

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



ITEM
1.3
(ID # 10600)

MEETING DATE:

Tuesday, August 27, 2019

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 3213, REVISED PERMIT NO. 2 (CUP03213R02) – Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Owner/Applicant: Sun City Palm Desert Community Association – Fourth Supervisorial District – Chuckwalla Zoning Area – Western Coachella Valley Area Plan – Community Development: Public Facilities (CD:PF) – 9.21 Acres – Location: North of 38th Avenue, east of Adams Street, and west of Dune Palms Road – Zoning: Specific Plan (S-P) - REQUEST: Conditional Use Permit No. 3213, Revised Permit No. 2 proposes to allow the existing outdoor Recreational Vehicle (RV) storage yard containing approximately 354 RV spaces expiring on July 1, 2020 (CUP03213R1) to remain in place with no new expiration date on approximately 9.21 acres of land located within the Sun City Palm Desert Specific Plan No. 281. The subject land for existing outdoor RV storage yard previously consisted of three (3) parcels which were combined and recorded under the approved Certificate of Parcel Merger No. 180040. District 4. [Applicant fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on July 17, 2019, in Riverside.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 8/14/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: August 27, 2019
xc: Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy

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

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

FOUND the project **EXEMPT** from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) based on the findings and conclusions incorporated in the staff report; and,

APPROVED CONDITIONAL USE PERMIT NO. 3213, REVISED PERMIT NO. 2, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	19/20

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Conditional Use Permit No. 3213, Revised Permit No. 2 proposes to allow the existing outdoor Recreational Vehicle (RV) storage yard containing approximately 354 RV spaces expiring on July 1, 2020 (CUP03213R1) to remain in place with no new expiration date on approximately 9.21 acres of land located within the Sun City Palm Desert Specific Plan No. 281. The subject land for existing outdoor RV storage yard previously consisted of three (3) parcels which were combined and recorded under the approved Certificate of Parcel Merger No. 180040.

The project is located north of 38th Avenue, east of Adams Street, and west of Dune Palms Road within the Sun City Palm Desert Specific Plan No. 281.

Conditional Use Permit No. 3213R02 was approved at the July 17, 2019, Planning Commission meeting in Riverside. Staff provided a Memorandum dated July 17, 2019 with minor text amendments to the staff report and Notice of Exemption as outlined in Attachment C, Planning Commission Memorandum.

Board Action

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

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

Impact on Residents and Businesses

The impacts of this project have been evaluated through the discretionary review process through the Planning Department and the project approval by the Planning Commission at the July 17, 2019, public hearing.

ATTACHMENTS:

- A. PLANNING COMMISSION REPORT OF ACTIONS**
- B. PLANNING COMMISSION STAFF REPORT**
- C. PLANNING COMMISSION MEMORANDUM**



Jason Farin, Senior Management Analyst

8/22/2019



Gregory F. Priamos, Director County Counsel

8/14/2019



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JULY 17, 2019**

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CONDITIONAL USE PERMIT NO. 3770 and TENTATIVE PARCEL MAP NO. 37297 – Intent to Adopt a Mitigated Negative Declaration – EA43003 – Applicant: Domenigoni Plaza – Engineer/Representative: Domenigoni Plaza – Third Supervisorial District – Specific Plan Zoning Area – Harvest Valley/Winchester Area Plan – Location: Northerly of Newport Road, westerly of Highway 79, and southerly of Domenigoni Parkway – 11.82 acres – Zoning: Specific Plan 288 (SP288) – REQUEST: The Conditional Use Permit proposes a 64,692 sq. ft. shopping center on 11.82 acres, including an approximately 3,800 sq. ft. 24-hour convenience store with an attached 1,200 sq. ft. deli restaurant, 2,080 sq. ft. car wash facility, and a 4,395 sq. ft. fuel canopy area that will house 16 fuel pumps, which will be enough for 16 vehicles at a time. The project will also include a 3,200 sq. ft. drive-thru restaurant, a 4,412 sq. ft. restaurant, and a 50,000 sq. ft. retail building. The site will also include a total of 448 parking stalls and all other necessary and required improvements, including required landscaping. The project also proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store and gas station use proposed (ABC Type 20 license). The Tentative Parcel Map proposes a Schedule "E" subdivision of 11.82 acres into four (4) parcels ranging from 1.08 to 7.05 acres in size. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 43003; and,

APPROVED Conditional Use Permit No. 3770; and,

APPROVED Tentative Parcel Map No. 37297, subject to the conditions of approval as modified at hearing.

4.2 CONDITIONAL USE PERMIT NO. 3213, REVISED PERMIT NO. 2 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) – Owner/Applicant: Sun City Palm Desert Community Association – Fourth Supervisorial District – Chuckwalla Zoning Area – Western Coachella Valley Area Plan – Community Development: Public Facilities (CD-PF) – 9.21 Acres – Location: Northerly of 38th Avenue, easterly of Adams Street, and westerly of Dune Palms Road – Zoning: Specific Plan (S-P) – REQUEST: Conditional Use Permit No. 3213, Revised Permit No. 2 proposes to allow existing outdoor Recreational Vehicle (RV) storage yard containing approximately 354 RV spaces expiring on July 1, 2020 (CUP03213R1) to remain in place with no new expiration date on approximately 9.21 acres of land located within the Sun City Palm Desert Specific Plan No. 281. The subject land for existing outdoor RV storage yard previously consisted of three (3) parcels which were combined and recorded under Certificate of Parcel Merger No. 180040. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

FOUND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Conditional Use Permit No. 3213, Revised Permit No. 2, subject to the conditions of approval and staff report as modified at hearing.

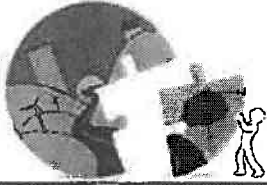
5.0 WORKSHOP

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

Planning Commission Hearing: July 17, 2019

PROPOSED PROJECT

Case Number(s):	CUP03213R02	Applicant:	Sun City Palm Desert
EA No.:	Exempt from CEQA		
Area Plan:	Western Coachella Valley Plan	Representative:	Dorene Schiavone
Zoning Area/District:	Chuckawalla Area		
Supervisory District:	Fourth District		
Project Planner:	Jay Olivas		
Project APN(s):	748-010-009, etc.		

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 3213, Revised Permit No. 2 proposes to allow existing outdoor Recreational Vehicle (RV) storage yard containing approximately 354 RV spaces expiring on July 1, 2020 (CUP03213R1) to remain in place with no new expiration date on approximately 9.21 acres of land located within the Sun City Palm Desert Specific Plan No. 281. The subject land for existing outdoor RV storage yard previously consisted of three (3) parcels which were combined and recorded under the approved Certificate of Parcel Merger No. 180040.

The project is located north of 38th Avenue, east of Adams Street, and west of Dune Palms Road within the Sun City Palm Desert Specific Plan No. 281.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

APPROVE CONDITIONAL USE PERMIT NO. 3213, REVISED PERMIT NO. 2 subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Sun City Palm Desert Specific Plan No. 281, Area 17
Specific Plan Land Use:	Public Facilities (PF)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Public Facilities (PF)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Open-Space Recreation (OS-R)
South:	City of Indio
West:	MDR; Medium High Density Residential (MHDR)
Existing Zoning Classification(s):	Specific Plan (S-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	S-P
East:	S-P
South:	City of Indio
West:	S-P
Existing Use:	Existing outdoor RV storage
Surrounding Uses	
North:	Single-Family Dwellings; Golf Course
South:	Single-Family Dwellings; Vacant
East:	Single-Family Dwellings; Substation, Lake
West:	CVWD Well Site; Single-Family Dwellings; Golf Course

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	9.21	N/A
Existing Building Area (SQFT)	N/A	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
RV Storage	N/A	1-space per RV	354	354
TOTAL:				

Located Within:

City's Sphere of Influence:	Yes – Palm Desert
County Service Area ("CSA"):	Yes – Bermuda Dunes #121 Lighting
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMESHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Not in Conservation Area
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	Zone E, Bermuda Dunes

PROJECT LOCATION MAP

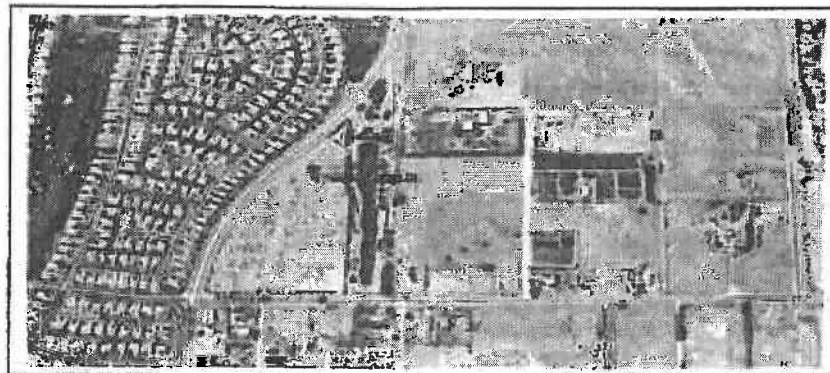


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Conditional Use Permit No. 3213 (CUP03213) was originally approved on April 20, 1995 for outdoor RV storage facility within a 6-acre site with life of permit until July 1, 2015.

Conditional Use Permit No. 3213, Revised Permit No. 1 (CUP03213R1) was approved on January 30, 2002 to expand the outdoor RV storage facility from 6-acres containing 240 existing RV spaces to 9.2 acres for a total of 360 RV storage spaces with life of permit to July 1, 2020.

On January 31, 2019, the Sun City Palm Desert Community Association applied for Conditional Use Permit No. 3213, Revised Permit No. 2 (CUP03213R02) to allow existing outdoor Recreational Vehicle (RV) storage yard containing approximately 354 RVs expiring on July 1, 2020 (CUP03213R1) to remain in place with no new expiration date.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The project has been determined to be categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities).

Section 15301 exempts existing facilities involving negligible or no expansion of use. The project is to allow an existing 9.21 acre outdoor Recreational Vehicle Storage yard to remain in place with approximately 354 spaces with no expansion or physical changes with existing site improvements in an existing urban area. The site contains fully improved streets, landscaping, drainage features, and decomposed granite for surfacing. Additionally environmental impacts were previously reviewed and analyzed under EIR No. 367 prepared for the Sun City Palm Desert Specific Plan No. 281.

Based upon the available information, there does not appear to be any facts to support a finding that the existing RV storage yard would have a significant effect on the environment. Absent such information or evidence.

Additionally, no exception to the CEQA 15061, 15303, 15311 Exemption applies, since the proposed project site is not located within in a sensitive environmental area, there are no unusual circumstances such as scenic resources, historic buildings, trees or rock outcroppings that will be affected by the Project, no fault or flood zones, and the project is not a hazardous waste site.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Public Facilities (PF) within Planning Area 17 of the Sun City Palm Desert Specific Plan No. 281. The project

complies with the PF designation in that Planning Area 17 states specifically that the planning area shall be made available for land uses such as RV storage.

2. The proposed use, existing Recreational Vehicle (RV) storage yard, is also consistent with the PF land use designation in that the 9.21 acre property is bordered by existing circulation facilities, such as improved streets including Adams Street and 38th Avenue (LU 29.7), along with existing landscaping on the overall project site (WCVAP 11.1).
3. The project site is surrounded by properties which have a General Plan Land Use Designation of Medium Density Residential (MDR) to the north, Medium High Density Residential (MHDR) to the west, Open-Space Recreation (OS-R) to the east, and Public Facilities (PF) to the south.
4. The zoning for the subject site is Specific Plan (S-P) within Planning Area 17. The text of the specific plan's SP zone provides for RV storage facilities by conditional use permit.
5. The project site is surrounded by properties which are zoned S-P to the north, east, and west; land to the south is located within City of Indio with city zoning.
6. The project contains existing outdoor RV storage yard with approximately 354 spaces. Surrounding land uses consist of, single-family dwellings with golf course, CVWD well site, lake, utility substation and vacant land.
7. The existing project contains perimeter treatment such as existing desert landscaping, masonry wall along 38th Avenue and Adams Street, with chain link fencing along the other boundaries to reduce visual impacts and act as buffers to surrounding land uses. The site is not paved except for access driveway along 38th Avenue.
8. Fire protection and suppression services will be available for the project through the Riverside County Fire Department. Additionally, the project is required to maintain minimum fire access as indicated by the Advisory Notification Document (AND) (FIRE General Conditions).
9. The project conforms to the logical development of the land as is compatible with the present and future logical development of surrounding property due to existing site improvements such as existing improved public roads and existing access driveway.
10. Pursuant to the Transportation Department, no transportation conditions are necessary for continuation of the existing permitted RV storage yard that has existing full street improvements, landscaping, street lights, and storm drain facilities.
11. The project is served by domestic water and sewer from the Coachella Valley Water District, however, no RV dump station or office is located on the subject site that would require domestic water or sewer, excepting for desert landscape irrigation.
12. 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 constructions 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 proposed project is to entitle an existing RV storage yard, and does not include a proposed property subdivision.

Entitlement Findings:

1. As stated in the General Plan and Zoning findings, 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 is designed for the protection of the public health, safety and general welfare which includes gated entry, decomposed gravel and dust suppressants for the RV storage area, and perimeter fencing and walls.
3. The proposed use is compatible with the present and future logical development of the area.

Development Standards Findings:

The proposed site plan, as designed and conditioned, is consistent with the development standards set forth in the S-P zone (Planning Area 17); to be consistent with the same standards of Article IX, Section 9.4 of Ordinance No. 348, with exceptions, as stated in the S-P Zoning Ordinance, in that:

- A. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.

The project site is 9.21 acres and the S-P zone classification states no minimum lot size for Planning Area 17, therefore project is in compliance with the development standard.

- B. There are no yard requirements for buildings which do not exceed 35 feet in height except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line, or from an existing adjacent street line unless a specific plan has been adopted, in which case it will be measured from the specific plan street line.

There are no buildings associated with the existing 9.21 acre RV storage yard, or specific setbacks for RV storage, and therefore complies with the development standard. Additionally the RVs are screened from view by existing block wall and desert landscaping.

- C. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.

There are no buildings associated with the project for the RV storage project; therefore the project would be in compliance with the development standard.

- D. Automobile storage space shall be provided as required by Section 18.12. of this ordinance.

There is no specific automobile storage space standard for RV storage; no RV sales occur and the site contains approximately 354 15-foot by 30-foot RV storage spaces and is not intended for automobile parking; therefore the project complies with the standard.

- E. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

There are no buildings associated with the RV storage project with roof mounted equipment; therefore the project would be in compliance with the development standard.

Other Findings:

1. The project site is located within the City of Palm Desert Sphere of Influence. This project was provided to City of Palm Desert for review on June 27, 2019. No comments from City of Palm Desert have been received as of this writing.
2. The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The project complies in that any additional security lighting shall be hooded, low pressure sodium lighting, 4080 lumens or below.
3. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) but is not located within a conservation area of that plan. The project shall not be required pay CV-MSHCP fees in accordance with Ordinance No. 875 since the existing RV storage was constructed prior to adoption of that plan.
4. The project site is located within an Airport Influence Area ("AIA") boundary, however, is not subject to the Airport Land Use Commission ("ALUC") review since the land use has existing RV land uses since 1995 and no expansion of the existing RV storage yard is proposed; confirmed by email communication with ALUC staff on February 4, 2019. Additionally airport related issues were previously addressed in EIR No. 367.

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.
2. Fire protection and suppression services will be available for the project through Riverside County Fire Department.

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

This project was advertised in the Press Enterprise Newspaper / Desert Sun. Additionally, public hearing notices were mailed to property owners within 600-feet of the project site. As of the writing of this report, Planning Staff has received no written communication or phone calls from the public indicating support or opposition to the proposed project.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Commission's decision.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03213R02
VICINITY/POLICY AREAS**

Supervisor: Perez
District 4

Date Drawn: 06/27/2019
Vicinity Map



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03213R02

LAND USE

Supervisor: Perez
District 4

Date Drawn: 06/27/2019
Exhibit 1



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)965-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

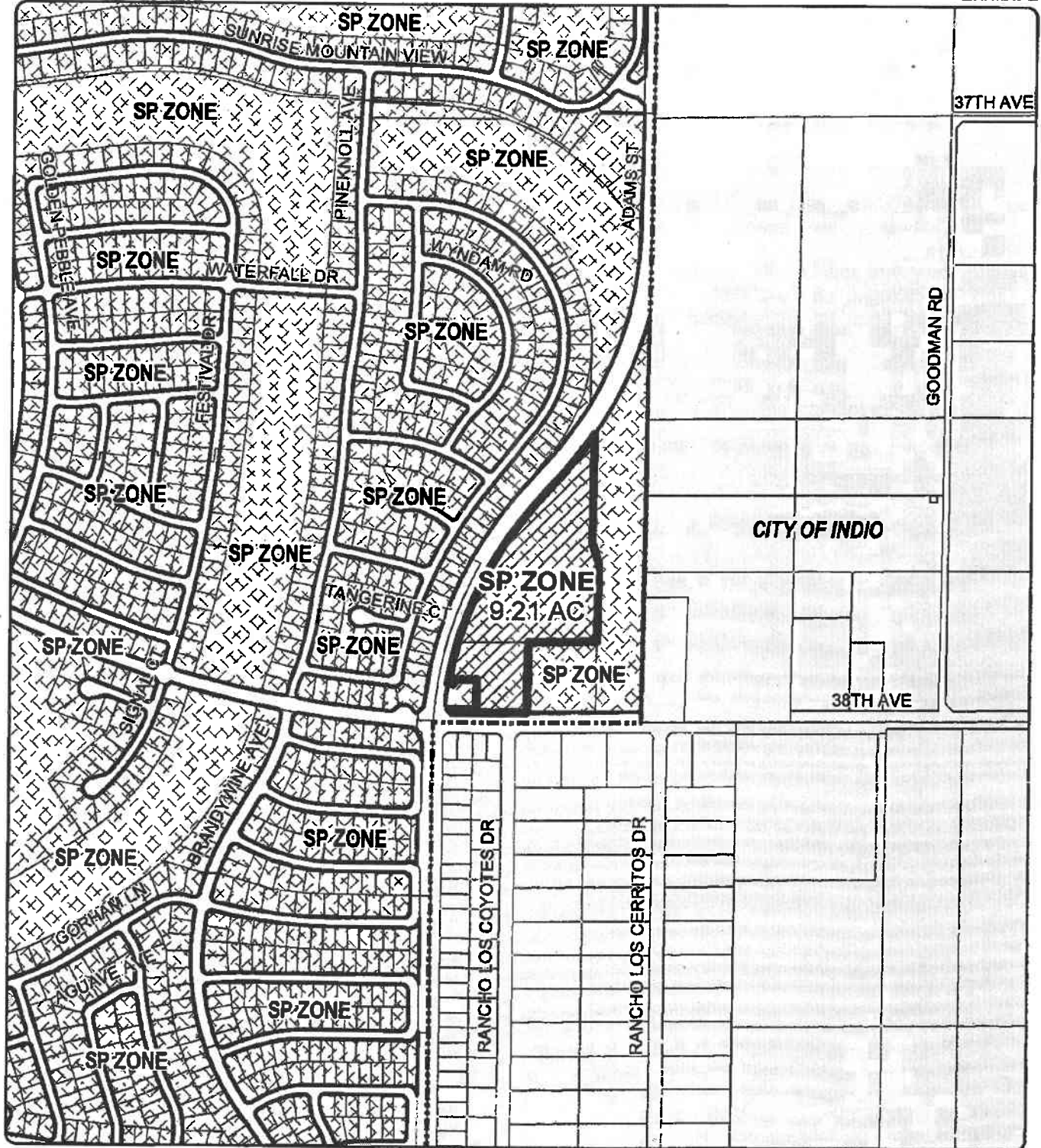
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03213R02

EXISTING ZONING

Supervisor: Perez
District 4

Date Drawn: 06/27/2019
Exhibit 2



Zoning Area: Chuckawalla

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2025, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)853-6277 (Eastern County) or Web site <http://planning.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03213R02

EXISTING GENERAL PLAN

Supervisor: Perez
District 4

Date Drawn: 06/27/2019
Exhibit 5



Zoning Area: Chuckawalla

Author: Vinnie Nguyen

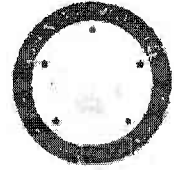


DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 966-3200 (Western County) or in Palm Desert at (760) 863-8277 (Eastern County) or Website <http://planning.usdima.org>



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

*Juan C. Perez
Agency Director*



06/28/19, 4:45 pm

CUP03213R02

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03213R02. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

The use hereby permitted is for Conditional Use Permit No. 3213, Revised Permit No. 2 to allow existing outdoor Recreational Vehicle (RV) storage yard containing approximately 354 RV spaces expiring on July 1, 2020 (CUP03213R1) to remain in place with no new expiration date on approximately 9.21 acres of land located within the Sun City Palm Desert Specific Plan No. 281. The subject land for existing outdoor RV storage yard previously consisted of three (3) parcels which were combined and recorded under Certificate of Parcel Merger No. 180040.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT:

Exhibit A (Site Plan) by Feiro Engineering dated January 7, 2019

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}
3. Compliance with applicable County Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1

Gen - Proposed on site well

ADVISORY NOTIFICATION DOCUMENT**E Health**

E Health. 1 Gen - Proposed on site well (cont.)

The proposed well may be used for irrigation only. Domestic water supply must be provided by Coachella Valley Water District. Obtain well construction permit from Riverside County Department of Environmental Health in the Indio office. Contact Shantel Bacon at 760-863-7570 for additional information regarding well permit.

E Health. 2 Gen - Solid Waste Removal

Approved provisions for the storage, collection, and removal of any solid wastes and materials generated at the site shall be provided by the applicant in accordance with applicable county ordinances and franchise agreements.

E Health. 3 Gen -Water and Sewer Service

Domestic water and sanitary sewer service shall come from Coachella Valley Water District.

Fire

Fire. 1 GENERAL CONDITIONS

ACCESS

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

WATER

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Planning

Planning. 1 Gen - 90 Days to Protest

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

Planning. 2 Gen - Caretaker's Dwelling

Should a caretaker's dwelling be requested, a Section 18.30 plot plan (Planning Department review only) shall be submitted to and approved by the Planning Department prior to installation of any such quarters. Such a caretaker's dwelling may

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 Gen - Caretaker's Dwelling (cont.)
be a mobilehome or manufactured dwelling if a permanent foundation system is installed.

Planning. 3 Gen - Causes for Revocation

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

Planning. 4 Gen - Ceased Operations

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

Planning. 5 Gen - Closure Clean Up

The permit holder shall be responsible for the final clean up and restoration of the site. Any remaining materials, equipment and structures associated with the permitted use on the property shall be removed and legally disposed of within thirty (30) days following the cessation of operations allowed by this permit. Additional time may be granted through written determinations by the Director of the Department of Building and Safety.

Planning. 6 Gen - Exterior Noise Levels

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

Planning. 7 Gen - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7

Gen - Hold Harmless (cont.)

notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such

Planning. 8

Gen - Max. RV Spaces

A maximum of 354 RV storage spaces for the entire approximately 9.2 acre property are approved by this permit; RV storage spaces may be reconfigured from time to time provided the total number of RVs in storage do not exceed the numbers established by this condition.

Planning. 9

Gen - Mt. Palomar Area

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

Planning. 10

Gen - No Occupancy of RVs

No occupancy shall be permitted within the RV storage facility allowing housekeeping, sleeping or overnight use of the RVs stored on the property. No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence (except a caretaker's dwelling as may be approved by separate plot plan). No person (other than a caretaker and related family of an approved caretaker's dwelling) shall use the property or any RV unit as a permanent mailing address nor be entitled to vote using an address within the property as a place of residence

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 Gen - No Signs Approved (cont.)

Planning. 11 Gen - No Signs Approved

No Signs for this project are approved by this revised permit. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348. Advertising signs shall be minimized for this facility and shall conform to the requirements of Specific Plan 281, as amended.

Planning. 12 Gen - No Wrecked Vehicles

No approval is given for the dismantling or wrecking of motor vehicles or trailers, or the storage, sale or dumping of dismantled, obsolete or wrecked vehicles, trailers or their parts, outside of an enclosed building.

Planning. 12 Gen - No Wrecked Vehicles

No approval is given for the dismantling or wrecking of motor vehicles or trailers, or the storage, sale or dumping of dismantled, obsolete or wrecked vehicles, trailers or their parts, outside of an enclosed building.

Planning. 13 Gen - Permit Used

The effective date of the issuance of this permit is the Planning Department's approval date. This permit shall be considered "used" as of the day of the effective date. The permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees, for any plan check as determined by the Building and Safety Department, in order to ensure compliance with all applicable requirements of Ordinance Nos. 348 (Land Use & Zoning) and 457 (Building Code) and the conditions of approval of this permit. The permit holder shall pursue diligently to completion all necessary permits and obtain final inspection approval thereof.

Planning. 14 Gen - Prevent Dust & Blowsand

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

Planning. 15 Gen - Site Maintenance

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

Planning-CUL

Planning-CUL. 1 If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 If Human Remains Found (cont.)
in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 Unanticipated Resources

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

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

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

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

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

March 11, 2019

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

Dear Mr. Olivas:

**Subject: Conditional Use Permit 3213 Revised Permit No. 2, RV Storage,
APN 748-010-009, 748-010-010 and APN 748-010-012**

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

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

The County of Riverside (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 project is located within the service area of Coachella Valley Water District (CVWD) for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

Jay Olivas
Riverside County Planning Department
March 11, 2019
Page 2

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.

Sewers shall be designed and constructed so as to readily facilitate connection with the potential future installation of a regional trunk sewer. Dry or wet sewers shall be installed as determined by CVWD. Plans and designs for installation of the facilities required by CVWD shall be submitted to and approved by CVWD prior to issuance of a building permit.

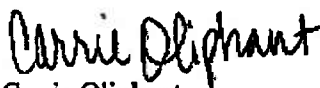
The project lies within the West Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

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

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

www.cvwd.org



Jay Olivas
Riverside County Planning Department
March 11, 2019
Page 3

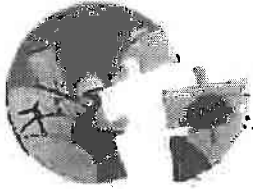
cc: Andrew Simmons
Riverside County Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

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

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

Doreen Schiavone
Sun City Palm Desert Community Association
38180 Del Webb Blvd.
Palm Desert, CA 92211

RM: ms\Eng\Dev Svcs\2019\March\DRL PZ 2019-9671 CUP RV Storage.doc
File: 0163.1, 0421.1, 0721.1, 1150.11
Geo. 40731-4
PZ 19-9671



Charissa Leach, P.E.,
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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.



Property Owner(s) Signature(s) and Date

MICHAEL JOYCE, PRESIDENT - BOARD OF DIRECTORS

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.



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY

Patricia Romo, P.E.
Director of Transportation

Transportation Department

Mojahed Salama, P.E.
Deputy for Transportation/Capital Projects
Richard Lantis, P.L.S.
Deputy for Transportation/Planning and
Development

May 1, 2019

Sun City Palm Desert Community Assoc.
Attn: Dorene Schiavone
38180 Del Webb Blvd.,
Palm Desert, CA 92211

RE: Certificate of Parcel Merger No. 180040
APNs: 748-010-009, 748-010-010 & 748-010-012
CEQA EXEMPT

Dear Applicant:

On April 22, 2019, the County Surveyor approved the application for the above referenced application. Please note the enclosed recorded Parcel Merger. This information has also been added into our Public Land Use System (PLUS). You should be able to proceed with any development applications you may be processing with other County Departments.

This letter is your authorization to have a new deed prepared and recorded with the County Recorder's Office reflecting this Certificate of Parcel Merger. The new deed shall contain the following language: "This document is being recorded pursuant to Certificate of Parcel Merger No. 180040, recorded April 30, 2019 as Document #2019-0148437."

Please consult with a Title Company to help assist you with any new deed preparation or recording with the County Recorder.

Sincerely,

RIVERSIDE COUNTY DIVISION

David L. McMillan, County Surveyor



CC: File

RECORDING REQUESTED BY
 RIVERSIDE COUNTY
 When recorded, return to:
 Riverside County Transportation Department
 8th Floor County Administrative Center
 4080 Lemon Street, Riverside, CA 92502-1409
 Mail Stop # 1080

THIS AREA FOR RECORDER'S USE ONLY
DOC # 2019-0148437
 04/30/2019 03:46 PM Fees: \$0.00
 Page 1 of 6
 Recorded in Official Records
 County of Riverside
 Peter Aidana
 Assessor-County Clerk-Recorder

No Fee, 6103 Government Code
 Benefit of Riverside County Transportation Dept.

This document was electronically submitted to the County of Riverside for recording
 Received by: ELVIA #527

CERTIFICATE OF PARCEL MERGER NO. 180040	
RECORD OWNERS	EXISTING PARCELS (Assessor Parcel Numbers)
<i>Sun City Palm Desert Community Assol.</i>	<i>748-010-009</i>
	<i>748-010-010</i>
	<i>748-010-012</i>
LEGAL DESCRIPTION OF MERGED PARCELS See attached - Exhibit "A"	
SIGNATURE(S) OF RECORDED OWNER(S) (Must be Notarized)	
Print Name/Title: <i>Michael P. Joyce, Pres</i>	Signature: <i>Michael Joyce</i>
Print Name/Title:	Signature:
Print Name/Title:	Signature:
Print Name/Title:	Signature:
RIVERSIDE COUNTY SURVEYOR'S APPROVAL	
This document reviewed and approved by Riverside County Surveyor.	
	
BY: <i>[Signature]</i> Date: <i>4-30-2019</i>	
NOTARY ACKNOWLEDGEMENT	
STATE OF CALIFORNIA)	
COUNTY OF <i>Riverside</i>)	
On <i>December 18, 2018</i> before me, <i>Barbara Ann Lewis Farmer, Notary Public</i>	
<i>(Date)</i> personally appeared <i>Michael P. Joyce</i> <i>(Name and Title of Officer)</i>	
<i>(Name of Signer)</i>	
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) were subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.	
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.	
WITNESS my hand and official seal	
<i>Barbara Ann Lewis Farmer</i>	
Notary Public	
	



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY

Patricia Romo, P.E.
Director of Transportation

Transportation Department

Mojahed Salama, P.E.
Deputy for Transportation/Capital Projects
Richard Lantis, P.L.S.
Deputy for Transportation/Planning and
Development

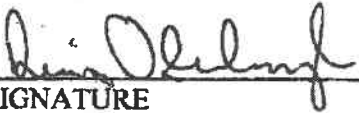
Case Number: CPM180040

Date: 04/22/2019

Riverside County Surveyor's Office

Riverside County Surveyor's Office

Attest:


SIGNATURE


SIGNATURE

Dennis Odenbaugh
PRINTED NAME

Noah Lewis
PRINTED NAME

Senior Land Surveyor
TITLE

Engineering Technician II
TITLE

EXHIBIT "A" - LEGAL DESCRIPTION

PARCEL MERGER NO. 180040

PARCEL A

LOTS 252, 253 AND 254 OF TRACT NO. 28243, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 267, PAGES 55 THROUGH 63, INCLUSIVE OF MAPS, AS AMENDED BY CERTIFICATES OF CORRECTION RECORDED FEBRUARY 2, 1999 AS INSTRUMENT NO. 041437 OF OFFICIAL RECORDS AND RECORDED NOVEMBER 17, 2000 AS INSTRUMENT NO. 2000-460677 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM AN UNDIVIDED $\frac{1}{2}$ INTEREST IN AND TO ALL MINERAL OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES LOCATED IN, UNDER AND UPON THE PREMISES AND LYING FIVE HUNDRED (500) FEET OR MORE BELOW THE SURFACE, WITHOUT RIGHT OF ENTRY BY THE GRANTORS ON THE SURFACE FOR THE EXPLORATION, DEVELOPMENT OR PRODUCTION THEREOF, AS RESERVED IN THE DEED FROM GERALDINE KING COWGILL, ET AL., RECORDED MAY 24, 1972 AS INSTRUMENT NO. 67508 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

CONTAINING 400,711 SQ. FT. (9.20 AC) MORE OR LESS

Record Owners:

Sun City Palm Desert
Community Association
38180 Del Webb Blvd.
Palm Desert, CA 92211
Phone: 760-200-2226

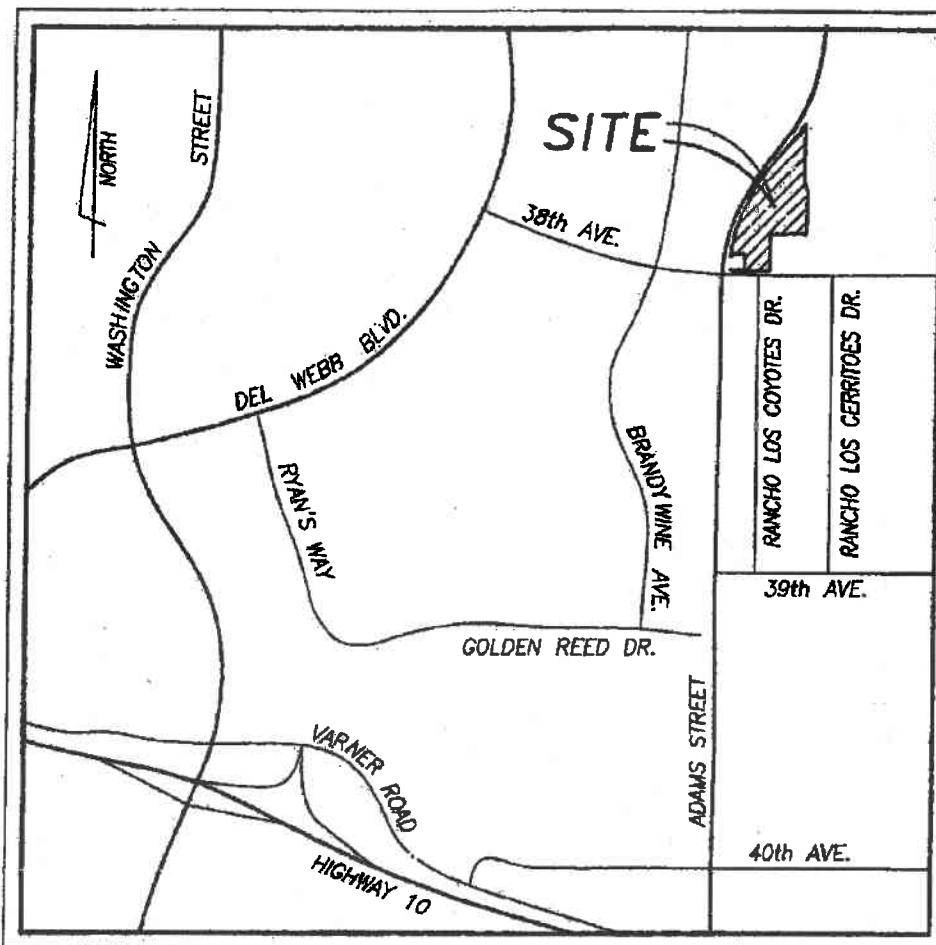
Map Prepared By: Feiro Engineering, Inc.
Address: P. O. Box 12980
Palm Desert, CA 92255
Phone: 760-346-8015

Assessor's Parcel Numbers: 748-010-009, 010 & 012

Section 31, Township 4 South, Range 7 East,
S.B.M. Date Exhibit Prepared 11/13/2018



EXHIBIT "B" - VICINITY MAP PARCEL MERGER NO. 180040



VICINITY MAP

NOT TO SCALE

Record Owners:
 Sun City Palm Desert
 Community Association
 38180 Del Webb Blvd.
 Palm Desert, CA 92211
 Phone: 760-200-2226

Map Prepared By: Felro Engineering, Inc.
 Address: P. O. Box 12980
 Palm Desert, CA 92255
 Phone: 760-346-8015

Assessor's Parcel Numbers: 748-010-009, 010 & 012

Section 31, Township 4 South, Range 7 East,
S.B.M. Date Exhibit Prepared 11/13/2018

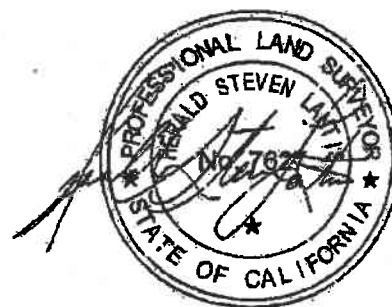


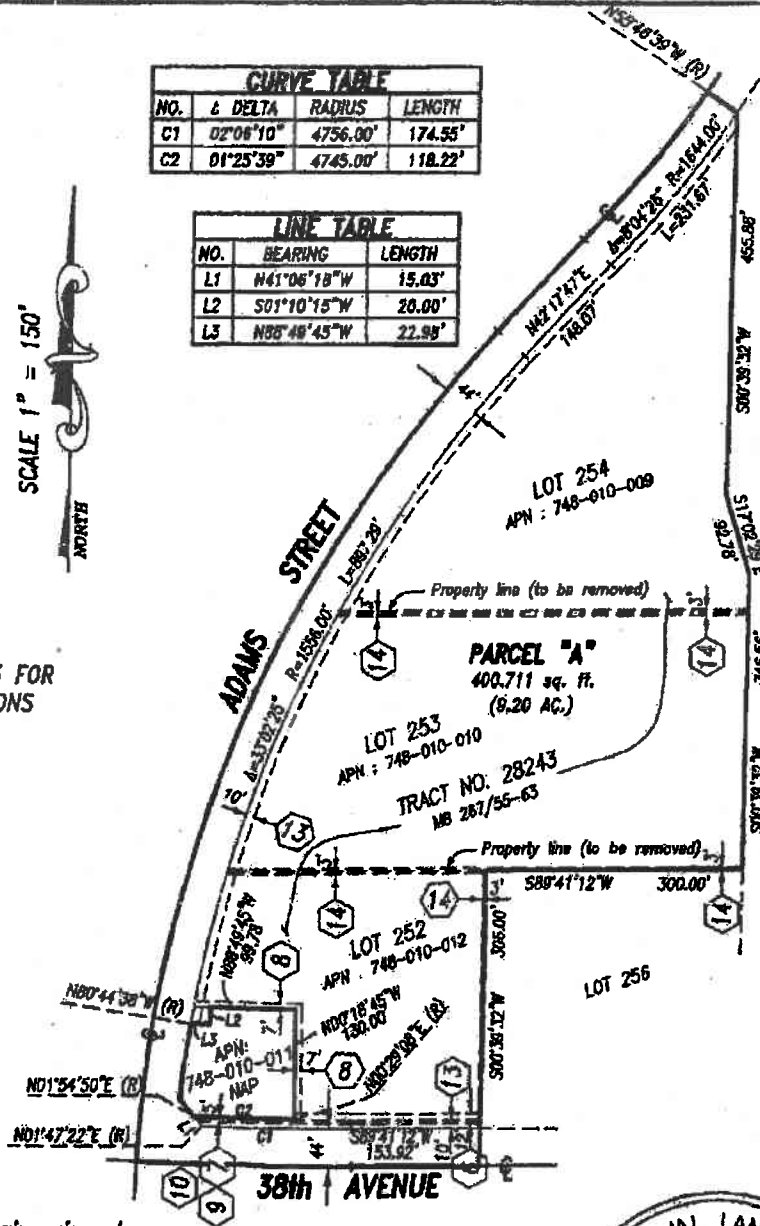
EXHIBIT "B" - MAP PARCEL MERGER NO. 180040

CURVE TABLE			
NO.	Δ DELTA	RADIUS	LENGTH
C1	02°06'10"	4756.00'	174.55'
C2	01°25'39"	4745.00'	118.22'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N41°06'18"W	15.03'
L2	S01°10'15"W	20.00'
L3	N88°48'43"W	22.98'



NOTE
SEE SHEET 3 OF 3 FOR
EASEMENT EXCEPTIONS



Record Owners:
Sun City Palm Desert
Community Association
38180 Del Webb Blvd.
Palm Desert, CA 92211
Phone: 760-200-2226

Map Prepared By: Felro Engineering, Inc.
Address: P. O. Box 12980
Palm Desert, CA 92255
Phone: 760-346-8015

Assessor's Parcel Numbers: 748-010-009, 010 & 012

Section 31, Township 4 South, Range 7 East,
S.B.M. Date Exhibit Prepared 11/13/2018

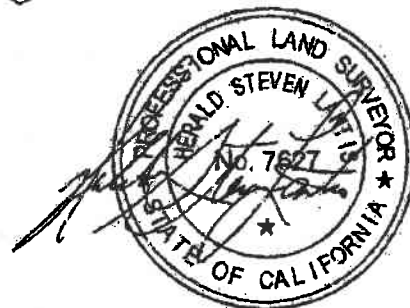


EXHIBIT "B" - EASEMENT DETAIL

PARCEL MERGER NO. 180040

TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 09208576-920-CMM-CMB DATED NOVEMBER 16, 2018.

- 2 FLOOD AND DRAINAGE EASEMENT AGREEMENT, INSTR. 069061 OF O.R. EASEMENT IS IN BLANKET OF NATURE, NO EASEMENT TO PLOT
- 3 INDICATES EASEMENTS SHOWN ON THAT CERTAIN TRACT NO. 27090, BOOK 267 PAGE 55-63 OF O.R. NO EASEMENT AFFECT SUBJECT LOTS.
- 6 INDICATES A 12' EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION & INCIDENTAL PURPOSES, INSTR. 378807 OF O.R.
- 7 INDICATES A 5' EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT FOR ELECTRICAL TRANSMISSION & INCIDENTAL PURPOSES, INSTR. 378809 OF O.R.
- 8 INDICATES A 7' EASEMENT GRANTED TO IMPERIAL IRRIGATION DISTRICT FOR ELECTRICAL TRANSMISSION & INCIDENTAL PURPOSES, INSTR. 378808 OF O.R.
- 9 INDICATES A 5' EASEMENT GRANTED TO COACHELLA VALLEY WATER DISTRICT FOR PIPELINE & INCIDENTAL PURPOSES, INSTR. 401129 OF O.R.
- 10 INDICATES A 5' EASEMENT GRANTED TO COACHELLA VALLEY WATER DISTRICT FOR ROAD & INCIDENTAL PURPOSES, INSTR. 401130 OF O.R.
- 13 INDICATES 10' EASEMENTS SHOWN ON THAT CERTAIN TRACT NO. 27090 FOR ELECTRICAL UTILITIES & INCIDENTAL PURPOSES, BOOK 267 PAGE 55-63 OF O.R.
- 14 INDICATES 3' EASEMENTS GRANTED TO GTE CALIFORNIA INCORPORATION FOR PUBLIC UTILITIES, INSTR. 068613 OF O.R.

Record Owners:
 Sun City Palm Desert
 Community Association
 38180 Del Webb Blvd.
 Palm Desert, CA 92211
 Phone: 760-200-2226

Map Prepared By: Feiro Engineering, Inc.
Address: P. O. Box 12980
 Palm Desert, CA 92255
Phone: 760-346-8015

Assessor's Parcel Numbers: 748-010-009, 010 & 012

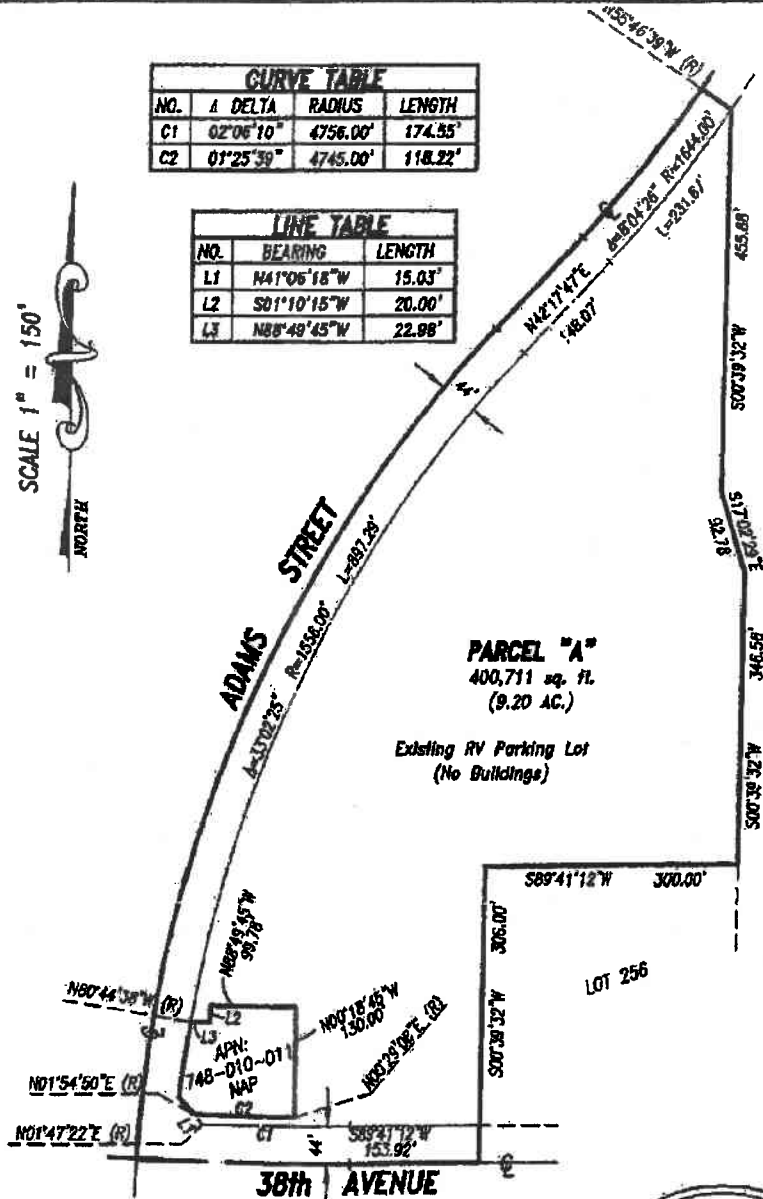
Section 31, Township 4 South, Range 7 East,
 S.B.M. Date Exhibit Prepared 11/13/2018



EXHIBIT "C" - SITE PLAN PARCEL MERGER NO. 180040

CURVE TABLE			
NO.	Δ DELTA	RADIUS	LENGTH
C1	02°06'10"	4756.00'	174.55'
C2	01°25'39"	4745.00'	118.32'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N41°06'18"W	15.03'
L2	S01°10'15"W	20.00'
L3	N88°49'45"W	22.98'



PARCEL "A"
400,711 sq. ft.
(9.20 AC.)

Existing RV Parking Lot
(No Buildings)

Record Owners:
Sun City Palm Desert
Community Association
38180 Del Webb Blvd.
Palm Desert, CA 92211
Phone: 760-200-2226

Map Prepared By: Feiro Engineering, Inc.
Address: P. O. Box 12980
Palm Desert, CA 92255
Phone: 760-346-8015

Assessor's Parcel Numbers: 748-010-009, 010 & 012

Section 31, Township 4 South, Range 7 East,
S.B.M. Date Exhibit Prepared 11/13/2018



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 27, 2019,

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

APN (s) or case numbers CUP03213R02 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

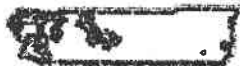
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

CUP03213R02 (600 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 approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 6/27/2019 12:37:08 PM

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748040028
LEONARD KAPLAN
10018 ROSSBURY PL
LOS ANGELES CA 90064

748040018
BYRON BURRIER
1038 CHARLES CT
NEENAH WI 54958

748040064
OLIVER W FRIEDAUER
ANGELA G FRIEDAUER
1041 IRWIN ST
BELMONT CA 94002

748030037
JEAN HARDY
LAURA OWENS
1710 ESPLANADE NO C
REDONDO BEACH CA 90277

748040048
RICHARD L SNYDER
BARBARA SNYDER
1730 COUNTRY CLUB DR
EAST WENACHEE WA 98802

748040052
ALAN T BORTLE
PATRICIA L BORTLE
17991 OAKFIELD DR
VILLA PARK CA 92861

748040025
BETTE LOUISE GREGORIO
2043 NOBLEVIEW DR
RCH PALOS VERDES CA 90275

748040063
LAWRENCE DAVID WASSERMAN
2058 SE ELLIOTT AVE
PORTLAND OR 97214

748040053
IRENE ROSA FIGI
2203 TARLETON CT
COLLEYVILLE TX 76034

748390027
SUN CITY PALM SPRINGS COMMUNITY ASSN
2231 E CAMELBACK RD
PHOENIX AZ 85016

748030070
LARRY OBRIEN
LYNNE T OBRIEN
22622 SACEDON
MISSION VIEJO CA 92691

748020029
ANN EDGAR
29403 QUAIL RUN DR
AGOURA HILLS CA 91301

748170026
ROBERT D HAMMAN
3030 LBJ FWY
DALLAS TX 75234

748030040
DAVID PROSCIA
SHARYL PROSCIA
3317 VERA ANZ DR
SAN RAMON CA 94583

691030039
TINA DONAHUE
34575 DOUBLE DIAMOND DR
THOUSAND PALMS CA 92276

748170006
ZINICA CLARK TAYLOR
35 SCARBOROUGH WAY
RANCHO MIRAGE CA 92270

748170017
OWEN W POLOUSKY
ELIZABETH W POLOUSKY
3585 W WILDWOOD DR
LAKE GENEVA WI 53147

748040060
ALLEN H SILBERMAN
RUTH OLDS TOWNSEND
3721 GLENRIDGE DR
SHERMAN OAKS CA 91423

748020067
ROBERT C GIBBS
JOYCE E GIBBS
37384 WYNDAM RD
PALM DESERT CA. 92211

748020028
EDWARD HENRY MARTIN
JANICE JOY MARTIN
37402 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748020089
CHARLOTTE ROTHMAN
37423 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748020066
MARILYN SCARBOROUGH
37426 WYNDAM RD
PALM DESERT CA. 92211

748020030
RHENE M JENKS
MARC O KAGAN
37434 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030050
ROBERT JONES
SANDY JONES
37450 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030049
ROBERT LLOYD BUCKLES
DOLORES DUNCAN BUCKLES
37453 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030034
BARBARA J FOSSE
37472 WYNDAM RD
PALM DESERT CA. 92211

748030048
ETHEL I COOPERMAN
GAIL L GEFFON
ROBIN T SOLOMON

37479 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030052
ROBERT EDWARD KISTLER
JULIA AREINE KISTLER
37482 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030035
JOSEPH M SHELDEN
LILA SHELDEN
37496 WYNDAM RD
PALM DESERT CA. 92211

748030053
MICHAEL D MURPHY
DOLLIE B MURPHY
37498 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030033
ROBERT I KREISLER
EVELYN F KREISLER
37503 WYNDAM RD
PALM DESERT CA. 92211

748030046
GERALD C BEINGESSER
RITA BEINGESSER
37511 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030054
JOHN E BUNGE
CONNIE W BUNGE
37514 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030036
MURRAY SCHAFFER
EVELYN SCHAFFER
37518 WYNDAM RD
PALM DESERT CA. 92211

748030055
LELAND F WOODARD
37530 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030045
TRISHA ANN KURTH
37533 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030032
RONALD B GOLDEN
TAFFY L GOLDEN
37533 WYNDAM RD
PALM DESERT CA. 92211

748030056
JAMES J KAISER
RICHARD C CHUPREVICH
37546 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030044
JUDITH C RIDDELL
37549 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030038
STEPHEN L SAMSON
37560 WYNDAM RD
PALM DESERT CA. 92211

748030057
JOLENE M GORTON
JOYCE GARFIELD
37562 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030039
MARCIA RACK BRODSKY
37576 WYNDAM RD
PALM DESERT CA. 92211

748030058
TAMMY MARIE RANDALL
37578 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030042
DAVID J BANNON
CONNIE M BANNON
37581 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030059
GERARD G BEAUREGARD
37594 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030041
BRUCE E BAKER
KAREN L BAKER
37597 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030060
CHARLES F TAVERNA
JULIE A TAVERNA
37610 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030061
CLARKE E SCHLABACH
37626 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030064
WARREN M FERGUSON
DENISE V FERGUSON
37674 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748030066
JEANNE GEITNER
RICHARD C MILLER
JOANNE E MILLER

37708 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748040022
HOWARD BURKHOLZ
CHARLOTTE BURKHOLZ
37738 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748040026
ELIE AMAR
LORRAINE AMAR
37802 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748040027
JERRYNN Y WEBSTER
37818 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748040030
KEITH LEE PRICE
37866 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748040031
RICHARD L MOBERLY
37882 TURNBERRY ISLE DR
PALM DESERT CA. 92211

748040032
THOMAS A SHROUT
JACQUELINE S SHROUT
37898 TURNBERRY ISLE DR
PALM DESERT CA. 92211

691010014
PATRICIA WHITE
38020 ADAMS
INDIO CA 92201

691010013
CAROLINE J WHITE
38020 ADAMS
INDIO CA 92203

691010017
STACY ASHWORTH JOHNSON
38070 ADAMS ST
INDIO CA. 92203

691010003
JESUS RODRIGUEZ
LAURA RODRIGUEZ
38105 RANCHO LOS COYOTES
INDIO CA 92203

691010004
JESUS R RODRIGUEZ
LAURA RODRIGUEZ
38105 RANCHO LOS COYOTES DR
INDIO CA. 92203

691010005
RAYMUNDO MONTES AGUILAR
JUDITH DIAZ DEMONTES
38145 RANCHO LOS COYOTES DR
INDIO CA. 92203

691030038
JACQUELINE DENTON WARRICK
38150 RANCHO LOS COYOTES
INDIO CA. 92203

748010006
SUN CITY PALM DESERT COMMUNITY ASSN
38180 DEL WEBB BL
PALM DESERT CA 92211

748010008
SUN CITY PALM DESERT COMMUNITY ASSN
38180 DEL WEBB BLV
PALM DESERT CA 92211

748030043
CHARLES R COUNTS
LESLIE L COUNTS
38180 DEL WEBB BLV NO 178
PALM DESERT CA 92211

748030063
JANIS CAIN DENISON
38180 DEL WEBB BLVD
PALM DESERT CA 92211

748170038
SUN CITY PALM SPRINGS COMMUNITY ASSN
39755 BERKEY DR
BERMUDA DUNES CA 92201

748170009
SUN CITY PALM SPRINGS COMMUNITY ASSN
39755 BERKEY DR
BERMUDA DUNES CA 92203

691010015
MAGDALENA MARTINEZ
40300 WASHINGTON ST APT Z2
BERMUDA DUNES CA 92203

748040038
JOAN GREENIER
78799 SANDALWOOD PL
PALM DESERT CA. 92211

748040058
ROUX LAFLAME
CARMELIA LAFLAME
78802 TANGERINE CT
PALM DESERT CA. 92211

748040016
PHYLLIS E SIEGEL
78804 TAMARISK FLOWER
PALM DESERT CA. 92211

748030071
BERNARD A FROIO
MAXINE L FROIO
BRIAN B BRINKERHOFF

78805 TAMARIND POD CT
PALM DESERT CA. 92211

748040045
WILLIE WEINBERG
RUTH M WEINBERG
78806 SANDALWOOD PL
PALM DESERT CA. 92211

748030082
LARRY M LEVENSON
MARILYNN S LEVENSON
78807 SILVER LAKE TER
PALM DESERT CA. 92211

748040066
ROGER E GRACE
BONNIE J LOWENSTAM
78811 TAMARISK FLOWER
PALM DESERT CA. 92211

748030073
JUDY A DEARDORFF CARTER
78812 TAMARIND POD CT
PALM DESERT CA. 92211

748040037
DON R MURPHY
JULIA L MURPHY
78813 SANDALWOOD PL
PALM DESERT CA. 92211

748040059
PAUL GREGORY COLLINS
NANCY STILLWELL
78816 TANGERINE CT
PALM DESERT CA. 92211

748040017
J BRUCE SHERMAN
LENORE S SHERMAN
78818 TAMARISK FLOWER DR
PALM DESERT CA 92211

748040046
BRUCE DALE MOODY
JOAN FRANCES MOODY
78820 SANDALWOOD PL
PALM DESERT CA. 92211

748040051
BARBARA MARSHALL HORST
BARBARA JEAN MARSHALL
78823 TANGERINE CT
PALM DESERT CA. 92211

748040065
BRIAN LEE MILLER
PATRICIA MARIA MILLER
78825 TAMARISK FLOWER
PALM DESERT CA. 92211

691030020
JAVIER L GARCIA
DORA GARCIA
4227 E WINCHESTER RD
LAS CRUCES NM 88011

748040023
MOLLIE E SCHNUR
SCHNUR STEPHEN F ESTATE OF
4445 ALTA VISTA AVE
SANTA ROSA CA 95404

748040033
TIM G BLACK
RODNEY J BLACK
BETTY S BLACK

49295 VIA CONQUISTADOR
LA QUINTA CA 92253

748040021
DAVID FORBES MAYNARD
DOROTHY C CHEN MAYNARD
4951 MARIPOSA DR
SAN BERNARDINO CA 92404

748030047
RUBEN M MEZA
73450 COUNTRY CLUB NO 229
PALM DESERT CA 92260

750310006
DAMON DIGREGORIO
PATRICIA DIGREGORIO
7616 E LOCKMONT CIR
ANAHEIM CA 92808

748170007
MURIEL M STARK
76510 NEW YORK AVE
PALM DESERT CA 92211

748040050
DONALD G SILL
78206 VARNER RD NO D
PALM DESERT CA 92211

748020088
OWEN A KUBAL
SANDRA K KUBAL
78626 KENSINGTON AVE
PALM DESERT CA 92211

748030081
PAMELA SCHOTT
78689 ALLIANCE WAY
PALM DESERT CA 92211

748040043
MICHAEL G OMELIA
APRIL JEAN OGDEN
78778 SANDALWOOD PL
PALM DESERT CA 92211

748040039
PATRICIA ANNE PETER
LORI LEE FLANAGAN
78785 SANDALWOOD PL
PALM DESERT CA 92211

748040044
MARY JEAN ANDERSON
78792 SANDALWOOD PL
PALM DESERT CA 92211

748040067
DAREN D GREIG
78797 TAMARISK FLOWER DR
PALM DESERT CA 92211

748030074
JANET C SOULE
78826 TAMARIND POD CT
PALM DESERT CA. 92211

748040036
BARBARA F RUBIN
78827 SANDALWOOD PL
PALM DESERT CA. 92211

748030021
H LES KORNBLATT
ROBIN J KORNBLATT
78828 SILVER LAKE TER
PALM DESERT CA. 92211

748030069
SMITH DAVID E & MAVIS L SMITH TRUST
DAVID E SMITH
MAVIS L SMITH

78833 TAMARIND POD CT
PALM DESERT CA. 92211

748040047
GERDA F CHASE
78834 SANDALWOOD PL
PALM DESERT CA. 92211

748030075
ALMA ELLEN JUSTICE
78840 TAMARIND POD CT
PALM DESERT CA. 92211

748040035
ANN LOUISE HARTMAN
78841 SANDALWOOD PL
PALM DESERT CA. 92211

748040019
ALEX SERGE KOVALEFF
GLADYS ROSE KOVALEFF
78846 TAMARISK FLOWER
PALM DESERT CA. 92211

748030068
RONALD J WOLKE
JUDY A WOLKE
78847 TAMARIND POD CT
PALM DESERT CA. 92211

748030079
JOAN E LEVY
78849 SILVER LAKE TER
PALM DESERT CA. 92211

748040062
PAUL MORRISON SMITH
PATRICIA MARIE SMITH
78850 TANGERINE CT
PALM DESERT CA. 92211

748040049
HOWARD ROGO
KATHRYN L ROGO
78851 TANGERINE CT
PALM DESERT CA. 92211

748030076
KENNETH N LINVILLE
78854 TAMARIND POD CT
PALM SPRINGS CA 92211

748040034
NORMAN BROWN
PEGGY M BROWN
78855 SANDALWOOD PL
PALM DESERT CA. 92211

748040020
VIOLET M BARE
78860 TAMARISK FLOWER
PALM DESERT CA. 92211

748030067
LOIS G KEYSER
78861 TAMARIND POD CT
PALM DESERT CA. 92211

748030077
JEFFREY G MACDONALD
RENITA A MACDONALD
78868 TAMARIND POD CT
PALM DESERT CA. 92211

748170003
ZELLA WAUNETTE ELIN
KEITH DOUGLAS GIBBONS
78920 MIMOSA DR
PALM DESERT CA. 92211

748170004
DORIS H KENIRY
78930 MIMOSA DR
PALM DESERT CA. 92211

748170014
DIANA EDELMAN
78936 MIMOSA DR
PALM DESERT CA. 92211

748170005
MARIA C GALVAN
ROBERTO GALVAN
78940 MIMOSA DR
PALM DESERT CA. 92211

748170024
ROBERT G BULOT
CAROLYN A BULOT
78942 FOUNTAIN HILLS DR
PALM DESERT CA. 92211

748170015
NANCY BEDROSIAN
78945 MIMOSA DR
PALM DESERT CA. 92211

748170025
ARTHUR V JENKINS
78952 FOUNTAIN HILLS DR
PALM DESERT CA. 92211

748170016
DANIEL J SPECK
BARBARA D SPECK
78955 MIMOSA DR
PALM DESERT CA. 92211

748170008
ALEX J LEWANDOWSKI
EUGENIA LEWANDOWSKI
78970 MIMOSA DR
PALM DESERT CA. 92211

748170027
PATRICIA J COCHRANE
78972 FOUNTAIN HILLS DR
PALM DESERT CA. 92211

748170018
MARCY LIVRAN STOHR
78975 MIMOSA DR
PALM DESERT CA. 92211

748170037
ROBERT C KNIGHT
LOUISE R KNIGHT
LINDA R LYON

78977 FOUNTAIN HILLS DR
PALM DESERT CA 92211

691010001
ELAINE E PIMENTEL
79045 AVENUE 38
INDIO CA 92201

750310005
TEUTLE INC
79068 AVENUE 38
INDIO CA. 92203

750310001
DAVID A KIMBERLIN
DONNA L KIMBERLIN
CHRISTINA L KIMBERLIN

79100 AVENUE 38
INDIO CA 92260

748030062
BARBARA WALKER
80366 AVE SANTA ALICIA
INDIO CA 92203

691010018
LEONEL OLMEDA
FAUSTINA BERNAL
80951 GRANBY AVE S
INDIO CA 92201

748030080
CAROLYN ROQUET
8345 SLAUSON AVE
PICO RIVERA CA 90660

691010012
RICARDO VALDEZ
VICKY VALDEZ
79025 AVENUE 38
INDIO CA. 92203

691010002
ELAINE E PIMENTEL
79045 AVENUE 38
INDIO CA. 92203

748040024
TONDA ROC FAMILY
79095 CINDY CT
LA QUINTA CA 92253

691030021
GARY C TERAN
79155 AVENUE 38
INDIO CA. 92203

750310011
JESSE CONTRERAS
LETICIA CONTRERAS
80807 SONGBIRD AVE
INDIO CA 92201

691030019
ANTONIO E PEREZ
ELVIRA S PEREZ
83064 ALBION DR
INDIO CA 92201

748030078
JOHN BIRNIE
MARY JO JENSEN BIRNIE
COBBLE HILL
BC CANADA V0R1L1 0

748030022
ALLAN GEORGE MARCOTTE
GREGORY JOSEPH MARCOTTE
GRANDE PRAIRIE AB
CANADA T8V8K1 0

748030065
JONATHAN C GROSSMAN
P O BOX 10123
PALM DESERT CA 92255

748030061
GORDON R CALVERT
P O BOX 10301
PALM DESERT CA 92255

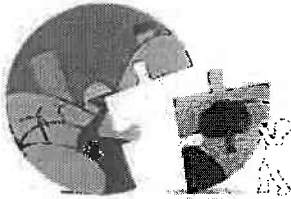
748010011
COACHELLA VALLEY WATER DIST
P O BOX 1058
COACHELLA CA 92236

691010016
JESUS R RODRIGUEZ
LAURA RODRIGUEZ
P O BOX 230
INDIO CA 92202

691030022
JESSE A NICOL
P O BOX 670
FORT BRAGG CA 95437

748040029
JAMES DONALD SKARDA
P O BOX 86
DANA POINT CA 92629

748010013
IMPERIAL IRRIGATION DISTRICT
P O BOX 937
IMPERIAL CA 92251



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 77588 El Duna Ct.
 Sacramento, CA 95812-3044
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201
 Riverside, CA 92502-1409

Project Title/Case No.: Conditional Use Permit No. 3213, Revised Permit No. 2 (CUP03213R02)

Project Location: In the unincorporated area of Riverside County, more specifically located north of 38th east of Adams Street

Project Description: Existing Outdoor Recreational Vehicle (R-V) Storage Yard with approximately 354-spaces.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Sun City Palm Desert Community Association

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15301)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The Project has been determined to be categorially exempt from CEQA, under Section 15301 (Existing Facilities) of the State CEQA Guidelines.

Section 15301 exempts existing facilities involving negligible or no expansion of use. The project is to allow an existing 9.21 acre outdoor Recreational Vehicle Storage yard to remain in place with approximately 354 spaces with no expansion or physical changes with existing site improvements in an existing urban area. The site contains fully improved streets, landscaping, drainage features, and decomposed granite for surfacing. Additionally environmental impacts were previously reviewed and analyzed under EIR No. 367 prepared for the Sun City Palm Desert Specific Plan No. 281.

Based upon the available information, there does not appear to be any facts to support a finding that the existing RV storage yard would have a significant effect on the environment. Absent such information or evidence.

Additionally, no exception to the CEQA 15061, 15303, 15311 Exemptions applies, since the proposed project site is not located within in a sensitive environmental area, there are no unusual circumstances such as scenic resources, historic buildings, trees or rock outcroppings that will be affected by the Project, no fault or flood zones, not being located in an airport compatibility plan, and the project is not a hazardous waste site.

Jay Olivas, Project Planner 760-863-7050

Project Planner 7/17/19

Date Received for Filing and Posting at OPR: _____

Revised: 06/28/2018: Y:\Planning Case Files-Riverside office\CUP03213R02\PC Documents\WOE.docx

Please Charge deposit fee case#: ZCUP03213R02 ZCFW No. 190012_____

For County Clerk's Use Only



INVOICE (INV-00073797)
FOR RIVERSIDE COUNTY

BILLING CONTACT

Sun City Palm Desert Community
Assn
38180 Del Webb Blvd
Palm Desert, Ca 92211

County of Riverside
Trans. & Land Management Agency



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00073797	05/01/2019	05/01/2019	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW190012	0452 - CF&W Trust Record Fees	\$50.00
SUB TOTAL		\$50.00

TOTAL \$50.00

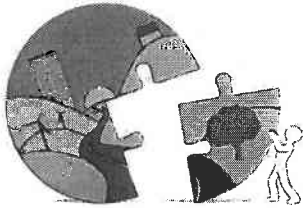
Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

DATE: July 17, 2019
TO: Planning Commission
FROM: Jay Olivas, Project Planner
RE: **Item 4.2 -- CUP3213R02**

Planning Commission:

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

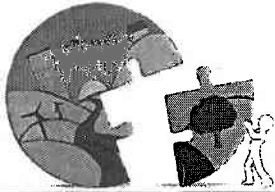
1. Amended Staff Report Pages

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

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"Planning Our Future... Preserving Our Past"



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Planning Commission Hearing: July 17, 2019

PROPOSED PROJECT

Case Number(s): CUP03213R02 **Applicant:** Sun City Palm Desert

EA No.: Exempt from CEQA

Area Plan: Western Coachella Valley Plan **Representative:** Dorene Schiavone

Zoning Area/District: Chuckawalla Area

Supervisory District: Fourth District

Project Planner: Jay Olivas

Project APN(s): 748-010-009, etc.

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 3213, Revised Permit No. 2 proposes to allow the existing outdoor Recreational Vehicle (RV) storage yard containing approximately 354 RV spaces expiring on July 1, 2020 (CUP03213R1) to remain in place with no new expiration date on approximately 9.21 acres of land located within the Sun City Palm Desert Specific Plan No. 281. The subject land for existing outdoor RV storage yard previously consisted of three (3) parcels which were combined and recorded under the approved Certificate of Parcel Merger No. 180040.

The project is located north of 38th Avenue, east of Adams Street, and west of Dune Palms Road within the Sun City Palm Desert Specific Plan No. 281.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION DIRECTOR TAKE THE FOLLOWING ACTIONS:

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

APPROVE CONDITIONAL USE PERMIT NO. 3213, REVISED PERMIT NO. 2 subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Sun City Palm Desert Specific Plan No. 281, Area 17
Specific Plan Land Use:	Public Facilities (PF)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Public Facilities (PF), as reflected on the Land Use Plan of SP No. 281
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Open-Space Recreation (OS-R)
South:	Portions of S-P and City of Indio General Plan
West:	MDR; Medium High Density Residential (MHDR)
Existing Zoning Classification(s):	Specific Plan (S-P), Planning Area 17
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	S-P, Planning Area 13
East:	S-P, Planning Area 1
South:	Portions of S-P and City of Indio Zoning
West:	S-P, Planning Area 13
Existing Use:	Existing outdoor RV storage
Surrounding Uses	
North:	Single-Family Dwellings; Golf Course
South:	Single-Family Dwellings; Vacant
East:	Single-Family Dwellings; Substation, Lake
West:	CVWD Well Site; Single-Family Dwellings; Golf Course

Project Details:

Item	Value	Min./Max. Development Standard
Project Site (Acres):	9.21	N/A
Existing Building Area (SQFT)	N/A	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>

Parking:

<i>Type of Use</i>	<i>Building Area (In SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
RV Storage	N/A	1-space per RV	354	354
TOTAL:				

Located Within:

City's Sphere of Influence:	Yes – Palm Desert
County Service Area ("CSA"):	Yes – Bermuda Dunes #121 Lighting
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Not in Conservation Area
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	Zone E, Bermuda Dunes

PROJECT LOCATION MAP

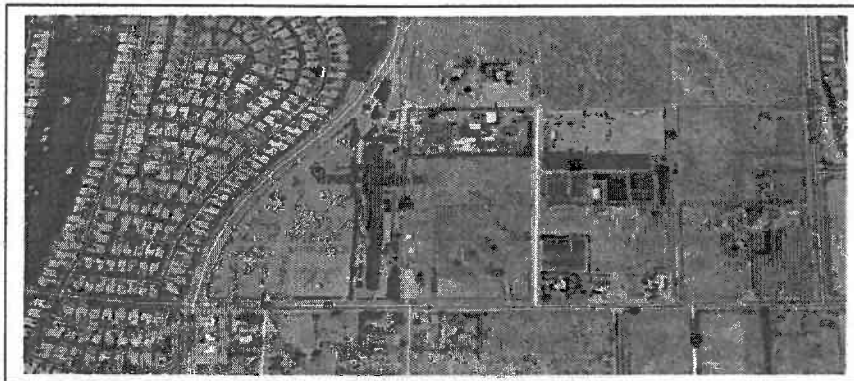


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Conditional Use Permit No. 3213 (CUP03213) was originally approved on April 20, 1995 for outdoor RV storage facility within a 6-acre site with life of permit until July 1, 2015.

Conditional Use Permit No. 3213, Revised Permit No. 1 (CUP03213R1) was approved on January 30, 2002 to expand the outdoor RV storage facility from 6_-acres containing 240 existing RV spaces to 9.2 acres for a total of 360 RV storage spaces with life of permit to July 1, 2020.

On January 31, 2019, the Sun City Palm Desert Community Association applied for Conditional Use Permit No. 3213, Revised Permit No. 2 (CUP03213R02) to allow existing outdoor Recreational Vehicle (RV) storage yard containing approximately 354 RVs expiring on July 1, 2020 (CUP03213R1) to remain in place with no new expiration date.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The project has been determined to be categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities).

Section 15301 exempts existing facilities involving negligible or no expansion of use. The project is to allow an existing 9.21 acre outdoor Recreational Vehicle Storage yard to remain in place with approximately 354 spaces with no expansion or physical changes with existing site improvements in an existing urban area. The site contains fully improved streets, landscaping, drainage features, and decomposed granite for surfacing. Additionally environmental impacts were previously reviewed and analyzed under EIR No. 367 prepared for the Sun City Palm Desert Specific Plan No. 281.

Based upon the available information, there does not appear to be any facts to support a finding that the existing RV storage yard would have a significant effect on the environment. Absent such information or evidence, -we therefore are recommending no life of permit since the site is fully developed within Specific Plan No. 281 and is fully improved with streets, parking treatment, walls and landscaping. RV storage is fully supported in Planning Area 17. A standard condition is in place that if land use ceases operations for 1-year or more, the proposed entitlement becomes null and void (Advisory Notification Document Planning.5—Ceased Operations). Any new land use would require a new entitlement application at a later date. There is no land use change proposed and RV storage has existed since 1995, and therefore recommend Exemption under existing facilities.

Additionally, no exception to the ~~CEQA 15061, 15303, 15311~~ Section 15301 Exemption applies, since the proposed project site is not located within in a sensitive environmental area, there are no unusual circumstances such as scenic resources, historic buildings, trees or rock outcroppings that will be affected by the Project, no fault or flood zones, and the project is not a hazardous waste site.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Public Facilities (PF) within Planning Area 17 of the Sun City Palm Desert Specific Plan No. 281. The project complies with the PF designation in that Planning Area 17 states specifically that the planning area shall may be made available for land uses such as RV storage and recreation vehicle storage is listed as a permitted use with an approved CUP in the zoning ordinance for SP No. 281.
2. The proposed use, existing Recreational Vehicle (RV) storage yard, is also consistent with the PF land use designation in that the 9.21 acre property is bordered by existing circulation facilities, such as improved streets including Adams Street and 38th Avenue (LU 29.7), along with existing landscaping on the overall project site (WCVAP 11.1).
3. The project site is surrounded by properties which have a General Plan Land Use Designation of Medium Density Residential (MDR) to the north, Medium High Density Residential (MHDR) to the west, Open-Space Recreation (OS-R) to the east, and Public Facilities (PF), as reflected on the Land Use Plan for SP No. 281, to the south.
4. The zoning for the subject site is Specific Plan (S-P) within Planning Area 17. The text of the specific plan's SP zone ~~provides permits for~~ RV storage facilities bywith approval of a conditional use permit.
5. The project site is surrounded by properties which are zoned S-P to the north, east, and west; land to the south is located within portions of the S-P zone and City of Indio with city zoning.
6. The project contains existing outdoor RV storage yard with approximately 354 spaces. Surrounding land uses consist of, single-family dwellings with golf course, CVWD well site, lake, utility substation and vacant land.
7. The existing project contains perimeter treatment such as existing desert landscaping, masonry wall along 38th Avenue and Adams Street, with chain link fencing along the other boundaries to reduce visual impacts and act as buffers to surrounding land uses. The site is not paved except for access driveway along 38th Avenue.
8. Fire protection and suppression services will be available for the project through the Riverside County Fire Department. Additionally, the project is required to maintain minimum fire access as indicated by the Advisory Notification Document (AND) (FIRE General Conditions).
9. The project conforms to the logical development of the land as is compatible with the present and future logical development of surrounding property due to existing site improvements such as existing improved public roads and existing access driveway.
10. Pursuant to the Transportation Department, no transportation conditions are necessary for continuation of the existing permitted RV storage yard that has existing full street improvements, landscaping, street lights, and storm drain facilities.

11. The project is served by domestic water and sewer from the Coachella Valley Water District, however, no RV dump station or office is located on the subject site that would require domestic water or sewer, excepting for desert landscape irrigation.
12. 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 constructions 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 proposed project is to entitle an existing RV storage yard, and does not include a proposed property subdivision or construction of structures.

Entitlement Findings:

1. As stated in the General Plan and Zoning findings, 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 is designed for the protection of the public health, safety and general welfare which includes gated entry, decomposed gravel and dust suppressants for the RV storage area, and perimeter fencing and walls.
3. The proposed use is compatible with the present and future logical development of the area.

Development Standards Findings:

The proposed site plan, as designed and conditioned, is consistent with the development standards set forth in the S-P zone (Planning Area 17); to be consistent with the same standards of Article IX, Section 9.4 of Ordinance No. 348, with exceptions, as stated in the S-P Zoning Ordinance, in that:

- A. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.

The project site is 9.21 acres and the S-P zone classification states no minimum lot size for Planning Area 17, therefore project is in compliance with the development standard.

- B. There are no yard requirements for buildings which do not exceed 35 feet in height except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line, or from an existing adjacent street line unless a specific plan has been adopted, in which case it will be measured from the specific plan street line.

The setback requirements are met because there are no existing building or buildings proposed as part of this Project within the setback area. There are no buildings associated with the existing 9.21 acre RV storage yard, or specific setbacks for RV storage, and therefore complies with the

development standard. Additionally the RVs are screened from view by existing block wall and desert landscaping along Adams Street.

- C. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of ~~this Ordinance No. 348.~~ In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of ~~this Ordinance No. 348.~~

There are no buildings associated with the project for the RV storage project; therefore the project would be in compliance with the development standard.

- D. Automobile storage space shall be provided as required by Section 18.12. of this ordinance.

There is no specific automobile storage space standard for RV storage; no RV sales occur and the site contains approximately 354 15-foot by 30-foot RV storage spaces and is not intended for automobile parking; therefore the project complies with the standard.

- E. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

There are no buildings associated with the RV storage project with roof mounted equipment; therefore the project would be in compliance with the development standard.

Other Findings:

1. The project site is located within the City of Palm Desert Sphere of Influence. This project was provided to City of Palm Desert for review on June 27, 2019. No comments from City of Palm Desert have been received as of this writing.
2. The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The project complies in that any additional security lighting shall be hooded, low pressure sodium lighting, 4080 lumens or below.
3. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) but is not located within a conservation area of that plan. The project shall not be required pay CV-MSHCP fees in accordance with Ordinance No. 875 since the existing RV storage was constructed prior to adoption of that plan does not qualify as a Development Project under the CVMSHCP.
4. The project site is located within an Airport Influence Area ("AIA") boundary, however, is not subject to the Airport Land Use Commission ("ALUC") review since the land use has existing RV land uses since 1995 and no expansion of the existing RV storage yard is proposed; confirmed by email communication with ALUC staff on February 4, 2019. ~~Additionally airport related issues were previously addressed in EIR No. 367.~~

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.

2. Fire protection and suppression services will be available for the project through Riverside County Fire Department.

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, and the proposed conditions are those necessary to protect the health, safety and general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper / Desert Sun. Additionally, public hearing notices were mailed to property owners within 600-feet of the project site. As of the writing of this report, Planning Staff has received no written communication or phone calls from the public indicating support or opposition to the proposed project.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the notice of decision appears on the Board's agenda.