classifications proposed by the project. Staff has reviewed and considered comments provided by the Bermuda Dunes Community Council during a meeting held on March 8, 2018 to the BOS Staff.

### **Traffic Concerns**

The community of Bermuda Dunes raised concerns regarding the project's access on 42<sup>nd</sup> Avenue. The stated concern related to the left-turn movements for traffic exiting the project's access, citing that it has the potential to cause safety and operational issues. The community requested that the project access be limited to right-in, right-out, and left-in turning movements.

#### *Existing Area*

The area surrounding the project is developed with commercial-retail development to the west and south with residential uses to the north and east.

The roadways in the near vicinity to the project are improved with full-width pavement, curb, gutter, and sidewalk. Washington Street is a 6-lane divided highway, 42<sup>nd</sup> Avenue is a 4-lane divided roadway, and Easthaven Road is 2-lane roadway. The intersection of Washington Street and 42<sup>nd</sup> Avenue is controlled with a traffic signal. It should be noted that U-turns are currently prohibited for westbound left-turn vehicles at this intersection.

#### *Access Considerations*

The proposed project access generally aligns with the easterly access of the shopping center south of 42<sup>nd</sup> Avenue which is currently allowed full turning movements. Vehicles making left-turn movements can utilize the existing two-way turn lane on 42<sup>nd</sup> Avenue.

In the event where vehicles exiting the project are restricted to right-turns only, a number of issues could potentially occur for those drivers attempting to head east. Since no U-turns are allowed for westbound traffic at the intersection Washington Street and 42<sup>nd</sup> Avenue, these drivers will

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P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

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



need to find alternative routes or potentially make illegal U-turns. If U-turns were allowed it may still pose a challenge for vehicles with trailers. Alternate routes include using Washington Street to 41<sup>st</sup> Avenue to return east or Washington Street to Fred Waring Drive. In either case, it would divert drivers through more circuitous routes and through local residential streets.

Given the considerations above, staff recommends that the project access be allowed full turning movements at this time. The Transportation Department will monitor the traffic operations at the access and, if needed, make any necessary corrective actions, which may include installing a "Right Turn Only" sign at the project access.

**Transportation Department recommends adding the following conditions of approval:**

**Signage - Right-turn Only**

The applicant acknowledges that the Transportation Department has jurisdiction over traffic control devices on 42<sup>nd</sup> Avenue and may, at the sole discretion of the Transportation Department, at any time install a 'Right Turn Only' sign for traffic exiting the project access on 42<sup>nd</sup> Avenue, or implement other traffic control measures on 42<sup>nd</sup> Avenue as approved by the Director of Transportation.

**Existing Landscaped Median Enhancement**

The applicant shall improve the existing median on 42<sup>nd</sup> Avenue along the project frontage which has the Bermuda Dunes monument sign with landscape improvements. Improvements include low water use plant species, irrigation, water meter, electric meter, and necessary conduit/connections. The applicant shall:

1. Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval.
2. Transportation Department shall maintain the landscaped area once the improvements have been inspected and a notice of completion has been issued.

**On-site Landscaping for Screening**

The applicant shall provide adequate visual screening on the south wall of Building D which faces 42<sup>nd</sup> Avenue. Screening materials shall be submitted for review and approval by the Transportation Department and may consist of trees and vines or combination of both. Metal lattice or other approved structures may be required to allow vertical growth of screening materials. All screening materials shall be maintained in an appropriate manner, and any graffiti shall be promptly removed.

**Planning Department**

**Zoning Concerns**

During the Planning Commission public hearing held on November 15, 2017, public testimony from Community Council Member, Jacob Alvarez, indicated that the Community Council was not in support of the project's proposed rezoning from Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) as it would be inconsistent with the Community Council's vision for the area. The Community Council expressed a desire for a walkable community and more commercial uses. However, the Community Council did not discuss specific commercial uses.

At the February 27, 2018 Board of Supervisors meeting, discussion centered around a comment letter from the Community Council in opposition to the project, the Community Council's understanding of the proposed project and whether the applicant could address the concerns raised by the Community Council. The Board of Supervisors continued the project to March 27, 2018 to allow the applicant and

Community Council to meet and discuss the project as well as issues related to access, traffic control, landscaping, graffiti and zoning.

At the March 8, 2018 Community Council meeting, the zoning issue was discussed, and the applicant and Community Council agreed to propose rezoning only for the portion of the site that would include the proposed mini storage facility, caretaker unit and office. This portion would be rezoned from the C-P-S Zone to the C-1/C-P Zone. The portion of the parcel to remain undeveloped at this time would remain zoned C-P-S (approximately 1.4 acres of vacant land south and west of the project). In accordance with these discussions between the applicant and the Community Council, staff updated the proposed Change of Zone No. 7922 and the associated zoning ordinance, Ordinance No. 348.4878, to reflect the parcel's area to remain the C-P-S Zone and the portion proposed to be changed to the C-1/C-P Zone. Change of Zone No. 7922 originally proposed to change the entire site's zoning classification to C-1/C-P. This modification to Change of Zone No. 7922 and the associated zoning ordinance is not considered substantial because it is maintaining a portion of the site's existing zoning of C-P-S, the proposed C-1/C-P zoning was part of the originally proposed change of zone, the portion going to the C-1/C-P zone is less than what was originally proposed and the zoning issues were discussed during the public hearing before the Planning Commission.



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
NOVEMBER 15, 2017**

**1.0 CONSENT CALENDAR**

**CHANGE OF ZONE NO. 7929 – WINERY DISTRICT CONSISTENCY ZONING PROGRAM (“Program”) – Receive & File – No New Environmental Documentation is Required – Applicant: County of Riverside – Third Supervisorial District – Southwest Area Plan – Temecula Valley Wine Country Policy Area – Winery District (“Winery District”) – Rancho California Zoning Area – REQUEST: Report to Planning Commission on Board of Supervisors’ Modifications to Change of Zone No. 7929, Ordinance No. 348.4870. Project Planner: Robert Flores at 951-955-1195 or email at [RFlores@rivco.org](mailto:RFlores@rivco.org).**

**RECEIVED AND FILED.**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

**3.1 CHANGE OF ZONE NO. 7922/CONDITIONAL USE PERMIT NO.**

**3758 – Intent to Adopt a Negative Declaration – EA42949 – Owner/Applicant: BLP Desert, LP/Polk Meadows, LP – Representative: Greg Beaver – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Avenue 42, easterly of Washington Avenue, and westerly of Yucca Lane – 5.06 Gross Acres – Zoning: C-P-S & C-1/C-P – REQUEST: Change of Zone No. 7922 proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project. Conditional Use Permit No. 3758 proposes the construction and operation of a mini-warehouse project of approximately 91,125 sq. ft. with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634 sq. ft. office with 12 customer parking spaces and a 1,322 sq. ft. caretaker’s residence with a 600 sq. ft. garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 sq. ft. The proposed project includes a monument sign and wall signage of approximately 30 sq. ft. each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week. Continued from October 18, 2017. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**ADOPT** a Negative Declaration for Environmental Assessment No. 42949; and

**TENTATIVE** Approve Change of Zone No. 7922; and

**APPROVE** Conditional Use Permit No. 3758, subject to conditions of approval as modified at hearing.

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 GENERAL PLAN AMENDMENT NO. 1165, CHANGE OF ZONE NO.**

**7900, AND CONDITIONAL USE PERMIT NO. 3739 – Intent to Adopt a Negative Declaration – EA42871 – Applicant: Land Development Consultants – Engineer/Rep: Land Development Consultants – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Light Industrial (CD-LI) – 7.48 Acres – Location: Northerly of Cajalco Road, easterly of Temescal Canyon Road, and westerly of Eagle Canyon Road – Zoning: Mineral Resources (M-R) and Manufacturing-Service Commercial (M-SC) – REQUEST: The General Plan Amendment proposes to amend the current land use designation from Community Development: Light Industrial (CD-LI) to Community Development: Commercial Retail (CD-CR) and Open Space-Conservation (OS-C). Change of Zone proposes**

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

**ADOPTED** Planning Commission Resolution No. 2017-13; and

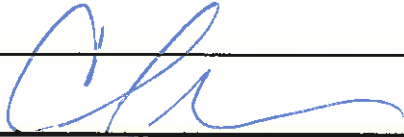
The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**ADOPT** a Negative Declaration for Environmental Assessment No. 42871; and

# 3.1

Agenda Item No.:  
Area Plan: Western Coachella Valley  
Zoning District: Bermuda Dunes  
Supervisory District: Fourth  
Project Planner: Jay Olivas  
Planning Commission: November 15, 2017  
Continued from: October 18, 2017

CHANGE OF ZONE NO. 7922  
CONDITIONAL USE PERMIT NO. 3758  
Environmental Assessment No. 42949  
Owner/Applicant: BLP Desert, L.P.  
Representative: Greg Beaver



Charissa Leach, P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Change of Zone No. 7922** proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project.

**Conditional Use Permit No. 3758** proposes the construction and operation of a mini-warehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634-square-foot office with 12 customer parking spaces and a 1,322-square-foot caretaker's residence with a 600-square-foot garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 square feet. The proposed project includes a monument sign and wall signage of approximately 30 square feet each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week.

The project is located north of 42<sup>nd</sup> Avenue, east of Washington Street, south of Sparkey Way terminus, and west of Yucca Lane in Bermuda Dunes.

### BACKGROUND:

The proposed project under CUP No. 3758 is substantially similar but different design to one that the County approved in 2008 under CUP No. 3550, which was not built. CUP No. 3550 was not constructed or extended within a two-year time period and the approvals are being voided as part of proposed CUP No. 3758.

### FURTHER PLANNING CONSIDERATIONS:

The project was continued from October 18, 2017 to November 15, 2017 in order to have the project heard in Palm Desert at the Coachella Valley Water District Administration Board Room.

The project was previously continued from September 20, 2017 to October 18, 2017 so the project could be re-advertised due to a change in the project description. No prior discussions occurred at the September 20, 2017 or October 18, 2017 hearings other than automatic continuance.

**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Commercial Retail (CD: C-R) (0.25 - 0.35 Floor Area Ratio)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Commercial Retail (C-R) lies to the south and west, High Density Residential (HDR) to the north and east, and Very Low Density Residential (VLDR) abuts portions of the east and north of the property |
| 3. Existing Zoning (Ex. #3):                   | General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S)   |
| 4. Proposed Zoning (Ex. #3):                   | General Commercial (C-1/C-P)   |
| 5. Surrounding Zoning (Ex. #3):                | Scenic Highway Commercial (C-P-S), One-Family Dwellings (R-1-12,000) (R-1-20,000), and Two Family Dwellings (R-2A-3,200)   |
| 6. Existing Land Use (Ex. #1):                 | Vacant land  |
| 7. Surrounding Land Use (Ex. #1):              | Commercial Retail buildings to the south and west, Apartments and One Family Dwellings to the north, and One Family Dwellings to the east  |
| 8. Project Data:                               | Total Acreage: 5.06 Acres<br>Total Proposed Sq. Ft. 93,658<br>Maximum Bldg. Height: 24 feet  |
| 9. Environmental Concerns:                     | See attached environmental assessment  |

**RECOMMENDATIONS: THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42949**, 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,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7922**, in accordance from C-1/C-P and C-P-S to C-1/C-P on a 5.06 acre site in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, subject to adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3758**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site has a General Plan land use designation of Commercial Retail (C-R) on the Western Coachella Valley Area Plan which allows for a variety of commercial land uses.
2. The proposed use, as a mini-warehouse, is consistent with the Commercial Retail (C-R) land use designation (0.20 – 0.35 Floor Area Ratio) of the General Plan in that the 5.06 acre property is intended for commercial related land uses, and is bordered by existing circulation facilities such as curbs, gutters, and sidewalks (LU 29.7), and will include desert landscaping (WCVAP 11.1).
3. The project further complies with C-R land use designation in that the Floor Area Ratio (FAR) is approximately 0.30, which is within the allowed range of 0.20 to 0.35 Floor Area Ratio.
4. The project site is surrounded by Commercial Retail (C-R) to the south and west, High Density Residential (HDR) to the north and east, and Very Low Density Residential (VLDR) (1 Acre Minimum) to the east and north of the property.
5. The site is currently zoned C-1/C-P and C-P-S and the proposed zoning for the subject site is C-1/C-P on the entire 5.06 acre site.
6. The site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S), One-Family Dwellings (R-1-20,000, R-1-12,000), and Two-Family Dwellings (R-2A-3,200).
7. The proposed use, a mini-warehouse, is a permitted use, subject to approval of a conditional use permit, in the C-1/C-P zoning designation, under Ordinance No. 348, Sections 9.1, D.9 and 18.46, B.1.
8. The proposed use, a mini-warehouse, is consistent with the development standards set forth in the proposed C-1/C-P zone in that:
  - i. There is no minimum lot area requirement, the project site is 5.06 acres with 3.64 acre portion for the mini-warehouse, it therefore complies with Section 9.4, A.
  - ii. There are no yard requirements for buildings that exceed 35 feet in height, the building must be set back from the front, rear and side lot lines no less than two feet for each foot by which the height exceeds 35 feet. The proposed building is 24 feet at maximum point and therefore complies with required setbacks.
  - iii. All buildings and structures may not exceed 50 feet in height, and the proposed building is 24 feet at maximum point and therefore complies.
  - iv. Automobile storage spaces must be provided in accordance with Section 18.12. The project requires two (2) spaces for every three (3) employees. With three (3) employees, a minimum of two (2) spaces are required. The project provides 12 spaces in excess of minimum requirements (Condition of Approval 90.PLANNING.1-Parking Paving Material).
  - v. All roof mounted equipment shall be screened from view at minimum site distance of 1,320 square feet. This is in compliance based on parapet wall design and Condition of Approval 90.PLANNING.3-Roof Equipment Shielding.
9. The proposed use, a mini-warehouse, is consistent with the development standards set forth in Section 18.46, D.1-D.13 in that:
  - vi. Individual storage spaces may not exceed 500 square feet. The largest is 250 square feet at 10x25, and therefore it complies with criteria D.1.

- vii. Perimeter block walls and fencing are provided around the entire mini-warehouse land use, and therefore it complies with criteria D.2.
  - viii. All surface coverings are color coated with coordinating colors which criteria shall be verified with Condition of Approval 80.PLANNING.4 Color/Finish Samples.
  - ix. Roofing materials are compatible with the area development since the proposed mini-warehouse office building and caretaker residence consists includes metal shade awning and stucco finishes around the parapet wall.
  - x. Lighting is shielded and or hooded and complies with Mt. Palomar Lighting Ordinance No. 655.
  - xi. The entrance Gate is proposed to be decorative wrought iron or equivalent decorative metal gate.
  - xii. Parking minimums are met since there are more than two (2) parking spaces for three (3) estimated employees, with a total of 12 spaces proposed.
  - xiii. Desert Landscaping is proposed with an approved concept landscaping plan, but no landscaping is proposed along eastern boundary with existing residential properties to minimize any encroachment by potential pedestrians. This eastern buffer also contains an existing underground sewer easement.
  - xiv. Section 18.46, D.9's setback requirements do not allow buildings, structures, or walls to be located closer than 20 feet from any street right-of-way or buildings to be located closer than 20 feet from any residential zoned property. The project complies with these setback requirements in that there is a 28-foot front setback along 42<sup>nd</sup> Avenue, a 20-foot setback along rear property line, a 20-foot setback along eastern boundary with existing residential properties along Yucca Lane, and zero setback along interior side yard of western lot line abutting existing commercial retail shops.
  - xv. The project's proposed caretaker's residence is approximately 1,322 square feet with 660 square foot garage therefore providing minimum two (2) caretaker parking spaces.
  - xvi. The project is conditioned to exclude flammables, explosive materials, dust, odor or fumes from the individual storage units in accordance with Condition of Approval 10.Planning.21-Mini-Warehouse Limits.
  - xvii. The project does not allow any water, sanitary, or electrical components excepting light fixtures inside the storage units and prohibits metal shipping containers in accordance with D.13 as indicated by Condition of Approval 10.PLANNING.21-Mini Warehouse Limits.
10. Commercial uses have been constructed and are operating in the project vicinity in addition to an existing apartment complex and one-family dwellings.
11. Mini-Warehouse facilities generally generate little traffic relative to other uses since limited loading and unloading of the individual mini-warehouse units which remain dormant for long periods of time. Improving this site would also help control 100 year flood events with on-site retention areas and drainage features which may benefit the immediate neighbors from drainage flows from the existing vacant land.
12. The project was reviewed by the Airport Land Use Commission on June 15, 2017 and found consistent with the Bermuda Dunes Airport Land Use Compatibility Plan. ALUC submitted a letter with the following conditions including: that outdoor lighting be hooded, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. Condition of Approval 10.PLANNING.25 incorporates ALUC's proposed conditions (CUP No. 3758).

13. The project was presented to the Bermuda Dunes Community Council on February 9, 2017 and March 9, 2017 for informational purposes only.
14. This project is within the City Sphere of Influence of City of Palm Desert. Project information was forwarded to the City of Palm Desert. The City's email communication of September 12, 2017 indicated the site was identified as "Suburban Retail Center" in the City's General Plan, but also there were no immediate plans to annex any portion of the Bermuda Dunes Sphere.
15. The varied roof line with stucco concrete for the new proposed 93,658-square-foot mini-warehouse buildings with 24-foot high portion limited to the caretaker dwelling and office near 42<sup>nd</sup> Avenue, building setbacks, and desert landscaping along portions of the exterior property lines (excluding easterly lot line) shall reduce visual impacts to the surrounding community.
16. The project complies with Bermuda Dunes Neighborhood Preservation Overlay Zone in Section 19.6 of Zoning Ordinance No. 348, including, for example: Section 19.4 D.1.a. Street Environment: "All landscaped areas in a public street, sidewalk, or right of way that abuts a residential or commercial property shall be maintained by the property owner or agent". This standard will be met with final approved landscape plan including area along Washington Street as indicated by Condition of Approval 80.TRANS.1 – Landscape Plot Plan prior to building permit issuance, and, per Condition of Approval 10.Planning.22 - Comply Bermuda Dunes Overlay.
17. Fire protection and suppression services will be available for the mini-warehouse project through the Riverside County Fire Department.
18. The project abuts 42<sup>nd</sup> Avenue (60' right-of-way) with existing traffic signal at the intersection of 42<sup>nd</sup> Avenue and Washington Street, and is directly accessed from 42<sup>nd</sup> Avenue (60' right-of-way) with a 24-foot wide driveway.
19. The project is served by domestic water and sewer service from the Coachella Valley Water District.
20. Site disturbance has already occurred as vacant commercial land. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot. Notification letters regarding AB 52 were also mailed out on November 4, 2016 including to the Agua Caliente Band of Cahuilla Indians and to the Soboba Band of Luiseño Indians. No request to consult was received.
21. Environmental Assessment No. 42949 identified no potentially significant environmental impacts, and no mitigation is required.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Office Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed C-1/C-P zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.



5. The proposed project will not have a significant effect on the environment.
6. The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing (11/06/2017), three (3) letters from the general public, in support of the project have been received. There were also two (2) email communications from the 4<sup>th</sup> District Supervisor's staff indicating community opposition dated August 15, 2017 and September 14, 2017 respectively.
2. The project site is not located within:
  - a. General Plan Policy Overlay;
  - b. An Agriculture Preserve;
  - c. An Area of Flooding Sensitivity;
  - d. A High Fire Area;
  - e. A County Fault Zone;
  - f. A Dam Inundation Area; or
  - g. A CVMSHCP Conservation Area.
3. The project site is located within:
  - a. An Airport Influence Area;
  - b. An Area of Moderate Liquefaction Potential;
  - c. The boundaries of the Desert Sands Unified School District;
  - d. Bermuda Dunes Neighborhood Preservation Overlay Zone; and
  - e. Zone B of the Mt. Palomar Lighting Area.
4. The subject site is currently designated as Assessor's Parcel Number 607-130-010.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07922 CUP03758**  
**VICINITY/POLICY AREAS**

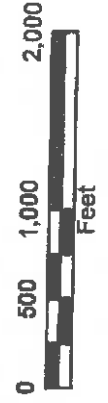
Supervisor: Perez  
 District 4

Date Drawn: 08/23/2017  
 Vicinity Map



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



REPLACEMENT: On October 15, 2009, the County of Riverside adopted a new General Plan which sets the long-term vision and goals for the County. The County is currently in the process of updating the General Plan. The Riverside County Planning Department is currently reviewing the Riverside County General Plan and will provide recommendations to the Board of Supervisors. For more information, please contact the Riverside County Planning Department at Riverside County Planning Department, Riverside County, 1000 University Ave, Riverside, CA 92507. Website: [www.riversidecountyplanning.com](http://www.riversidecountyplanning.com)

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07922 CUP03758**

Supervisor: Perez  
District 4

Date Drawn: 08/23/2017  
Exhibit 1

**LAND USE**



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)948-3200 (Western County) or in Palm Desert at (760)853-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>

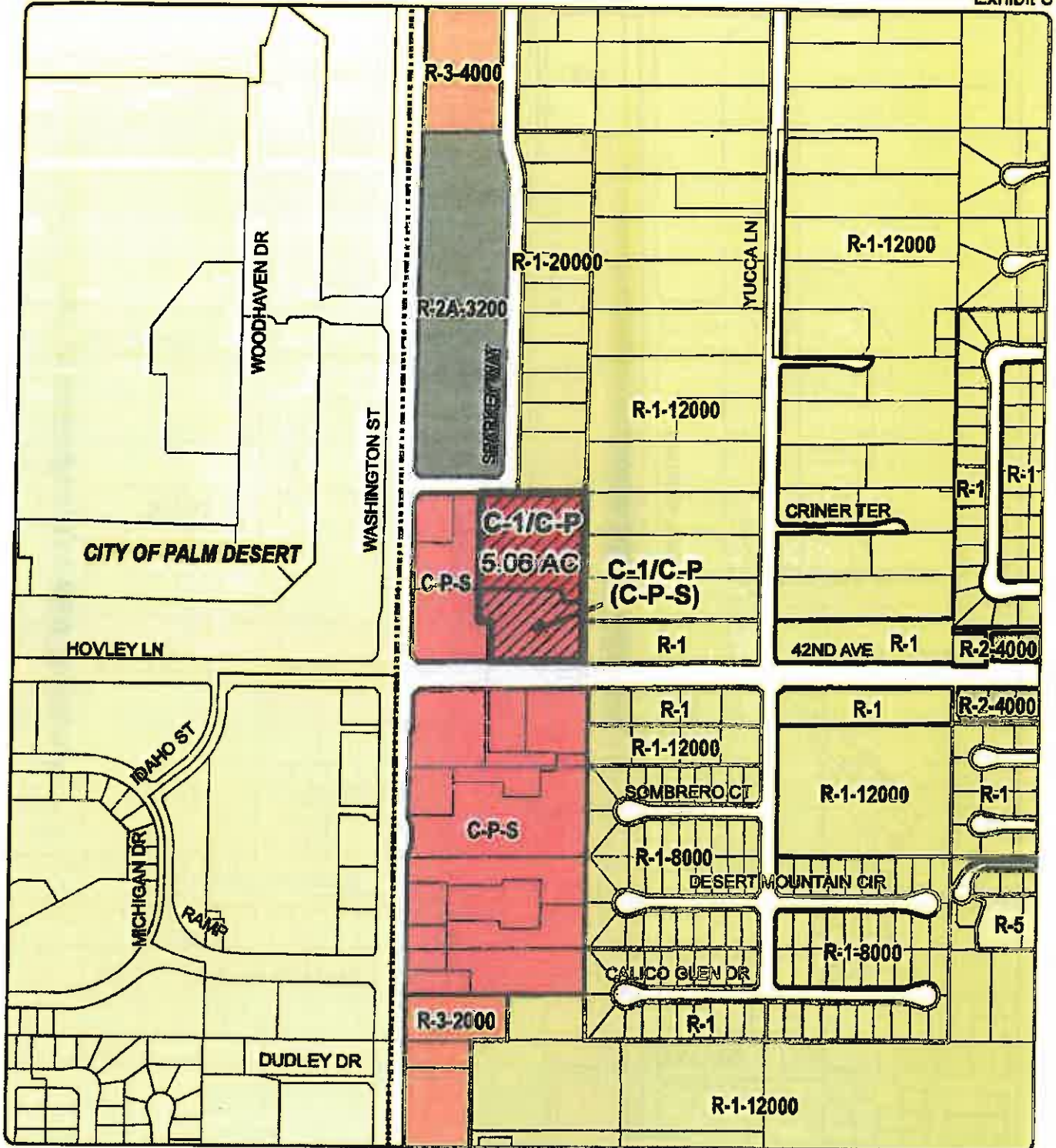
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07922 CUP03758

PROPOSED ZONING

Supervisor: Perez  
District 4

Date Drawn: 08/23/2017  
Exhibit 3



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



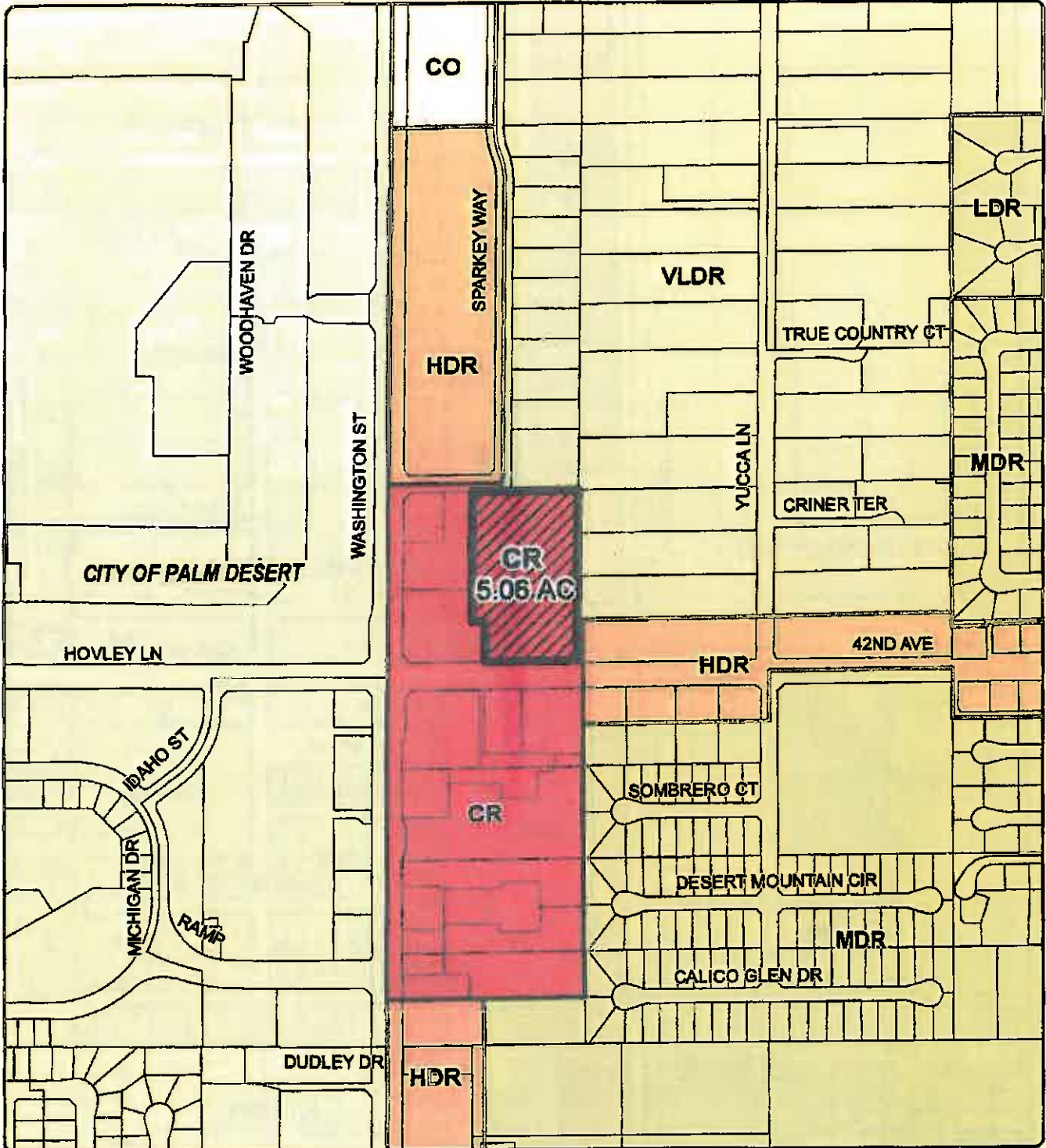
DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)965-8977 (Eastern County) or Website <http://planning.rctbca.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07922 CUP03758  
EXISTING GENERAL PLAN

Supervisor: Perez  
District 4

Date Drawn: 08/23/2017  
Exhibit 5



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website: <http://www.riversidecounty.org>



ARCHITECTURE, PLANNING, INTERIOR  
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 O. 714-544-8333  
 F. 714-544-0009  
 C. 714-366-9619  
 WWW.JCRAIGMANNARCHITECT.COM

APPLICANT  
**LUNDIN DEVELOPMENT  
 CO.**  
 18400 PACIFIC COAST HIGHWAY,  
 SUITE 200  
 HUNTINGTON BEACH, CA 92640  
 (949) 592-8050  
 MR. GUY LUNDIN  
 MR. GREG BEVER

PROJECT TITLE  
**STORQUEST  
 SELF-STORAGE**

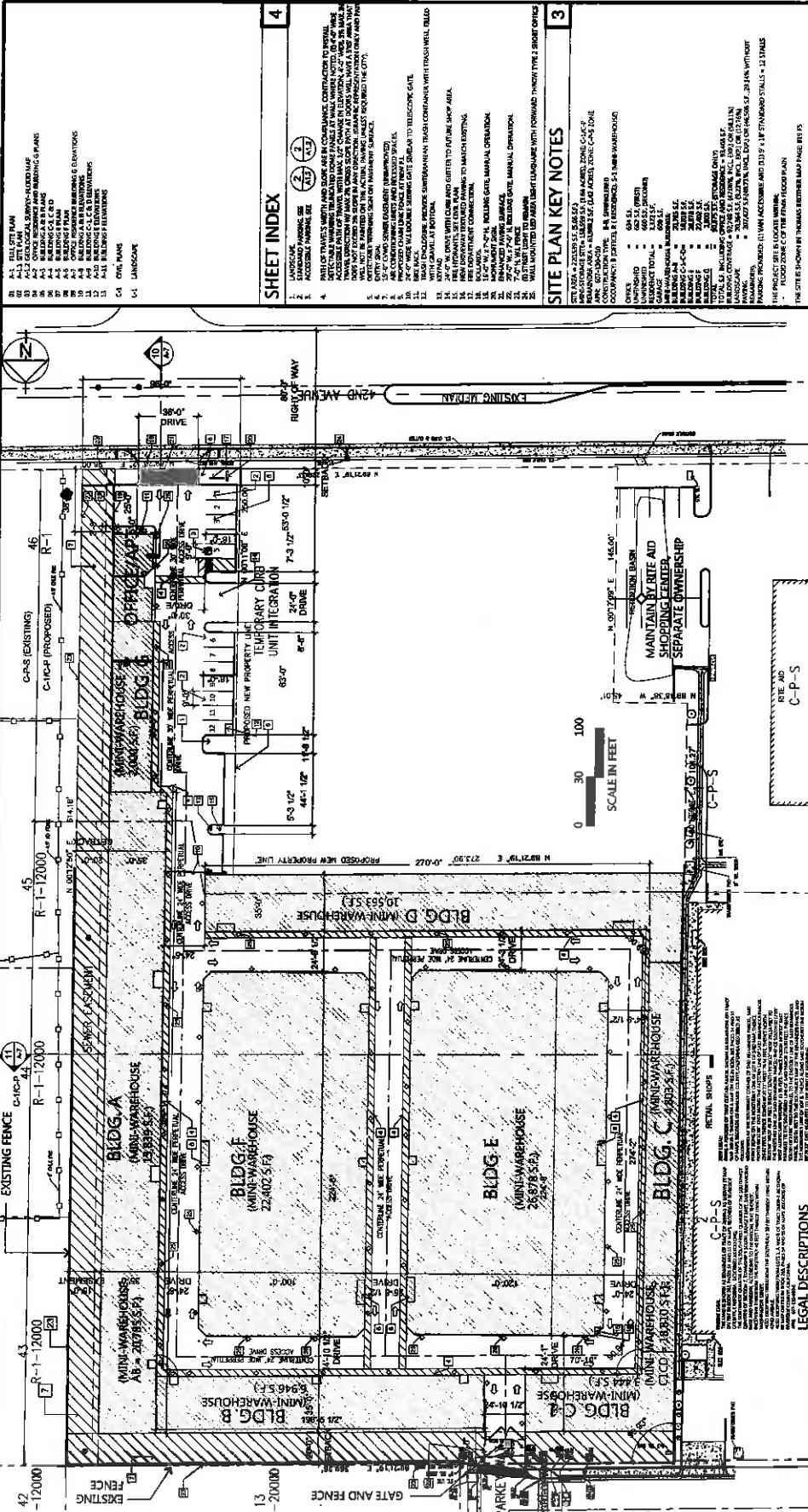
42 ND. & WASHINGTON  
 AVENUE BEND/DUNGS,  
 CA

SHEET TITLE  
**SITE PLAN**

CONDITIONAL USE PERMIT  
 (CUP)

SIGNED BY

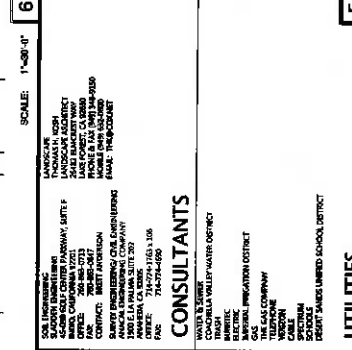
DATE  
 11/18/17  
 SHEET NUMBER  
**A1.1**



**PROJECT DATA**

SCALE: 1"=50'-0"

APPLICANT	LUNDIN DEVELOPMENT CO.
ARCHITECT	J. CRAIG MANN ARCHITECT
ENGINEER	GREG BEVER
DATE	11/18/17
PROJECT	STORQUEST SELF-STORAGE
LOCATION	42ND AVENUE & WASHINGTON AVENUE, BEND/DUNGS, CA
PROJECT NO.	18400-001
DATE	11/18/17



**SUBTERRANEAN TRASH ENCLOSURE**

OWNER TO PURCHASE STEEL LINER FROM WASTE MANAGEMENT SERVICES (WMS) (708) 407-4404. HOLE IN GROUND (8' x 59' x 40'). SUBTERRANEAN TRASH CONTAINER (100) 824-9918.

IMPORTANT CONSIDERATIONS TO BOTTOM OF HOLE FOR DAMAGE PURCHASE LINER BEFORE DRIVING THE HOLE. LOCATIONS FOR THESE CONTAINERS MUST BE APPROVED BY WASTE MANAGEMENT OF THE DESERT BEFORE ANY WORK IS BEGUN.

**UTILITIES**

SOIL INVESTIGATION: LUNDIN DEVELOPMENT CO. (949) 592-8050. GEOTECHNICAL CONSULTANT: LUNDIN DEVELOPMENT CO. (949) 592-8050. ELECTRICAL CONSULTANT: LUNDIN DEVELOPMENT CO. (949) 592-8050. MECHANICAL CONSULTANT: LUNDIN DEVELOPMENT CO. (949) 592-8050. PLUMBING CONSULTANT: LUNDIN DEVELOPMENT CO. (949) 592-8050. FIRE PROTECTION CONSULTANT: LUNDIN DEVELOPMENT CO. (949) 592-8050. LANDSCAPE ARCHITECT: LUNDIN DEVELOPMENT CO. (949) 592-8050. CIVIL ENGINEER: LUNDIN DEVELOPMENT CO. (949) 592-8050. ARCHITECTURAL CONSULTANT: LUNDIN DEVELOPMENT CO. (949) 592-8050. GENERAL CONTRACTOR: LUNDIN DEVELOPMENT CO. (949) 592-8050. CONSTRUCTION MANAGER: LUNDIN DEVELOPMENT CO. (949) 592-8050. ENVIRONMENTAL CONSULTANT: LUNDIN DEVELOPMENT CO. (949) 592-8050. HISTORIC PRESERVATION CONSULTANT: LUNDIN DEVELOPMENT CO. (949) 592-8050. ARCHITECTURAL HISTORIC CONSULTANT: LUNDIN DEVELOPMENT CO. (949) 592-8050. HISTORIC PRESERVATION CONSULTANT: LUNDIN DEVELOPMENT CO. (949) 592-8050. ARCHITECTURAL HISTORIC CONSULTANT: LUNDIN DEVELOPMENT CO. (949) 592-8050.

**ACCESSIBLE NOTES**

1. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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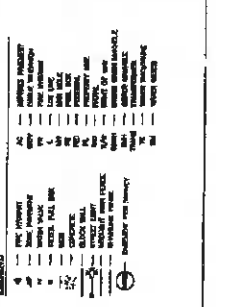
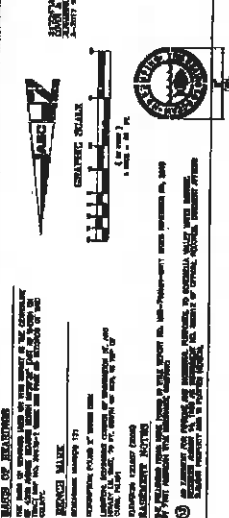
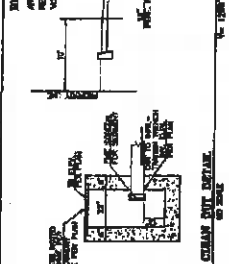
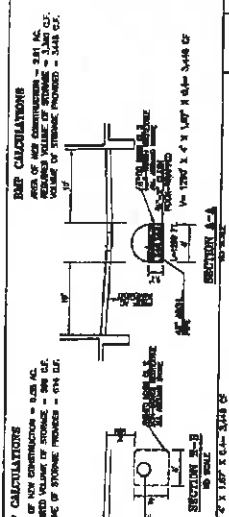
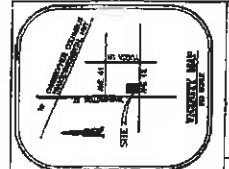
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  2. ELECTRICAL
  3. MECHANICAL
  4. PLUMBING
  5. FIRE PROTECTION
  6. HISTORIC PRESERVATION
  7. ARCHITECTURAL HISTORIC
  8. ENVIRONMENTAL
  9. CIVIL ENGINEERING
  10. GENERAL CONTRACTOR
  11. CONSTRUCTION MANAGER
  12. HISTORIC PRESERVATION
  13. ARCHITECTURAL HISTORIC
  14. ENVIRONMENTAL
  15. CIVIL ENGINEERING
  16. GENERAL CONTRACTOR
  17. CONSTRUCTION MANAGER

- SITE PLAN KEY NOTES**
1. MAINTAIN EXISTING DRIVE LANE WIDTHS AND SPACING.
  2. MAINTAIN EXISTING DRIVE LANE WIDTHS AND SPACING.
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  26. MAINTAIN EXISTING DRIVE LANE WIDTHS AND SPACING.

**SITE PLAN - CONDITIONAL USE PERMIT**



**ANACAL ENGINEERING & LAND SURVEYING**  
CIVIL ENGINEERING & LAND SURVEYING  
1900 EAST LA PALMA AVENUE - SUITE 202 - RAYNEVILLE, OREGON 97140  
TEL: (503) 774-1765 FAX: (503) 774-1850  
WWW.ANACAL-ENGINEERING.COM



**LEGEND**

- EXISTING PROPERTY
- EXISTING FENCE
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING UTILITY
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING RECORD LINES
- EXISTING SURFACE
- EXISTING CONTOUR
- EXISTING DRAINAGE
- EXISTING STREAM
- EXISTING VEGETATION
- EXISTING OBSTRUCTION
- EXISTING SIGN
- EXISTING LIGHT
- EXISTING STRUCTURE
- EXISTING EQUIPMENT
- EXISTING FURNITURE
- EXISTING PAVEMENT
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING BRICK
- EXISTING STONE
- EXISTING METAL
- EXISTING WOOD
- EXISTING OTHER

**BASES OF REGULATIONS**

THIS PLAN IS SUBMITTED AS A PRELIMINARY PLAN UNDER THE PROVISIONS OF CHAPTER 31, ORS, AND IS SUBJECT TO THE PROVISIONS OF CHAPTER 31, ORS, AND THE PROVISIONS OF THE LOCAL ORDINANCES OF THE CITY OF PORTLAND, OREGON.

**PERMITTED VALUE**

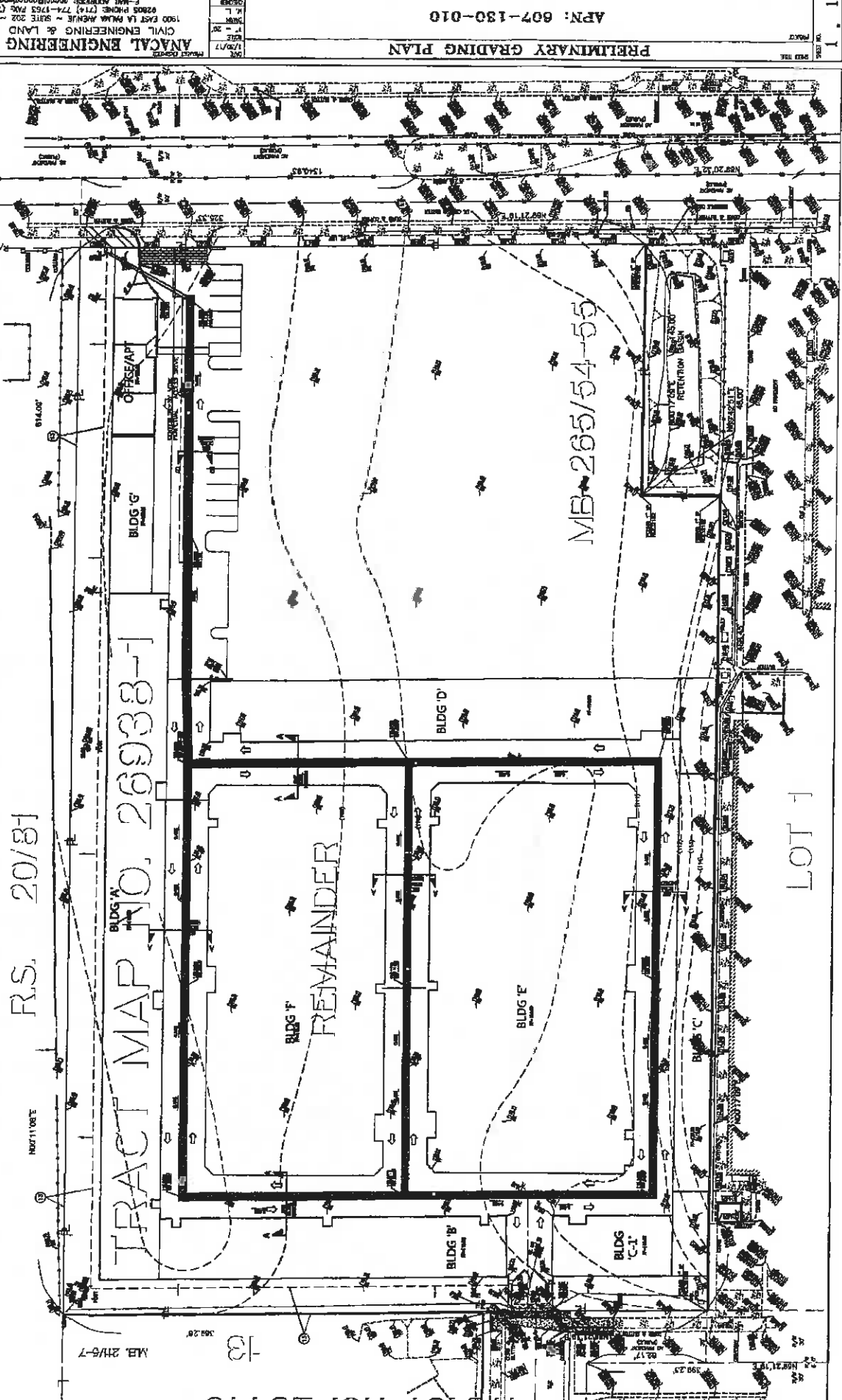
PERMITTED VALUE: \$1,000,000

**PERMITTED VALUE**

PERMITTED VALUE: \$1,000,000

**PERMITTED VALUE**

PERMITTED VALUE: \$1,000,000



**RMP CALCULATIONS**

AREA OF NEW CONSTRUCTION = 281 AC.  
PERMITTED VALUE OF STORAGE = 200 CF.  
VOLUME OF STORAGE PROVIDED = 214 CF.

**RMP CALCULATIONS**

AREA OF NEW CONSTRUCTION = 281 AC.  
PERMITTED VALUE OF STORAGE = 200 CF.  
VOLUME OF STORAGE PROVIDED = 214 CF.

**SECTION A-A**

SECTION B-B

SECTION C-C



**J. Craig Moore**  
ARCHITECT

INDUSTRIAL DEVELOPMENT, ARCHITECTURE  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
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 FAX: 303.733.1101  
 WWW.JCRAIGMOORE.COM

**LUNDIN DEVELOPMENT CO.**

1000 W. 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 TEL: 303.733.1100  
 FAX: 303.733.1101  
 WWW.LUNDINDEV.COM

**STORQUEST SELF-STORAGE**

INDUSTRIAL

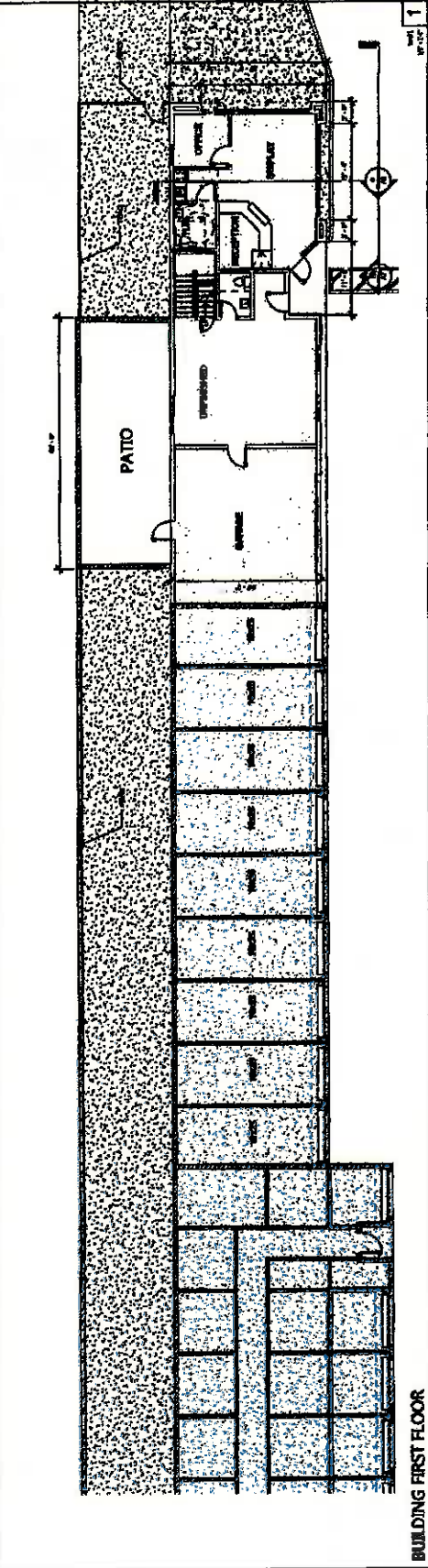
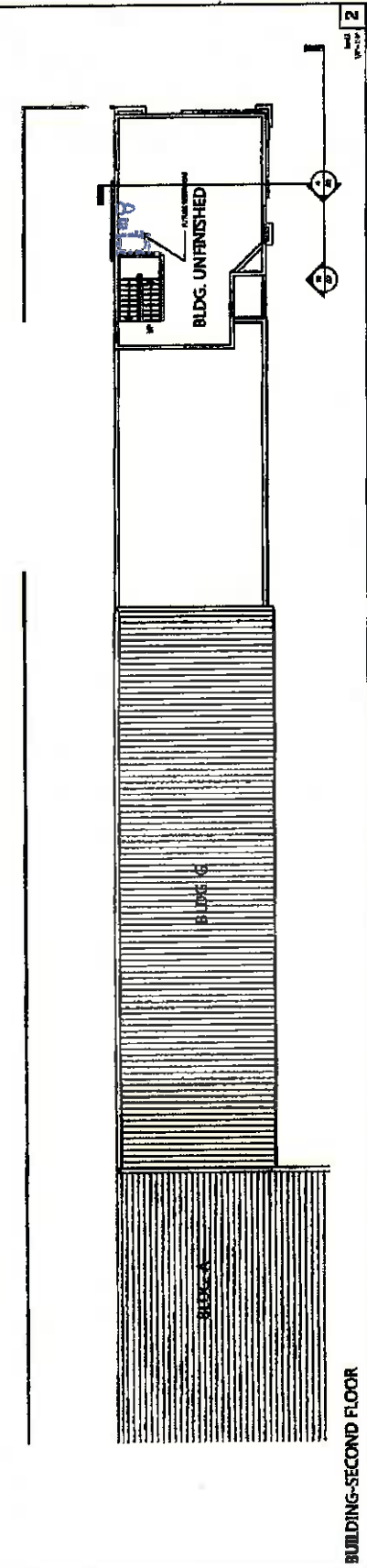
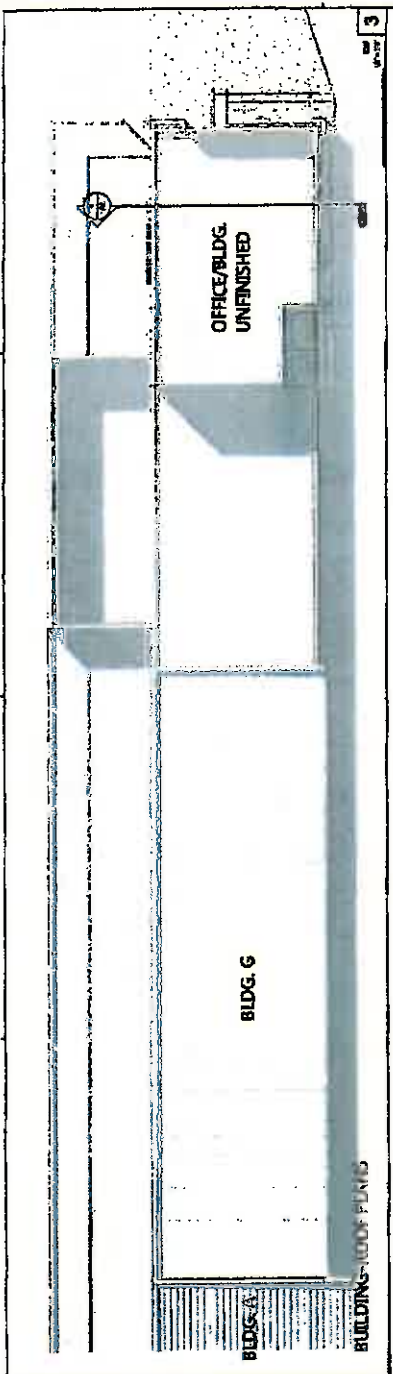
1000 W. 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 TEL: 303.733.1100  
 FAX: 303.733.1101  
 WWW.STORQUEST.COM

**OFFICE UNFINISHED BLDG G**

**SEAL**

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT: \_\_\_\_\_  
 SHEET: \_\_\_\_\_

**A2**



**J. Craig Mann**  
 ARCHITECT  
 1915 W. BROADWAY, SUITE 100  
 DENVER, COLORADO 80202  
 PHONE: (303) 733-1100  
 FAX: (303) 733-1101  
 WWW: JCMANN.COM

**CLIENT:**  
**LUNDIN DEVELOPMENT CO.**  
 1700 PACIFIC COAST HIGHWAY, SUITE 200  
 HUNTINGTON BEACH, CA 92648  
 PHONE: (714) 961-6000  
 CONTRACT NO.: 00001  
 SHEET NO.: 1000  
 DATE: 12/10/08

**PROJECT TITLE:**  
**STORQUEST SELF-STORAGE**  
 4200 AVENUE A WASHINGTON STREET, HUNTINGTON BEACH, CA

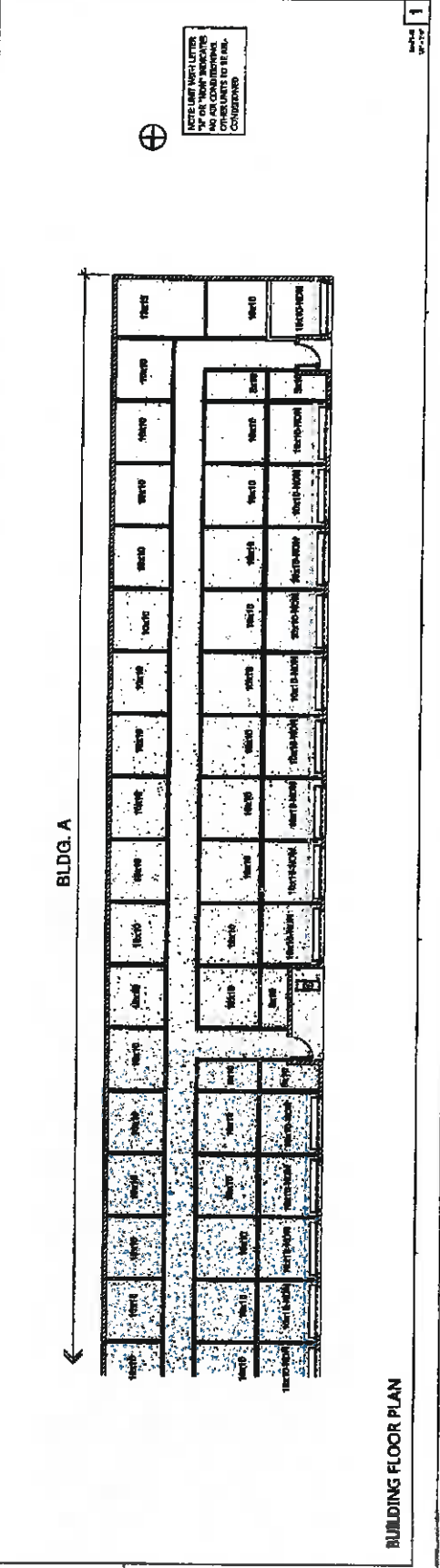
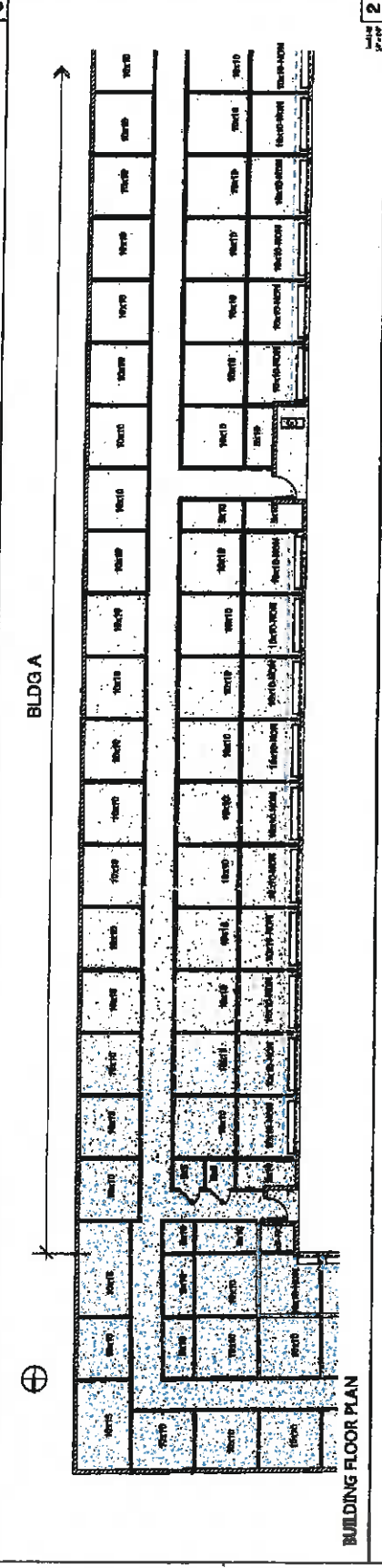
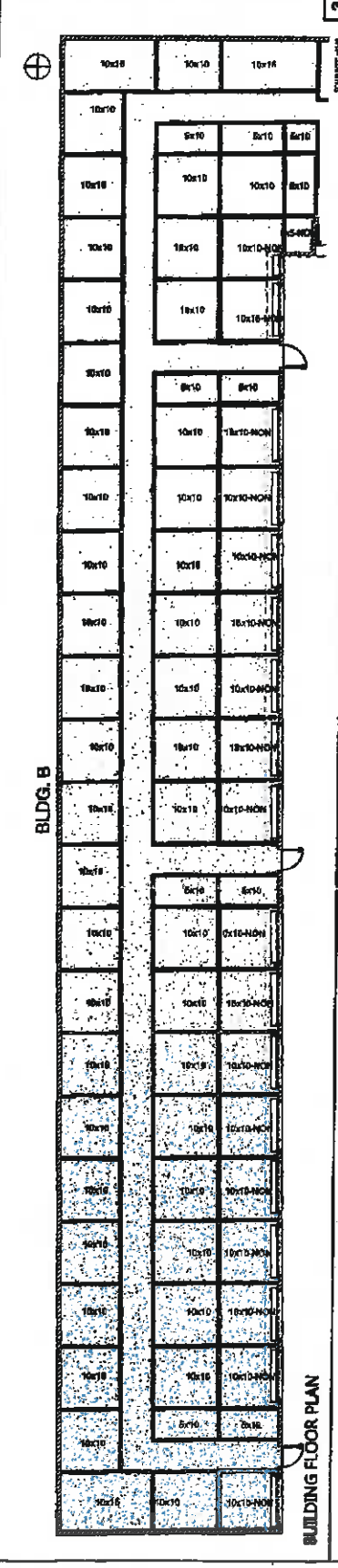
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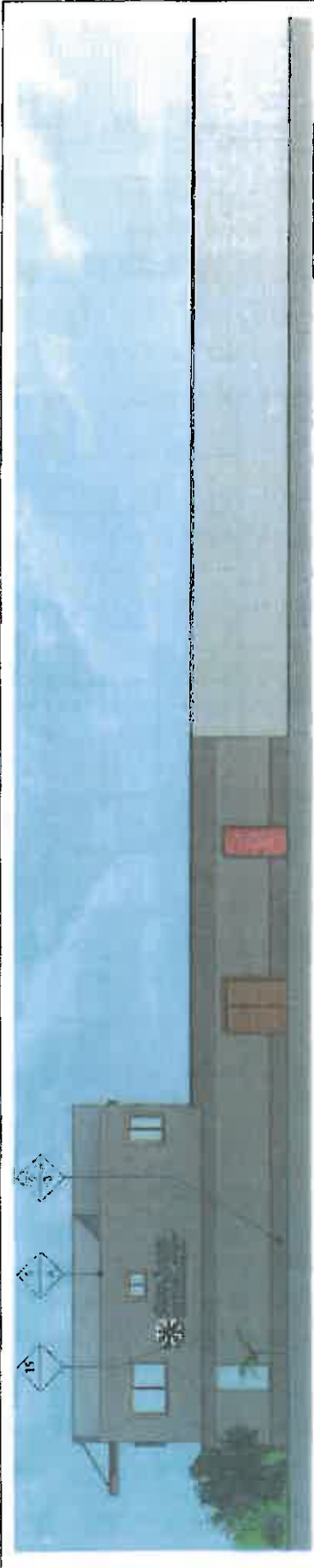


DATE	REVISION

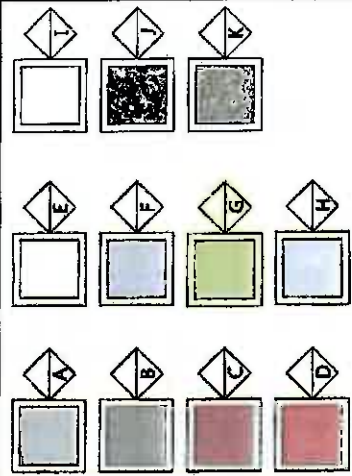
**A3**



NOTE: UNIT MARK LETTERS AND ALL DIMENSIONS OTHER THAN TO BE RE-CONSIDERED



#	FINISH MATERIAL	#	FINISH MATERIAL COLOR	#	FINISH MATERIAL COLOR
1	CMU WALL-SCORED FACE	15	PROJECT SIGN	A	SHERWIN WILLIAMS TRUSTY TAN SW0087
2	CMU WALL PRECISION FACE	16	METAL STANDING SEAM ROOF	B	SHERWIN WILLIAMS NUTMATCH SW6088
3	CMU WALL SPLIT FACE- BAND	17	STEEL CANOPY	C	SHERWIN WILLIAMS POSITIVE RED SW6871
4	3 COATS STUCCO FINISH OVER STUD WALL	18	METAL SIDING	D	DALTELE VERMILION COME1
5	3 COAT STUCCO FINISH OVER CMU WALL	19		E	SOLAR GREEN GLASS
6	EXTERIOR METAL SWING DOOR	20		F	CLEAR ANODIZED ALUMINUM COLOR
7	EXTERIOR METAL ROLL-UP DOOR	21		G	WASHBURN GREEN
8	STOREFRONT SYSTEM AND DOOR WITH ALUMINUM FRAME			H	CMU COOL GRAY
9	WINDOW OR SPANDREL			I	SHERWIN WILLIAMS-ALABASTER SW7008
10	7'-0" H. WROUGHT IRON FENCE & 3'-0" W. x 7'-0" H. GATE			J	ANGELUS BLOCK- CMU SPLIT FACE COOL GRAY WITH WATER PROOF CLEAR COAT
11	STEEL BEAM WITH TEXT "OFFICE" AT ENTRY			K	ANGELUS BLOCK- CMU SPLIT FACE COOL GRAY WITH WATER PROOF CLEAR COAT
12	1 1/2" ALUMINUM REVEAL IN STUCCO				
13	EXTERIOR LIGHT				
14	OVERHEAD DOOR				



FINISH MATERIAL COLOR SAMPLES



42 ND. & WASHINGTON  
BERMUJDA DUNES, CA

# LUNDIN DEVELOPMENT CO.

OWNER

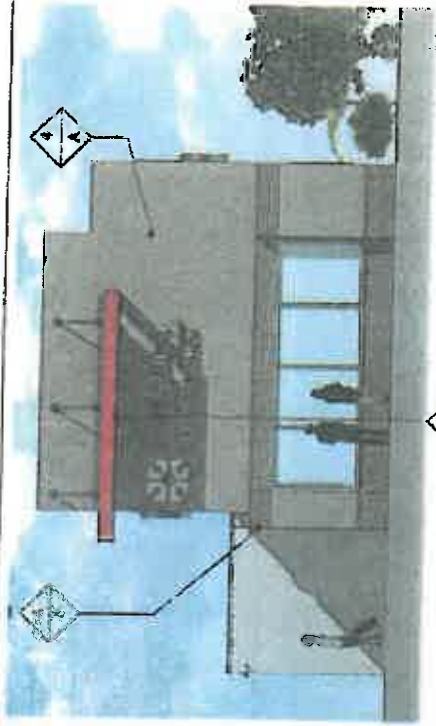
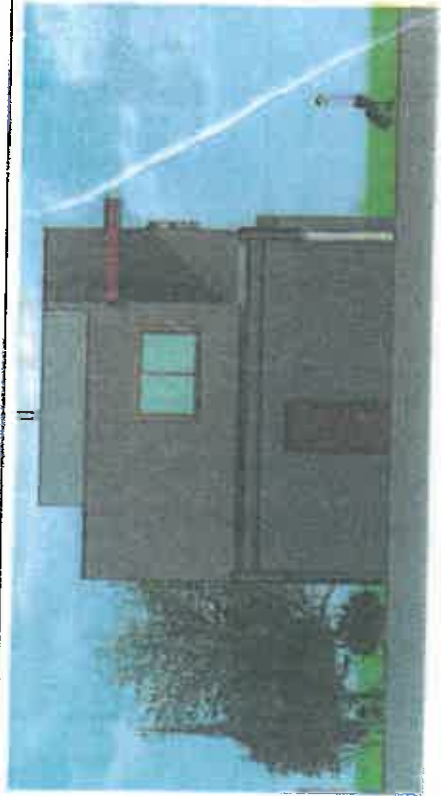
18400 PACIFIC COAST HIGHWAY, SUITE 207  
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(949) 522-5250

CONTACT:  
MR. HERB LUNDIN  
MR. GREG BEVER



*J. Craig Mann*  
ARCHITECT

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STUDIO@JCM@GMAIL.COM



FINISH MATERIAL	FINISH MATERIAL COLOR	FINISH MATERIAL COLOR	FINISH MATERIAL COLOR SAMPLES
1 CMU WALL-SCORED FACE	15 PROJECT SIGN	A SHERWIN WILLIAMS TRULSY TAN SW6087	
2 CMU WALL PRECISION FACE	16 METAL STANDING SEAM ROOF	B SHERWIN WILLIAMS MATHATCH SW6088	
3 CMU WALL SPLIT FACE- BANO	17 STEEL CANOPY	C SHERWIN WILLIAMS POSTICE RED SW6871	
4 3 COATS STUCCO FINISH OVER STUD WALL	18 METAL SIDING	D DALTILE VERMILION ODNI	
5 3 COAT STUCCO FINISH OVER CMU WALL	19	E SOLAR GREEN GLASS	
6 EXTERIOR METAL SWING DOOR	20	F CLEAR ANODIZED ALUMINUM COLOR	
7 EXTERIOR METAL HELL-UP DOOR	21	G WASHBURN GREEN	
8 STOREFRONT SYSTEM AND DOOR WITH ALUMINUM FRAME		H CMU COOL GRAY	
9 WINDOW OR SPANDREL		I SHERWIN WILLIAMS-ALABASTER SW7908	
10 7'-0" H. WROUGHT IRON FENCE & 3'-0" W. x 7'-0" H. GATE		J ANGELUS BLACK- CMU SPLIT FACE COOL GRAY WITH WATER PROOF CLEAR COAT	
11 STEEL BEAM WITH TEXT "OFFICE" AT ENTRY		K ANGELUS BLACK- CMU SPLIT FACE COOL GRAY WITH WATER PROOF CLEAR COAT	
12 1 1/2" ALUMINUM REVEAL IN STUCCO			
13 EXTERIOR LIGHT			
14 OVER-HEAD DOOR			

OWNER  
**LUNDIN DEVELOPMENT CO.**  
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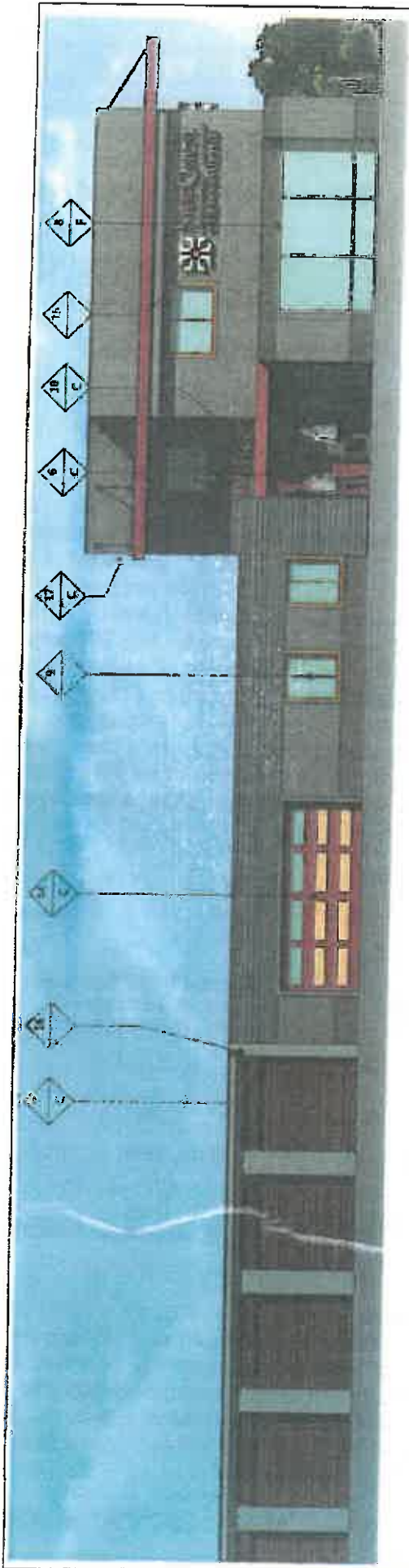
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BERMUDA DUNES, CA



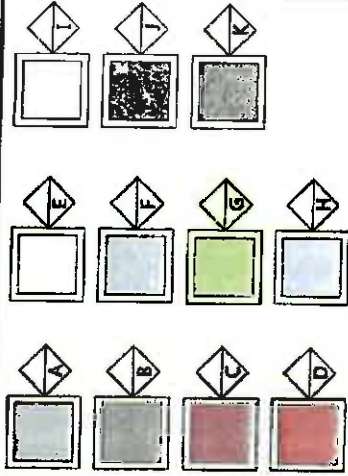
*J. Craig Mann*

ARCHITECT

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STUDIOM.JCMAN@GMAIL.COM



FINISH MATERIAL	#	FINISH MATERIAL COLOR	#	FINISH MATERIAL COLOR
1 CMU WALL-SCORED FACE	15	PROJECT SIGN	A	SHERWIN WILLIAMS TRULYST TAN SW6087
2 CMU WALL PRECISION FACE	16	METAL STANDING SEAM ROOF	B	SHERWIN WILLIAMS NUTMATCH SW6088
3 CMU WALL SPLIT FACE- BAND	17	STEEL CANOPY	C	SHERWIN WILLIAMS POSTICE RED SW6071
4 3 COATS STUCCO FINISH OVER STUD WALL	18	METAL SIDING	D	DALTE VERMILION DD41
5 3 COAT STUCCO FINISH OVER CMU WALL	19		E	SOLAR GREEN GLASS
6 EXTERIOR METAL SWING DOOR	20		F	CLEAR ANODIZED ALUMINUM COLOR
7 EXTERIOR METAL ROLL-UP DOOR	21		G	WASHAW GREEN
8 STOREFRONT SYSTEM AND DOOR WITH ALUMINUM FRAME			H	CMU COOL GRAY
9 WINDOW OR SPANDREL			I	SHERWIN WILLIAMS-ALABASTER SW7006
10 7'-0" H. WROUGHT IRON FENCE & 3'-0" W. 4 7/8" H. GATE			J	ANGELUS BLOCK- CMU SPLIT FACE COOL GRAY WITH WATER PROOF CLEAR COAT
11 STEEL BEAM WITH TEXT "OFFICE" AT ENTRY			K	ANGELUS BLOCK- CMU SPLIT FACE COOL GRAY WITH WATER PROOF CLEAR COAT
12 1 1/2" ALUMINUM REVEAL IN STUCCO				
13 EXTERIOR LIGHT				
14 OVERHEAD DOOR				



FINISH MATERIAL COLOR SAMPLES

OWNER

**LUNDIN DEVELOPMENT CO.**

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 (949) 592-6050  
 CONTRACT:

MR. HERB LUNDIN  
 MR. GREG BEVER



42 ND. & WASHINGTON  
 BERMUDA DUNES, CA

*J. Craig Mann*  
 ARCHITECT

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 STUDIO@JCMAN.COM

**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** 42949  
**Project Case Type (s) and Number(s):** Change of Zone No. 7922 / Conditional Use Permit No. 3758  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** 77588 El Duna Ct. Ste. H Palm Desert, CA 92211  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** 760-863-8271  
**Applicant's Name:** BLP Desert LP / Polk Meadows LP  
**Applicant's Address:** 16400 Pacific Coast Highway No. 207  
Huntington Beach, CA 92649

**I. PROJECT INFORMATION**

**A. Project Description:** Change of Zone No. 7922 proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06 acre property to accommodate a proposed mini-warehouse project. **Conditional Use Permit No. 3758** proposes the construction and operation of a mini-warehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634-square foot office with 12 customer parking spaces and a 1,322 square foot caretaker's residence with a 600-square foot garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 square feet. The proposed project includes a monument sign and wall signage of approximately 30 square feet each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week.

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

**C. Total Project Area:** 5.06 Acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> 5.06	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 93,658	<b>Est. No. of Employees:</b> 3
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 607-130-010

**E. Street References:** North of 42<sup>nd</sup> Avenue, east of Washington Avenue, west of Yucca Lane, and south of Sparkey Way terminus.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 5 South, Range 7 East, and Section 7.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** This project site consists of a vacant commercial pad of 5.06 acres located within Bermuda Dunes within the City Sphere of Influence of the City of Palm Desert. Commercial retail buildings are located to the south and west, apartments and one family dwellings to the north, and one family dwellings to the east. The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project as a mini-warehouse meets the requirements of the Community Development: Commercial Retail (C-R) General Plan Land Use designation in that the site contains circulation facilities such as curbs, gutters and sidewalks (LU 29.7) and includes desert landscaping (WCVAP 1.1). The proposed project meets all other applicable land use policies
2. **Circulation:** The proposed project has adequate circulation to the site with improved streets including Washington Street, 42<sup>nd</sup> Avenue, contains curbs, gutters, and sidewalks. Therefore, it is consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within Areas of Flooding Sensitivity. Proposed retention areas address flood impacts from increased runoff. The proposed project has allowed for sufficient provision of emergency response services. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project is not housing and therefore is not subject to Housing Element Policies excepting one (1) 1,322-square-foot caretaker's residence at the proposed mini-warehouse.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading activities (Condition of Approval 10. BS Grade.9-Dust Control). The proposed mini-warehouse building meets all applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project does not conflict with healthy communities land use policies including directing new growth to existing urbanized areas such a mini-warehouse complex being proposed near corner of Washington Street and 42<sup>nd</sup> Avenue (HC 2.1b) and due to increase in active transportation (HC 2.2b) such as walking and biking as result of the existing pedestrian sidewalk along 42<sup>nd</sup> Avenue and requirement for bike rack with two (2) spaces (Condition of Approval 90.Planning.4-Install Bike Racks).

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

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

D. **Land Use Designation(s):** Commercial Retail (0.20 - 0.35 Floor Area Ratio)

E. **Overlay(s), if any:** Bermuda Dunes Neighborhood Preservation Overlay

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



**G. Adjacent and Surrounding:** The project site is surrounded by properties which are designated Commercial Retail (CR), Medium Density Residential (MDR), High Density Residential (HDR), and Very Low Density Residential (VLDR).

1. **Area Plan(s):** Western Coachella Valley Area Plan
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Commercial Retail (C-R) (0.20 - 0.35 Floor Area Ratio)
4. **Overlay(s), if any:** Bermuda Dunes Neighborhood Preservation Overlay
5. **Policy Area(s), if any:** Not Applicable

**H. Adopted Specific Plan Information**

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

**I. Existing Zoning:** General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S)

**J. Proposed Zoning, if any:** General Commercial (C-1/C-P)

**K. Adjacent and Surrounding Zoning:** Scenic Highway Commercial (C-P-S) and One Family Dwellings (R-1-12,000)

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

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

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

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

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

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

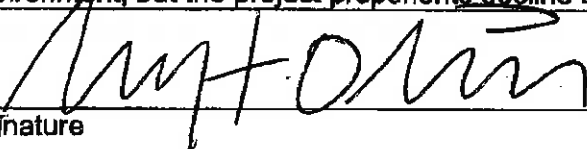
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

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

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

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

Signature



September 18, 2017

Date

Jay T. Olivas

For: Charissa Leach, P.E.

Assistant TLMA Director

Printed Name

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

- a) The project site is located along 42<sup>nd</sup> Avenue which is not designated as a scenic highway corridor. Therefore, no impacts are expected.
- b) The proposed mini-warehouse project is located within an existing commercial and residential area, will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project includes varied building elevations with majority of buildings are single-story up to 13 feet in height with two-story component up to 24 feet in height for the caretaker's residence and office near the 42<sup>nd</sup> Avenue entrance. Additionally, the project will be required to have a final desert landscape plan with inspections, in accordance with County Ordinance No. 859, as indicated by Conditions of Approval (COA's) such as COA 90.Trans.25-Landscape Inspection Requirements (Conditional Use Permit No. 3758 (CUP 3758)). Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**2. Mt. Palomar Observatory**

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

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

a) The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as COA 10.Planning.20-Mt. Palomar Lighting Area (CUP 3758). These are general requirements that apply throughout Zone B of Ordinance No. 655 and not mitigation pursuant to CEQA. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The project consisting of a 93,658 square foot mini-warehouse facility with caretaker dwelling and 12 space parking lot would create a new light source, however, any new source of light is not anticipated to reach a significant level due to the size and scope of the project. Approximately 74 downcast low pressure sodium or equivalent light fixtures are proposed on the mini warehouse buildings and no light poles are proposed. Lighting is conditioned to be shielded and hooded thereby reducing any lighting impacts (COA 10.Planning.6 – Lighting Hooded) (CUP 3758). Proposed desert landscaping will also provide partial buffering including along 42<sup>nd</sup> Avenue (COA 10.Trans.11 Landscape Requirement) (CUP 3758). Impacts would be less than significant.
- b) Surrounding land uses include a commercial retail buildings and residential dwellings such as one family and apartment dwellings. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with COA 10.Planning.6-Lighting Hooded (CUP 3758). Outdoor lighting impacts are therefore considered less than significant.

Mitigation: No mitigation measures are required.

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

**AGRICULTURE & FOREST RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

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

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

**Monitoring:** No monitoring measures are required

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

**Findings of Fact:**

- a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.
- b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.
- c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

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

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

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

**Source:** SCAQMD Significance Thresholds and Analysis

**Findings of Fact:** The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the proposed General Plan Land Use designation of Commercial Retail (C-R), and population estimates. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are considered less than significant.
- b) Minor air quality impacts would occur during business operations which the majority would come from vehicle trips to and from the mini-warehouse site. Vehicle trips and the air quality emissions that are associated with them are anticipated to be less than significant due to the fact that the project is located within an area intended for commercial development with existing commercial zones, and is limited to approximately 93,658 square feet of total building area under CUP 3758. It is therefore reasonable to assume that a portion of the customers will be already visiting the immediate area which is bordered by existing land uses such as commercial retail, apartment dwellings, one family dwellings, and vacant land. Additionally, the mini-warehouse is limited to approximately 12 parking spaces which are vacant during long periods of time due to nature of mini-warehouse which can be infrequently used including within the storage building areas which can average approximately 15 auto/truck trips per day. Furthermore, automobiles are required to be CA licensed and comply with smog standards further limiting impacts to air quality. Due to the relatively limited size of the land of 5.06 acres with 93,658 square feet of proposed building area and associated landscaping, PM10 dust control for grading, air quality impacts would be minor both on a project and cumulative level. Impacts are therefore less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Due to the relatively limited size of project with 93,658 square feet of mini-warehouse which storage units remaining dormant when unused and when filled with household or commercial goods with limited automobile trips, and PM10 dust control (COA 60.BS Grade.15 – PM10 Plan Required) (CUP 3758), air quality impacts would be minor both on a project and cumulative level. Therefore, less than significant impacts are expected.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include existing commercial retail, apartment dwellings, one family dwellings, and vacant land, but is not expected to generate substantial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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point-source emissions due to the limited size of project of 3.64 acre portion of a 5.06 acre site and the type of use, a mini-warehouse building, which is not typically associated with significant emissions, and would be below 3,000 mega tons of carbon dioxide (MT CO<sub>2</sub>e). The project will not include major transportation facilities or generate significant odors. Therefore, impacts are less than significant.

- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. An office building is not a sensitive receptor. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project is a mini-warehouse building, which is not a type of use anticipated to create objectionable odors affecting a substantial number of people. Matter or material which creates obnoxious dust, odor, or fumes is prohibited (COA 10.Planning 21-Mini-Warehouse Limits). Therefore, no impacts are anticipated.

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

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

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

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

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

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool,



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

- a) The proposed project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported. The land is previously disturbed as 5.06 acre commercial lot. The project is conditioned to conduct an avian nesting bird survey prior to grading permit during if grading occurs during the nesting season between February 1st and August 31st (COA 60.EPD.1 – MBTA Survey) (CUP 3758), which is a standard condition of approval and not mitigation pursuant to CEQA. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. For these reasons, the proposed project will have a less than significant impact.
- b) Based on the review conducted by the Environmental Programs Division (EPD), the project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site. Therefore, impacts are considered less than significant.
- c) Based on the review conducted by EPD, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. Therefore impacts are expected to be less than significant.
- d) With the requirement for MBTA Survey prior to grading permit issuance if during nesting season, as required under Condition of Approval 60.EPD.1, the proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, less than significant impacts to wildlife corridors are anticipated.
- e) The project site does not contain riparian/riverine habitat due prior disturbance with dirt paths and overgrown desert weeds and limited dry vegetation. No impacts are expected.
- f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act since there are no wetlands on the existing property. Therefore there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The only tree preservation policy in the County relates to oak trees. The subject property does not contain any oak trees. Therefore, no impacts will result from project implementation.

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

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

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

**Source:** On-site Inspection, Project Application Materials; Phase I Archaeological Survey prepared by CRM Tech dated June 20, 2007 (from prior CUP 3550 project on same property)

**Findings of Fact:**

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

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

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

**9. Archaeological Resources**

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

**Source:** On-site Inspection, Project Application Materials; Phase I Archaeological Survey prepared by CRM Tech dated June 20, 2007 (prior CUP 3550 project on same property)

**Findings of Fact:**

a) Site disturbance has already occurred with the existing 5.06 acre land with dirt paths and overgrown desert weeds and limited dry vegetation. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot. Notification letters regarding AB 52 were also mailed out to tribes including Agua Caliente

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Band of Cahuilla Indians and Soboba Band of Luiseño Indians for the project on November 4, 2016. No request to consult was received regarding AB 52. Therefore, the project is not anticipated to alter or destroy any known archaeological site and no impacts are anticipated.

b) The proposed project is not expected to impact archaeological resources. If, however, during any ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 10.Planning.03 – Unanticipated Resources). This is a standard condition of approval and does not constitute mitigation pursuant to CEQA. No impacts are expected.

c) No human remains have been discovered or are anticipated to be discovered at the project site. However, there may be a possibility, although unlikely, that the project's ground disturbing activities could expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. No impacts are anticipated.

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

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

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

**GEOLOGY AND SOILS** Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report No. 2528

**Findings of Fact:**

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

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

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

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

**11. Liquefaction Potential Zone**

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

**Source:** Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologic Report No. 2528

**Findings of Fact:**

a) According to the County Geologist, the potential for liquefaction is moderate at this site and the potential for seismically induced liquefaction is unlikely. The project site will be graded with paving, gravel, desert landscaping surrounding portions of the mini-warehouse buildings. County Geologic Report No. 2528 recommended over excavations extending at least 2 feet below existing grade or 3 foot below the lowest proposed footings within the building areas (COA 10.Planing.11- GEO 2528 Accepted). Compliance with California Building Code (CBC 2016) also addresses any potential liquefaction concerns during grading activities for the finished pad, and the bearing soil is non-expansive and falls within the "very low" expansion category. Therefore, impacts from liquefaction are less than significant.

**Mitigation:** No mitigation measures required.

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

**12. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

**Findings of Fact:**

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**13. Landslide Risk**

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

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

**Findings of Fact:**

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

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

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

**14. Ground Subsidence**

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

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

**Findings of Fact:**

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

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

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

**15. Other Geologic Hazards**

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

**Source:** Project Application Materials, County Geologist review

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

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

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

**16. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

- a) The proposed project contains relatively flat topography on existing previously disturbed commercial lot with approximately 600 cubic yards of grading proposed. The proposed project will not substantially alter ground surface relief features. Therefore, there is no impact.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the project. Therefore, there is no impact.

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

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

**17. Soils**

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

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

- a) The project will not result in substantial soil erosion or loss of top soil since the 5.06 acre site has been partially disturbed and relative flat topography intended for commercial development. New minor grading shall be limited to the project site with desert landscaping and drainage

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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features such retention areas on the property. Furthermore, grading is limited to approximately 600 cubic yards of cut and 600 cubic yards of fill. Therefore, impacts would be less than significant.

- b) The expansion potential of the onsite soils is considered low, and engineered cut and fill will create less than significant impacts.
- c) The project site does not propose septic systems or alternative waste water disposal. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The project is not near a river, stream, or lakebed and therefore will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. While the project site is within the overall Whitewater River Basin, there are no rivers in the vicinity of the project located in Bermuda Dunes. Therefore, there would be no impact.
- b) The proposed project is anticipated to slightly increase water erosion, but the proposed improvements such as paving and retention areas with existing improved 42<sup>nd</sup> Avenue and transportation-related improvements will prevent any impacts from rising to a level of significance (COA 10. BS Grade.7 Erosion Control Protection). The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

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

a) The project site lies within a moderate wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blow sand because of proposed site improvements with an approximate 93,658-square-foot mini-warehouse complex which includes a paved and lighted automobile parking area for 12 spaces, with a required PM 10 Dust Control Plan (COA 60.BS Grade.15) for grading of vacant property. Impacts would be less than significant.

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

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

**GREENHOUSE GAS EMISSIONS** Would the project

**20. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County Climate Action Plan

**Findings of Fact:**

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. Because of this small size of the proposed project, its contribution to GHG emissions is far below the 900-ton threshold and below 3,000 mega tons of carbon dioxide (MT CO<sub>2</sub>e) that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32 such as due to California Smog Requirements for most customers that use the proposed mini warehouse complex including a 12 space parking lot. Therefore, there is no impact.

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

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

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Project Application Materials

**Findings of Fact:**

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaning agents to be used with the proposed mini-warehouse buildings. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Flammable or explosive materials are prohibited from being stored in the mini-warehouse complex (COA 10.Planning.21- Mini-Warehouse Limits). Therefore, there is no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within 1000 feet the project site. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is no impact.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

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

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

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure S-19 "Airport Locations," GIS database Airport Land Use Commission letter dated June 15, 2017

- a) The project site is located within an Airport Master Plan. The project was determined by the Airport Land Use Commission on June 15, 2017 to be "consistent" with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan. There will be no impact.
- b) The project site is located within an Airport Master Plan and required review by the Airport Land Use Commission. Compliance with the Airport Land Use Commission (ALUC) Letter dated June 15, 2017 summarized as follows: that outdoor lighting be hooded or shielded to prevent spillage of lumens or reflection into the sky, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference as stated under COA 10.Planning.25-ALUC Letter. These are standard conditions of approval for projects within an Airport Land Use Plan and does not qualify as mitigation pursuant to CEQA. As a result of these measures, impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project site is located within an airport land use plan and was determined to be consistent based on conditions as stated in the June 15, 2017 letter from ALUC; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Impacts would be less than significant.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

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

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

**23. Hazardous Fire Area**

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

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

**Findings of Fact:**

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

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

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

**HYDROLOGY AND WATER QUALITY** Would the project

**24. Water Quality Impacts**

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

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

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

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

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

**Source:** Water Quality Management Plan by David Queyrel, RCE dated 8/30/16; Coachella Valley Water District letter dated December 8, 2016

**Findings of Fact:**

- a) The topography of the site is partially disturbed desert land to be improved with mini-warehouse complex on 3.64 acre portion. The project would not substantially alter the existing drainage patterns of the project site; however, the project is required to submit final drainage plans and allow easements for drainage. The owner must provide measures to be incorporated into the development to prevent flooding of the site or downstream properties as part of the drainage of the site (COA's 60.BS GradeTrans.16-Transportation and CVWD Review; 60.BS Grade.6-Drainage Design) which will include retention areas and inlets capable of infiltrating the 100-year 24 hour storm event. Therefore, impacts are less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. The water quality calculations were based on the Design Handbook for Low Impact Development Best Management Practices (BMP's). The Whitewater Watershed spreadsheet was applied in the water quality calculations. Impacts would be less than significant with the BMP's incorporated and required BMP permit (COA 60.BS Grade.8 WQMP Access and Maintenance). These BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA.
- c) The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Additionally, plans for grading, a final desert landscape plan, and irrigation are required to be reviewed and approved by the Coachella Valley Water District ensuring efficient water management and County Transportation Landscape Inspections (COA 90.Trans.26- LC Comply / Irrigation Comply). Therefore, there is less than significant impact.
- d) The project has the potential to contribute to additional polluted runoff water. However, due to the size of the project, the project will not exceed the capacity of planned storm water drainage systems with site improvements including retention areas capable of infiltrating the 100 year

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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24 hour storm event. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.

- e) The proposed project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact.
- f) The project proposes mini-warehouse buildings within Zone X on the Federal Flood Insurance rate maps, but is less than significant due to retention and landscape areas to retain incremental increase of storm water runoff (COA 60.BS Grade.6 – Drainage Design Q100).
- g) The proposed project is not anticipated to substantially degrade water quality due to the Water Quality Management Plan required prior to grading permit issuance (COA 60.Trans.11– Approved WQMP). Impacts would be less than significant.
- h) The site proposes drainage infrastructure. The proposed project does include construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins). BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA. Impacts would be less than significant.

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

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

**25. Floodplains**

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Water Quality Management Plan by David Queyrel, RCE dated 8/30/16; Coachella Valley Water District letter dated December 8, 2016

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

- a) The project will not substantially alter the existing drainage pattern for the area due to proposed drainage improvements including requirement for retention areas capable of infiltrating the 100 year 24 hour storm event in order to prevent flooding to downstream properties. The project lies in the area of the Whitewater River Basin. The 5.06 site is currently vacant with proposed mini-warehouse complex of buildings on 3.64 acres with 1.42 acres to remain vacant with no mini-warehouse buildings or parking, however, the 3.64 acre portion would be fully improved with impervious parking lot surface and which 100% drainage to be kept on-site through use of retention areas and inlets for the mini-warehouse complex. Impacts are therefore considered less than significant with drainage improvements including desert landscaping (COAs 60.BSGrade.6 Drainage Design Q100 and 80.Trans.17.Landscape Plot Plan).
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to proposed drainage improvements largely consisting of proposed retention areas as outlined in the hydrology report. Therefore, the impact is considered less than significant.
- c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam due to proposed drainage improvements such as retention basin. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Impacts are considered less than significant.
- d) There is no nearby surface water body, and therefore the proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

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

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

Findings of Fact:

- a. The project would result in an alteration of the present land use of the area since mini-warehouse buildings with caretaker's residence and office on a 3.64 acre portion of an overall 5.06 acre site would be constructed. The subject land is located within an existing commercial and residential area intended for such development since mini-warehouses can be permitted with an approved Conditional Use Permit. The project would be consistent with the subject land since the land is currently designated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Commercial Retail (C-R), and areas with a Land Use Designation of C-R are generally envisioned for such general commercial related uses. This project is substantially similar to one that the County approved a number of years ago in 2008 under CUP 3550 which was not constructed and which will become null and void with approval of the proposed project. Storage facilities generally generate little traffic relative to other uses. Improving this site would help control 100 year flood events and is likely to benefit the immediate neighbors due to drainage improvements such as retention basins and inlets on the subject property. Therefore, impacts would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.

- b. The project is located within the Sphere of Influence (SOI) of the City of Palm Desert. Project information was forwarded to the City of Palm Desert. The City's email communication of September 12, 2017 indicated the site was identified as "Suburban Retail Center" in the City's General Plan, but also there were no immediate plans to annex any portion of the Bermuda Dunes Sphere. Impacts would therefore be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**27. Planning**

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

**Findings of Fact:**

a, b) The project will be consistent with the site's existing and proposed General Commercial (C-1-/C-P) zone due to the proposed mini-warehouse project which is specifically listed as permitted use with an approved conditional use permit. The proposed mini-warehouse buildings comply with development standards of the existing and proposed C-1/C-P zone with no minimum lot area requirement and compliance with minimum setbacks and height limits of the C-1/C-P zone. The project shall be developed in accordance with Section 18.46 of Zoning Ordinance No. 348 including no individual mini-warehouse units exceeding 500 square feet. The project is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) and One-Family Dwellings (R-1-12,000). The project would buffer adjacent zones with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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perimeter treatment, hooded lighting, and focused landscaping (COAs 80.Trans.18 Landscape Security and 80.Trans.17 Landscape Plot Plan). The property of 5.06 acres would include a 1.42 acre vacant portion to be fenced with no parking or storage incursions in accordance with Condition of Approval 10.PLANNING.25 - No Vehicle Parking Area. Therefore, impacts would be less than significant.

c-d) The proposal for mini-warehouse will be conditionally compatible with existing and surrounding land uses including commercial buildings, multiple family dwellings, one-family dwellings, which have been constructed and are operating in the project vicinity, which project includes buffering and perimeter treatment such as fencing. No landscaping is proposed along the easterly lot line with existing residences which already have existing landscaping with walls/fencing to minimize any encroachment by potential pedestrians. This easterly area is limited to graveling. Therefore, impacts would be less than significant.

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

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

**Monitoring:** No monitoring measures are required

**MINERAL RESOURCES** Would the project

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>28. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

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

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

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**29. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

**Findings of Fact:**

a) The project site is located within two miles of a public use airport that would expose people using the project to some airport noise, but the noise level would be less than significant due to commercial nature of the project in compliance with the 2016 CBC.

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

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

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

**30. Railroad Noise**

NA  A  B  C  D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

**Findings of Fact:** The proposed project is not located within immediate vicinity of an existing rail road, and there would no impact due to commercial nature of the project.

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

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

**31. Highway Noise**

NA  A  B  C  D

**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:** The proposed project is located within approximately 3,000 feet of Interstate 10 located to the north and 200 feet to Washington Street to the west, but there would no impact due to commercial nature of the project in compliance with 2016 CBC.

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

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

**32. Other Noise**

NA  A  B  C  D

**Source:** Project Application Materials, GIS database

**Findings of Fact:** The project is not affected by other noise impacts. There will be no impact.

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

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

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

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

**Findings of Fact:**

- a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The proposed development for mini warehouse will not substantially increase ambient noise levels due to existing traffic noise along 42<sup>nd</sup> Avenue and Washington Street. No outdoor speakers are proposed. Therefore, impacts are less than significant.
- b) The proposed project may create a short-term temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during project grading from construction equipment. However, the project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847 (COA's 10.Planning.11 – Exterior Noise Levels). Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

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

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

**PALEONTOLOGICAL RESOURCES**

**34. Paleontological Resources**

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

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

**Findings of Fact:**

- a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, no paleontological report has been required. However, should fossil remains be encountered, all site earthmoving shall be ceased, the County Paleontologist shall be notified, the applicant shall retain a qualified paleontologist (COA 10.Planning.1 – Low Paleo). This is a standard requirement for all projects that may involve grading or ground disturbance and therefore does not qualify as mitigation pursuant to CEQA. No impacts are anticipated.

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

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

**POPULATION AND HOUSING** Would the project

**35. Housing**

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

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

**Findings of Fact:**

- a) The proposed project will not displace any existing residences due to the commercial nature of the project with one proposed caretaker's residence. No impacts are expected.
- b) The proposed project would create a slightly increased demand for additional housing due to the commercial nature of the project with approximately 3 employees as result of the 93,658 square foot mini-warehouse. However, this would create a minor amount of additional housing need due to the very small increase of workers at the site with existing housing units located in the surrounding area including Bermuda Dunes and City of Palm Desert. Because the increase is so small, there will be no impact.
- c) The project site will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere due to commercial nature of the project. Therefore, there is no impact.
- d) The project is not located within or near a County Redevelopment Project Area. Therefore, there is no impact.
- e) The project would add a new business with up to approximately 3 employees and up to 50 construction jobs. This population increase will not exceed official regional or local population projections and be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) The project will not induce substantial population growth in an area since the business would be for mini warehouse with up to approximately 3 employees and up to 50 construction workers. Impacts from the addition of approximately 3 employees or less would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed mini-warehouse will have a less than significant impact on the demand for Fire services since the project provides adequate fire access along 42<sup>nd</sup> Avenue with minimum 36-foot wide driveway entrance. Fire protection improvements such as maintaining minimum required fire truck access (COA's 10.Fire.5 – Gate Entrances) shall be required. Additionally, flammable or explosive materials are prohibited from being stored in the mini-warehouse complex (COA 10.Planning.21- Mini-Warehouse Limits).

Furthermore, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not Fire Services' ability to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

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

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

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

**38. Schools**

**Source:** GIS database

**Findings of Fact:**

The Desert Sands Unified School District provides public education services for the project area. The applicant is anticipated to be required to pay school fees due to new mini-warehouse buildings (COA 80.Planning.6 - School Fees). Therefore, impacts are less than significant.

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

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

**39. Libraries**

**Source:** Riverside County General Plan

**Findings of Fact:**

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

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

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

**40. Health Services**

**Source:** Riverside County General Plan

**Findings of Fact:**

The use of the proposed project area would not cause a significant impact on health services since the project proposes approximately 3 workers who could potentially work at the new mini-warehouse building. The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is no impact.

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

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

**RECREATION**

**41. Parks and Recreation**

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

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

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

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

**Findings of Fact:**

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment since the land is part of an existing commercial area. Therefore, there is no impact.
- b) Due to the relatively small size of the 5.06 acre site which allows commercial land uses, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project is not subject to Quimby fees at this time due to subdivision which does not generate habitable dwelling parcels. Thus, there is no impact.

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

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

**42. Recreational Trails**

**Source:** Riverside County General Plan

**Findings of Fact:** The General Plan does not identify a Class I Bikeway/Regional Trail along 42<sup>nd</sup> Avenue, therefore, no impacts are anticipated.

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

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

**TRANSPORTATION/TRAFFIC** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths; and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project to add a mini-warehouse compliance will slightly increase vehicular traffic on the surrounding streets including Washington Street (110' right-of-way) and 42nd Avenue (60' right-of-way) within a commercial and residential area of Bermuda Dunes. However, the Transportation Department did not require a traffic study due to existing streets with curb, gutter, street lights, and sidewalk improvements already built in conformance with the General Plan. The project does require ROW dedication along 42<sup>nd</sup> Avenue for a 59-foot half width right-of-way (COA 80.Trans.4-ROW Dedication). The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system in that the additional traffic



would be limited to the proposed 12 parking spaces and approximately 15 auto/truck trips per day. Nor will the project conflict with any County policy regarding mass transit. TUMF mitigation fees shall be required (COA 80.Trans.3-TUMF), which is a standard requirement that does not qualify as mitigation pursuant to CEQA. Impacts are considered less than significant.

b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Project parking consists of approximately 12 spaces. With approximate total building square footage of 93,658 square feet for proposed mini-warehouse, and two (2) parking spaces required for every three (3) employees, a minimum of six (6) spaces shall be required, but 12 spaces are proposed to be provided exceeding minimum parking (COA 90.PLANNING.1 Parking Paving Material (CUP 3758). The project will not conflict with an applicable congestion management plan. Therefore, there is no impact.

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

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

f) The project may cause a slight increase in the population of the area, thus creating an increase in road maintenance responsibility. A portion of property taxes are provided to the Bermuda Dunes #121 County Service Area to offset the increased cost of road related maintenance. Therefore, there is a less than significant impact.

g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

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

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail along 42<sup>nd</sup> Avenue or surrounding streets. Therefore there is no impact.

Mitigation: No mitigation measures are required.

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

**TRIBAL CULTURAL RESOURCES** Would the project

**45. Tribal Cultural Resources**

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

**Source:** Project Application Materials

**Findings of Fact:**

a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to the Agua Caliente Band of Cahuilla Indians and Soboba Band of Luiseño Indians for the project on November 4, 2016. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site, and any new ground disturbing activities are limited to grading on previously disturbed land of 5.06 acres. For these reasons, there is anticipated to be no impact.

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**46. Water**

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Coachella Valley Water District correspondence and Department of Environmental Health Review

- a) The proposed project is served by the Coachella Valley Water District (CVWD) for domestic water (COA 80 E. Health.1 Water & Sewer Will Serve) (CUP 3758), and would result in the expansion of existing water line facilities as the result of the mini-warehouse and desert landscape irrigation. Impacts would be less than significant.
- b) Based on review by CVWD and correspondence, it is anticipated that the project will have sufficient water supplies available for the project. A preliminary desert landscape irrigation plan has been prepared and reviewed by CVWD and the County Transportation Department in accordance with County Ordinance No. 859 and Riverside County Desert Friendly Landscape Guide which will limit impacts to ground water supply. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Sewer**

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review; Coachella Valley Water District correspondence

Findings of Fact:

- a) The proposed project is served by the Coachella Valley Water District (CVWD) for sanitation service (COA 80 E. Health.1 Water & Sewer Will Serve) (CUP 3758) and would not result in the construction of new waste water treatment facilities or expansion of existing facilities as the result of the proposed mini-warehouse complex. Less than significant impacts are anticipated.
- b) The proposed project is anticipated to have adequate wastewater treatment capacity to serve the proposed mini-warehouse buildings due to existing sewer lines located along 42<sup>nd</sup> Avenue and Washington Street as indicated by CVWD correspondence dated December 6, 2016. Less than significant impacts are anticipated.

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

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

**48. Solid Waste**

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

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

**Findings of Fact:**

a-b) The project will generate less than significant trash waste due to proposed mini-warehouse buildings with proposed waste disposal and dumpsters. Additionally, adequate disposal facilities and services are located on the project site subject to review and approval by County Waste Resources Department with required Waste Recycling Plan (WRP) as indicated by COAs such as 90.Waste.1- Waste Reporting Form and 90.Waste.2- Recycling Collection Area which includes disposal by local waste hauler. Impacts are therefore less than significant.

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

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

**49. Utilities**

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

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

**Source:** Riverside County General Plan

**Findings of Fact:**

a,b,c) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will require utility services in the form of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the vacant property. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Imperial Irrigation District, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced. Therefore, there will be a less than significant level of impact.

d) The project would use existing storm water drainage facilities including curbs, gutters already in place along 42<sup>nd</sup> Avenue and Washington Street to be maintained by County Transportation Department with less than significant impacts

e) Existing street lights are located along 42<sup>nd</sup> Avenue. Electricity is available at the project site and lines will have to be extended onto the site. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Less than significant impact to occur.

f) Based on data available at this time, no offsite utility improvements will be required to support this project. This impact is considered less than significant.

g) The project will not require additional government services. No impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**50. Energy Conservation**

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

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed project would result in a new mini-warehouse complex. This land use would primarily increase electrical usage at a minor level. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

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

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

Monitoring: No monitoring measures are required.

**OTHER**

51. Other: N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review

Findings of Fact: Not Applicable

Mitigation: Not Applicable

Monitoring: Not Applicable

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 5.06 acre site for proposed mini-warehouse of approximately 93,658 square feet on 3.64 acre portion. The site is surrounded by existing commercial and residential development such as multiple and single family dwellings and would largely serve traffic and customers who would normally visit this area even without the mini-warehouse. Future

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development in the immediate vicinity is considered to be limited due to the existing urban development near the intersection of 42<sup>nd</sup> Avenue and Washington Street. Existing commercial centers located at the NE, SE and SW corners have been previously constructed along with existing country club golf course and existing dwellings along Yucca Lane. So impacts as result of the proposed mini-warehouse as in-fill development with anticipated low volumes of activity such as customers who use the mini-warehouse as the units are dormant for long periods of time with no activity, impacts are less than significant.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including minor traffic increase which would use existing adjoining streets which are improved and project landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the automobiles that access the property with 12 parking spaces, and would not be cumulatively considerable. Therefore, impacts are less than significant.

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

Source: Staff review, project application

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

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: CUP 3550  
 Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
 4080 Lemon Street, 12th Floor  
 Riverside, CA 92505

## VII. AUTHORITIES CITED

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

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CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a mini-warehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with 938 total mini-storage units. The project also includes a 634-square foot office with 12 customer parking spaces and a 1,322-square foot caretaker's residence with 600-square foot garage up to 24-feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 square feet. The project includes a monument sign and wall signage of approximately 30-square feet each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week.

The project includes Change of Zone No. 7922 which modifies existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on the entire 5.06-acre property to accommodate the mini-warehouse project.

10. EVERY. 2

USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3758 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A, Amended No. 1, dated July 26, 2017, Exhibit B (elevations), Exhibit C (floor plans), and Exhibit D (preliminary grading).

10. EVERY. 3

USE - HOLD HARMLESS

RECOMMND

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

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



CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

10. GENERAL CONDITIONS

10. EVERY. 3 USE - HOLD HARMLESS (cont.)

RECOMMND

and,

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

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

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

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

10. GENERAL CONDITIONS

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

RECOMMND

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

10. GENERAL CONDITIONS

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

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 8                   USE - DUST CONTROL                   RECOMMND

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

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

Site drainage shall be in accordance with the current California Building Code. Swales located within 10' of the building foundation shall have 2% minimum slope.

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

10.BS GRADE. 13                  USE - SLOPE SETBACKS                   RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

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

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

CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

10. GENERAL CONDITIONS

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 B&S SUBMITTAL REQUIREMENTS RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to all building(s).
2. Connect to all accessible parking loading/unloading areas.
3. Connect to accessible sanitary facilities.

CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

10. GENERAL CONDITIONS

10.BS PLNCK. 1

B&S SUBMITTAL REQUIREMENTS (cont.)

RECOMMND

4.Connect to areas of public accommodation.  
Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

ACCESSIBLE PARKING:

Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):  
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

- 1.Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
  - 2.Determines if materials will be sorted on site or mixed.
  - 3.Identifies diversion facilities where material collected will be taken.
  - 4.Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.
- For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

William Peppas  
Senior Building Inspector  
Riverside County Building & Safety  
(951) 955-1440

E HEALTH DEPARTMENT

10.E HEALTH. 1

USE - HAZMAT STORAGE

RECOMMND

No storage or allowing storage of hazardous materials shall be allowed in the self storage area. Any business which occupies the suites are subject to the appropriate licensing for the storage or generation of hazardous



CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

10. GENERAL CONDITIONS

10.FIRE. 6 USE-#88A-AUTO/MAN GATES RECOMMND

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

10.FIRE. 7 USE - NO HAZ MAT RECOMMND

Storage buildings shall not be used for the use, storage, or handling of hazardous materials.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - LOW PALEO RECOMMND

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

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

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

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

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

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may

CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

10. GENERAL CONDITIONS

10. PLANNING. 1

USE - LOW PALEO (cont.)

RECOMMND

expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

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

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



CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

10. GENERAL CONDITIONS

10.PLANNING. 2

USE - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 3

USE - UNANTICIPATED RESOURCES

RECOMMND

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

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

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

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

10. GENERAL CONDITIONS

10.PLANNING. 3                   USE - UNANTICIPATED RESOURCES (cont.)                   RECOMMND

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

10.PLANNING. 4                   USE - COMPLY WITH ORD./CODES                   RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 5                   USE - FEES FOR REVIEW                   RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

10. GENERAL CONDITIONS

10.PLANNING. 5 USE - FEES FOR REVIEW (cont.) RECOMMND

with.

10.PLANNING. 6 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 8 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 9 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the following hours of operation, excepting caretaker's residence: Hours of operation for the office shall be allowed from 8:00 a.m. to 6:00 p.m., with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., Monday through Sunday, in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 10 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 11 USE - GEO02528 ACCEPTED RECOMMND

County Geologic Report GEO No. 2528, submitted for the project CUP03758, was prepared by Sladden Engineering. The report is titled; "Geotechnical Update, Proposed Storage Facility, SEC Easthaven Road & Sparkey Way, Bermuda Dunes Area, Riverside County, California," dated April 18, 2016. In addition, Sladden has submitted the following response: "Response to County of Riverside Review Comments date December 21, 2016; County Geologic Report No. 2528," dated January 11, 2017, GEO02528 concluded:

CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

10. GENERAL CONDITIONS

10.PLANNING. 11

USE - GEO02528 ACCEPTED (cont.)

RECOMMND

1.No active faults are known to project through the site and the site is not within an Alquist-Priolo Earthquake Fault (Special Studies) Zone.

2.Based upon published maps, onsite mapping, and a review of aerial photographs of the site, risks associated with primary surface ground rupture should be considered "low."

3.Based on the relatively flat nature of the site, risks associated with debris flows are considered "negligible".

4.Locally, no fissures or other surficial evidence of subsidence were observed at or near the subject site. Therefore, risks associated with subsidence are considered "low."

5.Based on our review of groundwater maps of the site vicinity, and our experience in the project vicinity, it is our opinion that risks associated with liquefaction and liquefaction related hazards should be considered "negligible".

GEO02528 recommended:

1.Overexcavation should extend to a minimum depth of 2 feet below existing grade or 3 feet below the bottom of footings, whichever is deeper.

2.The exposed soil should then be scarified to a depth of 1 foot, moisture conditioned and re-compacted to at least 90 percent relative compaction.

3.Conventional shallow spread footings should be bottomed into properly compacted engineered fill material a minimum of 18 inches below lowest adjacent grade.

4.The bearing soil is non-expansive and falls within the "very low" expansion category in accordance with California Building Code (CBC) classification criteria.

GEO No. 2528 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2528 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 12

USE - NO OUTDOOR ADVERTISING

RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall

CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

10. GENERAL CONDITIONS

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING (cont.) RECOMMND

be constructed or maintained within the property subject to this approval.

10.PLANNING. 13 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 14 USE - AGRICULTURE CODES RECOMMND

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

10.PLANNING. 15 USE - CAUSES FOR REVOCATION RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

10. GENERAL CONDITIONS

10.PLANNING. 15 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

shall be subject to the revocation procedures.

10.PLANNING. 16 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 17 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

10.PLANNING. 18 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 19 USE - MINI-WAREHOUSE LIMITS RECOMMND

Mini-warehouse facilities shall be designated and operated for the storage of goods in individual compartments or rooms, which are available for use by the general public on a rental or lease basis. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, or human habitation. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 500 square feet. The following facilities shall not be permitted in mini-warehouses:

- 1) No, water, sanitary facilities, or electricity, with the exception of lighting fixtures, shall be provided in individual storage units.
- 2) Prefabricated shipping containers shall not be used as mini-warehouse facilities.

The following prohibited materials shall not be stored in mini-warehouse facilities:

CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

10. GENERAL CONDITIONS

10.PLANNING. 19 USE - MINI-WAREHOUSE LIMITS (cont.) RECOMMND

- 1) Flammable or explosive matter or materials.
- 2) Matter or material which create obnoxious dust, odor, or fumes.
- 3) Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et. seq.)

10.PLANNING. 20 USE - LIMIT OUTDOOR STORAGE RECOMMND

No approval is granted for more than 200 square feet of outdoor storage or display of materials or merchandise; any and all outdoor storage or display of materials or merchandise shall be limited in area to 200 square feet or less within the entire premises.

10.PLANNING. 21 USE - ALUC LETTER RECOMMND

The permit holder shall remain in compliance with the stormwater requirements of the Airport Land Use Commission letter dated June 15, 2017, including that outdoor lighting be hooded, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference.

10.PLANNING. 22 USE - CVWD LETTER RECOMMND

The permit holder shall remain in compliance with the stormwater requirements of the CVWD letter dated December 16, 2017, a copy which is on file with the Riverside County Planning Department.

10.PLANNING. 23 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in phases provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

10. GENERAL CONDITIONS

10.PLANNING. 24 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 25 USE - NO VEHICLE PARKING AREA RECOMMND

No truck, trailer, or other vehicle parking and/or storage shall be allowed at any time within the southwesterly 1.42 acre area to remain vacant and not a part of the mini-warehouse complex. Fencing, curbs or other barriers to vehicle parking and/or storage in this area to prevent access shall be maintained at all times. Should vehicles enter this area, such vehicles shall be promptly removed and the area restored to prevent the emission of dust and blow sand.

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEBSITE RECOMMND

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

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

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as



CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

10. GENERAL CONDITIONS

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

though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 10 USE - ENCROACHMENT PERMIT RECOMMND

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

10.TRANS. 11 USE - LANDSCAPE RQMTS (LS) RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping guidelines. Emphasis shall be placed on using low water use plant species that are drought tolerant;
- 2) Ensure all landscape and irrigation plans are in conformance with the approved conceptual landscape exhibit;
- 3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the

CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

10. GENERAL CONDITIONS

10.TRANS. 11 USE - LANDSCAPE RQMTS (LS) (cont.) RECOMMND

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

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and

CONDITIONAL USE PERMIT Case #: CUP03758

Parcel: 607-130-010

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1

USE - EXPIRATION DATE-CUP/PUP (cont.)

RECOMMND

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

Plan: CUP03758

Parcel: 607130010

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-USE - APPROVED WQMP                      Not Satisfied

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

060 - BS-Grade. 2                      0060-BS-Grade-USE - DRAINAGE DESIGN Q100                      Not Satisfied

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

060 - BS-Grade. 3                      0060-BS-Grade-USE - GEOTECH/SOILS RPTS                      Not Satisfied

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

060 - BS-Grade. 4                      0060-BS-Grade-USE - GRADING SECURITY                      Not Satisfied

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

060 - BS-Grade. 5                      0060-BS-Grade-USE - IMPORT / EXPORT                      Not Satisfied

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

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

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

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

060 - BS-Grade. 6                      0060-BS-Grade-USE - NOTARIZED OFFSITE LTR                      Not Satisfied

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

060 - BS-Grade. 7                      0060-BS-Grade-USE - NPDES/SWPPP                      Not Satisfied

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

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

Plan: CUP03758

Parcel: 607130010

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 8                      0060-BS-Grade-USE - OFFSITE GRDG ONUS                      Not Satisfied

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

060 - BS-Grade. 9                      0060-BS-Grade-USE - PRE-CONSTRUCTION MTG                      Not Satisfied

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

060 - BS-Grade. 10                      0060-BS-Grade-USE - SWPPP REVIEW                      Not Satisfied

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

060 - BS-Grade. 11                      0060-BS-Grade-USE- BMP CONST NPDES PERMIT                      Not Satisfied

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

060 - BS-Grade. 12                      0060-BS-Grade-USE- PM 10 CLASS REQUIRED                      Not Satisfied

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

060 - BS-Grade. 13                      0060-BS-Grade-USE -PM10 PLAN REQUIRED                      Not Satisfied

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.  
1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".  
2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

060 - BS-Grade. 14                      0060-BS-Grade-USE-TRANS& CVWD REVIEW REQ'D                      Not Satisfied

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

Fire

060 - Fire. 1                      0060-Fire-USE-#75-WATER PLANS                      Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

Planning

060 - Planning. 1                      0060-Planning-USE - COC REQUIRED (1)                      Not Satisfied

Plan: CUP03758

Parcel: 607130010

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060-Planning-USE - COC REQUIRED (1) (cont.)                      Not Satisfied

Prior to issuance of a grading permit, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Building and Safety Department.

060 - Planning. 2                      0060-Planning-USE - FEE STATUS                      Not Satisfied

Prior to the issuance of grading permits for Conditional Use Permit No. 3758, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 3                      0060-Planning-USE - REQUIRED CHANGE OF ZONE                      Not Satisfied

No grading permits or building permits, whichever occurs first, shall be issued until Change of Zone No. 7922 has been approved and adopted by the Board of Supervisors and has been made effective. This permit shall conform with the development standards of the zones ultimately applied to the property.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-MTBA PRIOR TO GRADING                      Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1                      0060-Transportation-USE - FINAL WQMP                      Not Satisfied

This project is located in the Whitewater watershed. Prior to the issuance of a grading permit, the project proponent shall submit a Water Quality Management Plan (WQMP) in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R7-2013-0011 (Whitewater) et seq.) to the Transportation Department for review and approval. The project proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found online at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

060 - Transportation. 2                      0060-Transportation-USE - SUBMIT GRADING PLAN                      Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.  
Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading

Plan: CUP03758

Parcel: 607130010

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2                      0060-Transportation-USE - SUBMIT GRADING PLAN (cont.)                      Not Satisfied  
clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.  
Standard plan check turnaround time is 10 working days.

060 - Transportation. 3                      0060-Transportation-USE - WATER QUALITY MGMT PLAN                      Not Satisfied  
The developer shall submit Water Quality Management Plan (WQMP) to Riverside County Transportation Department for review and approval.

060 - Transportation. 4                      0060-Transportation-USE-WQMP ACCESS & MAINT ESMNT                      Not Satisfied  
Prior to issuance of a grading permit, the project proponent shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs is provided. This requirement applies to both on-site and off-site property.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-USE - NO B/PMT W/O G/PMT                      Not Satisfied  
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2                      0080-BS-Grade-USE - ROUGH GRADE APPROVAL                      Not Satisfied  
Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:  
1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.  
2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.  
3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.  
4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.  
Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1                      0080-E Health-USE - WATR/SEWR WILL SERVE                      Not Satisfied  
A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

Fire

080 - Fire. 1                      0080-Fire-USE-#4-WATER PLANS                      Not Satisfied  
The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plan: CUP03758

Parcel: 607130010

**80. Prior To Building Permit Issuance**

**Fire**

080 - Fire. 1                                    0080-Fire-USE-#4-WATER PLANS (cont.)                                    Not Satisfied

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

**Planning**

080 - Planning. 1                                    0080-Planning-USE - COC REQUIRED (2)                                    Not Satisfied

Prior to issuance of building permits, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Department of Building and Safety.

If Planning Department Condition No. 60.PLANNING.3 is satisfied, this condition shall be considered MET.

080 - Planning. 2                                    0080-Planning-USE - COLOR/FINISH SAMPLES                                    Not Satisfied

The permittee shall submit three 4" x 4" color and finish samples of the exterior building materials for Planning Department approval. Coloration shall be compatible with the colors contained in APPROVED EXHIBIT A.

080 - Planning. 3                                    0080-Planning-USE - CONFORM TO ELEVATIONS                                    Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

080 - Planning. 4                                    0080-Planning-USE - CONFORM TO FLOOR PLANS                                    Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

080 - Planning. 5                                    0080-Planning-USE - FEE BALANCE                                    Not Satisfied

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

080 - Planning. 6                                    0080-Planning-USE - LIGHTING PLANS                                    Not Satisfied

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

080 - Planning. 7                                    0080-Planning-USE - REQUIRED CHANGE OF ZONE                                    Not Satisfied

No building permits or grading permits, whichever occurs first, shall be issued until Change of Zone No. 7922 has been approved and adopted by the Board of Supervisors and is effective.

080 - Planning. 8                                    0080-Planning-USE - SCHOOL MITIGATION                                    Not Satisfied

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

080 - Planning. 9                                    Gen - 38-Foot Building Setback 42nd Avenue                                    Not Satisfied

A minimum 38-foot building setback shall be maintained from existing street line of 42nd Avenue.

**Transportation**

080 - Transportation. 1                                    0080-Transportation-USE - IMPLEMENT WQMP                                    Not Satisfied

The project proponent shall begin constructing and installing the BMP facilities described in the approved Final WQMP prior to the issuance of a building permit. The project proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

080 - Transportation. 2                                    0080-Transportation-USE - LANDSCAPE PLAN SUBMITTAL                                    Not Satisfied



Plan: CUP03758

Parcel: 607130010

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2                      0080-Transportation-USE - LANDSCAPE PLAN SUBMITTAL (cont.)                      Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the project is located within a special district such as CFD/CSA/LMD, the developer/ permit holder shall submit plans for review to the special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject district has approved said plans. The Transportation Department shall clear this condition.

All model home complexes and park sites with ADA path of travel issues or concerns shall be processed as a Minor Plot Plan through the Planning Department.

080 - Transportation. 3                      0080-Transportation-USE - LANDSCAPE SECURITY (LS)                      Not Satisfied

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

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

080 - Transportation. 4                      0080-Transportation-USE - LIGHTING PLAN                      Not Satisfied

A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

080 - Transportation. 5                      0080-Transportation-USE - R-O-W DEDICATION                      Not Satisfied

Sufficient public street right-of-way along 42nd Avenue shall be conveyed for public use to provide for a 59-foot

Plan: CUP03758

Parcel: 607130010

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5                      0080-Transportation-USE - R-O-W DEDICATION (cont.)                      Not Satisfied  
half-width right-of-way. Additional right-of-way to accommodate turning movements may be required as approved by the Transportation Department.

080 - Transportation. 6                      0080-Transportation-USE - TUMF                      Not Satisfied  
Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

080 - Transportation. 7                      0080-Transportation-USE - UTILITY PLAN                      Not Satisfied  
Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles off-site in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

080 - Transportation. 8                      0080-Transportation-USE-ESTABLISH WQMP MAINT ENTIT                      Not Satisfied  
A maintenance plan and signed WQMP maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected no later than October 15 each year and rendered fully functional.

Waste Resources

080 - Waste Resources. 1                      0080-Waste Resources-USE - RECYCLNG COLLECTION P                      Not Satisfied  
Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2                      0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP)                      Not Satisfied  
Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-USE - BMP GPS COORDINATES                      Not Satisfied  
Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 2                      0090-BS-Grade-USE - BMP REGISTRATION                      Not Satisfied

Plan: CUP03758

Parcel: 607130010

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2                      0090-BS-Grade-USE - BMP REGISTRATION (cont.)                      Not Satisfied

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

090 - BS-Grade. 3                      0090-BS-Grade-USE - PRECISE GRDG APPROVAL                      Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any on-site storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

090 - BS-Grade. 4                      0090-BS-Grade-USE - REQ'D GRADING INSP'S                      Not Satisfied

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

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

090 - BS-Grade. 5                      0090-BS-Grade-USE - WQMP ANNUAL INSP FEE                      Not Satisfied

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

090 - BS-Grade. 6                      0090-BS-Grade-USE - WQMP BMP CERT REQ'D                      Not Satisfied

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP

Plan: CUP03758

Parcel: 607130010

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 6                      0090-BS-Grade-USE - WQMP BMP CERT REQ'D (cont.)                      Not Satisfied  
treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 7                      0090-BS-Grade-USE - WQMP BMP INSPECTION                      Not Satisfied

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

Fire

090 - Fire. 1                              0090-Fire-USE-#12A-SPRINKLER SYSTEM                              Not Satisfied

Install a complete fire sprinkler system per NFPA 13 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout.

090 - Fire. 2                              0090-Fire-USE-#27-EXTINGUISHERS                              Not Satisfied

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

090 - Fire. 3                              0090-Fire-USE-#45-FIRE LANES                              Not Satisfied

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

090 - Fire. 4                              0090-Fire-USE-#77-SUPER FH/FLOW                              Not Satisfied

Approved super fire hydrants (6"x4"x2-2 1/2") with a fire flow of 2,250 GPM shall be installed within 400 feet of all buildings and storage areas.

Planning

090 - Planning. 1                              0090-Planning-USE - ACCESSIBLE PARKING                              Not Satisfied

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

In addition to the above requirements, the surface of each parking space shall have a surface identification sign

Plan: CUP03758

Parcel: 607130010

90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      0090-Planning-USE - ACCESSIBLE PARKING (cont.)                      Not Satisfied  
duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2                      0090-Planning-USE - COLOR/FINISH COMPLIANCE                      Not Satisfied

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

090 - Planning. 3                      0090-Planning-USE - CURBS ALONG PLANTERS                      Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 4                      0090-Planning-USE - INSTALL BIKE RACKS                      Not Satisfied

A bicycle rack with a minimum of two (2) spaces shall be provided in convenient location to facilitate bicycle access to the project area. The bicycle rack shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 5                      0090-Planning-USE - ORD 875 CVMSHCP FEE                      Not Satisfied

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Conditional Use Permit No. 3758 calculated to be 3.64 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 6                      0090-Planning-USE - ORD NO. 659 (DIF)                      Not Satisfied

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3758 has been calculated to be 3.64 net acres.

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

090 - Planning. 7                      0090-Planning-USE - PARKING PAVING MATERIAL                      Not Satisfied

A minimum of 12 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 8                      0090-Planning-USE - PHASES MUST BE COMPLETE                      Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 9                      0090-Planning-USE - ROOF EQUIPMENT SHIELDING                      Not Satisfied

Plan: CUP03758

Parcel: 607130010

90. Prior to Building Final Inspection

Planning

090 - Planning. 9                      0090-Planning-USE - ROOF EQUIPMENT SHIELDING (cont.)                      Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 10                      0090-Planning-USE - TRASH ENCLOSURES                      Not Satisfied

A trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 11                      0090-Planning-USE - UTILITIES UNDERGROUND                      Not Satisfied

All utilities, except electrical lines rated 33 KV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 12                      0090-Planning-USE - WALL & FENCE LOCATIONS                      Not Satisfied

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

090 - Planning. 13                      Gen - 38-Foot Building Setback 42nd Avenue                      Not Satisfied

A minimum 38-foot building setback shall be maintained from existing street line of 42nd Avenue.

Transportation

090 - Transportation. 1                      0090-Transportation-USE - IMP PLANS                      Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department

Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 2                      0090-Transportation-USE - IMPROVEMENTS                      Not Satisfied

Easthaven Road shall be improved in accordance with County Standard No. 105, Section "C" to provide full-width improvements to Sparkey Way as approved by the Transportation Department.

090 - Transportation. 3                      0090-Transportation-USE - LANDSCAPE INSPECTION RQM                      Not Satisfied

The permit holder's landscape architect (or on-site representative) is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the installation inspection, the applicant will arrange schedule for an 1-year installation inspection at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first, and comply with the Transportation Department's 80.TRANS condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the installation inspection, the Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of

Plan: CUP03758

Parcel: 607130010

90. Prior to Building Final Inspection

Transportation

- 090 - Transportation. 3                    0090-Transportation-USE - LANDSCAPE INSPECTION RQM (cont.)                    Not Satisfied  
Completion that shall be submitted to the Transportation Department. The Transportation Department shall clear this condition upon determination of compliance.
- 090 - Transportation. 4                    0090-Transportation-USE - R-O-W DEDICATION                    Not Satisfied  
Sufficient public street right-of-way along 42nd Avenue shall be conveyed for public use to provide for a 59-foot half-width right-of-way. Additional right-of-way to accommodate turning movements may be required as approved by the Transportation Department.
- 090 - Transportation. 5                    0090-Transportation-USE - SIGNING & STRIPING                    Not Satisfied  
A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
- 090 - Transportation. 6                    0090-Transportation-USE - STREETLIGHTS INSTALL                    Not Satisfied  
Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.  
It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).
- 090 - Transportation. 7                    0090-Transportation-USE - UTILITY INSTALL                    Not Satisfied  
Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.  
A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.
- 090 - Transportation. 8                    0090-Transportation-USE - WQMP COMPLETION                    Not Satisfied  
Prior to Building Final Inspection, the project proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.
- 090 - Transportation. 9                    0090-Transportation-USE - WQMP REGISTRATION                    Not Satisfied  
Prior to Building Final Inspection, the project proponent is required to register the project's BMPs with the Transportation Department's Business Registration Division.
- 090 - Transportation. 10                    0090-Transportation-USE STREETLIGHT AUTHORIZATION                    Not Satisfied  
Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:  
1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.  
2. Letter establishing interim energy account from SCE, IID or other electric provider.
- 090 - Transportation. 11                    0090-Transportation-USE-COMPLY WITH LNDSCP/IRRGTN                    Not Satisfied  
The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with approved conceptual landscape exhibit, landscaping, irrigation, and shading plans. The Transportation Department will verify and inspect that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit

Plan: CUP03758

Parcel: 607130010

**90. Prior to Building Final Inspection**

**Transportation**

090 - Transportation. 11                    0090-Transportation-USE-COMPLY WITH LNDSCP/IRRGTN (cont.)                    Not Satisfied  
holder's designated landscape representative and the Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

090 - Transportation. 12                    0090-Transportation-USE-LNDSCP INSPECTION DEPOSIT                    Not Satisfied  
Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department shall clear this condition upon determination of compliance.

**Waste Resources**

090 - Waste Resources. 1                    0090-Waste Resources-USE - RECYCLNG COLLECTION AREA                    Not Satisfied  
Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 2                    0090-Waste Resources-USE - WASTE REPORTING FORM                    Not Satisfied  
Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.





# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



June 15, 2017

**CHAIR**  
Rod Ballance  
Riverside

**VICE CHAIRMAN**  
Steve Manos  
Lake Elsinore

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Glen Holmes  
Hemet

Russell Betts  
Desert Hot Springs

Steven Stewart  
Palm Springs

**STAFF**

Director  
Simon A. Houseman

John Guerin  
Paul Rull  
Barbara Santos

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

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

Mr. Jay Olivas, Urban/Regional Planner IV  
Riverside County Planning Department – Desert Office  
77-588 El Duna Court, Suite H  
Palm Desert CA 92260

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

File No.: ZAP1069BD17

Related File Nos.: CZ7922 (Change of Zone), CUP03758 (Conditional Use Permit)

APNs: 607-130-010

Dear Mr. Olivas:

On June 8, 2017, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CZ07922 (Change of Zone), a proposal to change the zoning of a 0.6-acre portion of a 5.06-acre property (Assessor's Parcel Number 607-130-010) located northerly of Avenue 42 (also known as 42<sup>nd</sup> Avenue), easterly of Washington Street, and westerly of Yucca Lane from C-P-S (Scenic Highway Commercial) to C-1/C-P (General Commercial), **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan.

On June 8, 2017, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CUP03758 (Conditional Use Permit), a proposal to develop a 93,681 square foot self-storage facility consisting of seven self-storage buildings, a 634 square foot management office, and a 1,322 square foot resident manager's dwelling with a 600 square foot garage on a 3.64-acre portion of the property, **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions:

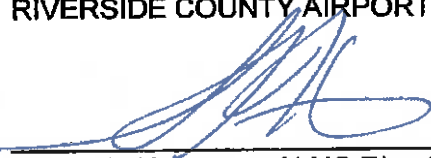
**CONDITIONS:**

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

- (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.
  4. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  5. This project has been evaluated as 91,125 square feet of self-storage, 634 square feet of office, and a 1,122 square foot resident managers unit with a 600 square foot garage. Any increase in building area, increase in building height, or change in use will require review by the Airport Land Use Commission.

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

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

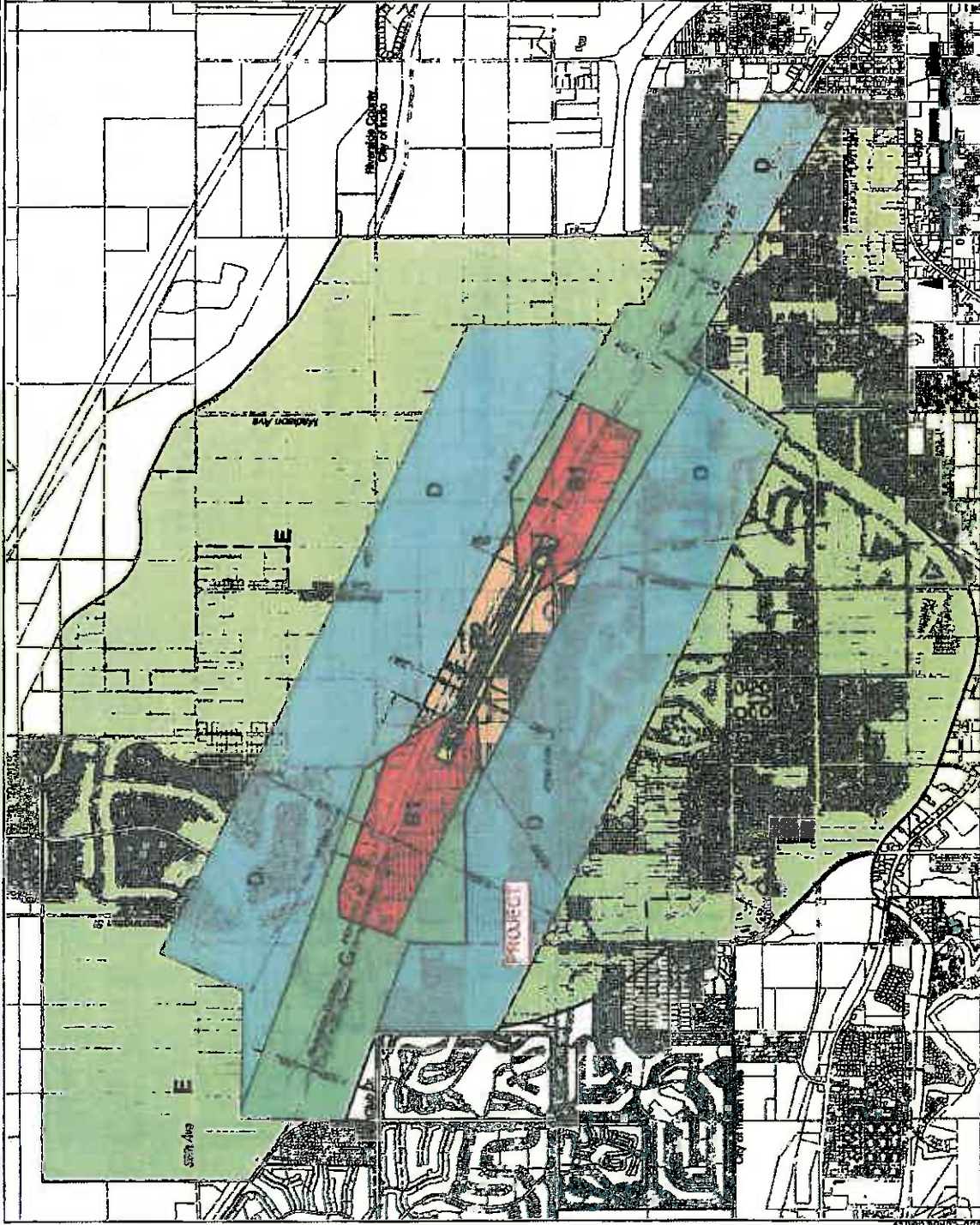
Attachments: Notice of Airport in Vicinity

cc: Greg Bever, BLP Desert/Polk Meadows (applicant/landowner)  
Robert Berriman, Manager, Bermuda Dunes Executive Airport  
ALUC Case File

Y:\AIRPORT CASE FILES\Bermuda Dunes\ZAP1069BD17\ZAP1069BD17.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

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



**Legend**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E
- Boundary Lines**
- Airport Property Line
  - City Limits

**Note**  
 Southeastern edge of Airport Influence Area boundary measured from a point 200 feet beyond runway axis to intersection with 750' airport influence area criteria (FAA Part 77). All other dimensions measured from runway axis and centerline.

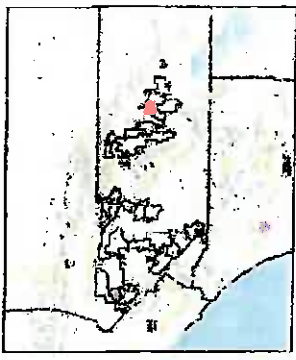
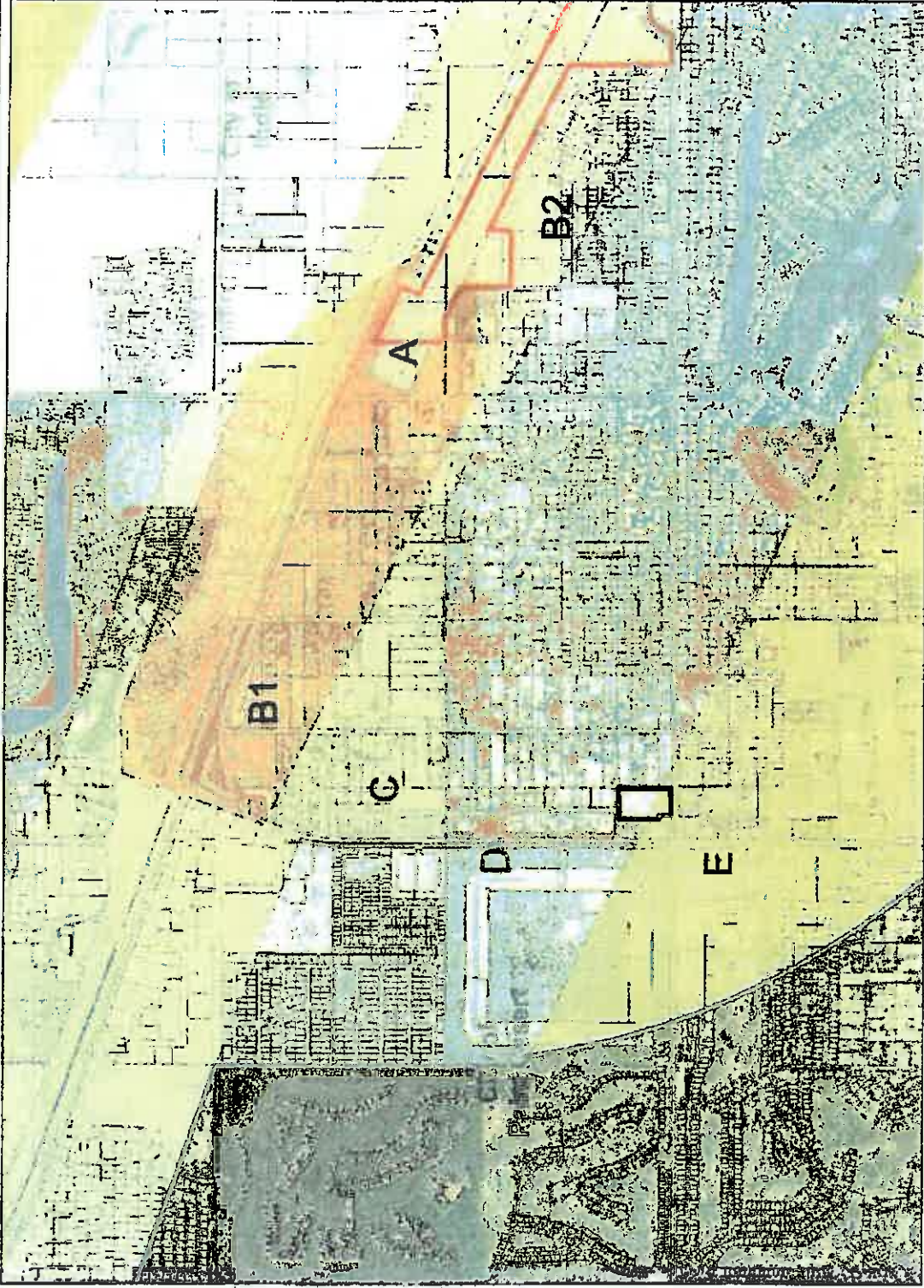
See Chapter 2, Table 2A for compatibility criteria associated with this map.

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

Map BD-1

**Compatibility Map**  
 Bermuda Dunes Airport

# My Map



**Legend**  
 Airports  
 AIA

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

## Notes

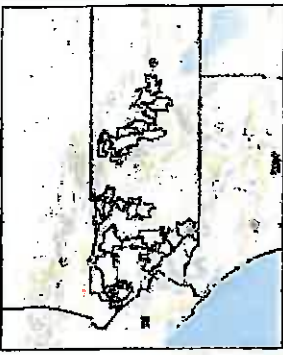
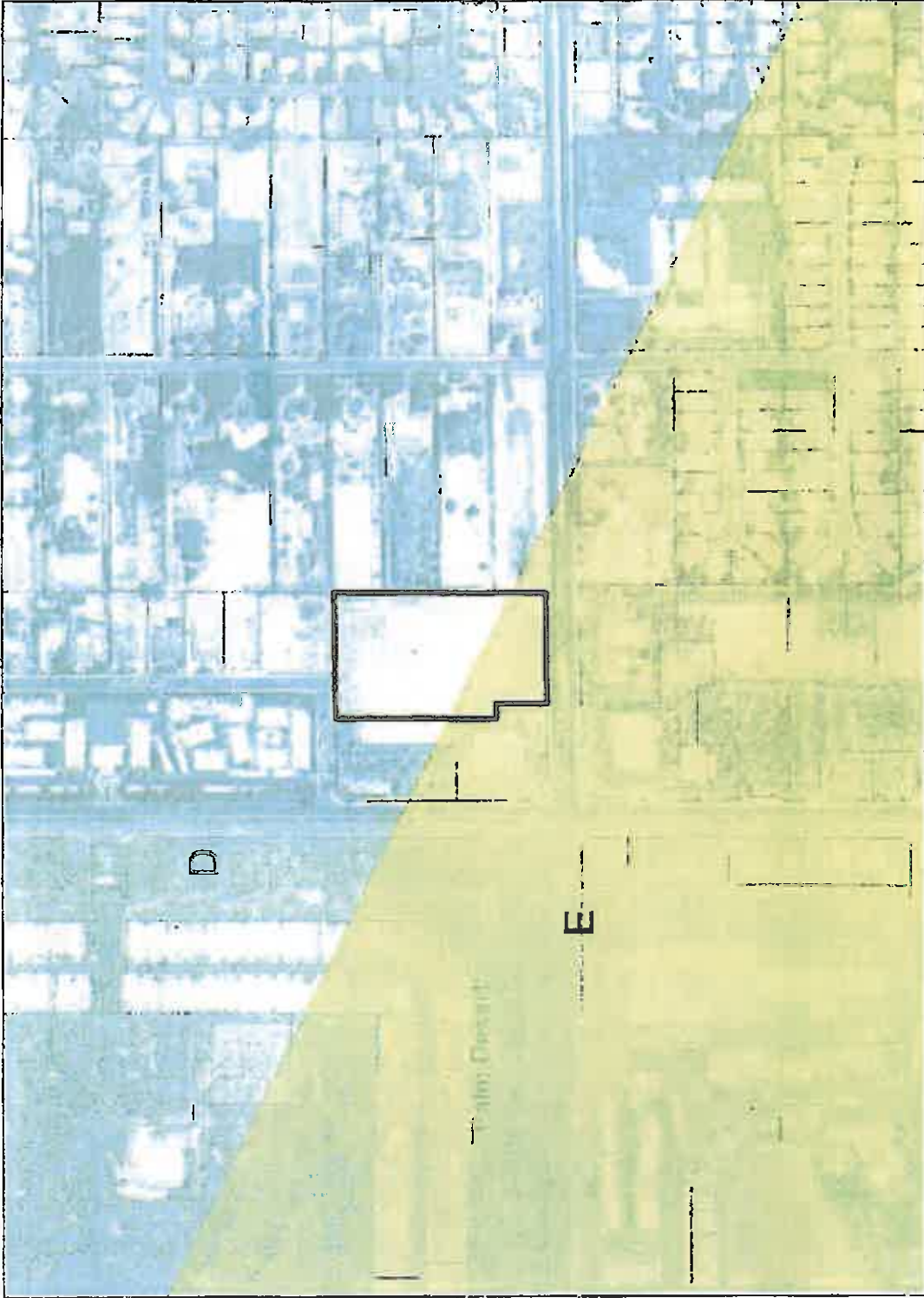
**IMPORTANT:** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.

0 2,194 4,387 Feet

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# My Map



**Legend**

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

**Notes**

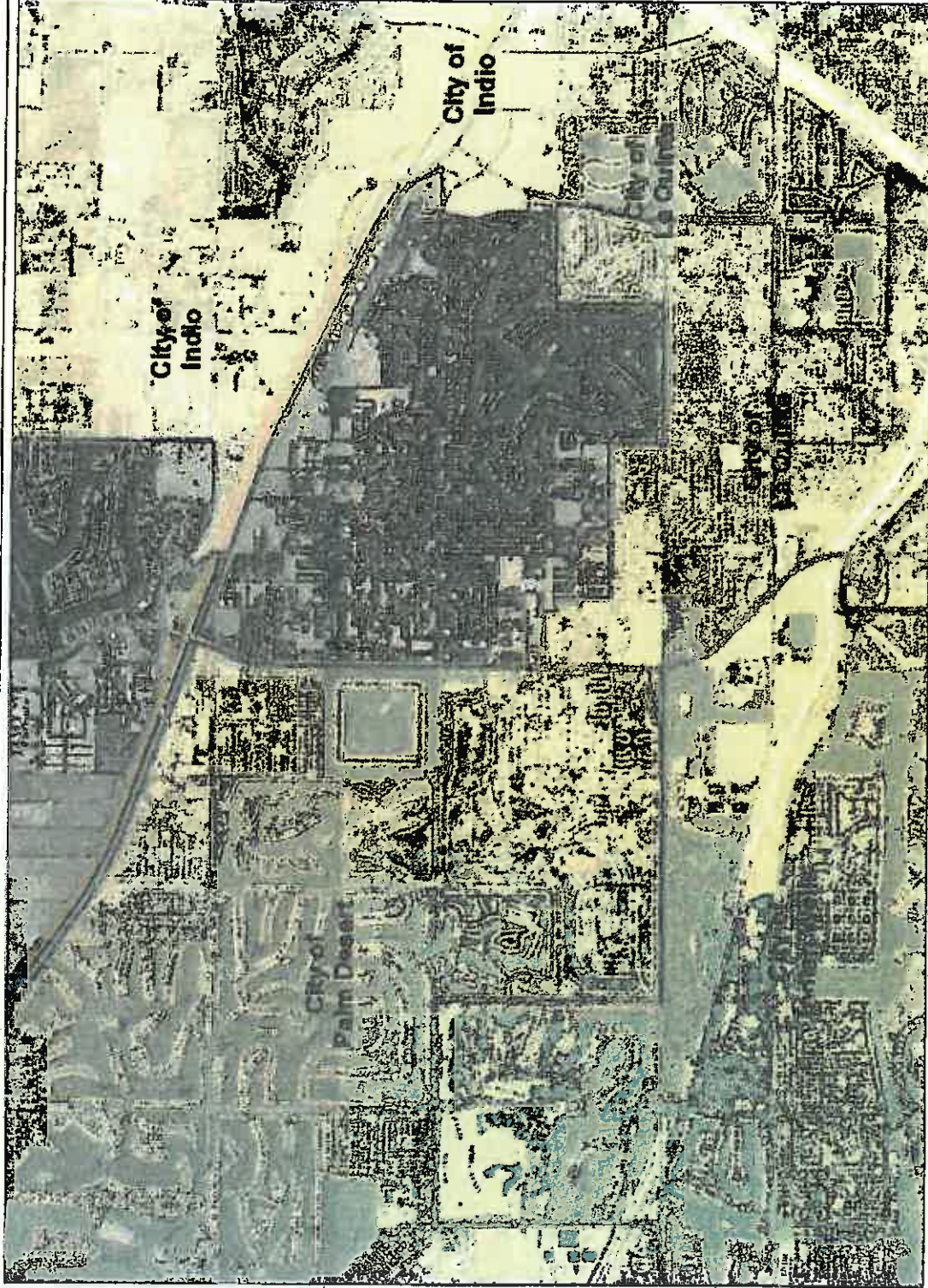
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.

0 548 1,097 Feet

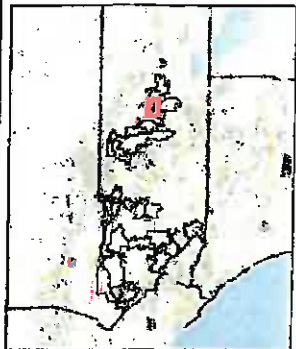
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# My Map



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



## Notes

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0 4,387 8,774 Feet

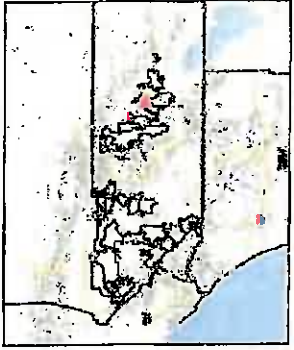
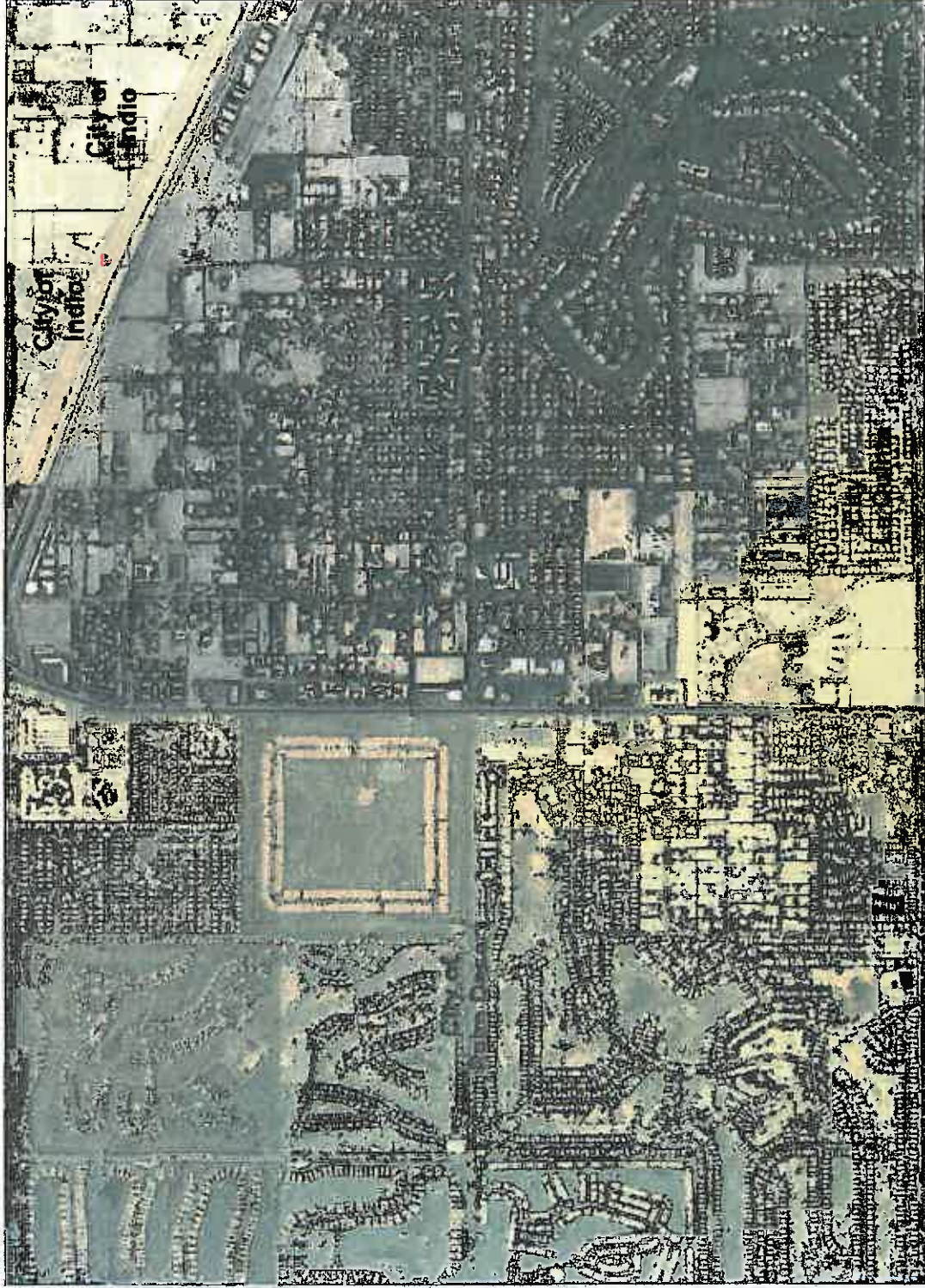


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# My Map




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

## Notes

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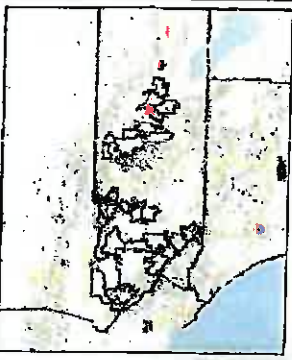
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# My Map



## Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

## Notes

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0 1,097

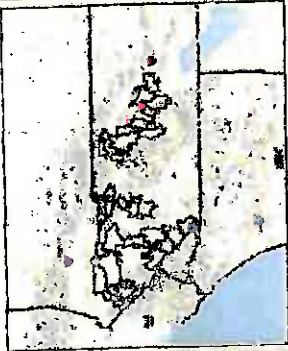
2,194 Feet



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# My Map



## Legend

- City Boundaries
- Cities
- roads
- highways
- Hwy
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- countries
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

## Notes

**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of 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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0

1,097 Feet



**PARENT LEGAL:**

THE LAND IS SHOWN AS REMAINDER OF TRACT OF 26938-1 AS SHOWN ON MAP ON FILE IN BOOK 265, PAGES 54 AND 55 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, IN TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF:

EXCEPTING THEREFROM THE WESTERLY 40 FEET THEREOF LYING WITHIN WASHINGTON STREET;

ALSO EXCEPTING THEREFROM THE SOUTHERLY 30 FEET THEREOF LYING WITHIN 42ND AVENUE;

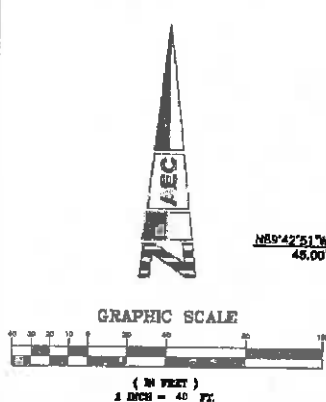
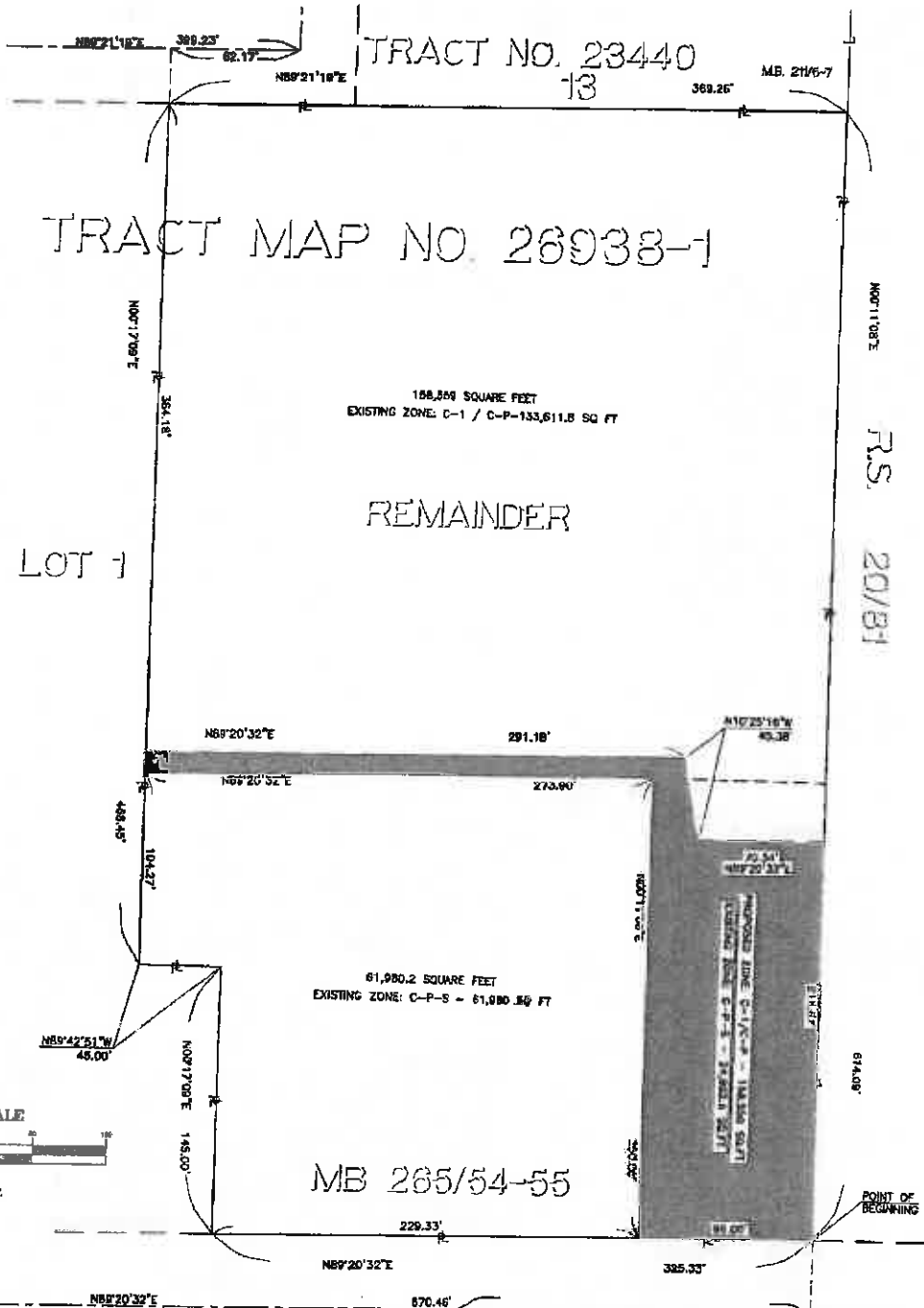
ALSO EXCEPTING THEREFROM LOTS 1, A AND B OF TRACT 26938-1 AS SHOWN BY MAP ON FILE IN BOOK 265, PAGES 54 AND 55 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 607-130-010-6

**NEW LEGAL:**

BEING A PORTION OF THAT CERTAIN PARCEL SHOWN AS REMAINDER ON TRACT MAP 26938-1 SHOWN ON A MAP ON FILE IN BOOK 265, PAGES 54 AND 55 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID REMAINDER PARCEL, SAID POINT BEING ON THE NORTHERLY LINE OF LOT B OF SAID MAP; THENCE NORTH 00°11'00" EAST ALONG THE EASTERLY LINE OF SAID REMAINDER PARCEL 216.87 FEET; THENCE SOUTH 89°20'32" WEST 70.34 FEET; THENCE NORTH 10°25'16" WEST 45.38 FEET; THENCE SOUTH 89°20'32" WEST 291.18 FEET TO THE WESTERLY LINE OF SAID REMAINDER PARCEL; THENCE SOUTH 00°11'00" WEST 11.89 FEET; THENCE NORTH 89°20'32" EAST PARALLEL TO THE SOUTHERLY LINE OF SAID PARCEL 273.90 FEET; THENCE SOUTH 00°11'00" WEST PARALLEL TO THE EASTERLY LINE OF SAID REMAINDER PARCEL 250.00 FEET TO THE SOUTHERLY LINE OF THE REMAINDER PARCEL AND THE NORTHERLY LINE OF LOT B; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°20'32" EAST 99.00 FEET TO THE POINT OF BEGINNING.



SHEET TITLE <b>ZONING EXHIBIT</b>  PROJECT <b>APN: 607-130-010</b>  JOB NO. 16-2012ZONE EX BERMUDA DUNES, CALIFORNIA	DATE 6/14/18 SCALE 1" = 40' DRAWN C. A. C. CHECKED C. J. R.	PROJECT ENGINEER <b>ANACAL ENGINEERING COMPANY</b> CIVIL ENGINEERING & LAND SURVEYING 1800 EAST LA PALMA AVENUE - SUITE 202 ~ ANAHEIM, CALIFORNIA 92805 PHONE: (714) 774-1785 FAX: (714) 774-4898 E-MAIL ADDRESS: anacal@anacalengineering.com WEB SITE: anacalengineering.com	REVISIONS		SHEET NO. <b>1.1</b>
			NO.	DESCRIPTION	



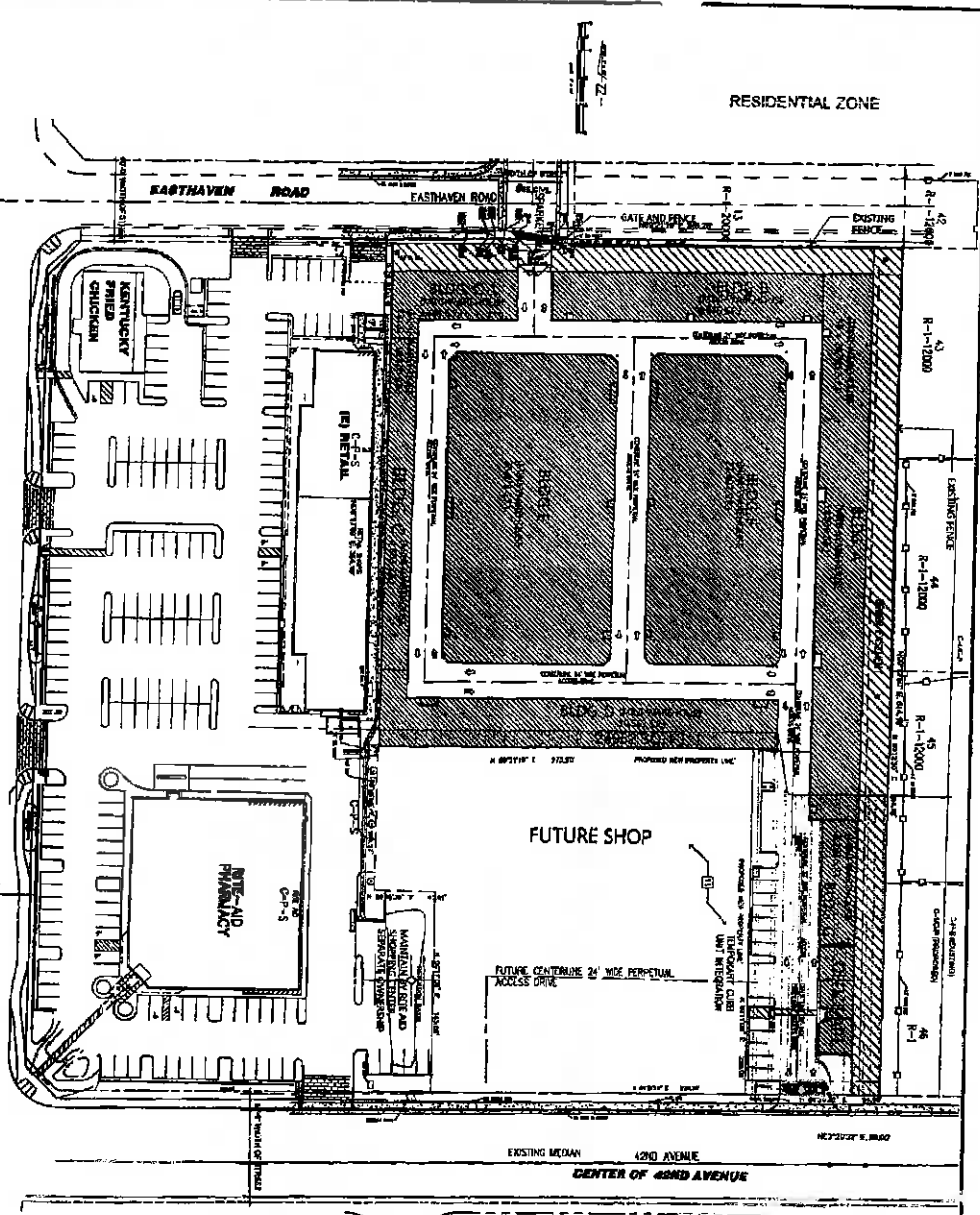
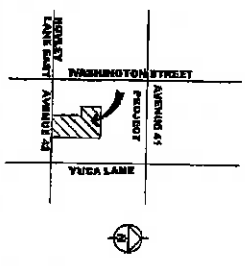
**SITE PLAN**

**PROPERTY OWNER**  
 THE COMMERCIAL CENTER  
 1000 WASHINGTON STREET  
 WASHINGTON, D.C. 20001  
 (202) 546-1234

**LEGAL DESCRIPTIONS**  
 THE LAND SHOWN IS DESCRIBED BY REFERENCE TO THE  
 DEEDS AND RECORDS OF THE DISTRICT OF COLUMBIA  
 AS FOLLOWS: [Detailed legal descriptions of parcels and easements]

SCALE: 1"=40'-0"

6 VICINITY MAP



**PROJECT DATA**  
 PROJECT NO. 1000  
 SHEET NO. 6  
 DATE: 10/15/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**SITE PLAN KEY NOTES**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. EXISTING CONDITIONS ARE SHOWN WITH DASHED LINES.  
 3. PROPOSED CONDITIONS ARE SHOWN WITH SOLID LINES.  
 4. SEE SEPARATE SHEETS FOR DETAILS.

**SHEET INDEX**  
 SHEET NO. 6 OF 6  
 PROJECT NO. 1000  
 DATE: 10/15/2023

**FULL SITE PLAN**  
 CONDITIONAL USE PERMIT  
 CITY OF WASHINGTON

**ARCHITECT**  
 LUNDA DEVELOPMENT  
 1000 PACIFIC CENTER HIGHWAY  
 SUITE 207  
 HUNTINGTON BEACH, CA 92648  
 (714) 835-1234  
 MR. HENRI LUNDIN  
 MR. GREG BENDER

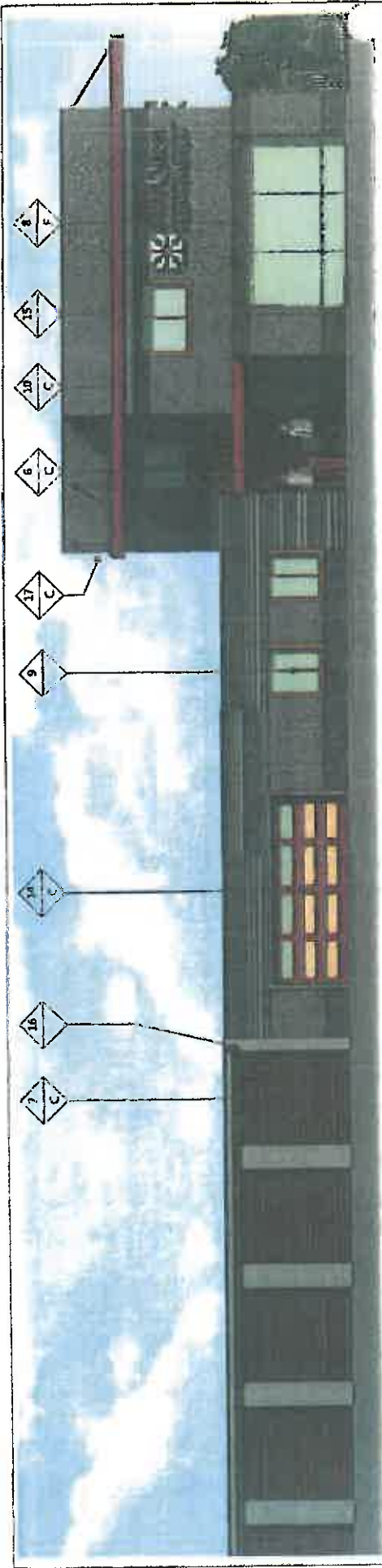


**DATE: 10/15/2023**  
**PROJECT NO. 1000**  
**SHEET NUMBER: A-1**









#	FINISH MATERIAL	#	FINISH MATERIAL COLOR	#	FINISH MATERIAL COLOR
1	CMU WALL-SCORED FACE	15	PROJECT SIGN	A	SHERWIN WILLIAMS TRUSTY TAN SW6087
2	CMU WALL-PRISON FACE	16	METAL STANDING SEAM ROOF	B	SHERWIN WILLIAMS NUTMATCH SW6088
3	CMU WALL SPLIT FACE-BAND	17	STEEL CANOPY	C	SHERWIN WILLIAMS POSITICE RED SW687Z
4	3 COATS STUCCO FINISH OVER STUD WALL	18	METAL SIDING	D	DALTE VERMILLION OPML
5	3 COAT STUCCO FINISH OVER CMU WALL	19		E	SOLAR GREEN GLASS
6	EXTERIOR METAL SWING DOOR	20		F	CLEAR ANODIZED ALUMINUM COLOR
7	EXTERIOR METAL ROLL-UP DOOR	21		G	WASHABLE GREEN
8	STOREFRONT SYSTEM AND DOOR WITH ALUMINUM FRAME			H	CMU COOL GRAY
9	WINDOW OR SPANDREL			I	SHERWIN WILLIAMS-ALABASTER SW7008
10	7'-0" H. WROUGHT IRON FENCE & 3'-0" W. & 7'-0" H. GATE			J	ANGELUS BLOCK- CMU SPLIT FACE COOL GRAY WITH WATER PROOF CLEAR COAT
11	STEEL BEAM WITH TEXT * OFFICE * AT ENTRY			K	ANGELUS BLOCK- CMU SPLIT FACE COOL GRAY WITH WATER PROOF CLEAR COAT
12	1.1/2" ALUMINUM REVEAL IN STUCCO				
13	EXTERIOR LIGHT				
14	OVERHEAD DOOR				

**LUNDIN DEVELOPMENT CO.**

OWNER

18400 PACIFIC COAST HIGHWAY, SUITE 207  
HUNTINGTON BEACH, CA 92646  
(562)-582-8950  
CONTACT:  
MR. HERB LUNDIN  
MR. GREG BEVER



42 ND. & WASHINGTON  
BERMUDA DUNES, CA



*J. Craig Mann*  
ARCHITECT  
JCRAIGM@GMAIL.COM  
STUDIOSLICKA@GMAIL.COM

FINISH MATERIAL COLOR SAMPLES



OWNER

# LUNDIN DEVELOPMENT CO.,

16400 PACIFIC COAST HIGHWAY, SUITE 207  
HUNTINGTON BEACH, CA 92649  
(562)-592-6050

CONTACT:

MR. HERB LUNDIN  
MR. GREG BEVER



42 ND. & WASHINGTON  
BERMUDA DUNES, CA



*J. Craig Mann*

ARCHITECT

JCRAIGM@GMAIL.COM  
STUDIOM.JCMA@GMAIL.COM



Established in 1916 as a public agency  
**Coachella Valley Water District**

**Directors:**

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

Jim Barrett, General Manager  
Robert Cheng, Assistant General Manager  
Sylvia Bermudez, Clerk of the Board

December 8, 2016

Best Best & Krieger LLP, Attorneys

File: 0163.1  
0421.1  
0721.1  
1150.011  
Geo. 050707-3  
PZ 16-7622

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

Dear Mr. Olivas:

**Subject: Conditional Use Permit No. 3758, StoreQuest Self-Storage  
at 42<sup>nd</sup> and Washington Street, APN 607-130-010**

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

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

All stormwater facilities within this development shall be privately owned and operated by the developer or successors in interest. These facilities shall be maintained to accommodate the 100-year flood event.

This project is within the limits of the Bermuda Dunes Drainage Study area. The Bermuda Dunes Drainage Study established a requirement for new developments to retain 100 percent of the runoff for a 100-year event and was agreed upon by all of the participating agencies, including Riverside County and the Cities of Palm Desert, Indian Wells, La Quinta and Indio.

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

Plans for stormwater facilities shall be submitted to Coachella Valley Water District (CVWD) for review.



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

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

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

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

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

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

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

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

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

Sincerely,



Carrie Oliphant  
Assistant Director of Engineering

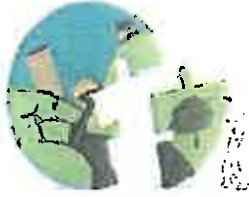
cc: Majeed Farshad  
Riverside County Department of Transportation  
77588 El Duna, Suite H, Palm Desert, CA 92211

Russell Williams  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor, Riverside, CA 92501

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

Lundin Development Co.  
16400 Pacific Coast Highway, Suite 207  
Huntington Beach, CA 92649

RM: j/ENG/DEV SVCS/2016/DEC/DRL PZ 16-7622 StoreQuest Self-Storage.docx



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 04, 2016

Cahuilla Band of Indians  
Andreas J. Heredia  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 4, 2016 to [hthomson@rcplma.org](mailto:hthomson@rcplma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**CHANGE OF ZONE NO. 7922 / CONDITIONAL USE PERMIT NO. 3758 – EA42949 – Owner/Applicant: Lundin Development Co. – Representative: Greg Beaver – 4<sup>th</sup> Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Commercial Retail (C-R) – Location: North of Avenue 42, east of Washington Avenue, west of Yucca Lane – 5.0 Gross Acres – Zoning: C-P-S & C-1/C-P –**

**REQUEST:** Change of zone from C-P-S to C-1/C-P on an approximate .60 acre portion of a 5 acre site to accommodate a self-storage project. Conditional Use Permit for an approximate 91,125 square foot single-story self-storage project with nine separate buildings up to 13 feet in height. Typical mini-storage units are 5x10, 10x10, and 10x25. The project also includes a separate 634 square foot office with 12 customer parking spaces, 1,322 square foot resident manager apartment, and 600 square foot garage up to 24 feet in height. Total square footage for the project is approximately 93,658 square feet. APN: 607-130-010. Related Cases: CUP03550, PM35054, PP22079.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [Jolivas@rcplma.org](mailto:Jolivas@rcplma.org)

Attachment: Project Vicinity Map  
Project Aerial

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 04, 2016

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)**

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**Project Description:**

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Sincerely,

PLANNING DEPARTMENT

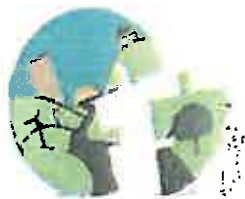
Heather Thomson, Archaeologist

Email CC: Jay Olivas, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)

Attachment: Project Vicinity Map  
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Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040



RIVERSIDE COUNTY  

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PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 04, 2016

Colorado River Indian Tribes (CRIT)  
Amanda Barrera  
Tribal Secretary  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)**

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**CHANGE OF ZONE NO. 7922 / CONDITIONAL USE PERMIT NO. 3758 – EA42949 – Owner/Applicant: Lundin Development Co. – Representative: Greg Beaver – 4<sup>th</sup> Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Commercial Retail (C-R) – Location: North of Avenue 42, east of Washington Avenue, west of Yucca Lane – 5.0 Gross Acres – Zoning: C-P-S & C-1/C-P –**

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

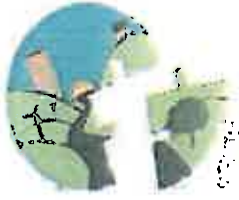
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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 04, 2016

Morongo Cultural Heritage Program  
Ray Haute  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)**

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**Project Description:**

**CHANGE OF ZONE NO. 7922 / CONDITIONAL USE PERMIT NO. 3758 – EA42949 – Owner/Applicant:** Lundin Development Co. – **Representative:** Greg Beaver – 4<sup>th</sup> Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – **Commercial Retail (C-R) – Location:** North of Avenue 42, east of Washington Avenue, west of Yucca Lane – 5.0 Gross Acres – **Zoning:** C-P-S & C-1/C-P –

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Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson". The signature is written in a cursive, flowing style.

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [JOlivas@rctlma.org](mailto:JOlivas@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

November 04, 2016

Agua Caliente Band of Cahuilla Indians  
Pattie Garcia-Plotkin, THPO  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)**

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PLANNING DEPARTMENT

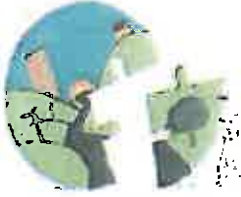
Heather Thomson, Archaeologist

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Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss, AICP**  
**Planning Director**

November 04, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)**

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Sincerely,

PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Jay Olivas, [JOlivas@rctima.org](mailto:JOlivas@rctima.org)

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Riverside Office · 4080 Lemon Street, 12th Floor  
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Palm Desert, California 92211  
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**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Steve Weiss, AICP*  
*Planning Director*

November 04, 2016

Twenty- Nine Palms Band of Mission Indians  
Darrell Mike, Tribal Chairman  
46-200 Harrison Place  
Coachella, CA 92236

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 04, 2016

Ramona Band of Cahuilla  
Joseph D. Hamilton  
Chairman, Ramona Band of Cahuilla  
56310 Highway 371, Suite B  
P.O BOX 391670  
Anza, California 92539  
**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03758, EA42949)**

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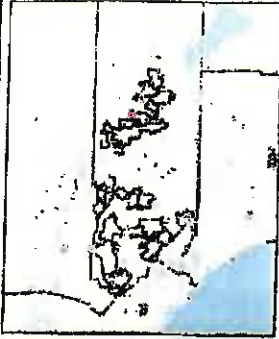
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Palm Desert, California 92211  
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CUP03758



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

Notes

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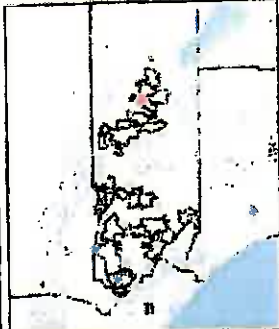
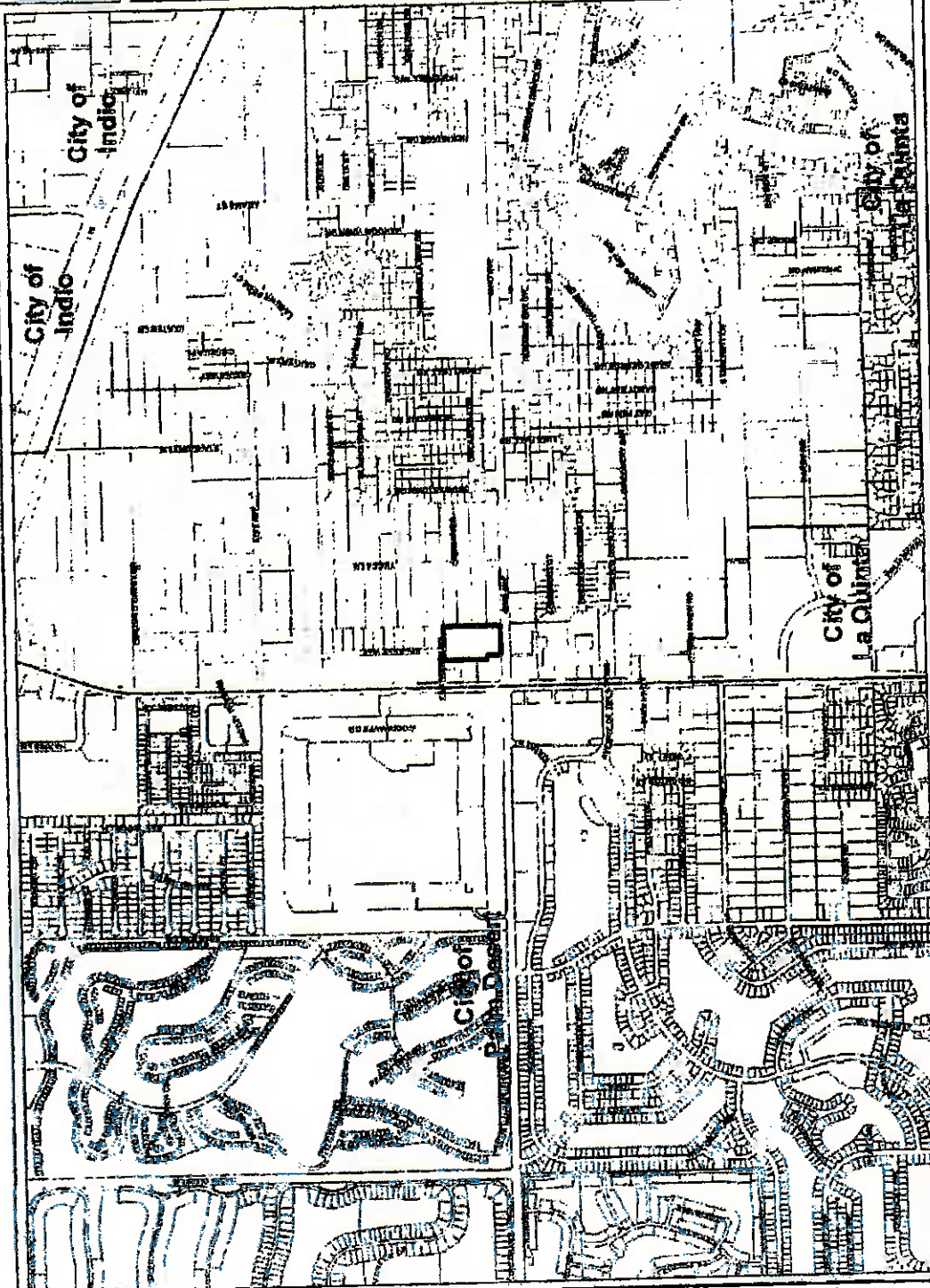


0 529 1,058 Feet

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CUP03758



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - US HWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
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Notes

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AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBE OF RIVERSIDE COUNTY



03-006-2016-027

December 07, 2016

[VIA EMAIL TO:FSierra@rctlma.org]  
Riverside County  
Ms. Felicia Sierra

Riverside, CA 92501

**Re: CUP 03758, EA 42949**

Dear Ms. Felicia Sierra,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the CUP 03758, EA 42949 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). Since this action does not have the potential to impact cultural resources, we have no concerns at this time. This letter shall conclude our consultation efforts.

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

Cordially,

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





## TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

November 17, 2016

**CERTIFIED MAIL # 7015 0640 0003 3939 8079**  
**RETURN RECEIPT REQUESTED**

Heather Thomson, Archaeologist  
Riverside County Planning Department  
4080 Lemon St., 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

**RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (CUP03758, EA42949)**

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of CUP03758, EA42949. The Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources within the project area. The project lies 6 miles from a culturally sensitive area and is within the Chemehuevi Traditional Use Area. For these reasons the project area has the possibility of inadvertent discoveries, which could have an adverse effect on potential cultural resources that concern the Twenty-Nine Palms Band of Mission Indians.

The Tribe is interested in this project and to further ascertain impacts requests a copy of the cultural resources report. Please do not hesitate to contact the THPO at (760) 775-3259 or by email: [TNPConsultation@29palmsbomi-nsn.gov](mailto:TNPConsultation@29palmsbomi-nsn.gov).

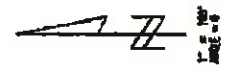
Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Madrigal, Jr.", is written over a horizontal line.

Anthony Madrigal, Jr.  
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman  
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist

607-13  
25-12-18



I.L.L. 02-04  
02-05  
02-07  
02-08  
02-10

POR. SW 7 T. 55. R. 7E

⑩ Dennis Van Brustink  
4-16-90  
Sparky Way

Site  
CUP 3758

⑪ Mark Thatcher

⑫ 41865 Yucca LN

⑬ Michael Pierson

⑭ 41951 Yucca LN

⑮ County Owned  
Retention Pond

APR 01 2008

WASHINGTON ROAD

WASHINGTON STREET

12 13 18

YUCCA LANE

⑯

⑰

⑱

⑲

NO. 1	NO. 2	NO. 3	NO. 4
NO. 5	NO. 6	NO. 7	NO. 8
NO. 9	NO. 10	NO. 11	NO. 12
NO. 13	NO. 14	NO. 15	NO. 16
NO. 17	NO. 18	NO. 19	NO. 20

RS 20/01  
PM 10/17/77 PM 2007

REC-0100-05

RECORDS AND CL. SER. DIV.  
Kern County, Calif. 627

Mar 2003

Mr Jay Olivas, Urban Regional Planner IV  
Riverside County Planning Department  
77-588 Duna Court, Suite H  
Pam Desert, Ca 92211

[lolivas@rctima.org](mailto:lolivas@rctima.org)

**Subject: Change of Zone No 7922, Conditional Use Permit No. 3758**

I am a private property owner directly behind the proposed project. I, along with all of my neighbors abutting this proposed self-storage, have reviewed the plans and fully support this project and recommend approval subject to the following.

1. Landscape be limited to decomposed granite (DG) or other suitable ground cover within the 20" setback area along the south and east property line of the development, which is directly in back of my property.

Our reasoning behind this a couple things.

A. All of us have existing block walls or fencing with dense plant screening along our property lines so any landscaping within this setback area would not be visible or provide any additional screening from the proposed buildings than we already have in place;

B. We have an ongoing homeless problem in our area, specifically in the open lot the project will be built on. Landscaping within the confined area would be an attractive nuisance and provide potential cover for homeless nesting. Keeping it clear and limited to DG ground cover will maintain line of sight visibility and be a deterrent to undesirable homeless activity, not to mention a security risk.

Regards,  
Michael Pierson  
41951 Yucca Lane  
Bermuda Dunes, Ca 92203  
818-943-5814

Subj: **RE: CUP 3758, StorQuest, Bermuda Dunes**  
Date: 3/17/2017 10:46:49 A.M. Pacific Daylight Time  
From: [JPradetto@RIVCO.ORG](mailto:JPradetto@RIVCO.ORG)  
To: [vanclan8@hotmail.com](mailto:vanclan8@hotmail.com), [mwthatch@gmail.com](mailto:mwthatch@gmail.com), [GW8964@aol.com](mailto:GW8964@aol.com)  
CC: [JOLIVAS@RIVCO.ORG](mailto:JOLIVAS@RIVCO.ORG), [RWright@rivcoeda.org](mailto:RWright@rivcoeda.org)

Mr. VanBuskirk,

Thank you for sharing your opinion on this project. I will share your comments with the Planning Department to make this part of the public record for the Planning Commission and Board of Supervisors for their respective meetings.

Sincerely,

Joe Pradetto

From: Dennis VanBuskirk [mailto:[vanclan8@hotmail.com](mailto:vanclan8@hotmail.com)]  
Sent: Tuesday, March 14, 2017 9:57 PM  
To: Pradetto, Joe <[JPradetto@RIVCO.ORG](mailto:JPradetto@RIVCO.ORG)>; [mwthatch@gmail.com](mailto:mwthatch@gmail.com); [GW8964@aol.com](mailto:GW8964@aol.com)  
Subject: Re: CUP 3758, StorQuest, Bermuda Dunes

Mr. Pradetto. My name is Dennis VanBuskirk, owner of the property 41690 Sparkey Way, BD, next door to the proposed Storage Facility. I too would like to give our approval of this project and like to say that my wife and I agree with our neighbor Mark Thatcher. That is to allow the building of the storage facility. The lack of traffic and extra security that it will provide, brings us the assurance that this would be the best option for our neighborhood, in place to any retail or and other residential or commercial property. We literally live next door to the proposed storage facility and most likely be the most affected, so I believe that what we say should hold much weight.

If you would like to speak with us regarding this matter, I can be reach at 760-333-1914

Sincerely,

Dennis VanBuskirk  
Rachelle VanBuskirk

**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.

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[County of Riverside California](#)

Subj: **RE: CUP 3758, StorQuest, Bermuda Dunes**  
Date: 3/17/2017 10:48:34 A.M. Pacific Daylight Time  
From: [JPradetto@RIVCO.ORG](mailto:JPradetto@RIVCO.ORG)  
To: [mwthatch@gmail.com](mailto:mwthatch@gmail.com), [GW9964@aol.com](mailto:GW9964@aol.com)  
CC: [herb@luko.com](mailto:herb@luko.com), [RWright@rivcoeda.org](mailto:RWright@rivcoeda.org), [JOLIVAS@RIVCO.ORG](mailto:JOLIVAS@RIVCO.ORG)

Mark,

Thanks for your comments. I will share them with the Planning Department to make this part of the public record for the Planning Commission and Board of Supervisors for their respective meetings.

Sincerely,

Joe Pradetto

From: Mark Thatcher (<mailto:mwthatch@gmail.com>)  
Sent: Monday, March 13, 2017 11:00 AM  
To: [GW9964@aol.com](mailto:GW9964@aol.com)  
Cc: Pradetto, Joe <[JPradetto@RIVCO.ORG](mailto:JPradetto@RIVCO.ORG)>; [herb@luko.com](mailto:herb@luko.com); Wright, Robert <[RWright@rivcoeda.org](mailto:RWright@rivcoeda.org)>  
Subject: Re: CUP 3758, StorQuest, Bermuda Dunes

Joe

Hope all is well

Please let me know how I can help in getting the project approved.

Here is the email I sent previously. I know that all of the neighbors most directly effected do not have a problem with the project.

Let me start by apologizing for not being at the meeting last night. I got stuck in Seattle at the airport, was supposed to be home by 3pm and did not land until 9pm.

I live directly in front of the planned storage units, and they will have the most effect on me and my next door neighbors. (41865 Yucca Lane)

I do not understand what the problem with this project is. None of the homes in the immediate vicinity of the project have a problem with it going forward. The people that will be most affected have no problem, not sure why others who are much less effected would have a problem? We like it for many reason, but the one that I believe we come back to, is what is the alternative to storage units? I can not think of many alternatives that will give us more security, less traffic and less noise. I believe it is even better than having an empty lot there.

The only concern that we have, is that we DO NOT want any vegetation or plants in the easement because we do not want to have vagrants back there. When we brought this concern up to Herb and Greg, they understood and agreed to help us overcome this concern with the county.

Again, I wish I could have made it to the community meeting but the weather in Seattle made that impossible. I have talked to my neighbors that surround the project and too a person, they are OK with the project and look forward to it being built. Please let me know how I can help to get this project done.

Thanks  
Mark Thatcher

**Bermuda Dunes Community Council Agenda**  
**6:00 p.m. Thursday, February 9, 2017**  
Bermuda Dunes Community Center 78-400 Avenue 42, Bermuda Dunes, CA 92203

- I. **Pledge of Allegiance**
- II. **Roll Call**
- III. **Approval of the Minutes**
- IV. **Election of Vice Chair**
- V. **Councilmember Reports and Comments**
- VI. **Staff Reports:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.
  1. Office of Supervisor John J. Benoit – Joe Pradetto, 760-863-8211, [jpradetto@rcbos.org](mailto:jpradetto@rcbos.org)
  2. Sheriff's Department – Lt. Michael Manning, 760-863-8990, [mmanning@riversidesheriff.org](mailto:mmanning@riversidesheriff.org)
  3. CAL Fire – Battalion Chief Eddy Moore, 760-540-1878, [eddy.moore@fire.ca.gov](mailto:eddy.moore@fire.ca.gov)
  4. Code Enforcement – Brenda Hannah, 760-393-3344, [bhannah@rcrlma.org](mailto:bhannah@rcrlma.org)
  5. Desert Recreation District – Manny Marrujo, 760-347-3484, [mmarrujo@drd.us.com](mailto:mmarrujo@drd.us.com)
  6. CHP – Officer Phil Watkins, 760-772-8911, [pwatkins@chp.ca.gov](mailto:pwatkins@chp.ca.gov)
  7. Bermuda Dunes Airport – Bob Berriman, 760-345-2558, [rberriman@bermudadunesairport.org](mailto:rberriman@bermudadunesairport.org)
  8. Other Departments
- VII. **New Business:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.
  1. Project: CBS Radio Permit Application for Coachella Party
    - a. **Background:** Last year CBS Radio applied for and was granted a permit to host a private party during the first weekend of Coachella with the support of the Bermuda Dunes Community Council. CBS Radio conducted the party successfully with no reported concerns to county staff. The applicant is returning to do the party for its second year. EMT and lifeguards onsite as well as full security. All guest to be shuttled to and from the event. Restrooms, food and water to be provided onsite for all guests.
    - b. **Location:** 79135 Avenue 41, Bermuda Dunes, CA 92203 (APN – 607-270-011-0)
    - c. **Dates:** April 15, 16 & 17, 2016 (day time activities only)
    - d. **Estimated attendance:** 200-250 guests
    - e. **Applicant:** CBS Radio, Adrian Garcia, 818-599-6622
  2. Project: Bermuda Dunes Townhomes
    - a. **Background:** The proposed project is to build up to 33 single family attached townhomes with attached two-car garages for each unit. Each townhome will be approximately 1,600 SF and have three (3) bedrooms and two and a half (2.5) baths. The presentation to council is for feedback purposes only.
    - b. **Location:** 41900 Yucca Ln, Bermuda Dunes CA 92203 (APN – 607-141-039)
    - c. **Current Zoning:** R – 1
    - d. **Proposed Zoning:** r – 3, which is consistent with the General Plan designation
    - e. **Dwelling Units Per Acre (DUA):** The project will have no more than 14 Units per acre. The density allowed per the GP designation is 14 DU/Acre. The density allowed per the R-3 Zoning is 1 Unit Per 3000 SF of land which equals 14.5 DU/Acre
    - f. **Applicant:** Bridge Financial Advisors, Jim Osterling, [jimo@bridgeadvisorsllc.com](mailto:jimo@bridgeadvisorsllc.com), 626-818-0850, Owner, Hunter Simmons, [hunters@bridgeadvisorsllc.com](mailto:hunters@bridgeadvisorsllc.com), 626-375-4960, Analyst

3. Project: CUP 3758, StorQuest self storage. NEC Washington & Ave 42
  - a. **Background:** The CUP is for approximately 91,125 s.f. of single story self-storage development comprised of nine buildings of up to 13 feet high. In addition the project includes a separate 634 s.f. office with 12 customer parking spaces, 1,322 s.f. resident manage apartment and 600 s.f. garage up to 24 feet in height. Total building area is approximately 93,658 s.f.. Change of zone is minor, and entails a small, .06 ac portion of the approximate 3.64 development from C-P-S (scenic commercial) to C-1/C-P to make the zoning consistent for the entire self storage development. There is approximately 1.4 acres along Ave 42, adjacent the development that is not part of this application that will remain vacant for future development yet to be determined. A similar project was previously approved in 2007 but never built.
  - b. **Location:** 42 Ave, Bermuda Dunes CA 92203 (Behind Rite Aid) (APN – 607-130-010)
  - c. **Current Zoning:** C-P-S to C-1/C-P
  - d. **Proposed Zoning:** Change C-P-S portion (.06 acres) to C-1/C-P
  - e. **Applicant:** Greg Bever, [GWB964@aol.com](mailto:GWB964@aol.com), 714 932 3190

VIII. **Public comments:** All persons wishing to address the Council on items not specifically on the agenda or on matters of general interest should do so at this time. Please limit your remarks to 3 minutes.

IX. **Agenda Items for next meeting**

X. **Adjourn meeting**

2017 meeting schedule: Jan 12, Mar 9, May 11, Sept 14, Nov 9 (Additional meetings may be added if needed). Please visit Supervisor Benoit's Web site to access more information: [www.RivCo4.org](http://www.RivCo4.org)

If you would like to get agenda's and other important meeting information for the Bermuda Dunes Community Council, please send your email address to Joe Pradetto at [jpradetto@rcbos.org](mailto:jpradetto@rcbos.org).

**Jacob Alvarez**  
Member  
[jacobalvarez@outlook.com](mailto:jacobalvarez@outlook.com)

**Donna Hubenthal**  
Chair  
[dhateasystreet@msn.com](mailto:dhateasystreet@msn.com)

**Vacant**  
Vice Chair

**Jeff Wattenbarger**  
Member  
[jeff@wattenbargerconsult.com](mailto:jeff@wattenbargerconsult.com)

**Jim Snellenberger**  
Member  
[jimwsl@me.com](mailto:jimwsl@me.com)

**Olivas, Jay**

---

**From:** Cooper, Patricia  
**Sent:** Thursday, September 14, 2017 6:28 PM  
**To:** Olivas, Jay  
**Cc:** Llord, Victoria; Hernandez, Steven  
**Subject:** Bermuda Dunes Storage Project

Hey Jay,

Here at Bermuda Dunes Community Council with staff & Supervisor. Community is strongly opposed to this project. We need to discuss bringing it back to community for another conversation.

Thank you,  
Pat Cooper  
Supervisor Perez

Sent from my iPhone



**Olivas, Jay**

---

**From:** eceja@cityofpalmdesert.org  
**Sent:** Tuesday, September 12, 2017 5:15 PM  
**To:** Olivas, Jay; rstendell@cityofpalmdesert.org  
**Subject:** RE: CZ07922 / CUP 3758 Bermuda Dunes Mini-Warehouse Complex

Hi Jay,

The project site is within the City of Palm Desert's Sphere of Influence and is currently identified as a "Suburban Retail Center" in the City's General Plan. The General Plan land use designation does not promote the use of storage facilities within this area and the corresponding zoning designation prohibits mini-storage facilities. Although the proposed use is not compatible with the City's General Plan land use designation the City of Palm Desert has no immediate plans to annex any portion of the Bermuda Dunes sphere. We have no other comments regarding the use or design of the site.

Thanks,

Eric Ceja  
Principal Planner  
Ph: 760.346.0611 Direct: 760.776.6384  
eceja@cityofpalmdesert.org

-----Original Message-----

**From:** Olivas, Jay [mailto:JOLIVAS@RIVCO.ORG]  
**Sent:** Wednesday, September 06, 2017 5:33 PM  
**To:** Stendell, Ryan; Ceja, Eric  
**Subject:** RE: CZ07922 / CUP 3758 Bermuda Dunes Mini-Warehouse Complex

Ryan,

Please review and let us know any City comments as soon as possible, if any, since in Sphere of Influence (plans attached). There are mixed comments with Bermuda Dunes community so far, but a similar mini-warehouse complex by same developer was approved in 2008 but never built at the time, and it's on the same property. The PC hearing is on 9/20.

Conditional Use Permit No. 3758 proposes the construction and operation of a mini-warehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height in accordance with Section 18.46 (Mini-Warehouses) of Zoning Ordinance No. 348. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet. The project also includes a 634 -square -foot office with 12 customer parking spaces and a 1,322 -square -foot caretaker's residence with a 600 -square -foot garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 square feet. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m.

The project is located north of 42nd Avenue, east of Washington Street, south of Sparkey Way terminus, and west of Yucca Lane.

Thanks for assistance,

October 12, 2017

Riverside County Planning Commission  
County Administrative Center  
4080 Lemon Street, Riverside, CA 92501

RE: PETITION TO STOP BUILDING OF STORAGE UNIT ON AVENUE 42- Project: CUP 3758, StorQuest Self Storage. NEC Washington and Avenue 42

Avenue 42 has been a problematic and congested street for decades. The community has been working with the County, local businesses, and residents to improve the entire area between Washington Street and Jefferson Street for years. Many improvements have been made to help with the flow of traffic, including, across from the subject property to assist with ingress/egress into the Ralphs Shopping Center. Avenue 42/Hovely Lane is highly used arterial road that connects Coachella Valley Residents from Palm Desert to Indio that is often used when drivers want to avoid Country Club Drive and Fred Waring Drive traffic. In addition, this project is less than 800ft. from James Monroe Elementary which further impacts traffic during school drop off and pickup times Monday thru Friday.

We object to this project for the following:

- o Project is requesting a CUP for a zone change from C-P-S (scenic commercial) which does not allow for Mini Warehouses to C-1/C-P which does. However, Warehousing and distribution, including Mini-warehouses are allowed in I-P Zone which is identified as Industrial Park, mini-warehouses in M-SC Zone M which is identified as Manufacturing-Service Commercial, M-M Manufacturing-Medium and M-H Manufacture Heavy zones with an approved plot plan.
  - o mini-warehouse is defined by Ordinance No. 348 as Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 500 square feet.
  - o Mini-warehouse is considered an Industrial Use according to Riverside County and we recommend it be located in an industrial type zone.
- \* A storage facility is inconsistent with our basic goals of making Bermuda Dunes a 'Walkable Community' providing safer pedestrian access for our children and our senior population.
  - o Therefore creating an environment (walkability) which encourages residents to enjoy their community, improve their health and support their local businesses, and;
  - o Reduce vehicle miles traveled (VMT) which help reduce carbon emissions and assist the County's state mandated Sustainable Community Strategy (SB 375).
- \* Bad Economic Development- Given Riverside County's budget concerns, this is not the best use of this land. This project may provide 1-2 jobs, minimal property tax, virtually zero sales tax and provide only one time development funds. This property can provide much needed retail, healthcare or restaurants that would far serve the community better and provide tax revenues that the County so desperately needs.
  - o We desire strong continuity along the north side of Avenue 42 linking Rite Aid and their adjacent retailers with single family and apartment homes to the east.
- \* The proposed project will have 13 ft. walls with minimal landscaping in the gateway of our community which can attract graffiti. County graffiti removal lags and the County's website doesn't mention removal within 24 hours.

- Our community already has a large Storage facility called Extra Space Storage located at 78265 Country Club Drive, Bermuda Dunes on the corner of Yucca Lane. This meets our Community's (A population 8,219 per American Fact Finder) needs for storage and its zoning classification is L-P Industrial Park.
- The proposed project does not meet our criteria for development of our "Town Square". ( We have some very nice land uses nearby that deserve support, including the Pathfinder Community of the Risen Christ Church, the Palm Desert Church of Christ, James Monroe Elementary School, the many retailers at Washington Square, and the Bermuda Dunes Day Care. )
- The proposed project will impact traffic by those accessing their storage units from entrance/exit located on Avenue 42. Those who will be east bound will find themselves making U-turns in a location that has two retail areas, a daycare center and an elementary school. Utilizing the site's currently zoning would allow for another entrance/exit to the proposed project off of Sparky Lane.
- The required easement on the property which, without any mitigation, will create a nice spot where a homeless encampment due to the proximity of fast food and our grocery stores.

We would like to see a land use on the subject property that reinforces our community's evolving personality and our pedestrian goals for this area, and which also supports the neighborhood friendly uses mentioned above. Our concerns with this project have been well thought out and we as a community have been very pro-development and pro-business. But given the proposed project and the issues it will create for our community and Riverside County, the Bermuda Dunes Community Council recommended against the development of this project and we ask that the Planning Commission do the same. A storage facility in the middle of our "Down Town" is an insult to the people of our community.

Donna Nelson – Chairwoman, Bermuda Dunes Community Council

Jacob Alvarez – Community Council

Attachment w/signatures

### Signature Pages

Resident Name	Address	Phone #
Dennis & Loretta Gibson	79765 Grandley	760-722-9053
Susan Harris	79720 Cedar Way	760-349-0688
Robert Linton	78805 St. James	760-399-7603
Dr. Manuel	79426 Miller Rd	760-244-8800
Therese Spratt	79845 Bermuda Dunes Dr	714-264-6600
William Smith	79565 Bermuda Dunes Dr	760-345-9880
Stephanie Magee	43880 Chapel Dr	760-360-2963
Rosa Y. Lopez	42589 Bellasera	951-663-1470
Johnnie Wilson	42575 Barroca Dr.	760-409-7798
Miguel & Anita	42330 Adams, Bermuda Dunes	760-208-2312
Mary C. Brown	42410 Adams Bermuda Dunes	760-345-3596
Carol L. Hill	28-851 Montego Bay Cir, Bermuda Dunes	760-636-0568
Judith Murray	43-821 Clebra Ln Bermuda Dunes	661-75588
Stella G. Anderson	79403 Sierra Dr Bermuda	760-260-2937
Pamela E. Brown	79480 St Margaret Bay Bermuda Dunes	310-339-74
Edoardo & Johanna Schnoppe	79133 Starburst Blvd	BD
William C. Schnoppe	"	949-246-8011
Romy R. Thiele	75157 Kaslow Ct	760-360-6981
Carol M. Neer	79785 Bona Vista Dr	920-3
Bill & Nancy	Bermuda Dunes	760-387-7606
Andy Mark	Bermuda Dunes	760-774-4911
John	79180 Filmore	760-774-9904
Tom Truesdell	79155 Bermuda Dunes Dr	760-345-5507
Josephine Malgri	79155 Bermuda Dunes Dr.	760-345-5507
Charlie Bump	42825 Santiago Bermuda Dunes	760-861-7095
Caryl Jean	Bermuda Dunes	
Shirley Mitchell	Bermuda Dunes	
Bruce Kelly		BD
ADAM Kelly		BD
Jacob Alvarez	79800 Boqueron Way	BD
Cynthia Woy	79660 Boqueron Way	BD



## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and BLP Desert, a California Limited Partnership and Polk Meadows, a California Limited Partnership (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 607-130-010 ("PROPERTY"); and,

**WHEREAS**, on September 1, 2016, PROPERTY OWNER filed an application for Change of Zone No. 7922 and Conditional Use Permit No. 3758 ("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:  
BLP Desert, LP  
Attn: Greg Bever  
16400 Pacific Coast Highway, Ste. 207  
Huntington Beach, CA 92649

Polk Meadows, LP  
Attn: Herb Lundin  
16400 Pacific Coast Highway, Ste. 207  
Huntington Beach, CA 92649

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.

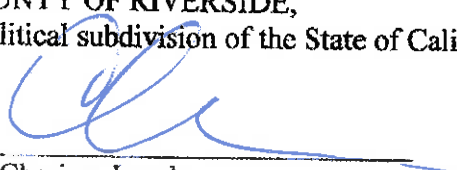
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

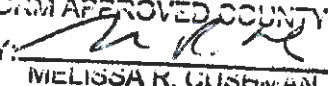
19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

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: 11/6/17

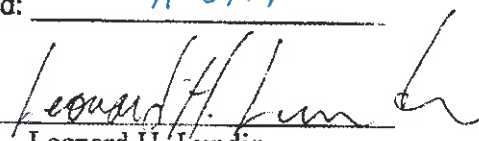
FORM APPROVED COUNTY COUNCIL  
BY:  10/11/17  
MELISSA R. CUSHMAN / DATE

PROPERTY OWNER:  
BLP Desert, a California Limited Partnership and  
Polk Meadows, a California Limited Partnership

BLP Desert, a California Limited Partnership

By:   
Gregory W. Bever  
Its General Partner

Dated: 9/18/17

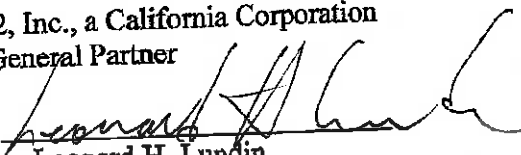
By:   
Leonard H. Lundin  
Its General Partner

Dated: 9/19/17



Polk Meadows, a California Limited Partnership

By: LM2, Inc., a California Corporation  
Its General Partner

By:   
Leonard H. Lundin  
President

Dated: 9/18/17

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: \_\_\_\_\_

**PROPERTY OWNER:**  
BLP Desert, a California Limited Partnership and  
Polk Meadows, a California Limited Partnership

BLP Desert, a California Limited Partnership

By: Gregory W. Bever  
Gregory W. Bever  
Its General Partner

Dated: 9/18/17

By: Leonard H. Lundin  
Leonard H. Lundin  
Its General Partner

Dated: 9/19/17

## 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 September 18, 2017 before me, F. Frattali, notary public  
(insert name and title of the officer)

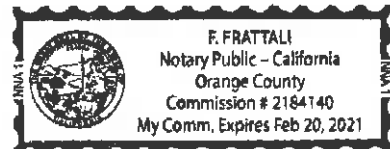
personally appeared Gregory W Bever & Leonard H Lundin  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by 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

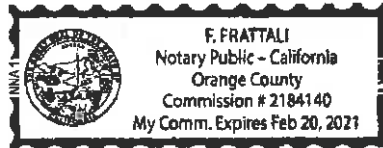
On September 18, 2017 before me, F. Frattali, notary public  
(insert name and title of the officer)

personally appeared Leonard H Lundin  
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 [Handwritten Signature] (Seal)





Carolyn Syms Lunt  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: MINI STORAGE

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

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

CASE NUMBER: CUPO3758                      DATE SUBMITTED: 9/7/16

### APPLICATION INFORMATION

Applicant's Name: Herb Lundin                      E-Mail: Herb@Luko.com  
 Mailing Address: 16400 Pacific Coast Highway, Suite 207  
Huntington Beach Ca                      92649  
City                      State                      ZIP

Daytime Phone No: (562) 592 6020                      Fax No: ( ) \_\_\_\_\_  
Ext 209

Engineer/Representative's Name: J. Craig Mann                      E-Mail: \_\_\_\_\_

Mailing Address: 1931 Newport Blvd. Suite M  
Coast Mesa Ca                      92627  
City                      State                      ZIP

Daytime Phone No: (714) 543 8352                      Fax No: (714) 543 0209

Property Owner's Name: BLP Desert/Polk Meadows                      E-Mail: Herb@Luko.com

Mailing Address: 16400 Pacific Coast Highway, Suite 207  
Huntington Beach Ca                      92649  
City                      State                      ZIP

Daytime Phone No: (562) 592 6020                      Fax No: ( ) \_\_\_\_\_  
Ext 209

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

Desert Office - 38886 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555



APPLICATION FOR LAND USE PROJECT

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Herb Lundin Leonard Lundin  
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

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

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

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

BLP Desert, Limited Partnership Leonard Lundin  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
Polk Meadows, Limited Partnership Leonard Lundin  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 607-130-010-6  
Section: 7 Township: 5 South Range: 7 East

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 4.2 ac.

General location (nearby or cross streets): North of Avenue 42<sup>nd</sup>, South of East Haven Rd., East of Washington, West of Yucca Lane.

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

\* Project Description: (describe the proposed project in detail)

A 95,306 S.F. mini storage project that includes on site office & resident manager apartment. Concurrent action includes rezoning of 24,952 S.F. currently zoned C-P-S, to zone category C-1/C-P

Related cases filed in conjunction with this application:

Rezone 24,952 S.F. of currently zoned C-P-S, to C-1/C-P

Is there a previous application filed on the same site: Yes  No

If yes, provide Case No(s). CUP 3550, CAZ 7472 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) E.A. No. 41002 E.I.R. No. (if applicable): Not 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 copy: Geotechnical Update 4/18/16

Is water service available at the project site: Yes  No

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

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Is sewer service available at the site? Yes  No

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

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: None

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards None

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export? Not Applicable

What is the anticipated route of travel for transport of the soil material? Not Applicable

How many anticipated truckloads? Not Applicable truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes  No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes  No  Bermuda Dunes Airport

Does the project area exceed one acre in area? Yes  No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pe/rclis/index.html>) for watershed location)?

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

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

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

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)

Leonard [Signature]

Date

9/1/16

Applicant (2)

Date

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

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.  
Yes  No

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

Owner/Authorized Agent (1) *Heavenly Shady* Date *9/1/16*  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07922      DATE SUBMITTED: 9/7/16

**APPLICATION INFORMATION**

Applicant's Name: Herb Lundin      E-Mail: Herb@Luka.com

Mailing Address: 16400 Pacific Coast Highway, Suite 207  
Huntington Beach      CA      92649  
City      State      ZIP

Daytime Phone No: (562) 592 6020      Fax No: (562) 592 6050

Engineer/Representative's Name: J. Craig Mann      E-Mail: \_\_\_\_\_

Mailing Address: 1931 Newport Blvd, Suite M  
Coast Mesa      CA      92627  
City      State      ZIP

Daytime Phone No: (714) 543 8352      Fax No: (714) 543 0209

Property Owner's Name: BLP Desert/Polk Meadows      E-Mail: Herb@Luka.com

Mailing Address: 16400 Pacific Coast Highway, Suite 207  
HUNTINGTON BEACH      CA      92649  
City      State      ZIP

Daytime Phone No: (562) 592 6020      Fax No: (562) 592 6050  
562

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

Desert Office • 38688 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

\*Planning Our Future... Preserving Our Past\*

**APPLICATION FOR CHANGE OF ZONE**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

Herb Lundin  
PRINTED NAME OF APPLICANT

Leonard H Lundin  
SIGNATURE OF APPLICANT

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

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

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

BLP Desert, limited partnership  
PRINTED NAME OF PROPERTY OWNER(S)

Erin Renee H Lundin  
SIGNATURE OF PROPERTY OWNER(S)

Polk Meadows, limited partnership  
PRINTED NAME OF PROPERTY OWNER(S)

Leonard H Lundin  
SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 607-130-010-6

Section: 7 Township: 5 South Range: 7 east

Approximate Gross Acreage: 24,952 SQ. FT.

General location (nearby or cross streets): North of 42<sup>ND</sup> AVE. South of

Easthave Road East of WASHINGTON ST. West of YUCA LANE

**APPLICATION FOR CHANGE OF ZONE**

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Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change existing C-P-S to C-1/KP to conform  
to mini storage project

---

Related cases filed in conjunction with this request:

Plot Plan/Conditional Use Permit

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**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Herb Lundin hereafter "Applicant" and BLPD Dept/RIKM owners "Property Owner".

Description of application/permit use:

Bermuda Storage: CUP and CONCURRENT Change of Zone  
for Mini Storage at NEC Avenue 42nd and Washington St.

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-8838  
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-8879

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3.** To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 607-130-010-6

Property Location or Address:  
NEC Avenue 42 and Washington St

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: BLP Desert/Polk Meadows Phone No.: 562 592 6020 Ext 209  
 Firm Name: Lundin Development Email: Herb@Luko.com  
 Address: 16400 Pacific Coast Highway #207 GWB 964@aol.com  
Huntington Beach, Ca 92649

**3. APPLICANT INFORMATION:**

Applicant Name: Herb Lundin Phone No.: 562 592 6020 Ext 209  
 Firm Name: Lundin Development Email: Herb@Luko.com  
 Address (if different from property owner) GWB 964@aol.com

**4. SIGNATURES:**

Signature of Applicant: [Signature] Date: 8/31/16  
 Print Name and Title: Herb Lundin,

Signature of Property Owner: [Signature] Date: 8/31/16  
 Print Name and Title: Herb Lundin, general partner

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name and Title: \_\_\_\_\_

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	_____
Set #:	_____
Application Date:	_____

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

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

**CHANGE OF ZONE NO. 7922/CONDITIONAL USE PERMIT NO. 3758** – Intent to Adopt a Negative Declaration – Owner/Applicant: BLP Desert, LP/Polk Meadows, LP – Representative: Greg Beaver – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Commercial Retail (C-R) – Location: Northerly of Avenue 42, easterly of Washington Avenue, and westerly of Yucca Lane – 5.06 Gross Acres – Zoning: C-P-S & C-1/C-P – **REQUEST:** Change of Zone No. 7922 proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project. Conditional Use Permit No. 3758 proposes the construction and operation of a mini-warehouse project of approximately 91,125 sq. ft. with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634-square-foot office with 12 customer parking spaces and a 1,322-square-foot caretaker's residence with a 600-square-foot garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 sq. ft. The proposed project includes a monument sign and wall signage of approximately 30 sq. ft. each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week.

TIME OF HEARING:  
DATE OF HEARING:  
PLACE OF HEARING:

9:00 am or as soon as possible thereafter  
**OCTOBER 18, 2017**  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

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

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

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

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

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on Aug 22, 2017,

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

APN (s) or case numbers CZ07922 / CUP03758 For

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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.

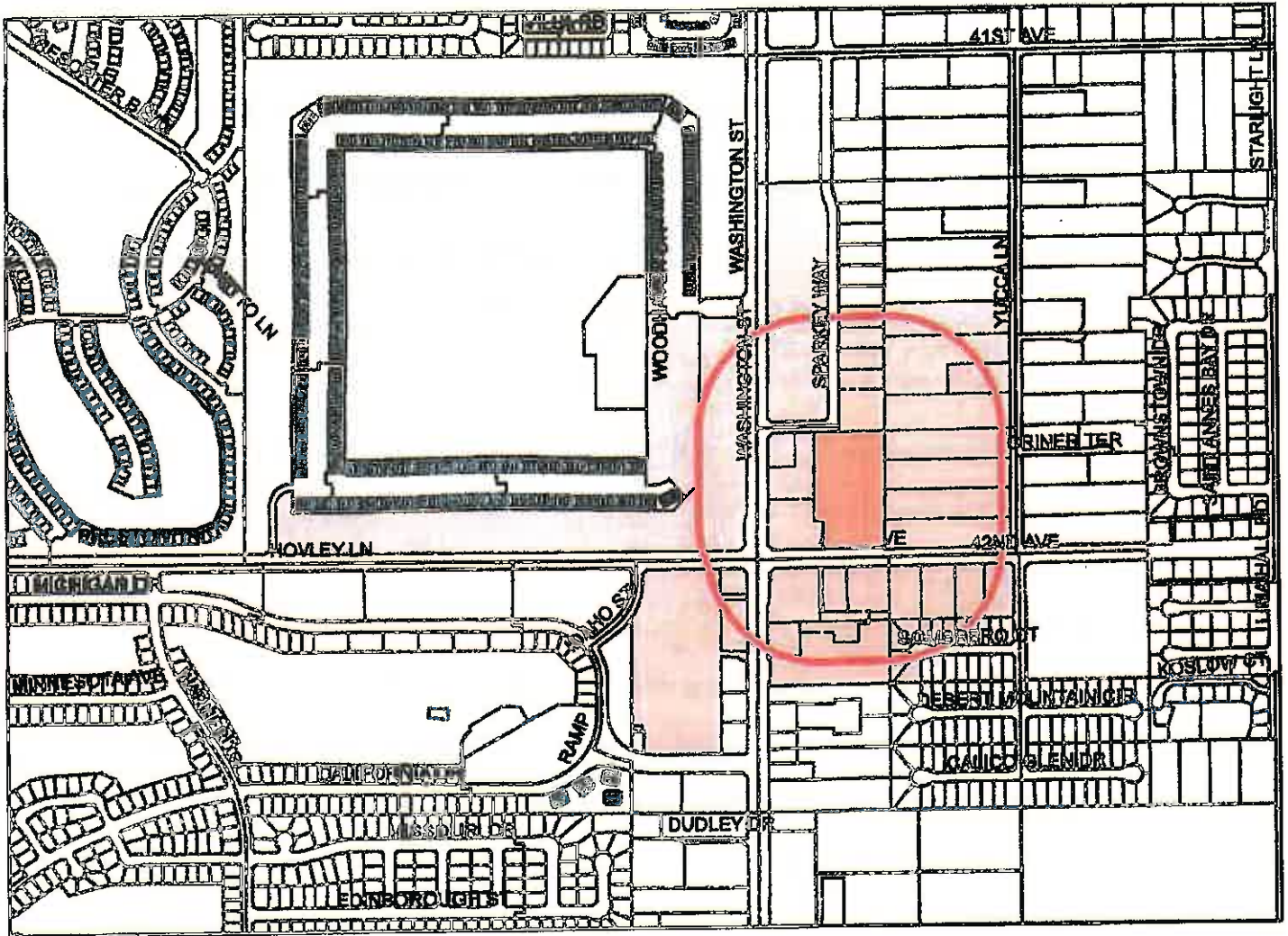
TITLE: GIS Analyst

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

Riverside, Ca. 92502

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

**CZ07922 CUP03758 ( 600 feet buffer )**



**Selected Parcels**

609-020-042	609-020-045	607-130-013	607-130-010	607-130-009	607-432-013	607-431-001	609-500-015	607-432-010	607-110-013
607-130-014	609-020-044	607-130-006	609-500-009	609-500-010	607-432-007	607-432-009	637-072-011	637-072-013	607-130-007
609-500-016	607-130-008	609-500-001	637-072-012	609-500-002	607-110-009	609-500-013	607-110-006	609-020-041	609-020-043
609-020-055	609-020-054	609-500-003	609-500-004	609-500-012	609-500-011	609-500-014	607-130-012	609-020-038	607-432-008
609-500-008	632-100-014	632-102-061	607-110-010						



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: 607110006, APN: 607110006  
PETER LIVRERI  
41555 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607130009, APN: 607130009  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 607110009, APN: 607110009  
PAUL PAVAO  
P O BOX 3016  
INDIO CA 92202

ASMT: 607130010, APN: 607130010  
POLK MEADOWS, ETAL  
16400 PAC COAST HWY NO 207  
HUNTINGTON BEACH CA 92649

ASMT: 607110010, APN: 607110010  
YMELDA PATRICK  
39223 CIEGA CREEK  
PALM DESERT CA 92280

ASMT: 607130012, APN: 607130012  
J BYRUM, ETAL  
P O BOX 3165  
HARRISBURG PA 17105

ASMT: 607110013, APN: 607110013  
PENNY LEE, ETAL  
3300 EDISON WAY  
FREMONT CA 94538

ASMT: 607130013, APN: 607130013  
42ND AVENUE  
C/O LUKO MANAGEMENT  
16400 PACIFIC COAST 207  
HUNTINGTON BEACH CA 92649

ASMT: 607130006, APN: 607130006  
HENRIETTE MORRIS  
41755 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607130014, APN: 607130014  
42ND AVENUE, ETAL  
C/O ATAOLLAH JOHN AMINPOUR  
10680 WILSHIRE BLV NO 409  
LOS ANGELES CA 90024

ASMT: 607130007, APN: 607130007  
SHARI THATCHER, ETAL  
PO BOX 6180  
LA QUINTA CA 92248

ASMT: 607431001, APN: 607431001  
EASTHAVEN PARTNERSHIP  
C/O WILLIAM C BUSTER JR  
1399 COLTON AVE STE 5  
REDLANDS CA 92374

ASMT: 607130008, APN: 607130008  
CHRISTINA PIERSON, ETAL  
41951 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607432007, APN: 607432007  
LYNN BOLTON, ETAL  
41530 SPARKEY WAY  
INDIO, CA. 92201

ASMT: 607432008, APN: 607432008  
BARBARA BRADLEY, ETAL  
41570 SPARKEY WAY  
BERMUDA DUNES CA 92201

ASMT: 609020045, APN: 609020045  
WASHINGTON SQUARE BD, ETAL  
C/O MILAN CAPITAL  
888 S DISNEYLAND DR  
ANAHEIM CA 92802

ASMT: 607432009, APN: 607432009  
TERRY BASQUIN, ETAL  
41610 SPARKEY  
BERMUDA DUNES CA 92203

ASMT: 609020054, APN: 609020054  
GEORGE GERONSIN, ETAL  
181 S OLD SPRINGS RD  
ANAHEIM CA 92808

ASMT: 607432010, APN: 607432010  
ROBIN COTTON, ETAL  
41650 SPARKEY WAY  
INDIO, CA. 92201

ASMT: 609020055, APN: 609020055  
BONITA ROGENES, ETAL  
20735 VIA MARISA  
YORBA LINDA CA 92886

ASMT: 607432013, APN: 607432013  
RACHELLE VANBUSKIRK, ETAL  
41690 SPARKEY WAY  
BERMUDA DUNES CA 92203

ASMT: 609500001, APN: 609500001  
PALM DESERT CHURCH OF CHRIST  
P O BOX 14151  
PALM DESERT CA 92255

ASMT: 609020038, APN: 609020038  
M H SHERMAN CO, ETAL  
C/O REAL ESTATE TAX DEPT STORE 04757  
P O BOX 1159  
DEERFIELD IL 60015

ASMT: 609500002, APN: 609500002  
PATHFINDER COMMUNITY OF RISEN CHRIST  
78175 AVENUE 42  
BERMUDA DUNES CA 92203

ASMT: 609020043, APN: 609020043  
RALPHS GROCERY CO  
C/O REAL ESTATE DEPT  
P O BOX 54143  
LOS ANGELES CA 90054

ASMT: 609500004, APN: 609500004  
GAYLE CLARK, ETAL  
8 TAYLOR AVE  
PALM DESERT CA 92211

ASMT: 609020044, APN: 609020044  
GROCERY RALPHS  
1100 W ARTESIA BLVD  
COMPTON CA 90220

ASMT: 609500008, APN: 609500008  
MONIQUE VANDEUTEKOM GIBBS, ETAL  
83 QUIET RIDGE  
FORISTELL MO 63348

ASMT: 609500009, APN: 609500009  
SUSAN JOHNSON, ETAL  
78194 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 609500016, APN: 609500016  
MELANIE FESMIRE  
45071 PARK ST  
INDIO CA 92201

ASMT: 609500010, APN: 609500010  
JAMES PALMER  
78182 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 632100014, APN: 632100014  
WOODHAVEN COUNTRY CLUB HOMEOWNERS ASS  
41555 WOODHAVEN DR EST  
PALM DESERT CA 92211

ASMT: 609500011, APN: 609500011  
MARTHA DESNOYERS, ETAL  
78170 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 632102061, APN: 632102061  
WOODHAVEN DEVELOPERS INC  
41555 WOODHAVEN DR E  
PALM DESERT CA 92211

ASMT: 609500012, APN: 609500012  
RHONDA ANDERSON  
78158 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 637072011, APN: 637072011  
PLAZA DE HACIENDA II, ETAL  
C/O LUKA MGMT  
15421 CHEMICAL LN  
HUNTINGBEACH CA 92649

ASMT: 609500013, APN: 609500013  
LAURA GREGOR, ETAL  
78146 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 637072012, APN: 637072012  
FIRSTBANK, ETAL  
C/O DEPT 70428 CORPORATE TAX  
P O BOX 20  
BOISE ID 83726

ASMT: 609500014, APN: 609500014  
SHELLY RAUSCHER, ETAL  
78134 SOMBRERO CT  
INDIO, CA. 92203

ASMT: 637072013, APN: 637072013  
PLAZA DE HACIENDA II, ETAL  
C/O PLAZA DE HACIENDA I  
15421 CHEMICAL LN  
HUNTINGTON BEACH CA 92649

ASMT: 609500015, APN: 609500015  
HELEN GALINDO, ETAL  
78131 SOMBRERO CT  
BERMUDA DUNES CA 92203





**Charissa Leach, P.E.**  
**Assistant TLMA Director**

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7922 / Conditional Use Permit No. 3758

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: 8/29/17

Applicant/Project Sponsor: BLP Desert, LP Date Submitted: 9/7/2016

**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

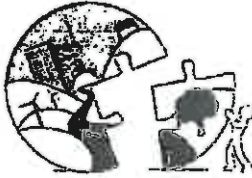
For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 08/01/17

Y:\Planning Case Files-Riverside office\CUP03758\DH-PC-BOS Hearings\DH-PC\Cover\_Sheet\_Negative\_Declaration.docx

Please charge deposit fee case#: ZEA42949 ZCFG06319

FOR COUNTY CLERK'S USE ONLY



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA 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 21182 of the California Public Resources Code.

EA42949 CHANGE OF ZONE NO. 7922 CONDITIONAL USE PERMIT NO. 3758

Project Title/Case Number

Jay Oliver  
County Contact Person

760-363-7050  
Phone Number

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

BLP Desert, LP  
Project Applicant

16400 Pacific Coast Highway Huntington Beach, CA 92649  
Address

North of Avenue 42, east of Washington Street, west of Yuca Lane.  
Project Location

Change of Zone from C-1/C-P and C-P-S to C-1/C-P on 5.06 acres, and Conditional Use Permit for mini-warehouse complex of approximately 83,658 square feet with an office and caretaker's residence/garage.  
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 15, 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.

Signature

Project Planner Title

11/16/17  
Date

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

DIR:rs Revised 8/25/2017  
Y:\Planning Case Files-Riverside office\CUPG\7660DH-PC-SOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42949

ZCFG06319

FOR COUNTY CLERK'S USE ONLY

<b>FILED / POSTED</b> County of Riverside Peter Aidana Assessor-County Clerk-Recorder E-201701478 11/16/2017 03:53 PM Fee: \$ 2286.25 Page 1 of 2 Removed: By: Deputy 	
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STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 17-372165

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: COUNTY PLANNING Date: 11/16/2017

County Agency of Filing: RIVERSIDE Document No: E-201701479

Project Title: EA 42949; CHANGE OF ZONE, 7922; CONDITIONAL USE PERMIT NO 3758

Project Applicant Name: BLP DESERT, LP Phone Number: (760) 863-7050


Project Applicant Address: 16400 PACIFIC COAST HWY, HUNTINGTON BEACH, CA 92649

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

- Environmental Impact Report
- Negative Declaration \$2,216.25
- Application Fee Water Diversion (State Water Resources Control Board Only) \_\_\_\_\_
- Project Subject to Certified Regulatory Programs \_\_\_\_\_
- County Administration Fee \$50.00
  - Project that is exempt from fees (DFG No Effect Determination (Form Attached))
  - Project that is exempt from fees (Notice of Exemption)

Total Received \$2,266.25

Signature and title of person receiving payment  Deputy

Notes:

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I1602961

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: 42ND AVE A GENERAL P'SHIP \$50.00  
paid by: CK 7924  
paid towards: CFG06319 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42949  
at parcel #: 78102 42ND AVE BERM  
appl type: CFG3

By \_\_\_\_\_ Sep 07, 2016 12:20  
JCMITCHE posting date Sep 07, 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)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I1702302

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: 42ND AVE A GENERAL P'SHIP \$2,216.25  
paid by: CK 8082  
paid towards: CFG06319 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42949  
at parcel #: 78102 42ND AVE BERM  
appl type: CFG3

By \_\_\_\_\_ Jul 31, 2017 10:56  
JAGUILER posting date Jul 31, 2017

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,216.25

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

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

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



18-5

10:30 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing on Change of Zone No. 7922, Ordinance No. 348.4878, Conditional Use Permit No. 3758, and Negative Declaration For Environmental Assessment No. 42949 – Owner/Applicant: BLP Desert, L.P. /Polk Meadows, L.P. – Representative: Greg Beaver – **4th Supervisorial District** – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Commercial Retail (C-R) – Location: North of Avenue 42, east of Washington Street, and west of Yucca Lane – 5.06 Gross Acres – Zoning: C-P-S & C-1/C-P – REQUEST: Change of Zone No. 7922 proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project. Conditional Use Permit No. 3758 proposes the construction and operation of a mini-warehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634-square-foot office with 12 customer parking spaces and a 1,322-square-foot caretaker's residence with a 600-square-foot garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 square feet. The proposed project includes a monument sign and wall signage of approximately 30 square feet each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week. APN 607-130-010, the Chairman called the matter for hearing.

Ken Baez, Planning Department Staff, presented the matter.

On motion of Supervisor Washington, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, March 27, 2018 at 10:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None \_\_\_\_\_

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on February 27, 2018 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: February 27, 2018  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: *Kecia Harper-Ihem* Deputy

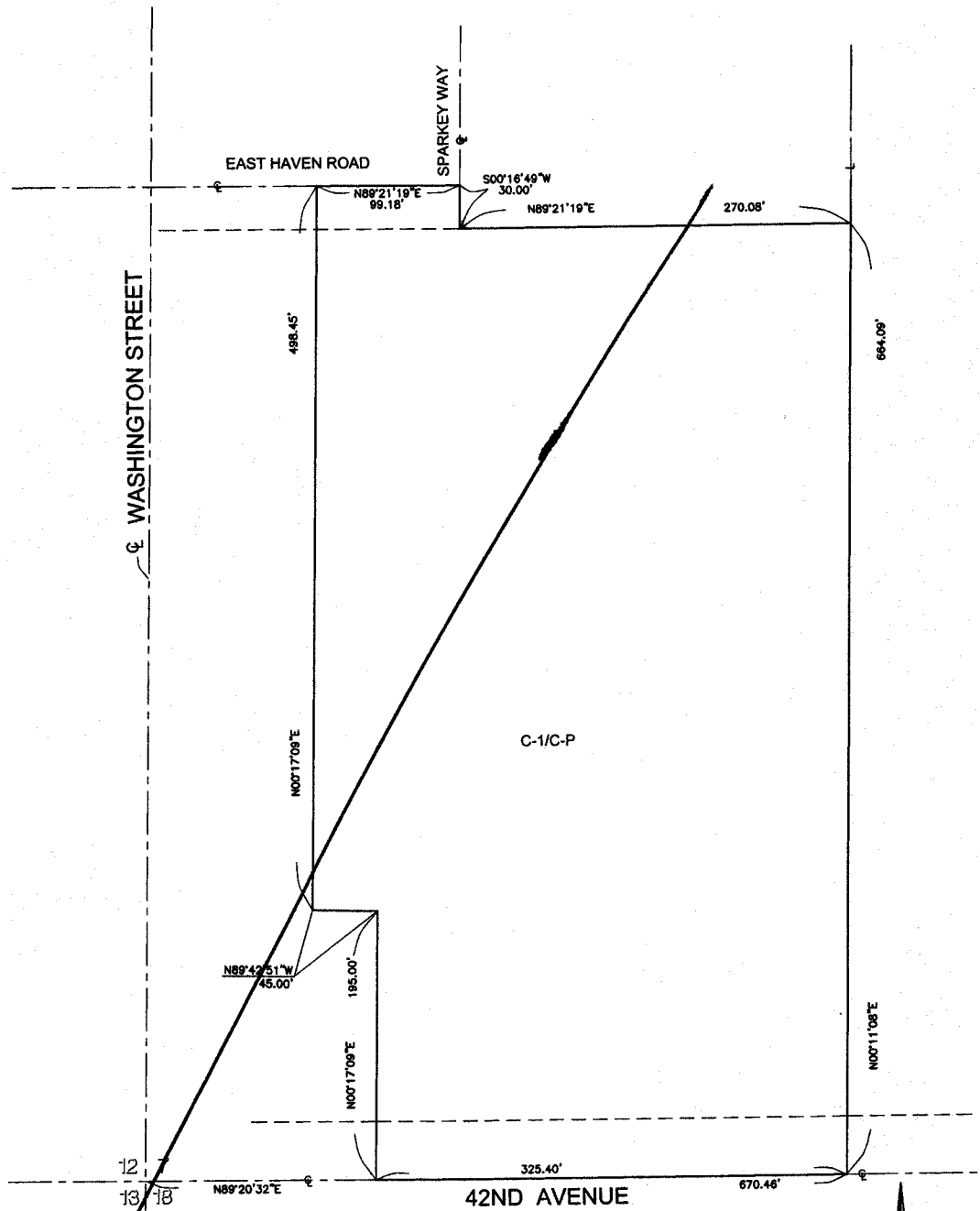
AGENDA NO.  
18-5

xc: Planning, COB

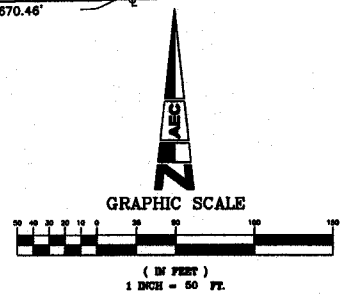


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CLERK / BOARD OF SUPERVISORS  
2011 JAN 23 PM 2:26





LEGEND  
C-1/C-P GENERAL COMMERCIAL



MAP NO. 30.098  
CHANGE OF OFFICIAL ZONING PLAN  
BERMUDA DUNES DISTRICT

CHANGE OF ZONE CASE NO. 7922  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4878  
DATED: JANUARY 30, 2018  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

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



**ITEM**  
18.5  
(ID # 5987)

**MEETING DATE:**  
Tuesday, February 27, 2018

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 7922, ORDINANCE NO. 348.4878, CONDITIONAL USE PERMIT NO. 3758, and NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42949 – Owner/Applicant: BLP Desert, L.P. /Polk Meadows, L.P. – Representative: Greg Beaver – 4th Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Commercial Retail (C-R) – Location: North of Avenue 42, east of Washington Street, and west of Yucca Lane – 5.06 Gross Acres – Zoning: C-P-S & C-1/C-P – REQUEST: Change of Zone No. 7922 proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project. Conditional Use Permit No. 3758 proposes the construction and operation of a mini-warehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634-square-foot office with 12 customer parking spaces and a 1,322-square-foot caretaker's residence with a 600-square-foot garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 square feet. The proposed project includes a monument sign and wall signage of approximately 30 square feet each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week. APN 607-130-010. [Applicant fees 100%]

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

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42949**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE CHANGE OF ZONE NO. 7922**, from C-1/C-P and C-P-S to C-1/C-P on a 5.06 acre site in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

**ADOPT ORDINANCE NO. 348.4878** amending the zoning in the Bermuda Dunes Zoning District shown on Map No. 30.098 and Change of Zone No. 7922, attached hereto and incorporated herein by reference; and,

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

**APPROVE** CONDITIONAL USE PERMIT NO. 3758, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**ACTION:**



Charissa Leach, Assistant TLMA Director 1/23/2018

---

**MINUTES OF THE BOARD OF SUPERVISORS**

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost:</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

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

**BACKGROUND:**

**Summary**

The project is located north of 42<sup>nd</sup> Avenue, east of Washington Street, south of Sparkey Way terminus, and west of Yucca Lane in Bermuda Dunes.

The project proposes **Change of Zone No. 7922** to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project.

The project also proposes **Conditional Use Permit No. 3758** for the construction and operation of a mini-warehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634-square-foot office with 12 customer parking spaces and a 1,322-square-foot caretaker's residence with a 600-square-foot garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 square feet. The proposed project includes a monument sign and wall signage of approximately 30 square feet each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week.

The Planning Commission heard the project on November 15, 2017. The owner/applicant and the public, including an immediate neighbor spoke in favor of the project. Four (4) letters in support were also received from immediate neighboring properties. A representative from the Bermuda Dunes Community Council spoke in opposition with a written petition in opposition provided as well. The Planning Commission directed staff to address the public's concerns by the following:

- Provide a condition of approval modifying the building setback along 42<sup>nd</sup> Avenue to increase from 28.8-feet to 38-feet. (Condition of Approval 80.Planning.9 and 90.Planning.13 were added by the Planning Commission to provide a minimum 38-foot building setback from existing street line of 42<sup>nd</sup> Avenue).

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

The existing property as proposed also maintains a vacant 1.42-acre portion of the 5.06-acre site not a part of the proposed mini-warehouse complex for a potential commercial project including potential retail building by separate entitlement at a later date.

The Planning Commission closed the public hearing and recommended the following actions to the Board of Supervisors: adopt the Negative Declaration for Environmental Assessment No. 42949, to tentatively approve Change of Zone No. 7922 and to approve Conditional Use Permit No. 3758. The project was recommended for approval with a 4-0 vote.

**Board Action**

The Board of Supervisors decision is final.

**Impact on Residents and Businesses**

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

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. **PLANNING COMMISSION REPORT OF ACTIONS**
- B. **PLANNING COMMISSION STAFF REPORT 11-15-17**
- C. **CHANGE OF OFFICIAL ZONING MAP NO. 30.098**

  
Scott Bruckner 1/29/2018



OFFICE OF THE  
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

February 13, 2018

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

PH : (951) 368-9225  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: NOTICE OF PUBLIC HEARING: CZ 7922, CUP 3758 and ORD. NO. 348.4878

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, February 16, 2018.**

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

18.5

**Gil, Cecilia**

---

**From:** Legals <legals@pe.com>  
**Sent:** Tuesday, February 13, 2018 8:43 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: CZ 7922 CUP 3758 ORD. NO. 348.4878

Received for publication on 2/16. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)  
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Standard Deadlines are 10:30am, 3 business days prior to the day you would like to publish

**The Press-Enterprise** PE.com / La Prensa

On Tue, Feb 13, 2018 at 8:18 AM, Gil, Cecilia <[CCGIL@rivco.org](mailto:CCGIL@rivco.org)> wrote:

Good morning!

Attached is a Notice of Public Hearing for publication on Friday, Feb. 16, 2018. Please confirm. THANK YOU!

*Cecilia Gil*

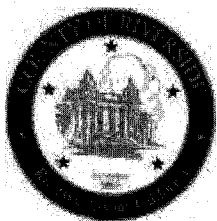
Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010





OFFICE OF THE  
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

February 13, 2018

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

PH : (760) 322-2222  
E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)

RE: NOTICE OF PUBLIC HEARING: CZ 7922, CUP 3758 and ORD. NO. 348.4878

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, February 16, 2018.**

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:** GRSC-West-Legals mbx <GRSC-West-Legals@gannett.com>  
**Sent:** Tuesday, February 13, 2018 12:52 PM  
**To:** Gil, Cecilia  
**Subject:** RE: 2731567 FOR PUBLICATION: CZ 7922 CUP 3758 ORD. NO. 348.4878  
**Attachments:** 2731567.pdf

Good Afternoon,

This notice is scheduled to publish in the Desert Sun on February 16. The total cost is \$349.80 and a confirmation is attached. An affidavit will be sent after publication.

Thank you!

**Brittany Grady**  
Admin Support Specialist-Legals

**Desert Sun.**

PART OF THE USA TODAY NETWORK

[legals@thedesertsun.com](mailto:legals@thedesertsun.com)  
760-322-2222 option 3  
[desertsun.com](http://desertsun.com)

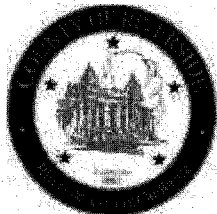
---

**From:** Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]  
**Sent:** Tuesday, February 13, 2018 10:19 AM  
**To:** Email, TDS-Legals <legals@thedesertsun.com>  
**Subject:** 2731567 FOR PUBLICATION: CZ 7922 CUP 3758 ORD. NO. 348.4878

Good morning!

Notice of Public Hearing, for publication on Friday, Feb. 16, 2018. 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 Mail Stop# 1010



## **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 February 13, 2018, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

CZ 7922 ORD. 348.4878 CUP 3758

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:** February 27, 2018 @ 10:30 a.m.

SIGNATURE: *Cecilia Gil*      DATE: February 13, 2018  
Cecilia Gil

## Gil, Cecilia

---

**From:** Kennemer, Bonnie <bkenname@asrckrec.com>  
**Sent:** Tuesday, February 13, 2018 8:31 AM  
**To:** Gil, Cecilia; Buie, Tammie; Meyer, Mary Ann  
**Subject:** RE: FOR POSTING: CZ 7922 CUP 3758 ORD. NO. 348.4878

Good Morning,

The notice has been received and will be posted today.

Please remove Nancy Garrett from future emails.

Thank you,  
Bonnie

---

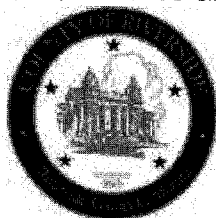
**From:** Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]  
**Sent:** Tuesday, February 13, 2018 8:19 AM  
**To:** Buie, Tammie <tbuie@asrckrec.com>; Garrett, Nancy <ngarrett@asrckrec.com>; Kennemer, Bonnie <bkenname@asrckrec.com>; Meyer, Mary Ann <MaMeyer@asrckrec.com>  
**Subject:** FOR POSTING: CZ 7922 CUP 3758 ORD. NO. 348.4878

Good morning!

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 Mail Stop# 1010



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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, ADOPTION OF AN ORDINANCE AND A CONDITIONAL USE PERMIT IN THE BERMUDA DUNES – WESTERN COACHELLA VALLEY AREA, 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, February 27, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by BLP Desert, L.P. / Polk Meadows, L.P. – Greg Beaver, on **Change of Zone No. 7922**, which proposes to change the zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project, and such other zones as the Board may find appropriate; adoption of **Ordinance No. 348.4878** associated with Change of Zone 7922; and, **Conditional Use Permit No. 3758**, which proposes the construction and operation of a mini-warehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height, and also includes a 634 sq. ft. office with 12 customer parking spaces and a 1,322 sq. ft. caretaker's residence with a 600 sq. ft. garage up to 24 feet in height ("the project"). The proposed project includes a monument sign and wall signage of approximately 30 sq. ft. each. The project is located north of Avenue 42, east of Washington Street, and west of Yucca Lane, Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 42949**.

The Planning Department's report package for the project 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 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:jolivas@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, at least 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: February 13, 2018      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 February 13, 2018, I mailed a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

CZ 7922 ORD. NO. 348.4878 CUP 3758

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:** February 27, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil  
Cecilia Gil

DATE: February 13, 2018

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on Aug 22, 2017,

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

APN (s) or case numbers CZ07922 / CUP03758 For

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

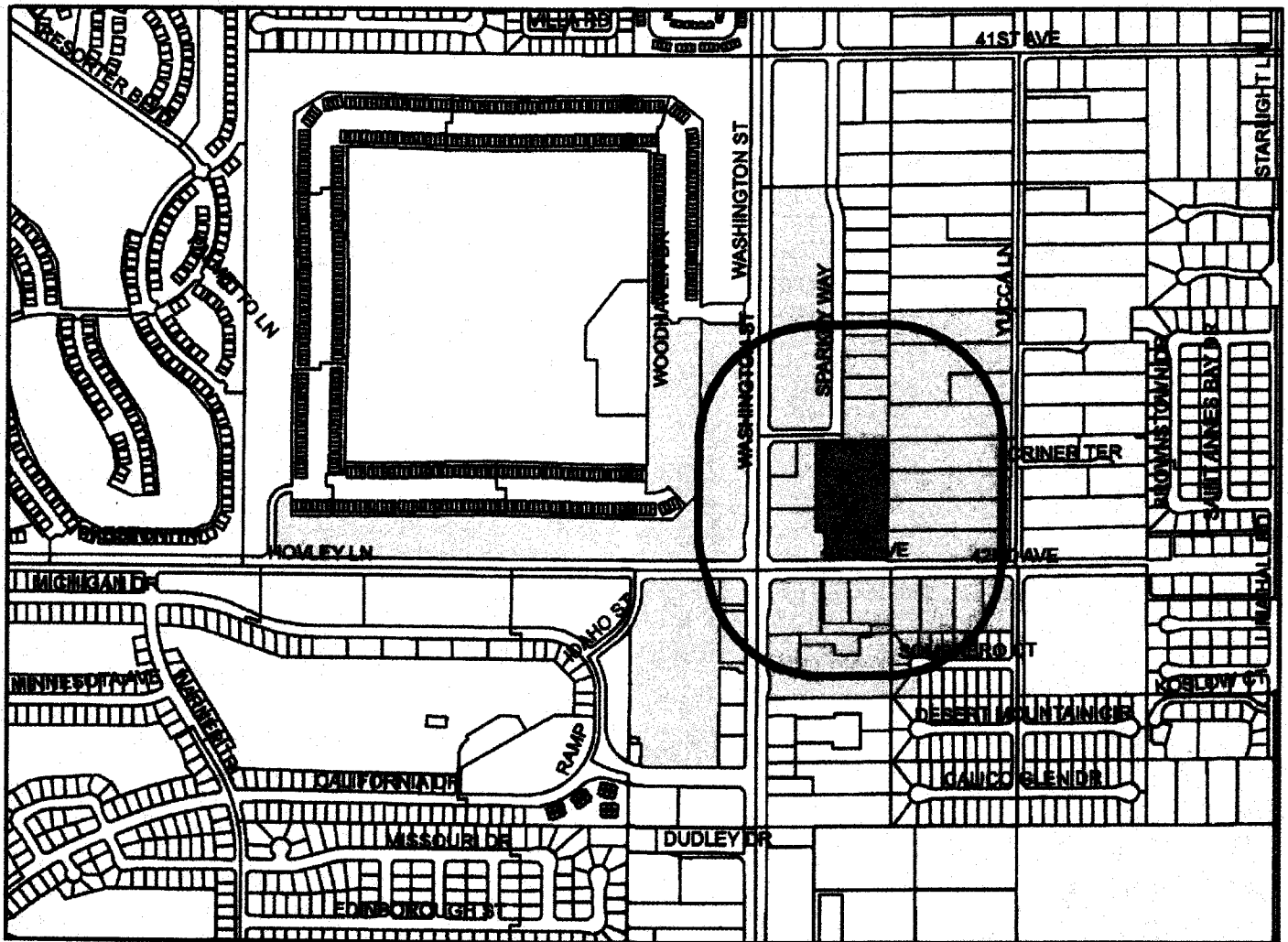
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

1008 SEP 12 10:15 AM

**CZ07922 CUP03758 ( 600 feet buffer )**



**Selected Parcels**

609-020-042	609-020-045	607-130-013	607-130-010	607-130-009	607-432-013	607-431-001	609-500-015	607-432-010	607-110-013
607-130-014	609-020-044	607-130-006	609-500-009	609-500-010	607-432-007	607-432-009	637-072-011	637-072-013	607-130-007
609-500-016	607-130-008	609-500-001	637-072-012	609-500-002	607-110-009	609-500-013	607-110-006	609-020-041	609-020-043
609-020-055	609-020-054	609-500-003	609-500-004	609-500-012	609-500-011	609-500-014	607-130-012	609-020-038	607-432-008
609-500-008	632-100-014	632-102-061	607-110-010						



825 412.5 0 825 Feet

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



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PETER LIVRERI  
41555 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607130009, APN: 607130009  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 607110009, APN: 607110009  
PAUL PAVAO  
P O BOX 3016  
INDIO CA 92202

ASMT: 607130010, APN: 607130010  
POLK MEADOWS, ETAL  
16400 PAC COAST HWY NO 207  
HUNTINGTON BEACH CA 92649

ASMT: 607110010, APN: 607110010  
YMELDA PATRICK  
39223 CIEGA CREEK  
PALM DESERT CA 92260

ASMT: 607130012, APN: 607130012  
J BYRUM, ETAL  
P O BOX 3165  
HARRISBURG PA 17105

ASMT: 607110013, APN: 607110013  
PENNY LEE, ETAL  
3300 EDISON WAY  
FREMONT CA 94538

ASMT: 607130013, APN: 607130013  
42ND AVENUE  
C/O LUKO MANAGEMENT  
16400 PACIFIC COAST 207  
HUNTINGTON BEACH CA 92649

ASMT: 607130006, APN: 607130006  
HENRIETTE MORRIS  
41755 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607130014, APN: 607130014  
42ND AVENUE, ETAL  
C/O ATAOLLAH JOHN AMINPOUR  
10660 WILSHIRE BLV NO 409  
LOS ANGELES CA 90024

ASMT: 607130007, APN: 607130007  
SHARI THATCHER, ETAL  
PO BOX 6180  
LA QUINTA CA 92248

ASMT: 607431001, APN: 607431001  
EASTHAVEN PARTNERSHIP  
C/O WILLIAM C BUSTER JR  
1399 COLTON AVE STE 5  
REDLANDS CA 92374

ASMT: 607130008, APN: 607130008  
CHRISTINA PIERSON, ETAL  
41951 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607432007, APN: 607432007  
LYNN BOLTON, ETAL  
41530 SPARKEY WAY  
INDIO, CA. 92201

(41) CZ 7922  
CUP 3758





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BARBARA BRADLEY, ETAL  
41570 SPARKEY WAY  
BERMUDA DUNES CA 92201

ASMT: 609020045, APN: 609020045  
WASHINGTON SQUARE BD, ETAL  
C/O MILAN CAPITAL  
888 S DISNEYLAND DR  
ANAHEIM CA 92802

ASMT: 607432009, APN: 607432009  
TERRY BASQUIN, ETAL  
41610 SPARKEY  
BERMUDA DUNES CA 92203

ASMT: 609020054, APN: 609020054  
GEORGE GERONSIN, ETAL  
181 S OLD SPRINGS RD  
ANAHEIM CA 92808

ASMT: 607432010, APN: 607432010  
ROBIN COTTON, ETAL  
41650 SPARKEY WAY  
INDIO, CA. 92201

ASMT: 609020055, APN: 609020055  
BONITA ROGENES, ETAL  
20735 VIA MARISA  
YORBA LINDA CA 92886

ASMT: 607432013, APN: 607432013  
RACHELLE VANBUSKIRK, ETAL  
41690 SPARKEY WAY  
BERMUDA DUNES CA 92203

ASMT: 609500001, APN: 609500001  
PALM DESERT CHURCH OF CHRIST  
P O BOX 14151  
PALM DESERT CA 92255

ASMT: 609020038, APN: 609020038  
M H SHERMAN CO, ETAL  
C/O REAL ESTATE TAX DEPT STORE 04757  
P O BOX 1159  
DEERFIELD IL 60015

ASMT: 609500002, APN: 609500002  
PATHFINDER COMMUNITY OF RISEN CHRIST  
78175 AVENUE 42  
BERMUDA DUNES CA 92203

ASMT: 609020043, APN: 609020043  
RALPHS GROCERY CO  
C/O REAL ESTATE DEPT  
P O BOX 54143  
LOS ANGELES CA 90054

ASMT: 609500004, APN: 609500004  
GAYLE CLARK, ETAL  
8 TAYLOR AVE  
PALM DESERT CA 92211

ASMT: 609020044, APN: 609020044  
GROCERY RALPHS  
1100 W ARTESIA BLVD  
COMPTON CA 90220

ASMT: 609500008, APN: 609500008  
MONIQUE VANDEUTEKOM GIBBS, ETAL  
83 QUIET RIDGE  
FORISTELL MO 63348



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ASMT: 609500009, APN: 609500009  
SUSAN JOHNSON, ETAL  
78194 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 609500016, APN: 609500016  
MELANIE FESMIRE  
45071 PARK ST  
INDIO CA 92201

ASMT: 609500010, APN: 609500010  
JAMES PALMER  
78182 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 632100014, APN: 632100014  
WOODHAVEN COUNTRY CLUB HOMEOWNERS ASS  
41555 WOODHAVEN DR EST  
PALM DESERT CA 92211

ASMT: 609500011, APN: 609500011  
MARTHA DESNOYERS, ETAL  
78170 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 632102081, APN: 632102061  
WOODHAVEN DEVELOPERS INC  
41555 WOODHAVEN DR E  
PALM DESERT CA 92211

ASMT: 609500012, APN: 609500012  
RHONDA ANDERSON  
78158 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 637072011, APN: 637072011  
PLAZA DE HACIENDA II, ETAL  
C/O LUKA MGMT  
15421 CHEMCIAL LN  
HUNTINGBEACH CA 92649

ASMT: 609500013, APN: 609500013  
LAURA GREGOR, ETAL  
78146 SOMBRERO CT  
BERMUDA DUNES CA 92203

ASMT: 637072012, APN: 637072012  
FIRSTBANK, ETAL  
C/O DEPT 70428 CORPORATE TAX  
P O BOX 20  
BOISE ID 83726

ASMT: 609500014, APN: 609500014  
SHELLY RAUSCHER, ETAL  
78134 SOMBRERO CT  
INDIO, CA. 92203

ASMT: 637072013, APN: 637072013  
PLAZA DE HACIENDA II, ETAL  
C/O PLAZA DE HACIENDA I  
15421 CHEMICAL LN  
HUNTINGTON BEACH CA 92649

ASMT: 609500015, APN: 609500015  
HELEN GALINDO, ETAL  
78131 SOMBRERO CT  
BERMUDA DUNES CA 92203

# THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
2/16/18	0011079553		PE Riverside	3 x 86 Li	335.40

Invoice text: CZ 7922 CUP 3758 ORD. NO. 348.4878

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 CLERK / BOARD OF SUPERVISORS  
 2018 FEB 27 PM 3:06

*Planning  
 18.5 of 02/27/18*

Placed by: Cecilia Gil

<b>BALANCE DUE</b>
335.40

## Legal Advertising Memo Invoice

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION			
		BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229		02/16/2018	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
02/16/2018	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
335.40	0011079553	DUE UPON RECEIPT

**SOUTHERN CALIFORNIA NEWS GROUP**  
**THE PRESS-ENTERPRISE**  
 Legal Advertising Memo Invoice

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS  
 COUNTY OF RIVERSIDE  
 'PO BOX 1147'  
 RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP  
 Riverside Press-Enterprise  
 PO BOX 54880  
 LOS ANGELES CA 90054-0880



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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

March 28, 2018

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

TEL: (760) 322-2222  
E-MAIL: [legals@thedesertsun.com](mailto:legals@thedesertsun.com)

RE: ADOPTION OF ORDINANCE NO. 348.4878

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, March 31, 2018**.

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

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

**(INSERT ORD. NO. 348.4878 AND MAP HERE)**

Chuck Washington, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 27, 2018**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Perez and Ashley

NAYS: None

ABSENT: None

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

1 ORDINANCE NO. 348.4878

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and Bermuda Dunes District Zoning Plan  
6 Map No. 30, as amended, are further amended by placing in effect in the zone or zones as shown on the  
7 map entitled "Change of Official Zoning Plan, Bermuda Dunes District, Map No. 30.098 Change of Zone  
8 Case No. 7922," which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10  
11 ~~BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA~~

12  
13  
14 By: \_\_\_\_\_  
Chairman, Board of Supervisors


15 ATTEST:

16 Clerk of the Board

17  
18 By: \_\_\_\_\_  
Deputy

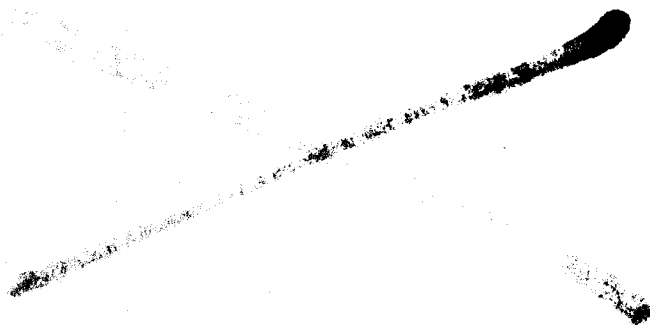
19  
20 (SEAL)

21  
22 APPROVED AND TO FORM  
23 March 9<sup>th</sup>, 2018

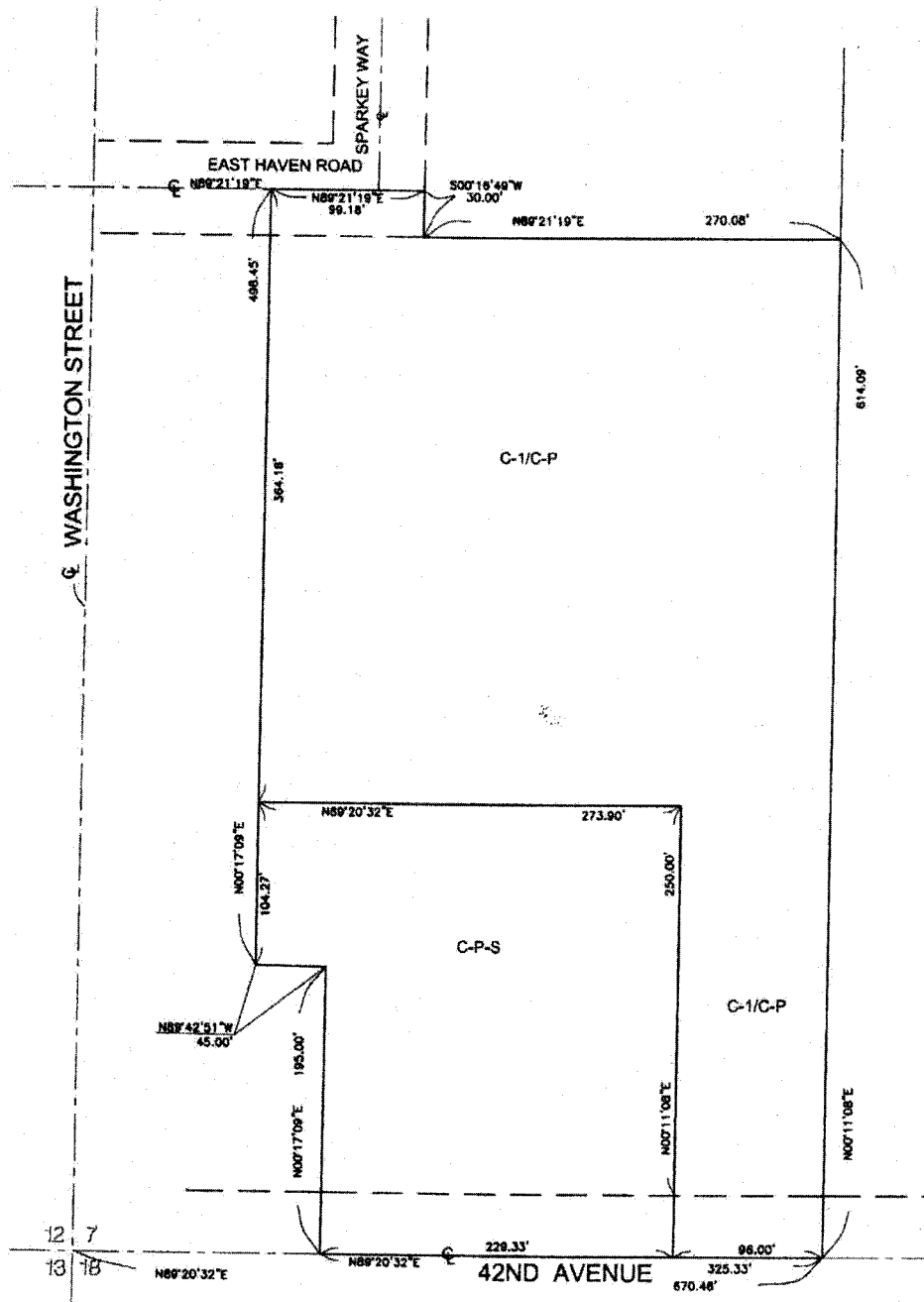
24 By:   
25 MELISSA R. CUSHMAN  
26 Deputy County Counsel

27 MRC:sk

28 G:\Property\SKelley\CZ ZONING ORD & FORM I\FORMAT.348\4878.doc



SECTION 7, T.5S., R.7E., S.B.B.&M.



LEGEND

C-1/C-P

GENERAL  
COMMERCIAL

C-P-S

SCENIC HIGHWAY  
COMMERCIAL



GRAPHIC SCALE



( IN FEET )  
1 INCH = 50 FT.

MAP NO. 30.098  
CHANGE OF OFFICIAL ZONING PLAN  
BERMUDA DUNES DISTRICT

CHANGE OF ZONE CASE NO. 7922  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4878  
DATED: MARCH 27, 2018  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO. 607-130-010





**PROOF OF PUBLICATION**

**STATE OF CALIFORNIA SS.  
COUNTY OF RIVERSIDE**

RIVERSIDE COUNTY-BOARD OF SUP.  
4080 LEMON ST

RIVERSIDE CA 92501

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:

03/31/18

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.

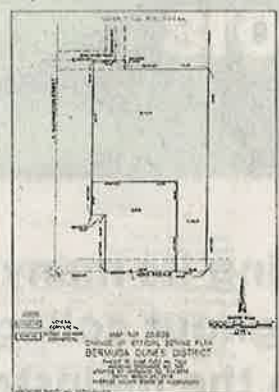
I declare under penalty of perjury that the foregoing is true and correct. Executed on this 2nd of April 2018 in Palm Springs, California.

  
\_\_\_\_\_  
**DECLARANT**

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

**ORDINANCE NO. 348.4878**  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING  
The Board of Supervisors of the County of Riverside ordains as follows:  
Section 1. Section 4.1 of Ordinance No. 348, and Bermuda Dunes District Zoning Plan Map No. 30, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Bermuda Dunes District, Map No. 30.098 Chance of Zone Case No. 7922," which map is made a part of this ordinance.  
Section 2. This ordinance shall take effect thirty (30) days after its adoption.

**Public Notices**



Chuck Washington  
Chairman of the Board  
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 27, 2018**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:  
AYES: Jeffries, Tavaglione, Washington, Perez and Ashley  
NAYS: None  
ABSENT: None  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant  
PUBLISHED: 3/31/18

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