

Plan: PPT190007

Parcel: 748370042

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 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://rctma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 3 IMPROVEMENTS Not Satisfied

Berkey Drive along project boundary is a paved County maintained road and shall be improved with concrete curb and gutter and 6-foot wide concrete sidewalk located 43-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving to street centerline or as determined by the Transportation Department within the 55-foot half-width dedicated right-of-way in accordance with County Standard No. 92, Pages 1 & 2. Modified to reflect existing right-of-way. (86'/110').

Improvement shall also include County Standard commercial driveways and County Standard drainage facilities as approved in the hydrology and WQMP reports.

090 - Transportation. 4 RCTD-WQ-USE - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project 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, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 5 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 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. 7 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

Plan: PPT190007

Parcel: 748370042

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 STREETLIGHTS INSTALL (cont.) Not Satisfied
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. 8 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.

Waste Resources

090 - Waste Resources. 1 Form D - Organics Recycling Not Satisfied

Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

090 - Waste Resources. 2 Trash Enclosure Inspection 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 plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 3 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling 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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leuch, P.E.
Assistant TLMA Director*

April 11, 2019, 2019

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37678)

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 within 30 days of receipt of this notice to djones@rivco.org and cc: vslopez@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

TENTATIVE PARCEL MAP NO. 37678 / PLOT PLAN NO. 190007 – CEQ190015 – Owner/Applicant: Allen Richard Grant Revocable Trust – Engineer: Egan Civil, Inc. - Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – General Plan: Community Development: Light Industrial (CD:LI) (0.25 - 0.60 FAR)

Location: North of Varner Road, South of Wildcat Drive, East of Berkey Drive, and West of Washington Street – Acres: 2.77 Acres - Zoning: Industrial Park (I-P)

REQUEST: A proposed Tentative Parcel Map (Schedule E) to subdivide 2.77 acres into 36 Commercial Condominium Units for Vehicle, R-V and Boat Storage consisting of twelve (12) 30x50 Units, twenty-four (24) 24x50 Units, and one 30x50 unit for an office/members clubhouse. The proposed Plot Plan proposes two (2) 23,400 square foot buildings up to 26-feet in height as part of the Condominiums. The project also consists of a common parking lot with 19 spaces and common landscaped area. APN: 748-370-042.

Sincerely,

PLANNING DEPARTMENT

Dave Jones, Chief Engineering Geologist

Project Planner: Jay Olivas

Email CC: Jolivas@rivco.org

Attachment: Project Vicinity Map and 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



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

March 25, 2019

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

Dear Mr. Olivas:

**Subject: Palm Desert, Tentative Parcel Map 37678, Plot Plan 190007,
2.77 Acre Parcel for RV and Boat Storage. APN 748-370-042**

Prior to issuance of grading permits for Tentative Parcel Map 37678, the developer shall comply with Riverside County (County) Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the County as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

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

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

Approval of the proposed Tentative Parcel Map 37678 does not constitute any approval to construct, locate or substantially improve structures. It does not constitute approval to perform grading.

Coachella Valley Water District
P.O. Box 1058 Coachella, CA 92236
Phone (760) 398-2651 Fax (760) 398-3711

www.cvwd.org
an Equal Opportunity Employer

Jay Olivas
Riverside County Planning Department
March 25, 2019
Page 2

Riverside County Ordinance No. 458, as amended, states:

No structure shall be constructed, located or substantially improved, no land shall be graded or developed and no permit or approval shall be granted unless it complies with all applicable requirements.

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

Flood protection measures for local drainage and regional flood 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.

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

The developer shall participate in the funding of regional flood control facilities, as said requirements and contributions may be imposed by CVWD, or any other applicable agency.

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.

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.

Jay Olivas
Riverside County Planning Department
March 25, 2019
Page 3

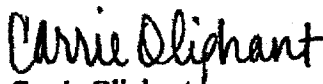
The project lies within the West Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

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

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

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

Sincerely,



Carrie Oliphant
Director of Engineering

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

Russell Williams
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Jay Olivas
Riverside County Planning Department
March 25, 2019
Page 4

cc: 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

Allen Grant
Grant Development
72325 Manufacturing Road, Suite A
Thousand Palms, CA 92276

RM: maEnglDev Svcs\2019\March\DRL PZ 2019-9768 Boat Storage.doc
File: 0163.1, 0421.1, 0721.1, 1150.11
Geo. 059706-3
PZ 19-9768



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

May 16, 2019

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

CHAIR
Steve Manoe
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS
Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcpl.com

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW
File No.: ZAP1077BD19
Related File Nos.: PPT190007 (Plot Plan), PM37678 (Tentative Parcel Map)
Compatibility Zone: Zone C
APN: 748-370-042

Dear Mr. Olivas:

On May 9, 2019, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case Nos. PPT190007 (Plot Plan), a proposal to establish a 46,800 square foot, 35-unit recreational vehicle/boat garage storage facility on 2.77 acres located on the easterly side of Berkey Drive, northerly of Vamer Road, and southerly of Wildcat Drive, and PM37678 (Tentative Parcel Map), a condominium parcel map for each of the units, **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions:

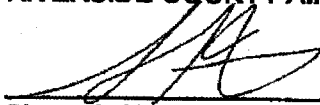
CONDITIONS:

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:
 - (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 following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; children's schools; daycare centers; libraries; hospitals; nursing homes.

4. The attached notice shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.
5. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
6. The project has been evaluated as 45,300 square feet of RV/boat garage storage area and 1,500 square feet of office area. Any increase in building area or conversion to any use other than storage or warehousing will require review by the Airport Land Use Commission.
7. Buildings shall be limited to a maximum height of 32.5 feet and a maximum top point elevation of 144.9 feet above mean sea level unless a "Determination of No Hazard to Air Navigation" letter authorizing a higher top point elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

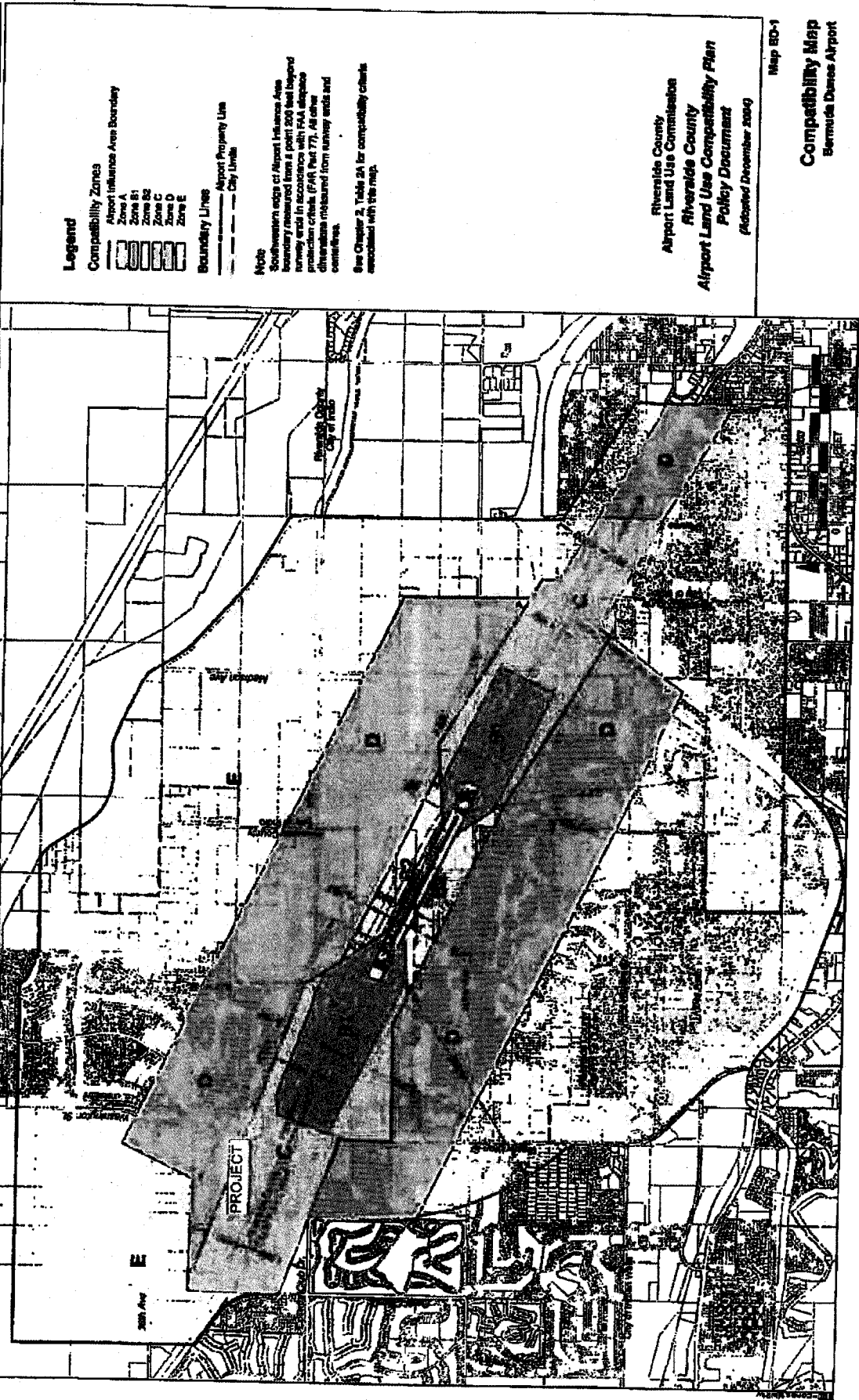
Attachments: Notice of Airport in Vicinity

cc: Allen Grant, Grant Development – Thousand Palms address (applicant)
Benjamin Egan, Egan Civil (representative)
Allen Grant – La Quinta address (fee-payer)
Monroe & Oleander – Seattle address (listed property owner)
Ann Goodwyn, Manager, Bermuda Dunes Executive Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Bermuda Dunes\ZAP1077BD19\ZAP1077BD19.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

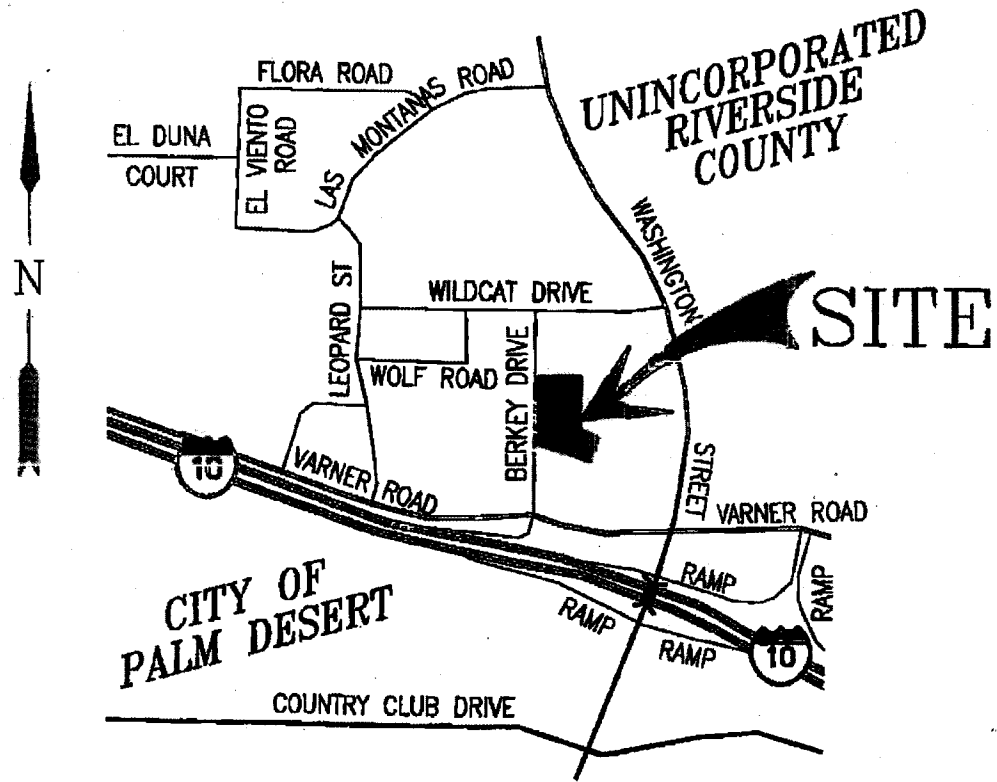
- Compatibility Zones
 - Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
- Boundary Lines
 - Airport Property Line
 - City Limits

Note
Southwestern edge of Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airport protection criteria (FAA Part 77). All other dimensions obtained from survey ends and centerlines.
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
(Adopted December 2009)

Map RD-1
Compatibility Map
Bermuda County Airport

BERKEY GARAGE PROJECT



VICINITY MAP

NOT TO SCALE

Map My County Map

Los Angeles



San Diego

Riverside

Legend

Runways

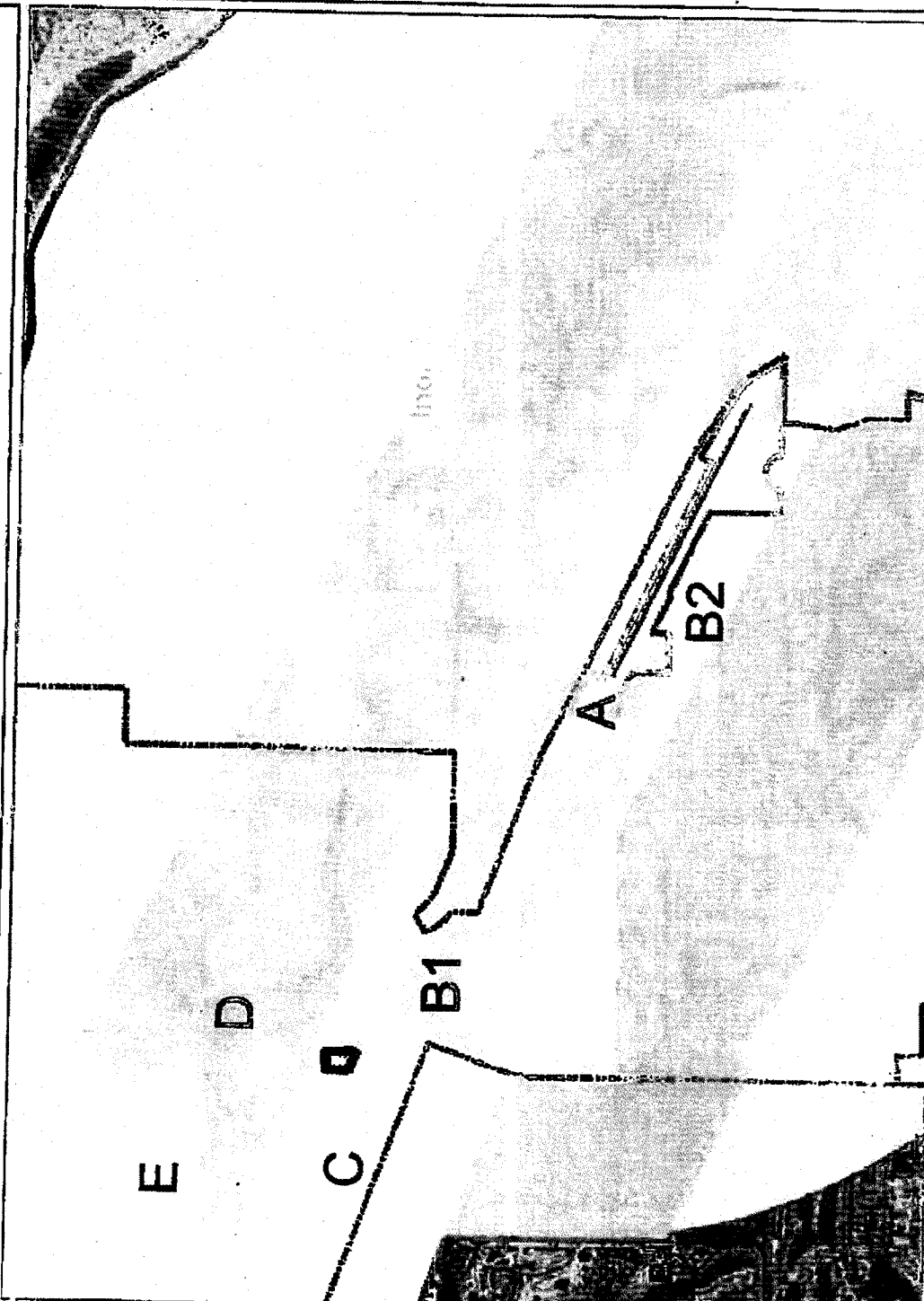
Airports

Airport Influence Areas

Airport Compatibility Zones

OTHER COMPATIBILITY 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



Notes

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Map My County Map

Los Angeles



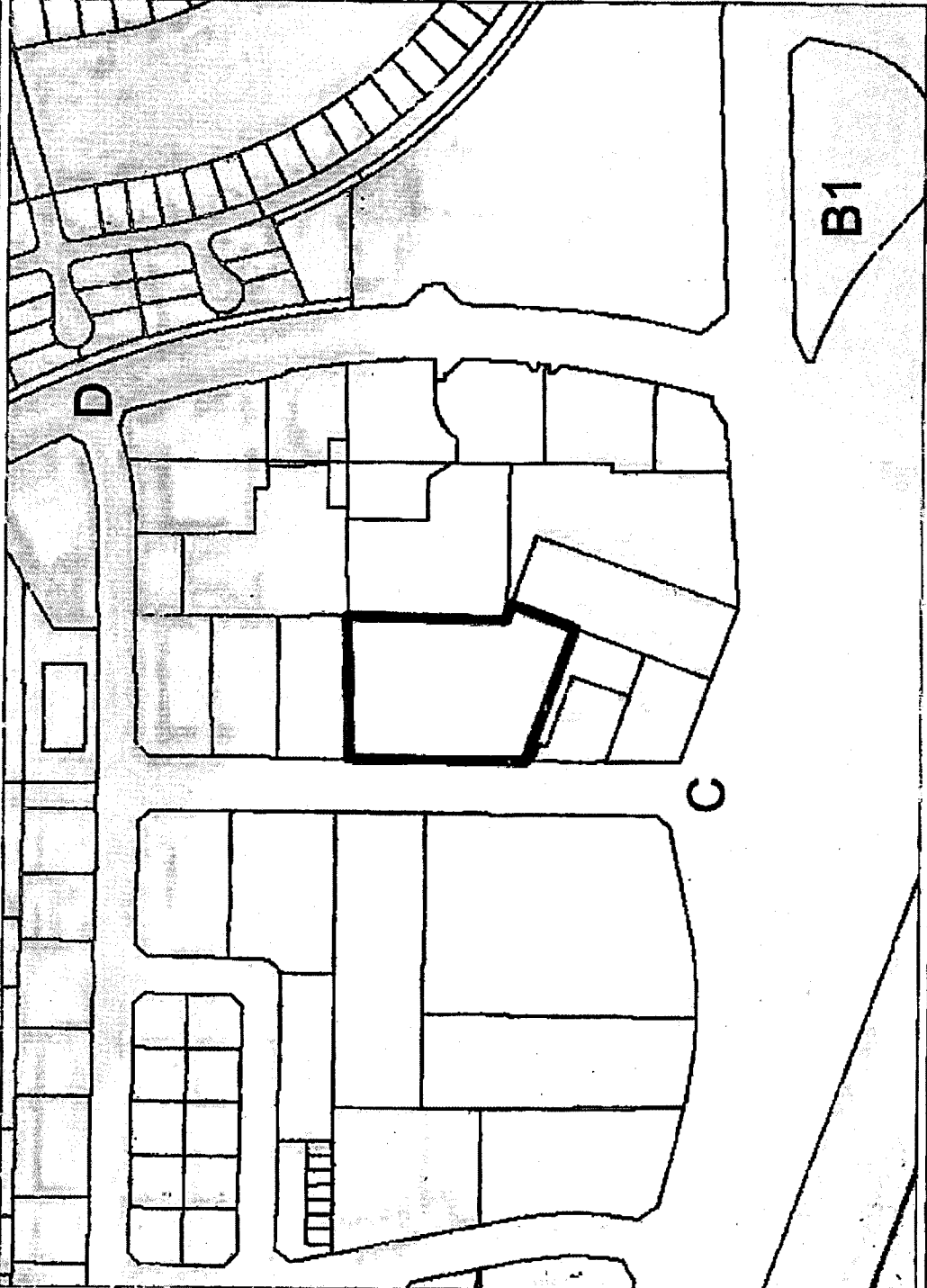
San Diego San Jose Sacramento San Francisco

Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones

OTHER COMPATIBILITY 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-NIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5



Notes

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758 Feet

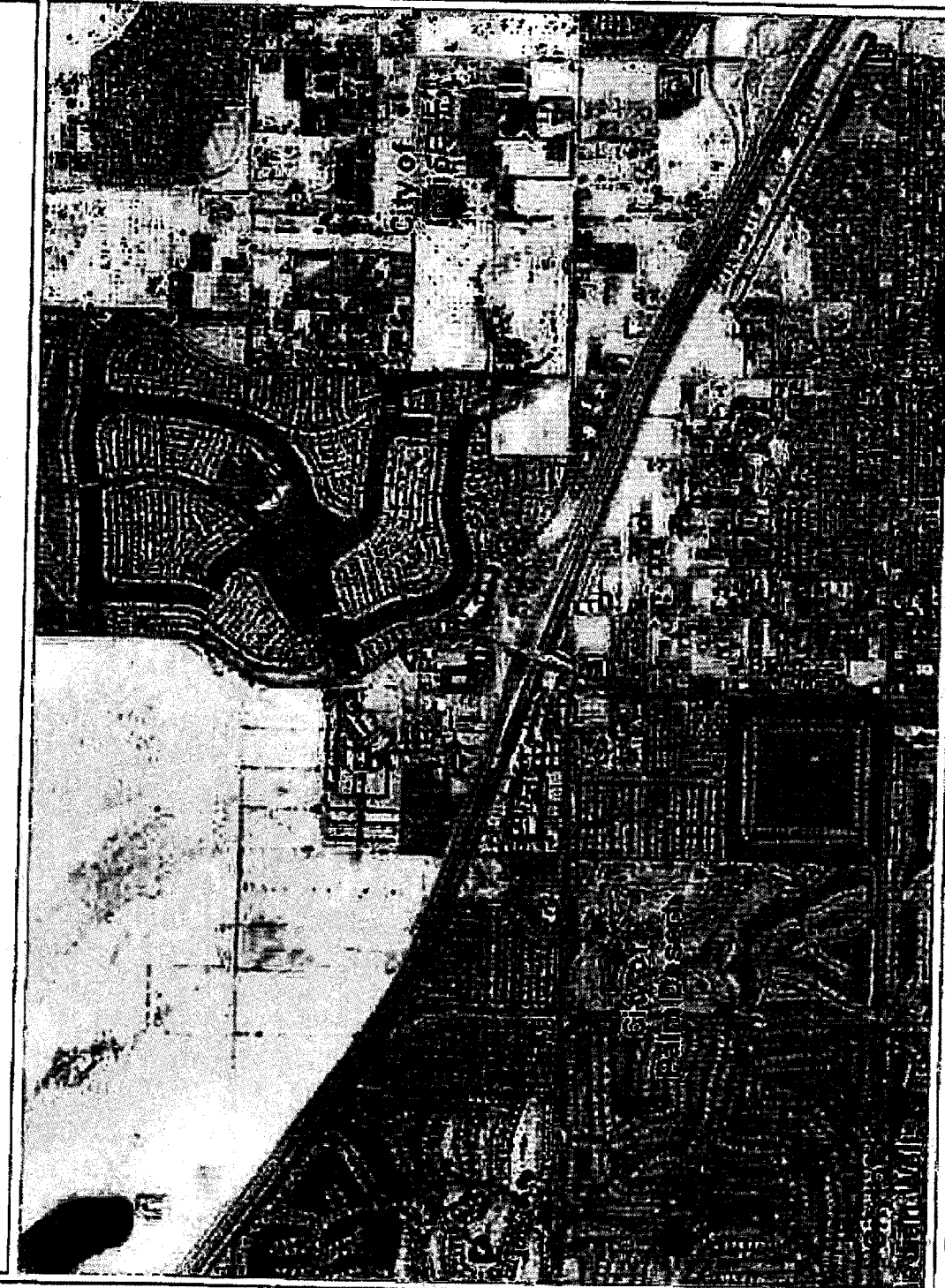
379

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Map My County Map



- Legend**
- Blue line Streams
 - City Areas
 - World Street Map

Notes

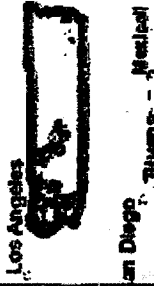
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Map My County Map



- Legend**
- Blue/line Streams
 - City Areas
 - World Street Map



0 758

1,516 Feet

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Notes

Map My County Map



Los Angeles

San Diego, Anaheim, Mexico

Legend

- Parcels
- Blue/line Streams
- City Areas
- World Street Map



Notes

IMPORTANT: Maps and data are to be used for reference purposes only. Map features are approximations, 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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758 Feet

379

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Project Description

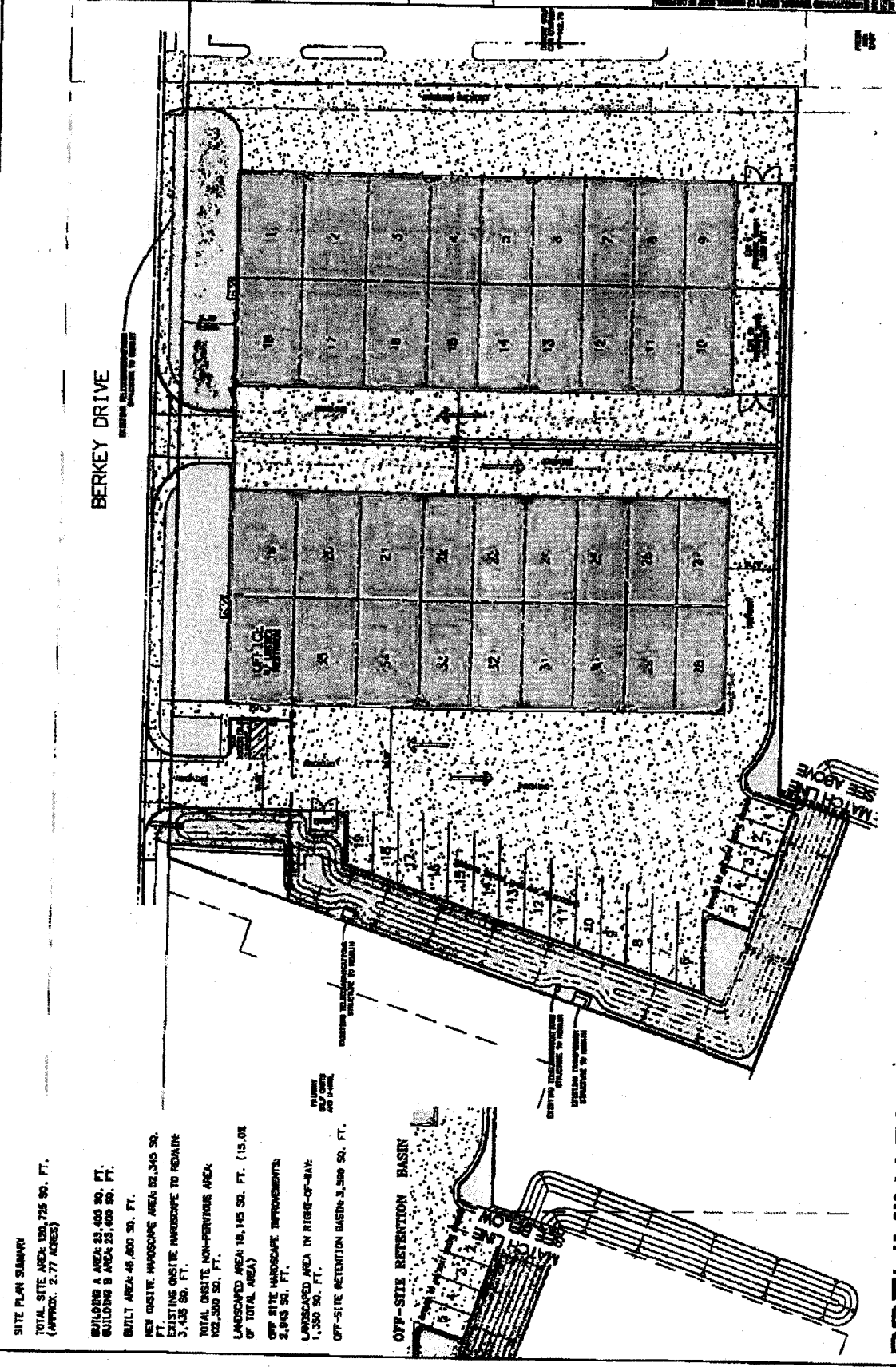
A proposed Commercial Condominium Project for Vehicle, RV and Boat Storage consisting of two (2) 23,400 square foot buildings divided into twelve (12) 30 foot x 50 foot units, and twenty-four (24) 24 foot by 50 foot units, with one 30 foot x 50 foot unit being used as an office/clubhouse, along with associated parking, drive aisles, utilities and storm drainage improvements.

NO.	DATE	REVISIONS

Egan Civil, Inc.
 10000 Wilshire Blvd., Suite 1000
 Beverly Hills, CA 90210
 Tel: 310-206-1111
 Fax: 310-206-1112

SITE PLAN
 PARCEL D OF 11 A 4740
 PALM SPRING, CA 92261

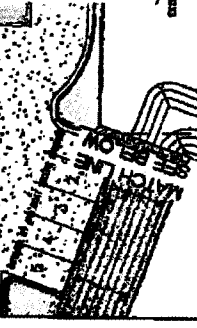
SHEET C-1
 PREPARED FEB 28, 2018



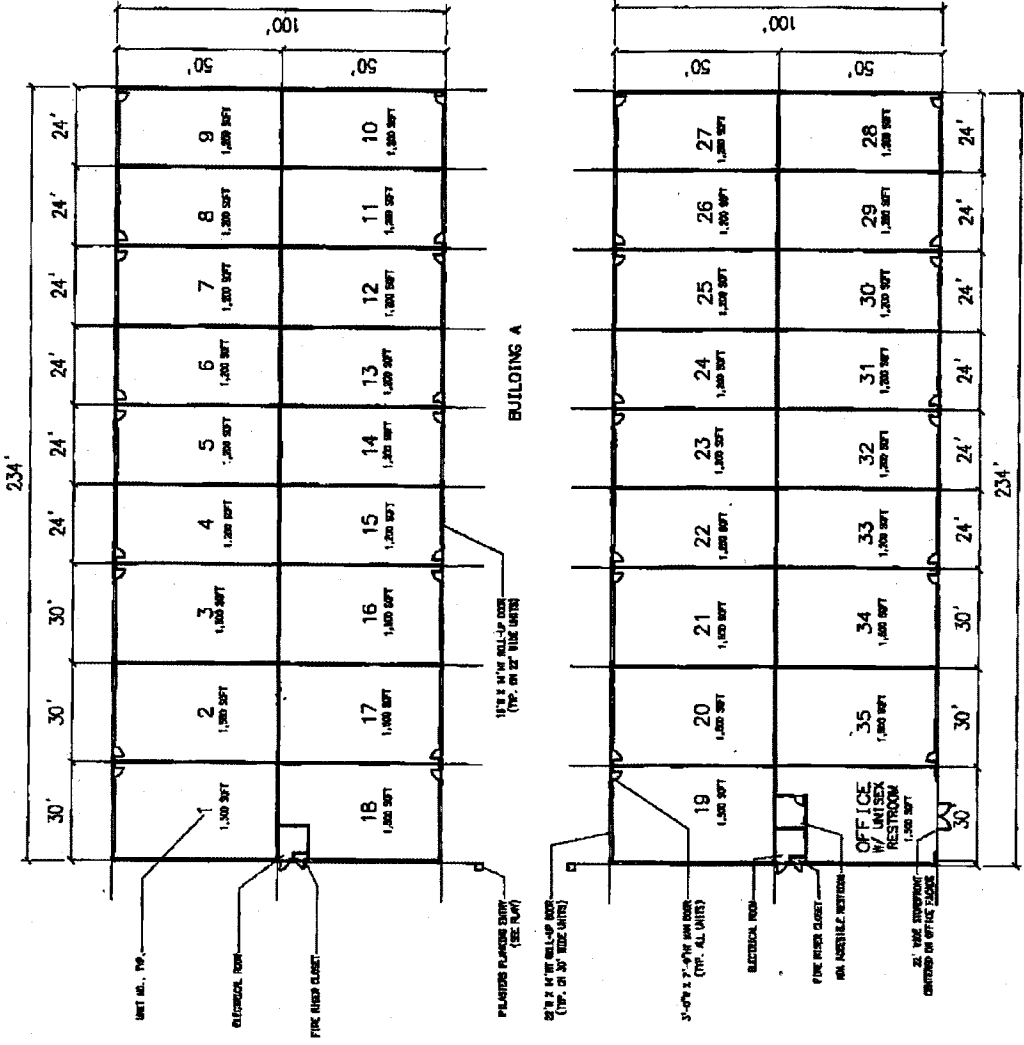
SITE PLAN SUMMARY

- TOTAL SITE AREA: 130,725 SQ. FT. (APPROX. 2.77 ACRES)
- BUILDING A AREA: 23,400 SQ. FT.
- BUILDING B AREA: 23,400 SQ. FT.
- BUILT AREA: 46,800 SQ. FT.
- NEW ONSITE HARDSCAPE AREA: 51,345 SQ. FT.
- EXISTING ONSITE HARDSCAPE TO REMAIN: 3,435 SQ. FT.
- TOTAL ONSITE NON-PERVIOUS AREA: 102,580 SQ. FT.
- LANDSCAPED AREA: 10,145 SQ. FT. (15.0% OF TOTAL AREA)
- OFF-SITE HARDSCAPE IMPROVEMENTS: 2,945 SQ. FT.
- LANDSCAPED AREA IN RIGHT-OF-WAY: 1,350 SQ. FT.
- OFF-SITE RETENTION BASIN: 3,590 SQ. FT.

OFF-SITE RETENTION BASIN



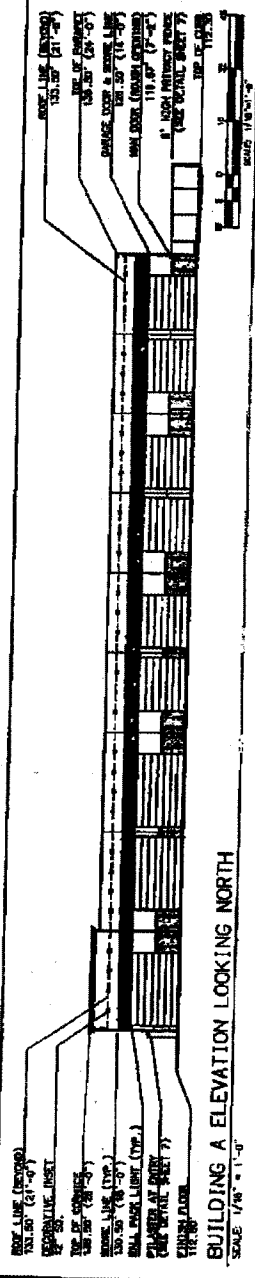
PRELIMINARY SITE PLAN
 PROPOSED BERKEY DRIVE TOY GARAGE PROJECT



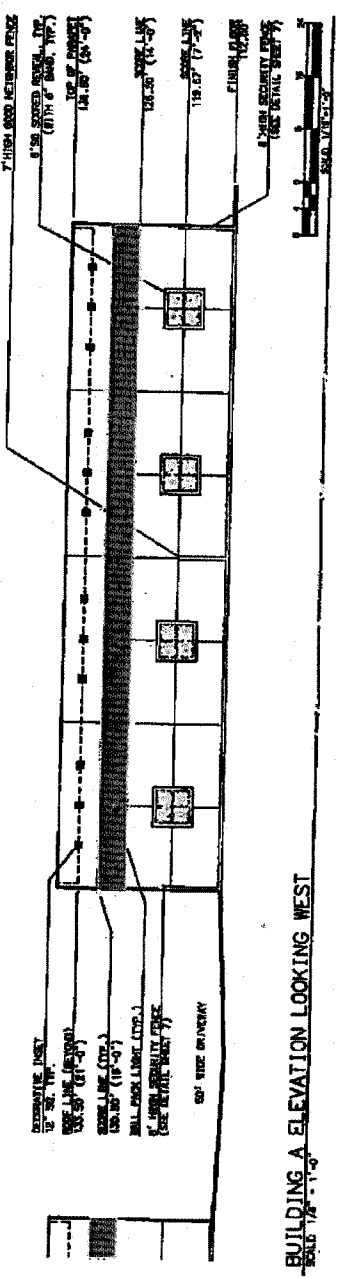
BUILDING A & B DESCRIPTION
TWO 23,400 GROSS SQ. FT., TILT-UP CONCRETE BUILDINGS, CONCRETE TILT-UP PANELS 6" THICK, 24" HIGH AND 24", 25", OR 30" WIDE, 28" HIGH CONCRETE ELEMENT WITH CONCRETE DETAIL ON UNITS 1, 10, 19, 18, 35 (SEE SECTION 18 FOR UNITS 1, 10, 19, 18, 35). ROOFING: COMPOSITION ASPHALT OVER PLYWOOD SHEATHING ON BAR TRUSS ROOFING SYSTEM. SEE TYP. SECTIONS SHEET 6.

PRELIMINARY BUILDING FLOORPLANS
PROPOSED BERKEY DRIVE TOY GARAGE PROJECT

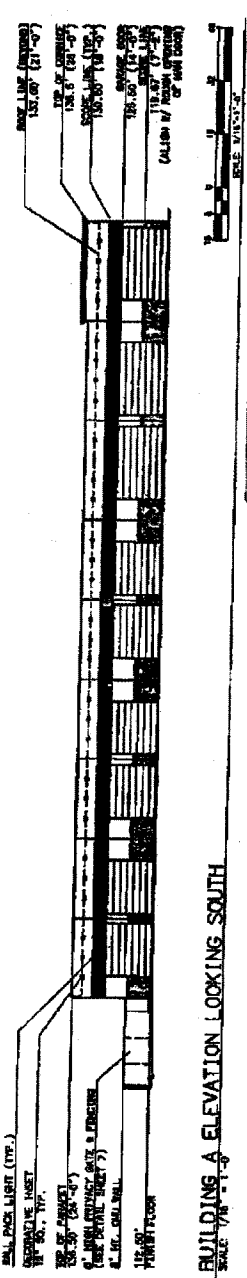
PREPARED FEB 28, 2019



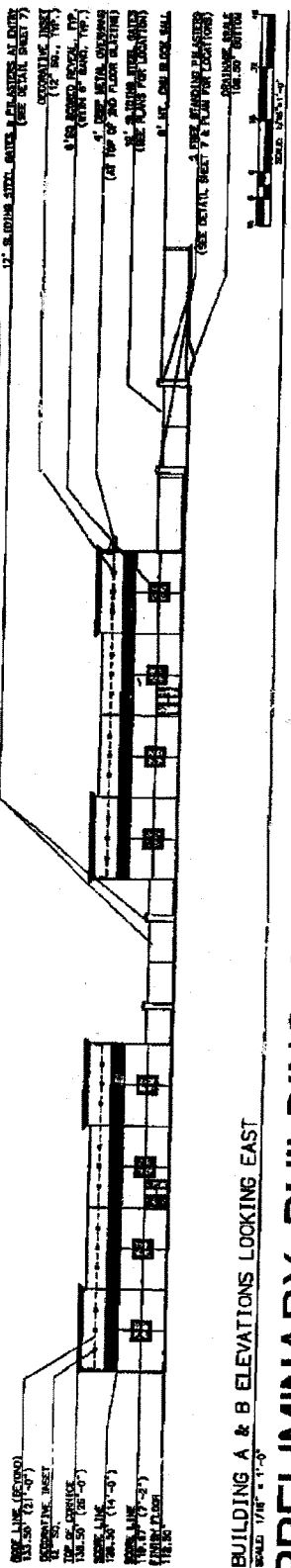
BUILDING A ELEVATION LOOKING NORTH
SCALE 1/8" = 1'-0"



BUILDING A ELEVATION LOOKING WEST
SCALE 1/8" = 1'-0"



BUILDING A ELEVATION LOOKING SOUTH
SCALE 1/8" = 1'-0"



BUILDING A & B ELEVATIONS LOOKING EAST
SCALE 1/8" = 1'-0"

PRELIMINARY BUILDING A ELEVATIONS
PROPOSED BERKEY DRIVE TOY GARAGE PROJECT

PREPARED FEB 28, 2019

NO.	REVISIONS

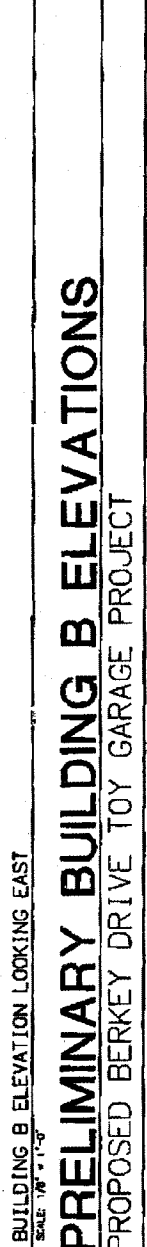
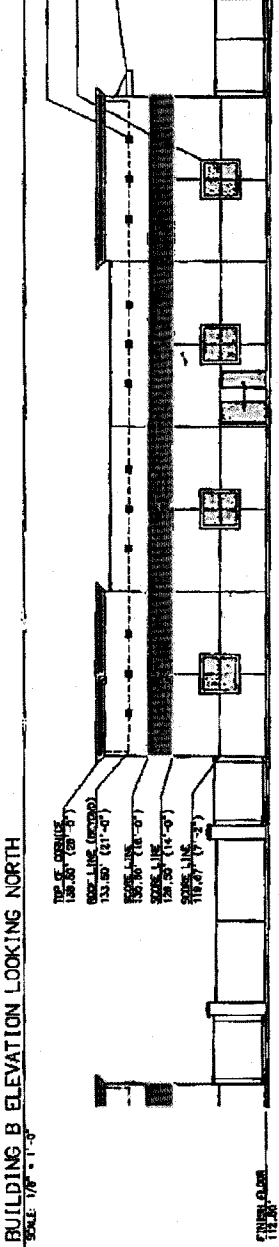
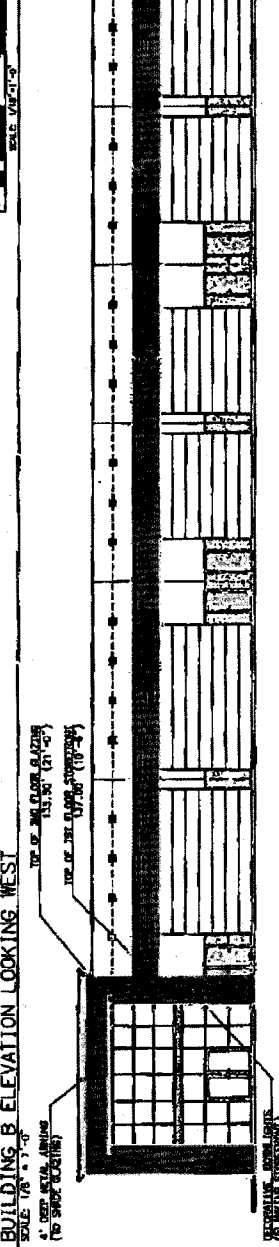
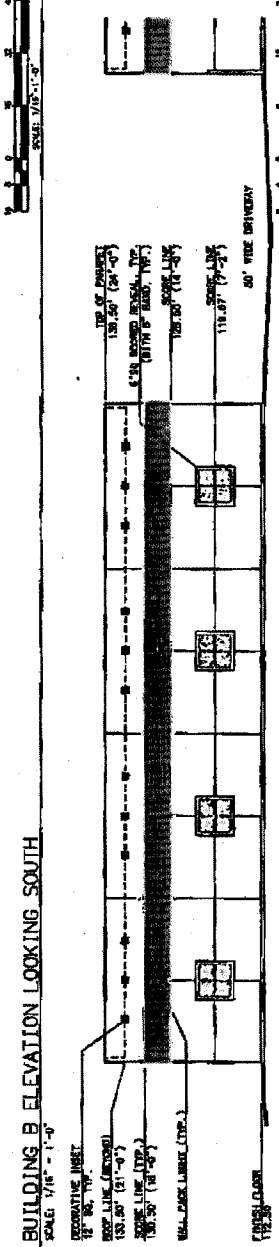
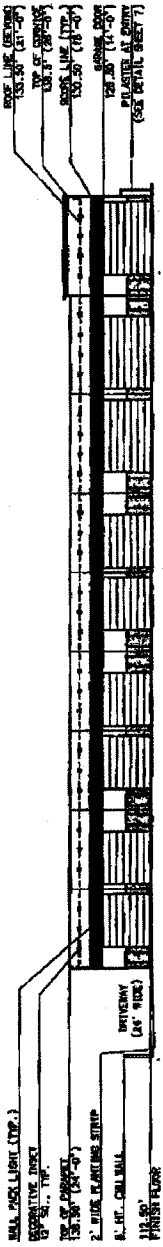
EGAN CIVIL INC.
 1000 W. 11th Street, Suite 200
 Berkeley, CA 94702
 (415) 841-1100
 www.egancivil.com



DATE RECORDED: 11/14/18
 PROJECT: PRELIMINARY ARCHITECTURAL DRAWINGS FOR THE PROPOSED BERKEY DRIVE TOY GARAGE PROJECT
 SHEET: A-3 OF 11

PRELIMINARY ARCHITECTURAL DRAWINGS FOR THE PROPOSED BERKEY DRIVE TOY GARAGE PROJECT
 BUILDING B ELEVATIONS
 PARCEL D OF 114 4740
 PALMDALE, CA 92311
 PROJECT NO. 18-001-012

SHEET
A-3
 PREPARED FEB 28, 2019



PRELIMINARY BUILDING B ELEVATIONS
 PROPOSED BERKEY DRIVE TOY GARAGE PROJECT

PREPARED FEB 28, 2019

EGAN CIVIL, INC.

TENTATIVE PARCEL MAP 37678 FOR CONDOMINIUM PURPOSES

ALBERT STREET - 100' WIDE
 10' EASEMENT
 10' EASEMENT
 10' EASEMENT
 10' EASEMENT

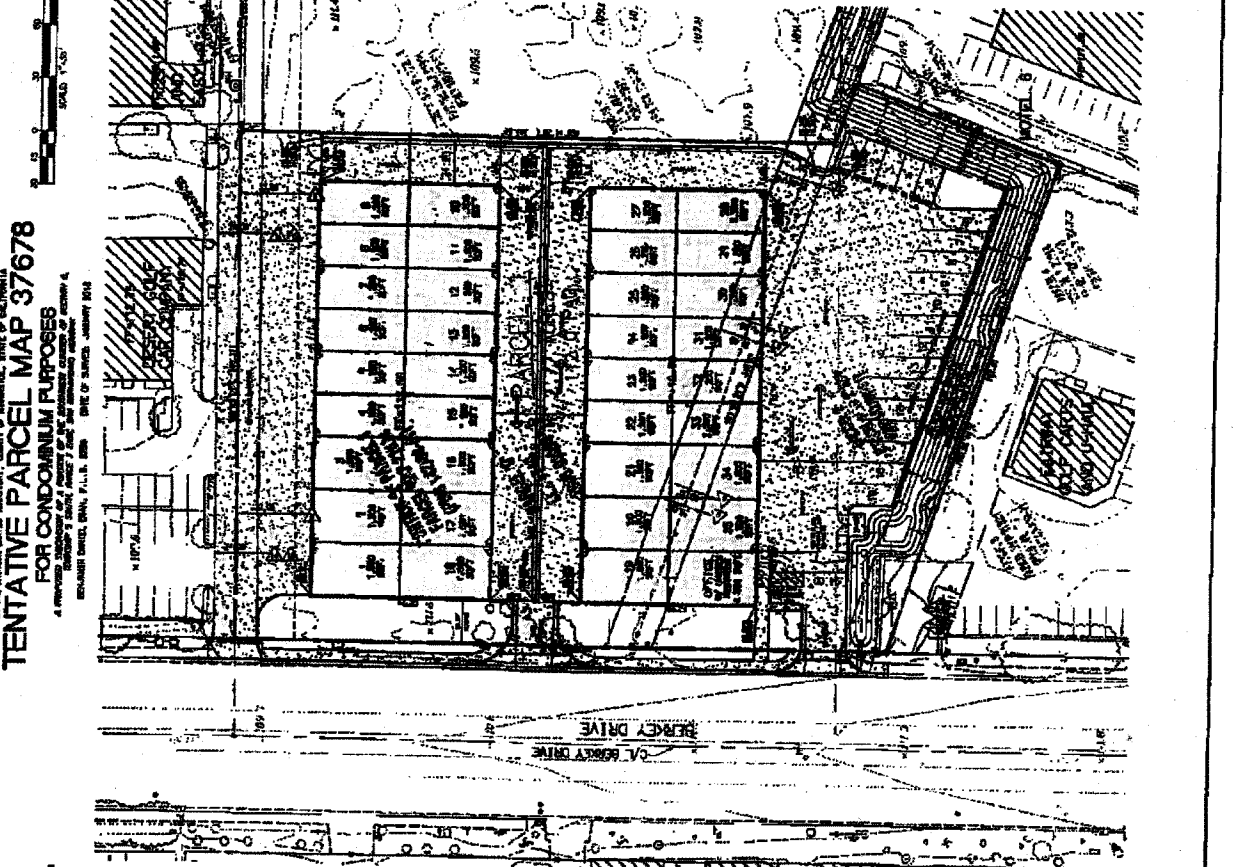
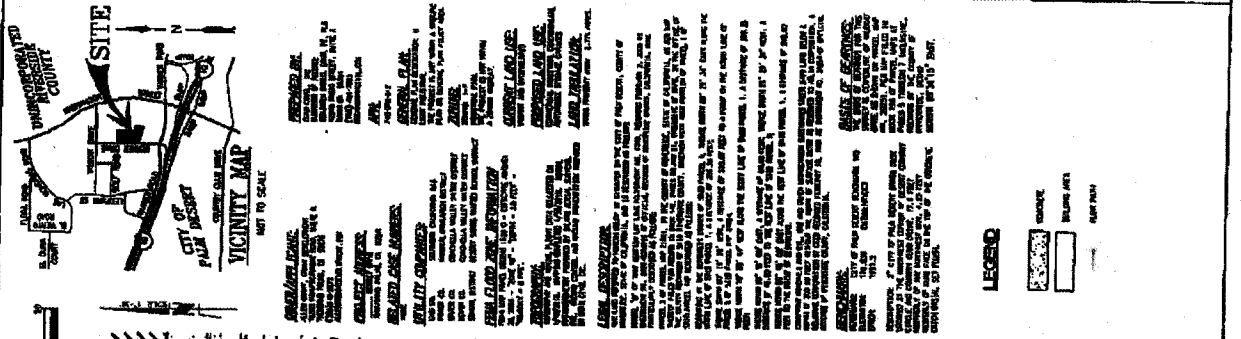
LEGEND

CONCRETE
 STONE
 ASPHALT
 GRAVEL

NOTES

1. THE CITY OF PALM BEACH HAS REVIEWED THIS TENTATIVE PARCEL MAP AND HAS GRANTED A TENTATIVE APPROVAL FOR THE PURPOSES OF THIS MAP. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF PALM BEACH DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

2. THE CITY OF PALM BEACH HAS REVIEWED THIS TENTATIVE PARCEL MAP AND HAS GRANTED A TENTATIVE APPROVAL FOR THE PURPOSES OF THIS MAP. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF PALM BEACH DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



TENTATIVE PARCEL MAP 37678 FOR CONDOMINIUM PURPOSES

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2. THE CITY OF PALM BEACH HAS REVIEWED THIS TENTATIVE PARCEL MAP AND HAS GRANTED A TENTATIVE APPROVAL FOR THE PURPOSES OF THIS MAP. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF PALM BEACH DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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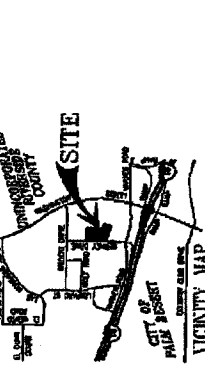
EGAN CIVIL, INC.

TENTATIVE PARCEL MAP 37678 FOR CONDOMINIUM PURPOSES

ALBERT STREET - 100' WIDE
 10' EASEMENT
 10' EASEMENT
 10' EASEMENT

PRELIMINARY GRADING PLAN

IN THE UNINCORPORATED TERRITORY OF INDIANA COUNTY
 BERKEY DRIVE TOY GARAGE
 BY RESUBDIVISION
 OF LOT 106



CONTRACTOR:
 [Name and address]

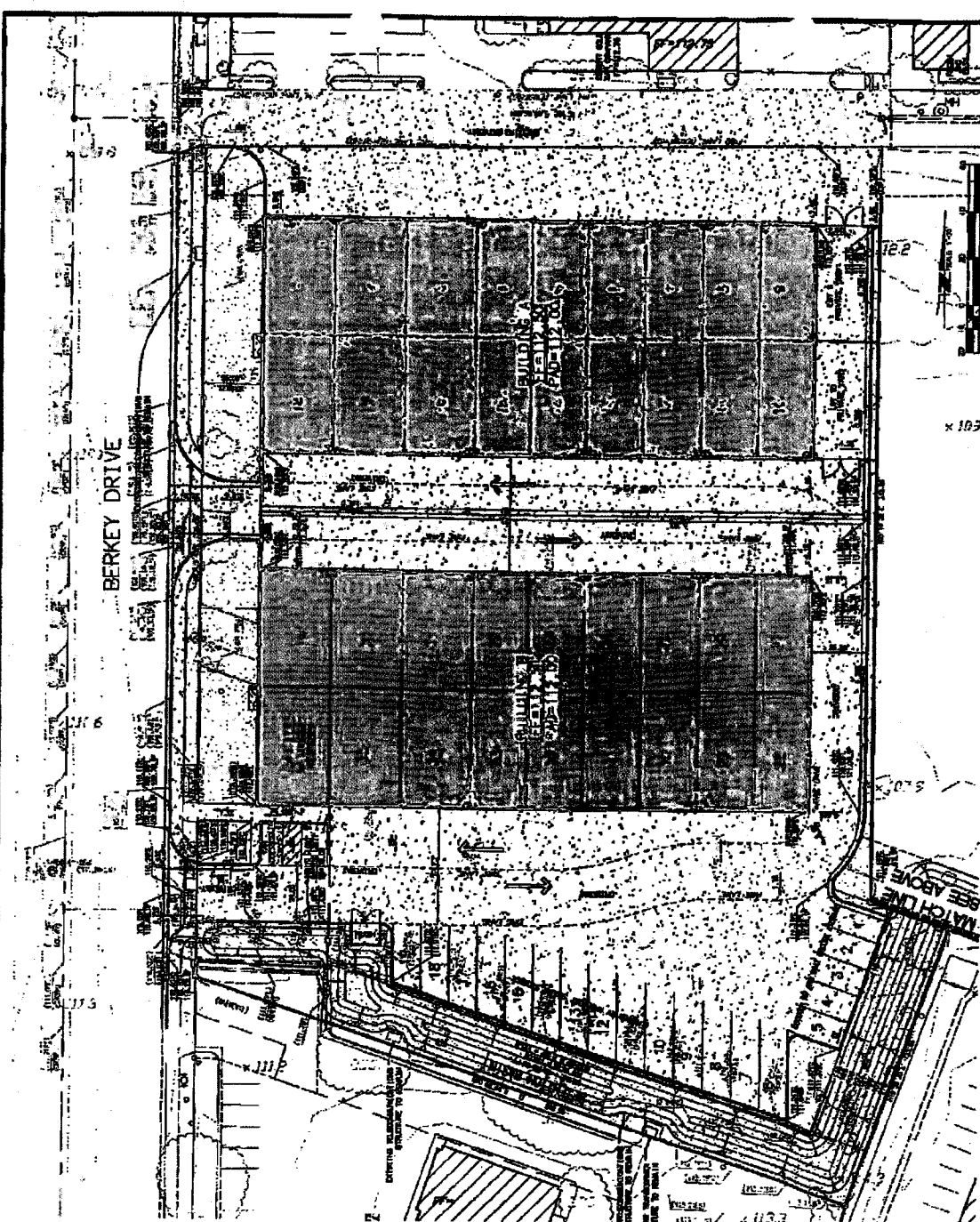
ENGINEER/PLANNING:
 [Name and address]

DATE: [Date]

GENERAL NOTES:
 1. THIS PLAN IS TO BE CONSIDERED AS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY ENGINEER.
 2. THE PROPERTY IS TO BE SUBDIVIDED INTO [Number] LOTS.
 3. THE TOTAL AREA OF THE PROPERTY IS [Area].

LEGAL DESCRIPTION:
 [Detailed legal description of the property, including lot numbers and dimensions.]

ADDITIONAL NOTES:
 [Additional notes regarding the plan, including references to other documents and specific site details.]



DATE:	
SCALE:	
PROJECT NO.:	
ENGINEER:	
CONTRACTOR:	
APPROVED BY:	
DATE:	



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP (PM 37678)
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Allen Richard Grant Revocable Trust dated 12/14/2017

Contact Person: Allen Grant E-Mail: Allen@grantdevelopment.com

Mailing Address: 72325 Manufacturing Road, Suite A

Thousand Palms CA 92276
City State ZIP

Daytime Phone No: (360) 910-2272 Fax No: ()

Engineer/Representative Name: Egan Civil, Inc.

Contact Person: Benjamin Egan E-Mail: began@egancivil.com

Mailing Address: 42945 Madio Street Suite A

Indio CA 92201
City State ZIP

Daytime Phone No: (760) 404-7663 Fax No: ()

Property Owner Name: Allen Richard Grant Revocable Trust dated 12/14/2017

Contact Person: Allen Grant E-Mail: Allen@grantdevelopment.com

Mailing Address: 72325 Manufacturing Road Suite A,

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Thousand Palms CA 92276
City State ZIP

Daytime Phone No: (360) 910-2272 Fax No: ()

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Allen R. Grant
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 748-370-042

Approximate Gross Acreage: 2.77 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Varner Road, South of Wildcat Drive, East of Berkey Drive, West of Washington Street

SUBDIVISION PROPOSAL:

Map Schedule: "E" Minimum Developable Lot Size: 2.77 Acres
Number of existing lots: 1 Number of proposed developable lots: 1
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 0 Subdivision Density: 0 dwelling units per acre.

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

If yes, provide Application No(s). N/A
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

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

If yes, indicate the type of report(s) and provide signed copy(ies): N/A

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

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

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

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: Allen Richard Grant Revocable Trust dated 12/14/2017

Address: 72325 Manufacturing Road, Suite A, Thousand Palms, CA 92276

Phone number: (360) 910-2272

Address of site (street name and number if available, and ZIP Code): Berkey Drive, 92211

Local Agency: County of Riverside

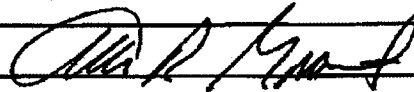
Assessor's Book Page, and Parcel Number: 748-370-042

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

Regulatory Identification number: N/A

Date of list: N/A

Applicant: Allen R. Grant



Date

2/1/19

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT 190007

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Allen Richard Grant Revocable Trust dated 12/14/2017

Contact Person: Allen Grant E-Mail: allen@grantdevelopment.com

Mailing Address: 72325 Manufacturing Road, Suite A

Thousand Palms CA 92276
City State ZIP

Daytime Phone No: (360) 910-2272 Fax No: ()

Engineer/Representative Name: Egan Civil, Inc.

Contact Person: Benjamin Egan E-Mail: began@egancivil.com

Mailing Address: 42945 Madio Street Suite A

Indio CA 92201
City State ZIP

Daytime Phone No: (760) 404-7663 Fax No: ()

Property Owner Name: Allen Richard Grant Revocable Trust dated 12/14/2017

Contact Person: Allen Grant E-Mail: allen@grantdevelopment.com

Mailing Address: 72325 Manufacturing Road, Suite A

Thousand Palms CA 92276
City State ZIP

Daytime Phone No: (360) 910-2272 Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Allen R. Grant

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 748-370-042

Approximate Gross Acreage: 2.77 Acres

General location (nearby or cross streets): North of Varner Road, South of Wildcat Drive, East of Berkey Drive, West of Washington Street

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

A proposed Commercial Condominium project for Vehicle, RV and Boat Storage consisting of two 23,400 square foot buildings divided into twelve (12) 30 x 50 Units, and twenty-four (24) 24x50 units, one 30x50 unit being used as an office/members clubhouse

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Ordinance 348.4896 Section 10.1 I-P Zone - Subsection B,1.e.1,2)

Number of existing lots: 1

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

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	23,400	26 feet	1 story*	Vehicle Storage - *Office Area includes 2nd level mezzanine option
2	23,400	26 feet	1 Story	Vehicle Storage
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	8,160	Vehicle Parking and Storage - (14) 12'x40' spaces and (5) 12'x24' scases
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

TPM37678 - Schedule "E" - Tentative Parcel Map for (36) Commercial Condominiums

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

If yes, provide Application No(s). N/A
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

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

If yes, indicate the type of report(s) and provide a signed copy(ies): N/A

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

Is this an application for a development permit? Yes No

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

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

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

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: Allen Richard Grant Revocable Trust dated 12/14/2017 - Allen Grant Trustee

Address: 72325 Manufacturing Road, Suite A, Thousand Palms, CA 92276

Phone number: (360) 910-2272

Address of site (street name and number if available, and ZIP Code): Berkey Drive, 92211

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 748-370-042

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

Regulatory Identification number: N/A

Date of list: N/A

Applicant: Allen R. Grant

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
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) Allen R. Grant

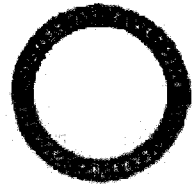
Date 2/1/19

Owner/Authorized Agent (2) _____

Date _____



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

Charissa Leach, P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
Code Enforcement Official,
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 Allen Grant hereafter "Applicant" and Allen Richard Grant Rev. Trust "Property Owner".

Description of application/permit use:

Tenative Parcel Map 37678 and associated plot plan for 36 Industrial Storage Garage Condominlurns

Project Consisting of (2) 23,400 Square Foot Buildings on 2.77 acres - APN 748-370-042

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.
- 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): 748-370-042

Property Location or Address:
Berkey Drive, Thousand Palms, CA

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Allen Grant, Trustee Phone No.: (360) 910-2272

Firm Name: Allen Richard Grant Revocable Trust dated 12/14/2017 Email: allen@grantdevelopment.com

Address: 72325 Manufacturing Road, Suite A
Thousand Palms, CA 92276

3. APPLICANT INFORMATION:

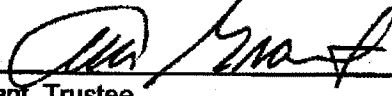
Applicant Name: Allen Grant Phone No.: (360) 910-2272

Firm Name: Allen Richard Grant Revocable Trust dated 12/14/2017 Email: allen@grantdevelopment.com

Address (if different from property owner)
72325 Manufacturing Road, Suite A
Thousand Palms, CA 92276

4. SIGNATURES:

Signature of Applicant:  Date: 2/1/19
Print Name and Title: Allen Grant, Trustee

Signature of Property Owner:  Date: 2/1/19
Print Name and Title: Allen Grant, Trustee

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: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Allen Richard Grant Trustee 2/1/19
Property Owner(s) Signature(s) and Date

Allen Richard Grant Revocable Trust 12/14/17
Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 25, 2019,

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

APN (s) or case numbers PM37678 / PPT190007 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

**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 a proposed project in the vicinity of your property, as described below:

TENTATIVE PARCEL MAP NO. 37678 and PLOT PLAN NO. 190007 – Intent to Adopt a Negative Declaration – CEQ190015 – Owner/Applicant: Allen Richard Grant Revocable Trust – Engineer: Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – General Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) – Location: Northerly of Varner Road, southerly of Wildcat Drive, easterly of Berkey Drive, and westerly of Washington Street – Acres: 2.77 Acres – Zoning: Industrial Park (I-P) – **REQUEST: Tentative Parcel Map No. 37678** proposes a Schedule “E” subdivision that will create a single parcel (2.77 acres) with 36 commercial condominium units for vehicle, recreational vehicle (R-V), and boat storage. The condominium units consist of 24 (24x50) units and 12 (30x50) units including one (1) unit for an office/members clubhouse. **Plot Plan No. 190007** proposes to construct two (2) 23,400 sq. ft. concrete tilt-up buildings up to 26 ft. in height with enclosed vehicle, recreational vehicle, and boat storage spaces for 36 condominium units with common areas for parking, landscaping, and retention basin. The plot plan also proposes approximately 17 outdoor R-V and Boat storage spaces along the southerly property boundary.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JUNE 5, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Jay Olivas at (760) 863-7050 or email jolivas@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 or the Desert Office, 77588 El Duna Court Suite H, Palm Desert, CA 92211. For further information or an appointment, contact the project planner.

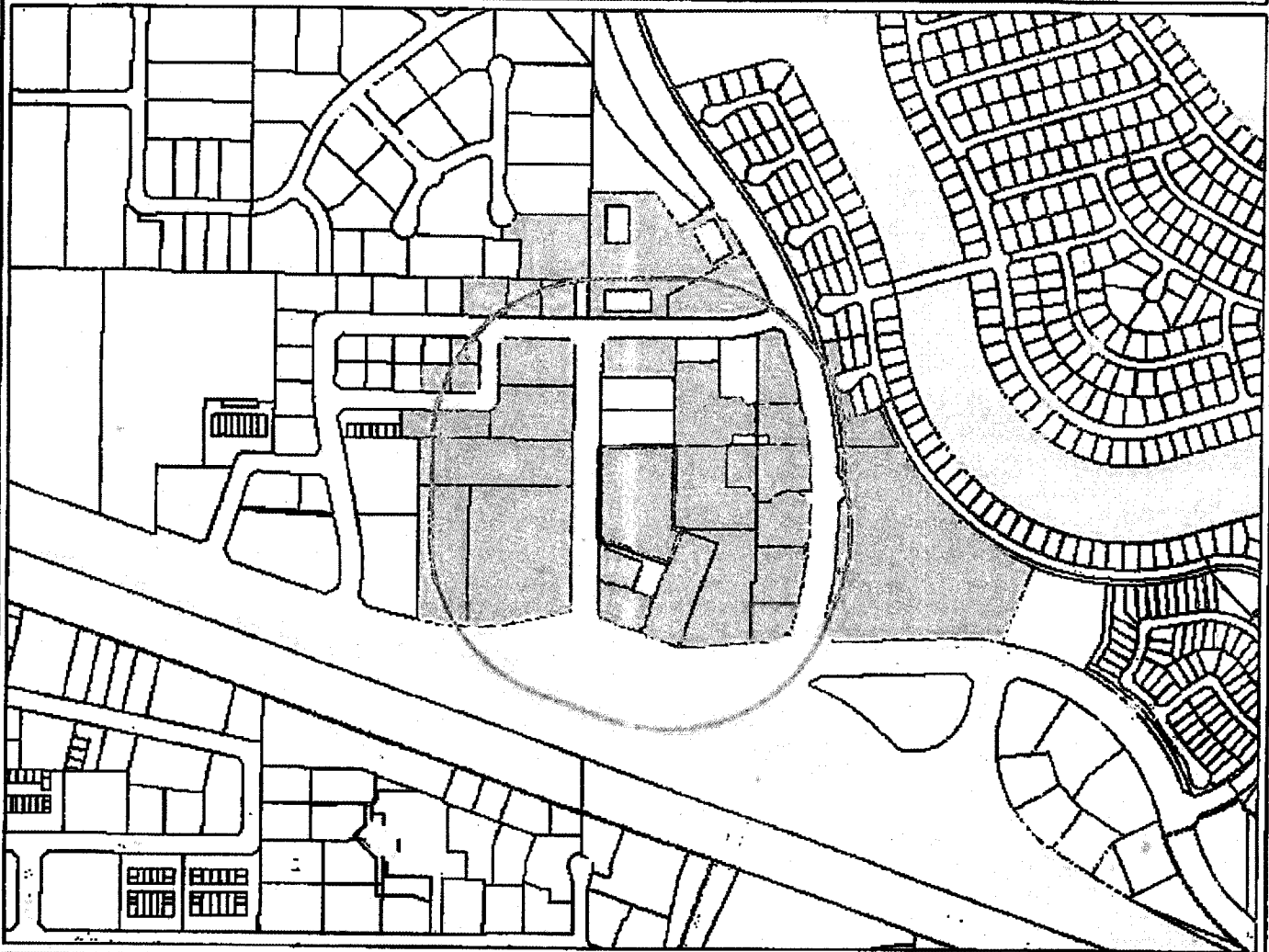
Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning 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
77588 El Duna Court Suite H, Palm Desert, CA 92211

Riverside County GIS Mailing Labels

PM37676 PPT190007 (800 feet buffer)



Legend

- County Boundary
- Cities
- Parcels

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 4/25/2019 8:54:51 AM

© Riverside County RCIT

748370066
BANK OF AMERICA NATL ASSN
SARIEL INV
101 N TRYON ST
CHARLOTTE NC

748350054
MARIAN L TOCCI
11181 ETTRICK ST
OAKLAND CA

626330032
ROGER MACWILLIAMSON
1152 LITTLE RIVER DR
HOLLISTER CA

748370062
DONALD SHELDON BAER
MIRIAM BAER
12404 RIDGE RD
LOS ANGELES CA

626420066
DBP PARTNERS
1302 PUYALLUP ST
SUMMER WA

748390024
WALGREEN CO
FRONTIER BANK
THE MARKETPLACE

1667 E LINCOLN AVE
ORANGE CA

748370067
MICHAEL J SWEDO
18431 RANCH LN NO 107
HUNTINGTON BEACH CA

748370039
YEA CHANG USA INC
ALLIANCE JN HOSPITALITY GROUP
21520 YORBA LINDA BL G338
YORBA LINDA CA

748370056
PSTB
218 E FRONT ST STE 300
MISSOULA MT

748370053
PSTB
218 E FRONT ST STE 300
MISSOULA MT

748370015
BIG SKY INV HOSPITALITY INC
2628 RUDY ST
ROWLAND HEIGHTS CA

748350057
SUN CITY PALM DESERT COMMUNITY ASSN
38180 DEL WEBB BL
PALM DESERT CA

748430008
EISENHOWER MEDICAL CENTER
39000 BOB HOPE DR
RANCHO MIRAGE CA

748370011
DEL GUIDICE INV
42104 WASHINGTON ST NO 1B
BERMUDA DUNES CA

748360024
C V W D
P O BOX 1058
COACHELLA CA

748370014
MOTEL 6 OPERATING
P O BOX 117508
CARROLLTON TX

626330030
SANDDRIFT PROP
P O BOX 1208
CARPINTERIA CA

626330029
DESERT EQUITY
P O BOX 13184
PALM DESERT CA

626330046
DOMS PROP
P O BOX 1659
SAN JUAN CAPO CA

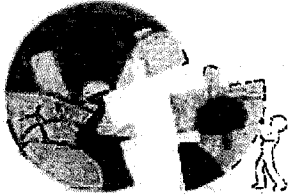
748370031
CHARLES MCBRIDE
CLAIRE MCBRIDE
P O BOX 235
ROSS CA

626330031
BLAIR INV
P O BOX 293
SOMERS MT

748370013
NOELLA ASCH BALLENGER
SUNNY CHARLA ASCH
PO BOX 457
LA CANADA

748370040
CINDY M TRAN
PO BOX 5846
LA QUINTA CA

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

NEGATIVE DECLARATION

Project/Case Number: TENTATIVE PARCEL MAP NO. 37678 / PLOT PLAN NO. 190007

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: 5/15/19

Applicant/Project Sponsor: Allen Grant Date Submitted: 3/1/2019

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: 6/5/2019

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: 04/30/19

Y:\Planning Case Files-Riverside office\PPT190007\PC Docs\Cover_Sheet_Negative_Declaration.docx

Please charge deposit fee case#: ZCEQ190015 ZCFG0

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Chariasa Leach, P.E.
Assistant TLMA Director

NOTICE OF DECISION

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 Ste. H
Palm Desert, California 92211

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

CEQ190015 TPM37678 PPT190007

Project Title/Case Numbers

Jay Olivas, Project Planner
County Contact Person

760-863-9271
Phone Number

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

Allen Grant
Project Applicant

72325 Manufacturing Road, Ste. A Thousand Palms, CA 92276
Address

North of Varner Road, South of Wildcat Drive, East of Berkeley Drive, and West of Washington Street.
Project Location

The project proposes a tentative parcel map with 36 condominium units and plot plan for 23,400 square foot buildings for Vehicle, RV, and Boat Storage.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 06/5/2019 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 and reflects the independent judgment of the Lead Agency (County of Riverside).
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.
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, Ste. H, Palm Desert, CA 92211

Signature

Urban Regional Planner
Title

5/15/19
Date

Date

Date Received for Filing and Posting at OPR: _____

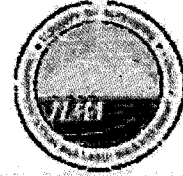
Please charge deposit fee case#: ZCEQ190015 ZCFG0

FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00078402)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Allen Grant
Grant Developments
72325 Manufacturing Rd, A
Thousand Palms, Ca 92276

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00078402	05/23/2019	05/23/2019	Due

REFERENCE NUMBER	FEE NAME	TOTAL
CFW190016	0452 - CF&W Trust Record Fees	\$50.00
0 Unassigned Palm Desert, CA 92211		SUB TOTAL \$50.00

TOTAL \$50.00

Please Remit Payment To:
County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211

**INVOICE (INV-00079031)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Allen Grant
Grant Developments
72325 Manufacturing Rd, A
Thousand Palms, Ca 92276

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00079031	06/03/2019	06/03/2019	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW190016	0451 - CF&W Trust ND/MND	\$2,354.75
0 Unassigned Palm Desert, CA 92211	SUB TOTAL	\$2,354.75

TOTAL **\$2,354.75**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: June 5, 2019
TO: Planning Commission
FROM: Jay Olivas, Project Planner
RE: **Item 4.3 – TPM37678 / PPT190007 Berkey Garages**

Planning Commission:

Please note the following minor text edits to the staff report package:

1. Amended Staff Report Pages 3, 5, 6, 7, 8, 10, and 11.
2. Amended CEQ190015 Pages 2, 11, 13, 22, and 35.

Y:\Planning Case Files-Riverside office\PPT190007\PC Docs\PC Memo 6-5-19.docx

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

Desert Office • 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Existing Building Area (SQFT):	N/A	No Maximum Lot Coverage
Proposed Building Area (SQFT):	46,800	N/A
Floor Area Ratio:	0.4039	FAR 0.25 – 0.60
Building Height (FT):	26 feet	35 feet
Proposed Minimum Lot Size:	2.77 Acres	20,000 SF (minimum)
Total Proposed Number of Lots:	One (1) Parcel; 36 Units	N/A
Map Schedule:	E	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Industrial Uses	46,800	1 space per 2-employees	1	21

Located Within:

City's Sphere of Influence:	City of Palm Desert
County Service Area ("CSA"):	N/A
Recreation and Parks District:	Yes – Desert Recreation District
Special Flood Hazard Zone:	Yes
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Moderate
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes (Zone B)
CVMSHCP Conservation Boundary:	Yes – No Conservation Area
Airport Influence Area ("AIA"):	Yes – Bermuda Dunes, Zone C

PROJECT LOCATION MAP

Coachella Valley Water District. The proposed project would provide vehicle and boat related storage consistent with Light Industrial as storage-related land use.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS), an Environmental Assessment No. 190015, and a Negative Declaration (ND) were prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County. On May 15, 2019, the documents were made available for public review per the CEQA Statute and Guidelines Section 15105.

Comment letters in response to the circulated IS and ND have not been received as of the preparation of this staff report. Since the end of the public review period for the IS and ND, revisions were not made to the project. As demonstrated in the IS and ND, the proposed project will not result in any significant impacts to the environment, with no mitigation necessary.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land will not be detrimental to the public health, safety or general welfare of the community, since as detailed in the Initial Study and Negative Declaration prepared for the project, the project would not have a significant impact on the environment.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the in-fill project is located in an urbanized area which includes land uses such as vacant land, industrial buildings, fast food restaurants, hotels, mini-warehouse complex, and commercial retail buildings. Additionally, the proposed project would not inhibit potential development of surrounding areas.
4. The project is located along Berkey Drive (110' right-of-way). ~~Due to proposed project~~ Because the project entails a tentative parcel map for a single-parcel and 36 commercial condominium units and a plot plan for vehicle and boat storage, additional road improvements including curbs, gutters, and sidewalks, are required for the project, as indicated by Conditions of Approval (COAs) such as 90.TRANSPORTATION.2-IMP PLANS and 90.TRANSPORTATION.2-IMPROVEMENTS.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project proposes a single parcel with 36 condominium units and therefore will comply with Ordinance No. 460 subject to tentative map being approved and final map being completed.

6. Due to proposed the tentative parcel map and plot plan for new buildings, drainage improvements shall be required, such as but not limited to, a retention basin and water quality basin being located along the southern property boundary.
7. The proposed land use, for vehicle and boat storage, is consistent with the development standards set forth in the Industrial Park (I-P) zone in that:

- A. The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet. The subject land is approximately 292 feet in width and is 2.77 acres and therefore is in compliance.
- B. The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings, or 105 feet for other structures is specifically permitted under the provisions of Section 18.34. of this ordinance. The project buildings are up to 26 feet in height and therefore the proposed project complies with maximum height limits.
- C. A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed. Project landscaping along the Berkey Drive frontage and along the southern boundary total approximately 15 percent and therefore complies with the criteria.
- D. A minimum 25-foot setback shall be required on any street. The project is setback a minimum of 25 feet from Berkey Drive and therefore is in compliance. A minimum ten-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping. The project maintains a 25-foot wide landscape buffer adjacent to Berkey Drive and therefore complies.

The minimum side yard setback shall equal not less than ten feet for the two side lot areas combined. The project with two 23,400-square-foot storage buildings is greater than 10 feet combined side yard setbacks.

The minimum rear yard setback shall be 15 feet. The rear yard setback is 24 feet and therefore complies. A minimum 50-foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. The project abuts C-1/C-P zone at the northeast property corner and is a minimum of 50 feet from the northeast building corner.

- E. Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required. The project is conditioned to provide walled trash enclosure with overall perimeter treatment such as fencing/walls, and landscaping, and therefore is in compliance.
- F. Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the

industrial park plot plan, and shall be set back at least ten feet from the street line. The project proposes landscaping and fencing/walls including along the southern project boundary to screen parking areas located in that area of the project, while the majority of the site is within enclosed buildings with no outside storage, and therefore is in compliance with these criteria.

- G. Automobile parking shall be provided as required by Section 18.12. of this ordinance. Based on one (1) permanent employee, and 1-parking space per 2 employees per Section 18.12 for industrial uses, and the proposed project providing up to 21-parking spaces, minimum parking requirements are met.
- H. All new utilities shall be underground. The project is required to underground utilities as outlined in COA 90.Planning.8-Utilities Underground and therefore will be in compliance.
- I. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The project is required to screen all roof mounted equipment from ground elevation in accordance with COA 90.Planning.6-Roof Equipment Shielding and therefore will be in compliance.
- J. All signs shall be in conformance with Article XIX of ~~this ordinance~~ Ordinance No. 348. The project will permit signs separately and shall be in compliance with these criteria in accordance with AND Planning.17-Permit Signs Separately.
- K. All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. The project shall comply with lighting standards as indicated by AND Planning.10-Lighting/Hooded Directed.

Other Findings:

- 1. The project site has a land use designation of Light Industrial (L-I) on the Western Coachella Valley Area Plan.
- 2. The existing zoning classification for the subject site is Industrial Park (I-P).
- 3. The proposed land use for vehicle and boat storage is consistent with the Light Industrial (L-I) Land Use Designation since these type facilities are considered storage and warehousing land uses as specifically identified under L-I as appropriate land uses within this Land Use Designation.
- 4. The project site is surrounded by properties, which are designated Light Industrial to the north and east, and Commercial Retail south and west.
- 5. The site contains vacant land with surrounding land uses consisting of industrial buildings, fast food restaurants, hotels, mini-warehouse complex, and commercial retail buildings. The proposed project would not conflict with the existing surrounding land uses.
- 6. Pursuant to Ordinance No. 348 section 10.1.B.e.(2), ~~the~~ the proposed project is permitted in the Industrial Park (I-P) zone with the approval of a Plot Plan as conditioned, including the Exhibits

and Conditions relating to such features as varied building facades with earth tone colors and proposed desert landscaping.

7. The project site is surrounded by properties which are zoned Industrial Park (I-P), Scenic Highway Commercial (C-P-S), General Commercial (C-1/C-P), and Specific Plan (S-P). -The project is consistent with surrounding zones since the project is industrial in nature with adjoining industrial zones immediately to the north and east, and non-residential zones such as C-1/C-P to the south and west.
8. Fire protection and suppression services are available for the project through Riverside County Fire Department. The project is not located within a fire hazard severity zone. The project is required to comply with fire prevention maintenance measure such as driveway entrances, fire lanes, fire extinguishers, fire sprinklers as outlined in Advisory Notification Document (AND) ~~FIRE-4~~ FIRE.1-General Fire Conditions.
9. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with lighting standards of Ordinance No. 655 for Zone B as noted in AND PLANNING.11-Mt. Palomar Lighting Area.
10. Existing domestic water and sewer services are supplied by Coachella Valley Water District in accordance with transmittal letter dated March 25, 2019. Prior to the issuance of building permits, A 'Will Serve' letter will be required to submitted demonstrating the availability of sufficient water/sewer service for the project (COA 80 – E. Health. Water Will Serve, COA 80 – E. Health. Sewer Will Serve).
11. The project site is located within an Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. The project was found "consistent" with the Bermuda Dunes Regional Airport Land Use Compatibility Plan based on ALUC approval letter dated May 16, 2019 including recommended measures, such as, but not limited to, prohibiting: 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. These recommendations have been incorporated into the Advisory Notification Document.
12. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan. The project for vehicle and boat storage is required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement and is not considered to be CEQA mitigation.
13. Potential impacts to archaeological resources were analyzed and reviewed. In addition, notification letters as a result of AB 52 were mailed to various local tribes on April 11, 2019. No request to consult were received regarding AB 52. However, ground disturbing activities are proposed for site preparation on 2.77-acre site to accommodate proposed vehicle and boat storage building. In the unlikely event any unanticipated resources are located, all ground disturbing activity within 100-feet of the discovered resource shall be halted and the applicant shall contact the County Archaeologist as outlined in the measures of AND Planning-CUL-2.
14. The findings of the initial study performed pursuant to Environmental Assessment No. 190015 are incorporated herein by reference and are attached to the staff report. As demonstrated in the initial study, the proposed project will not have a significant effect on the environment, there is no

"Accommodate the development of a balance of land uses that maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity (LU8.1)." Future development will add potential economic growth and will trigger new investment into the site and adjacent properties. The proposed subdivision will allow the owner to facilitate business uses (LU8.2) by providing an opportunity for new ownership and investment for the site.

The project site has been designed to provide the minimum road improvements that would facilitate the ultimate right-of-way for Berkey Drive, thus consistent with the General Plan Land Use Designation, meeting all applicable circulation policies of the General Plan. The project has been reviewed by the Transportation Department and meets all development and design standards. The proposed subdivision, its design, and required improvements are consistent with the General Plan and will adhere to the County's subdivision and zoning Ordinance. There is no applicable Specific Plan. The project has met all applicable development standards including parking and landscaping and is seeking no variances. There is no applicable Specific Plan.

- b. ~~The proposed parcel map subdivides 2.77 acres into a single parcel with 36-~~condominium~~commercial condominium units ranging in size from 1,200 square feet to 1,500 square feet with required Property Owners Association (COA 50.Planning.1-CC&R C/I POA COM Easement). The 2.77-acre parcel is sufficient and physically suitable for the type of development that the project as proposedproposes in that the 2.77 acre site can accommodate the two proposed (2) RV and Boat storage buildings totaling 46,800 square feet on relatively flat topography with required site and drainage improvements; and the proposed density of the development, however, there would be no project density since the project proposes 36-commercial condominium units which are non-residential units. The proposed lot sizes meet the minimum requirements of the I-P zoning classification and will be sufficient to support future development. ~~The proposed subdivision, its design, and required improvements are consistent with the General Plan and will adhere to the County's subdivision and zoning Ordinance. There is no applicable Specific Plan. The project has met all applicable development standards including parking and landscaping and is seeking no variances. In addition, an Initial Study was prepared through the California Environmental Quality Act (CEQA) to determine that the project, as designed, would not result in an impact to the environment or injury fish and/or wildlife or their habitat.~~~~
- c. The design of Tentative Parcel Map No. 37678 will not cause environmental damage, cause serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat ~~and will not cause serious public health problems.~~ The Tentative Parcel Map is not located within a designated Conservation Area pursuant to the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). Impacts of the proposed development of the site were analyzed in the Initial Study/Negative Declaration prepared for the project and determined that no impact or a less than significant impact on fish and wildlife and their habitat will not result in any significant environmental impacts.
- d. The design of Tentative Parcel Map No. 37678 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Prior to map recordation the required easements for access, parking, and drainage and road improvements will be preserved through bonding and easements.

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is not located within a hazard severity zone.

Conclusion:

For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Public hearing notices were mailed to property owners within 800-feet of the proposed project site. As of the writing of this report, Planning Staff has received no communications from the general public.

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 on May 22, 2019, and no comments have been received as of this writing.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board ~~within ten days after the notice of decision appears on the Board's agenda~~ in compliance with the requirements of Ordinance Nos. 348 and 460, accompanied by the fee set forth in Ordinance No. 671.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies: The project site has a General Plan Foundation Component of Community Development (CD), and land use designations of Light Industrial (L-I). The proposed vehicle and boat storage on 2.77 acres is consistent with the L-I designation which is intended to allow for the development of warehousing and storage, including for vehicles, for existing residents and visitors to the area. Permissible floor area ratios (FAR) range from 0.25 to 0.60 and the project has a proposed floor area of approximately 0.398, within the required range.

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area; the project proposes varied roof lines and earth tone colors. The project implements Policy LU 30.1, accommodating the development of industrial uses in areas appropriately designated by the General Plan and area plan land use maps. The project is ~~an intended use~~ appropriate in the LI designation, and has ~~met~~ met all of the applicable development and design standards.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The project has been reviewed by the Transportation Department and meets all 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 within a high fire hazard area. The proposed project is ~~not located within special flood hazard zone, but is not located within (including flood zone, a fault zone, or dam inundation zones).~~ Flood hazard zone is addressed with required elevated building pads and retention area. The proposed project has allowed for sufficient provision of emergency response services through the project design and payment of development impact fees. 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. The project will be required to adhere to the County's adopted Noise Ordinance.
6. **Housing:** The project is for proposed industrial buildings and a land division with vehicle storage; the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The site is not located within an area identified as a Healthy Community.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Salton Sea Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Assuming build-out of the site with proposed storage buildings on 2.77 acres, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

Construction Emissions

The proposed project will result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations. Due to the project's relatively small size and scope and therefore likelihood to exceed established thresholds, an air quality report to quantify the anticipated construction emissions was not required for this project. Threshold exceedance for construction impacts typically occurs with much larger projects that would involve a greater amount of construction equipment, worker trips, and construction equipment/material delivery to a particular project site. Since the project is of a relatively small size and scope, it is not anticipated that any daily construction thresholds would be exceeded. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the small size of this project's disturbance area (2.77 acres) with PM10 Dust Control Plan as a requirement, a Large Operation Notification Form would not be required.

Operational Emissions

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2019. Long-term criteria air pollutant emissions will result from the operation of the proposed facility. The project is a trailer, recreational vehicle, and boat storage facility with limited parking. Such a use would not likely receive a large number of daily trips, let alone more than one expected trip per day since the use would simply accommodate such storage and occasional visits to the site to take out or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is within the Coachella Valley Multiple Species Habitat Conservation Plan Area (CVMSHCP), however, it is not located within a conservation area.

The project shall be required to pay CVMSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan as indicated by Condition of Approval (COA) 90.Planning.3.

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. The project is recommended and conditioned for CV-MSHCP fees in accordance with Ordinance No. 875. For these above reasons, the proposed project will have a less than significant impact.

b-c) Disturbance of any nesting bird habitat shall be avoided from February 1st thru August 31st ^h, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of a grading permit, and the results of this presence/absence survey be provided in writing to the Environmental Programs Division. This requirement is standard and is not considered mitigation pursuant to CEQA. The project will have a less than significant impact.

d) The project will not interfere substantially 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 due to limited size of project with flat topography and previous disturbance. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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propane i.e. liquid petroleum will remain in the stored recreational vehicles. No exterior fuel storage facilities such as above ground fuel tanks are proposed. Less than significant impacts are expected.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan due to immediate access from Varner Road and Berkey Drive. Impacts are less than significant.

d) The project site is not located within one-quarter mile of an existing or proposed school. There are no impacts.

e) The 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, as a result, would it create a significant hazard to the public or the environment. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 checked="" type="checkbox"/>	<input 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 (2) 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(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a) The project site is located within an Airport Master Plan. The project was determined by the Airport Land Use Commission on May 9, 2018 to be "consistent" with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, and the Commission's standard recommended measures have been incorporated into the Project's conditions of approval. ~~With~~ With incorporation of those standard conditions, the project will result in less than significant impacts.

b) The project site is located within an Airport Master Plan and required review by the Airport Land Use Commission. The Airport Land Use Commission (ALUC) Letter dated May 16, 2019 recommendations are summarized as follows, including, but not limited to: 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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expansion of existing facilities, whereby the construction or relocation 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Department of Environmental Health Review; Coachella Valley Water District dated March 25, 2019

Findings of Fact:

- a) The proposed project will be served by the Coachella Valley Water District (CVWD) for sanitation service and would result in the construction of new waste water treatment facilities such extension of sewer main lines from Berkey Drive to the proposed storage buildings including office/clubhouse unit. No An RV dump station is currently proposed on the project site along easterly property boundary which is required to be connected to CVWD sewer and used exclusively for members. Less than significant impacts are anticipated.
- b) The proposed project is anticipated to have adequate wastewater treatment capacity to serve the proposed project as indicated by CVWD correspondence letter dated March 25, 2019. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction 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(s): 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 RV and Boat Storage buildings with proposed waste disposal and refuse dumpsters. Additionally, adequate disposal facilities and services will be 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 Resources.3 - Waste Reporting Form and Receipts which includes disposal by local waste hauler. Impacts would be less than significant.