

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



**ITEM: 1.3
(ID # 13431)**

MEETING DATE:

Tuesday, September 29, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF TENTATIVE PARCEL MAP NO. 37675 / PLOT PLAN NO. 190025 – Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), 15315 (Minor Land Divisions), and 15061 (Common Sense Exemption) – Owner/Applicant: Michael Griswold – Engineer: Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: South of Interstate 10 and Country Club Drive, North of Bermuda Dunes Airport, East of Adams Street, and West of Jefferson Street – 0.70 Acres - Zoning: Industrial Park (I-P) - REQUEST: Receive and File the Planning Commission's approval of Tentative Parcel Map No. 37675, a Schedule E subdivision that will create a single parcel of 0.70 acres with five (5) Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of Unit 1 consisting of 1,660 Square feet, Unit 2 consisting of 1,125 square feet, Unit 3 consisting of 1,125 square feet, Unit 4, consisting of 1,350 square feet, and Unit 5 consisting of 1,375 square feet. Plot Plan No. 190025 proposes to construct a 6,748-square-foot metal sided building up to 24 feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for the above-described five (5) condominium units with common areas for parking, landscaping, and retention basin. District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

ACTION: Consent

Charissa Leach, Assistant TLMA Director

9/23/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: September 29, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy

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

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on August 19, 2020, in Riverside.

**The Planning Department recommended APPROVAL; and,
THE PLANNING COMMISSION BY A 5-0 VOTE:**

FOUND the project **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15303 (New Construction or Construction of Small Structures), 15315 (Minor Land Divisions) and 15061 (Common Sense Exemption), based on the findings and conclusions incorporated in the staff report;

APPROVED TENTATIVE PARCEL MAP NO. 37675, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and

APPROVED PLOT PLAN NO. 190025, 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

Tentative Parcel Map No. 37675 proposes a Schedule E subdivision that will create a single parcel of 0.70 acres with five (5) Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of Unit 1 consisting of 1,660 Square feet, Unit 2 consisting of 1,125 square feet, Unit 3 consisting of 1,125 square feet, Unit 4 consisting of 1,350 square feet, and Unit 5 consisting of 1,375 square feet.

Plot Plan No. 190025 proposes to construct a 6,748-square-foot metal sided building up to 24-feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for the above-described five (5) condominium units with common areas for parking, landscaping, and retention basin.

The project is located south of Interstate 10 and Country Club Drive, north of Bermuda Dunes Airport, east of Adams Street, and west of Jefferson Street in the unincorporated community of Bermuda Dunes.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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Tentative Parcel Map No. 37675 and Plot Plan No. 190025 were approved at the August 19, 2020, Planning Commission hearing in Riverside. There was no public comment at the hearing.

At the hearing, the Planning Commission requested the permit holder submit revised building elevations prior to building permit issuance to further address the metal facade with horizontal treatment to soften the starkness of the street side of the building.

To address the Planning Commission's request, the following Condition of Approval 80.Planning.5 was added to Plot Plan No. 190025 as follows: "Prior to building permit issuance, the permit holder shall submit revised building elevation sheet(s) to the Planning Department to address the metal building facade with horizontal decorative treatments to soften the starkness along the northerly building street frontage looking from Country Club Drive, and include a street view with and without landscaping. The design shall be shared with the 4th District Planning Commissioner for review, comment, and approval."

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless, within the time periods set forth on Ordinance Nos. 348 and 460, the applicant or an interested person files a complete appeal application on the forms provided by the Planning Department accompanied by the filing fee set forth in Ordinance No. 671.

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 August 19, 2020, public hearing.

ATTACHMENTS:

- A. Planning Commission Report of Actions**
- B. Planning Commission Staff Report**



Jason Farin, Principal Management Analyst 9/23/2020



Gregory V. Priamos, Director County Counsel 9/23/2020



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 19, 2020**

1.0 CONSENT CALENDAR

1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32323** – Applicant: Samantha Kuhns – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 Acre Min.) – Location: Northerly of Pepper Tree Street, easterly of Beech Street, southerly of Benton Road, and westerly of Pourroy Road – 20.03 Acres – Zoning: One Family Dwellings (R-1) – Approved Project Description: A Schedule “A” Subdivision of 20 Acres Into 38 Single Family Residences – **REQUEST:** First Extension of Time for Tentative Tract Map No. 32323, extending the expiration date to July 25, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org. **APPROVED** First Extension of Time for Tentative Tract Map No. 32323, extending the expiration date to July 25, 2023.

1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36826** – Applicant: Forester Toscana Development Company – Engineer/Representative: Adkan Engineers – First Supervisorial District – Temescal Zoning District – Temescal Canyon Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 - 5 Du/Ac) – Open Space: Conservation (OS-C) – Location: Northerly of Temescal Canyon, southerly of Interstate 15, easterly of Park Canyon Road, and westerly of Mayhew Canyon Road – 76.58 acres – Zoning: Specific Plan (SP No. 327) – Approved Project Description: A Schedule “A” subdivision of 76.58 acres into 330 residential lots and 55 lots for private street lots, common areas, slopes and detention basins – **REQUEST:** First Extension of Time for Tentative Tract Map No. 36826, extending the expiration date to September 28, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org. **APPROVED** First Extension of Time for Tentative Tract Map No. 36826, extending the expiration date to September 28, 2023.

1.3 **PLOT PLAN WIRELESS NO. 190001 and VARIANCE NO. 190003 – RECEIVE and FILE** – Intent to Adopt a Negative Declaration – CEQ190001 – Applicant: AT&T – Third Supervisorial District – San Jacinto Mountain Zoning Area – REMAP Area Plan: Rural: Rural Residential (R-RR) (5 Acres Minimum) – Location: Northerly of McCall Park Road, easterly of State Highway 74, southerly of Double View Drive, and westerly of State Highway 243 – 11.67 Gross Acres – Zoning: Rural Residential – 10 Acre Minimum (R-R-10) – **REQUEST:** Plot Plan Wireless No. 190001 proposes to construct a 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with a 800 square-foot equipment enclosure. Variance No. 190003 proposes a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed 50 feet, the proposal requests a variance for a 90 foot tower. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **RECEIVED and FILED.**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **TENTATIVE PARCEL MAP NO. 37675 (TPM37675) and PLOT PLAN NO. 190025 (PPT190025) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), 15315 (Minor Land Divisions), and 15061 (Common Sense Exemption) – Owner/Applicant: Michael Griswold – Engineer: Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 Floor Area Ratio) – Location: Southerly of Interstate 10 and Country Club Drive, northerly of Bermuda Dunes Airport, easterly of Adams Street, and westerly of Jefferson Street – 0.70 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Tentative Parcel Map No. 37675 proposes a Schedule “E” subdivision that will create a single parcel of **Planning Commission Action:** Public Comments: Closed
By a vote of 5-0
FOUND the project exempt from the California Environmental Quality Act (CEQA); and,
APPROVED Tentative Parcel Map No. 37675; and,
APPROVED Plot Plan No. 190025; and, subject to the conditions of approval as modified at hearing.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 19, 2020**

0.70 acres with five (5) Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The condominium units consist of Unit 1 consisting of 1,660 sq. ft., Unit 2 consisting of 1,125 sq. ft., Unit 3 consisting of 1,125 sq. ft., Unit 4 consisting of 1,350 sq. ft., and Unit 5 consisting of 1,375 sq. ft. Plot Plan No. 190025 proposes to construct a 6,748 sq. ft. metal sided building up to 24 feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for the above-described five (5) condominium units with common areas for parking, landscaping, and retention basin. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

- 4.2 **TENTATIVE TRACT MAP NO. 37554 (TTM37554) and TENTATIVE TRACT MAP NO. 37556 (TTM37556) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – CEQ180089 and CEQ190005 – Applicant: Forestar Toscana Development Company/Andy Petijean – Engineer/Representative: Adkan Engineers/Mitch Adkinson – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Temescal Hills Drive, southerly of Spanish Hills Drive, easterly of Mayhew Road, and westerly of Indian Truck Trail – 110.4 Acres – Zoning: Specific Plan – **REQUEST: Tentative Tract Map No. 37554 proposes a Schedule "A" map to subdivide the Project site into seven (7) numbered lots and three (3) lettered lots. Lots 1 and 2 are proposed to be further subdivided into single family residential lots (TTM37556) and the lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. The map will also include mass grading, the extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. The tract map site is considered Phase 3 of Specific Plan No. 327A1 and is within Planning Areas 11, 12, 13, 14, 26D, and 27E. The tract map site is comprised of approximately 110.4 acres. Tentative Tract Map No. 37556 proposes a Schedule "A" map to subdivide the Project site into 143 residential lots. Minimum lot width will be 50 feet and a minimum lot depth of 90 feet for a minimum lot size of 4,500 sq. ft. The proposed developable lots are considered Phase 3A of the Terramor Specific Plan and are within Planning Area 12 and 13. (Lots 1 and 2 of TTM37554). The Project site is comprised of approximately 29 gross acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.**

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

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

APPROVED Tentative tract Map No. 37554; and,

APPROVED Tentative Tract Map No. 37556, subject to the conditions of approval.

- 4.3 **CONDITIONAL USE PERMIT NO. 190022 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (Small Facilities) and 15061 (b)(3) (Common Sense) – Applicant: Carl R. Wood – First Supervisorial District – Lakeland Village Policy Area – Elsinore Area Plan – General Plan: Community Development: Mixed Use Area (CD-MUA) – Zoning: General Commercial (C-1/C-P) – Location: Southwesterly corner of Grand Avenue and Blanche Drive – 1.27 gross acres – **REQUEST: A Conditional Use Permit for the construction of a 9,100 sq. ft. stand-alone retail store with associated parking and detention basin, that will include the sale of beer and wine for off site consumption (Subject to a type 20 license), and to approve the Public Convenience and Necessity Findings. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.**

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

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

APPROVED Public Convenience and Necessity Findings; and,

ADOPT Conditional Use Permit No. 190022, subject to the conditions of approval.

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**



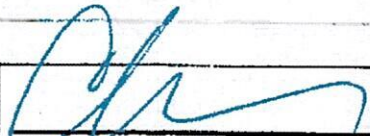
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4.1

Planning Commission Hearing: August 19, 2020

PROPOSED PROJECT

Case Number(s):	TPM37675 & PPT190025	Applicant: Michael Griswold
EA No.:	CEQA Exempt	
Area Plan:	Western Coachella Valley	Representative: Egan Civil, Inc.
Zoning Area/District:	Bermuda Dunes District	
Supervisory District:	Fourth District	
Project Planner:	Jay Olivas	
Project APN(s):	607-400-002	 Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The proposed Project includes two entitlement requests:

Tentative Parcel Map No. 37675 proposes a Schedule E subdivision that will create a single parcel of 0.70 acres with five (5) Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of Unit 1 consisting of 1,880 Square feet, Unit 2 consisting of 1,125 square feet, Unit 3 consisting of 1,125 square feet, Unit 4 consisting of 1,350 square feet, and Unit 5 consisting of 1,375 square feet.

Plot Plan No. 190025 proposes to construct a 6,748-square-foot metal sided building up to 24 feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for the above-described five (5) condominium units with common areas for parking, landscaping, and retention basin.

The project is located south of Interstate 10 and Country Club Drive, north of Bermuda Dunes Airport, east of Adams Street, and west of Jefferson Street in the unincorporated community of Bermuda Dunes.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND the project **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15303 (New Construction or Construction of Small Structures), 15315 (Minor Land Divisions) and 15061 (Common Sense Exemption), based on the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37675, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

APPROVE PLOT PLAN NO. 190025, 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:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (CD: LI) (0.25 – 0.60 FAR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	Light Industrial
East:	Light Industrial
South:	Light Industrial
West:	Light Industrial
Existing Zoning Classification:	Industrial Park (I-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	City of Indio
East:	Industrial Park (I-P)
South:	Controlled Development Areas (W-2)
West:	Industrial Park (I-P)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Rail Road; Interstate 10
South:	Bermuda Dunes Airport
East:	Vacant
West:	Industrial Building

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.70	No Minimum Lot Size
Existing Building Area (SQFT):	N/A	No Maximum Lot Coverage
Proposed Building Area (SQFT):	6,748	N/A
Floor Area Ratio:	0.25	FAR 0.25 – 0.60
Building Height (FT):	24 feet	35 feet
Proposed Minimum Lot Size:	0.70 Acres (approx. 30,492 SF)	20,000 SF (minimum)
Total Proposed Number of Lots:	One (1) Parcel; 5 Units	N/A
Map Schedule:	E	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Industrial Uses	6,748	1-space per 1,000 sq. ft. storage area	6	6

Located Within:

City's Sphere of Influence:	City of Palm Desert
County Service Area ("CSA"):	N/A
Recreation and Parks District:	Yes – Desert Recreation District
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes - Moderate
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes (Zone B)
CVMSHCP Conservation Boundary:	Yes – Non Conservation Area
Airport Influence Area ("AIA"):	Yes – Bermuda Dunes, Zones A, B2

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background: The project for TPM37675 and PPT190025 was filed on September 11, 2019. The proposed tentative parcel map and plot plan for vehicle, recreational vehicle, and boat storage is proposed to be located on approximately 0.70 acres of vacant land adjacent to Country Club Drive, east of Washington Street.

TPM37675 would create a single parcel (0.70 acres) with 5 Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of two (2) 24 foot by 56 foot units, two (2) 20 foot by 56 foot units, and one (1) 30x56 foot unit for a total of five (5) units, along with associated parking, drive aisles, utilities and storm drainage improvements located on a 0.70 acre parcel adjacent to the Bermuda Dunes Airport main runway on Lot 27 of Tract 2642 (MB49/98-99) – APN 607-400-002.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15315 (Minor Land Divisions) Section 15303 (New Construction or Conversion of Small Structures), and Section 15061 (Common Sense Exemption):

Section 15315 applies to “the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.” Therefore, the 8 criteria that must be met to justify the categorical exemption for Minor Land Divisions are met as follows:

- 1) **Urbanized Area:** Section 15387 of CEQA guidelines defines urbanization as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized.

The project site is located in Census Tract 0452.33 which has a density of 1,300 persons per square mile. In reviewing the map prepared by the U.S. Bureau of the Census, Map No. 75340 for Riverside-San Bernardino, CA. defines this geographical area as an Urbanized Area. Therefore, the Project meets this criteria.

- 2) **Zoning:** The Project site must be zoned for residential, commercial or industrial uses. The Project site is zoned Industrial Park (I-P), which is zoned for industrial, manufacturing, service and commercial uses, and is currently vacant. The project meets this criteria.
- 3) **Parcel number:** The land division must be for four or fewer parcels. The applicant is proposing to subdivide the 0.70 acre site into one (1) parcel with five (5) condominium units which airspace "condo units" are not considered parcels. The proposed Project meets this criteria.
- 4) **Land Use conformance:** The land division shall be in conformance with the General Plan and Zoning Ordinance. The proposed Project's land use designation is Light Industrial and is existing urbanized development considered to be an infill lot. The zoning classification is Industrial Park (I-P) which is highly consistent with Light Industrial. The Project meets this criteria.
- 5) **No exceptions:** No variances or exceptions can be a part of this land division. The applicant is not requesting a variance or exception for this land division. The Project meets this criteria.
- 6) **Services and access:** All services and access must be available to the Project site. The Project site has direct access from Country Club Drive. All services will be available to the project site including domestic water and sewer systems. The Project meets this criteria.
- 7) **Not recently subdivided:** The Project site was not involved in a division of a larger parcel in the previous two years. No previous land divisions for this property have occurred in the last 2 years. The Project meets this criteria.
- 8) **Slope:** The Project site does not have an average slope greater than 20%. Calculation of the site's topography determined that the parcel does not have an average slope greater than 20% and is located on flat topography. The Project meets this criteria.

Additionally, the project qualifies for categorical exemption under Section 15303, since the land is located in an "urbanized" area, has a proposed single industrial building of 6,748 square feet that has less than 10,000 square feet in floor area, is zoned for the use, doesn't involve significant amounts of hazardous materials, and has all necessary public services available, and is not within an environmentally sensitive area.

Also, the proposed modular addition is covered by the general rule (Section 15061 (B) 3.) which states that CEQA applies only to projects which have the potential for causing a significant effect on the

environment. It can be seen with certainty that there is no possibility that the 6,748 square foot industrial building with site improvements may have a significant effect on the environment, because the proposed project will exist on flat topography previously disturbed with prior industrial subdivision with limited disturbance such as with minimal required parking and new retention area within southerly portions of the 0.70 acre site, and portions of the southerly project area to remain vacant and will not result in any significant effect on the environment.

Based upon the available information, there does not appear to be any facts to support a finding that the proposed parcel map with 6,748 square foot industrial building would have a significant effect on the environment. Absent such information or evidence, the Project is also exempt from CEQA.

Additionally, no exception to the CEQA 15303 or 15315 Exemptions applies, since the proposed project site is not located within 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, there are no fault or severe flood zones, and the project is not a hazardous waste site.

Because the proposed land division meets the criteria of Section 15303 and Section 15315, the project is exempt from CEQA and no further environmental review is required.

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 land use designation of Light Industrial (L-I) on the Western Coachella Valley Area Plan.
2. The existing zoning classification for the subject site is Industrial Park (I-P).
3. The proposed land use for vehicle and boat storage is consistent with the Light Industrial (L-I) Land Use Designation since these type facilities are considered storage and warehousing land uses as specifically identified under LI as appropriate land uses within this Land Use Designation, with a FAR of 0.25, which is within the 0.25 to 0.60 FAR .
4. The project site is surrounded by properties and roadways, which are designated Light Industrial to the north, south, east and west.
5. The site contains vacant land with surrounding land uses consisting of industrial buildings to the west and to the north along the Country Club Drive corridor, vacant land to the east, along with airport runway and associated airport buildings to the south. The proposed project would not conflict with the existing surrounding land uses since project is similar in nature.
6. Pursuant to Ordinance No. 348 section 10.1.B.1.e.(2), trailer, recreational vehicle, and boat storage within an enclosed building, the proposed project is permitted in the Industrial Park (I-P) zone with the approval of a Plot Plan as conditioned, including the Exhibits and Conditions relating to such features as varied building facades with earth tone colors and proposed desert landscaping.

7. The project site is surrounded by properties which are zoned Industrial Park (I-P) and Controlled Development Areas (W-2). The project is consistent with surrounding zones since the project is industrial in nature with adjoining industrial zones immediately to the north, east, and west, non-residential zones such as W-2 are located to the south.

Entitlement Findings:

Plot Plan

The following findings are required to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land will not be detrimental to the public health, safety or general welfare of the community, as detailed in the findings for CEQA Exemption prepared for the project, and the project would not have a significant impact on the environment.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the in-fill project is located in an urbanized area which includes land uses such as vacant land, industrial buildings, existing airport runway with associated airport buildings. Additionally, the proposed project would not inhibit potential development of surrounding areas.
4. The plan shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The project is located along Country Club Drive (100' right-of-way). The project meets the aforementioned requirement because it entails a tentative parcel map for a single-parcel and 5 commercial condominium units and a plot plan for vehicle and boat storage, additional road improvements including curbs, gutters, and sidewalks, are required for the project, as indicated by Conditions of Approval (COAs) such as 90.TRANSPORTATION-IMP PLANS and 90.TRANSPORTATION- IMPROVEMENTS.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project proposes a single parcel with 5 condominium units and therefore will comply with Ordinance No. 460 subject to tentative map being approved and final map being completed.
6. Due to proposed the tentative parcel map and plot plan for new buildings, drainage improvements shall be required, such as but not limited to, a retention basin and water quality basin being located along the southern property boundary.

Tentative Parcel Map

Before approving a land division map, the County must make the findings required under Government Code section 66474 and Article VII, Section 7.1 of Ordinance No. 460. TPM37675 is consistent with all of these requirements:

- a. The proposed map and its design and improvements are consistent with the General Plan in that the proposed land uses are consistent with the intended uses for the L-I land use designation. The proposed vehicle and boat storage project on 0.70 acres which includes enclosed building and outdoor parking is consistent with the LI designation which is intended to allow for the development of Floor area ratios range from 0.25 to 0.60. The proposed vehicle and boat storage would be consistent with the LI designation as it provides vehicle storage for the neighborhood and visitors to the regional area. Furthermore, the project specifically addresses land use policies 8.1 (LU8.1), which states, "Accommodate the development of a balance of land uses that maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity (LU8.1)." Future development will add potential economic growth and will trigger new investment into the site and adjacent properties. The proposed subdivision will allow the owner to facilitate business uses (LU8.2) by providing an opportunity for new ownership and investment for the site.

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

- b. The proposed parcel map subdivides 0.70 acres into a single parcel with 5 commercial condominium units ranging in size from 1,125 square feet to 1,375 square feet with required Property Owners Association (COA 50.Planning.1-CC&R C/I POA COM Easement). The 0.70-acre parcel is sufficient and physically suitable for the type of development that the project proposes in that the 0.70 acre site can accommodate the proposed RV and Boat storage building totaling 6,748 square feet on relatively flat topography with required site and drainage improvements; and the proposed density of the development, however, there would be no project density since the project proposes 5-commercial condominium units which are non-residential units. The proposed lot sizes meet the minimum requirements of the I-P zoning classification and will be sufficient to support future development.
- c. The design of Tentative Parcel Map No. 37675 will not cause substantial environmental damage, cause serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat for the reasons set forth on the findings related to the CEQA exemption, above. In addition, the Tentative Parcel Map is not located within a designated Conservation Area pursuant to the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP), and no fish or wildlife are likely to be in this urbanized, infill area.

- d. The design of Tentative Parcel Map No. 37675 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Prior to map recordation the required easements for access, parking, and drainage and road improvements will be preserved through bonding and easements.
7. The project complies with Section 5.2 (Tentative Parcel Maps) of Ordinance No. 460 in that required parcel map data is depicted on the primary exhibit along with proposed improvements for storm water control and soil erosion control located on the subject site.
8. The proposed project consists of a Schedule "E" parcel map subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule "E" improvement requirements of Ordinance No. 460. Based on review by staff and proposed Conditions of Approval, Tentative Parcel Map No. 37675 is consistent with the minimum improvements as outlined in Section 10.10 (Schedule "E" Subdivision) of Ordinance No. 460 as stated below:
 - a) Streets - Section 10.10.A. Streets, items 1-6, the applicant is required to complete certain street improvements such as concrete curb, gutter, and 6-foot wide sidewalk located 48-feet from centerline to match up asphalt concrete paving within the 100 foot-half-width dedicated right-of-way in accordance with County Standard No. 92 (COA 90-Transportation—Improvements). Improvements shall also include County Standards for commercial driveways. Through this condition, the minimum required road and driveway improvements would be met.
 - b) Domestic Water and Sewage Disposal – Existing domestic water and sewage infrastructure currently serve the site from Country Club Drive and has been approved by the Coachella Valley Water District and Moya Dunes Water Company for the purposes of this subdivision.
 - c) Fire Protection – The applicant will be required to submit fire prevention maintenance measures such as driveway entrances, fire lanes and fire extinguishers, sprinklers as outlined in AND 15.FIRE.1-General Fire Conditions.
 - d) Fences – There are no canals, drains, expressway or other feature that could be deemed to be hazardous that would require installation of a fence.
 - e) Electrical and Communication Facilities – Electrical facilities including from Imperial Irrigation District exist which will be connected underground from Country Club Drive. Communication facilities such as from Spectrum, Frontier, Verizon and AT&T are available to the site.

Development Standards Findings:

The proposed land use, for vehicle and boat storage, is consistent with the development standards set forth in the Industrial Park (I-P) zone in that:

- A. The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet. The subject land is approximately 150 feet in width and is 0.70 acres or 30,492 square feet in excess of 20,000 square feet and therefore is in compliance.

- B. The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings, or 105 feet for other structures is specifically permitted under the provisions of Section 18.34. of this ordinance. The project buildings are up to 24 feet in height and therefore the proposed project complies with maximum height limits.
- C. A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed. Project landscaping along the Country Club Drive frontage and along the southern boundary total approximately 15 percent with automatic irrigation and therefore complies with the criteria.
- D. A minimum 25-foot setback shall be required on any street. The project is setback a minimum of 25 feet from Country Club Drive and therefore is in compliance. A minimum ten-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping. The project maintains a 25-foot-wide landscape buffer adjacent to Country Club Drive and therefore complies.

The minimum side yard setback shall equal not less than ten feet for the two side lot areas combined. The project with one, 6,748 square-foot storage industrial building is greater than 10 feet combined side yard setbacks.

The minimum rear yard setback shall be 15 feet. The rear yard setback is 250 feet and therefore complies. A minimum 50-foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. The project does not abut residential or commercially zoned land and therefore complies.

- E. Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required. The project is conditioned to provide trash enclosure with overall perimeter treatment such as fencing/walls, and landscaping, and therefore is in compliance.
- F. Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan, and shall be set back at least ten feet from the street line. The project proposes landscaping and fencing/walls including along the southern project boundary to screen parking areas located in that area of the project, while the majority of the site is within an enclosed building with no outside storage, and therefore is in compliance with these criteria.
- G. Automobile parking shall be provided as required by Section 18.12. of this ordinance. Based on one (1) parking space per 1,000 square feet of storage, per Section 18.12 for industrial uses, and the proposed project providing up to 6-parking spaces including 5-indoor parking spaces within the proposed industrial building or approximately 6,000 square feet, and one (1) ADA parking space outdoors along southern project boundary, minimum parking requirements are met.

- H. All new utilities shall be underground. The project is required to underground utilities as outlined in COA 90.Planning.8-Utilities Underground and therefore will be in compliance.
- I. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The project is required to screen all roof mounted equipment from ground elevation in accordance with COA 90.Planning.6-Roof Equipment Shielding and therefore will be in compliance.
- J. All signs shall be in conformance with Article XIX of Ordinance No. 348. The project will permit signs separately and shall be in compliance with these criteria in accordance with AND Planning.17-Permit Signs Separately.
- K. All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. The project shall comply with lighting standards as indicated by AND Planning.10-Lighting/Hooded Directed.

Industrial Park Plot Plan

Applications for an industrial park plot plan shall be made pursuant to the provisions of Section 18.30. of this ordinance. In addition to the requirements of Section 18.30., the application shall contain:

A. A description of the proposed industrial operation in sufficient detail to fully describe the nature and extent of the proposed use. The project is adequately described in the project application as a 6,748 square foot industrial building with five (5) RV indoor storage/condominium units.

B. Plans or reports describing proposed methods for handling traffic, noise, glare, odor, vibration, hazardous gases, liquids and other materials. Engineered plans with associated studies such as preliminary hydrology analysis as well as conditioned compliance with California Building Code, Environmental Health measures, Fire Prevention conditions for the new building site adequately address these requirements.

C. Plans or reports showing proposed method for treatment and disposal of sewage and industrial and toxic waste materials. The engineered plans and notices from Myoma Dunes Water District, Coachella Valley Water District, and Hazardous Materials conditions in the plot plan adequately address these requirements.

D. An architectural perspective of all buildings and grounds showing the relationship of the proposed development to adjacent properties. The new building site proposes a 6,748 square foot metal building which is compatible with adjoining land uses such as metal airport hangers adjoining the site along southerly project boundary with similar designs and height profiles. The proposed building also maintains 25-foot front yard setback along Country Club Drive which matches adjoining industrial building setbacks.

Other Findings:

9. Fire protection and suppression services are available for the project through Riverside County Fire Department. The project is required to comply with fire prevention maintenance measures such as driveway entrances, fire lanes, fire extinguishers, fire sprinklers as outlined in Advisory Notification Document (AND) FIRE.1-General Fire Conditions.
10. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with lighting standards of Ordinance No. 655 for Zone B as noted in AND PLANNING.11-Mt. Palomar Lighting Area.
11. Existing domestic water from San 53 Letter from Myoma Dunes Water Company and sewer services are supplied by Coachella Valley Water District in accordance with transmittal letter dated October 15, 2019. Prior to the issuance of building permits, A 'Will Serve' letter will be required to be submitted demonstrating the availability of sufficient water/sewer service for the project (COA 80 – E. Health. Water Will Serve, COA 80 – E. Health. Sewer Will Serve).
12. The project site is located within an Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land-Use Commission ("ALUC") review. The project was found "consistent" with the Bermuda Dunes Regional Airport Land Use Compatibility Plan based on ALUC approval letter dated December 13, 2019 including recommended measures, such as, but not limited to, prohibiting: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. These recommendations have been incorporated into the Advisory Notification Document.
13. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan. The project for vehicle and boat storage is required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement and is not considered to be CEQA mitigation.

Fire Findings:

1. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
2. The project site is not located within a high or moderate fire hazard severity zone.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Public hearing notices were mailed to property owners within 2400-feet of the proposed project site. As of the writing of this report, Planning Staff has received no communications from the general public. The

project was presented to the Bermuda Dunes Community Council on March 12, 2020 for informational purposes.

The project is located within the Sphere of Influence (SOI) of the City of Palm Desert. Project information was forwarded to the City of Palm Desert on August 4, 2020, and no comments have been received as of this writing.

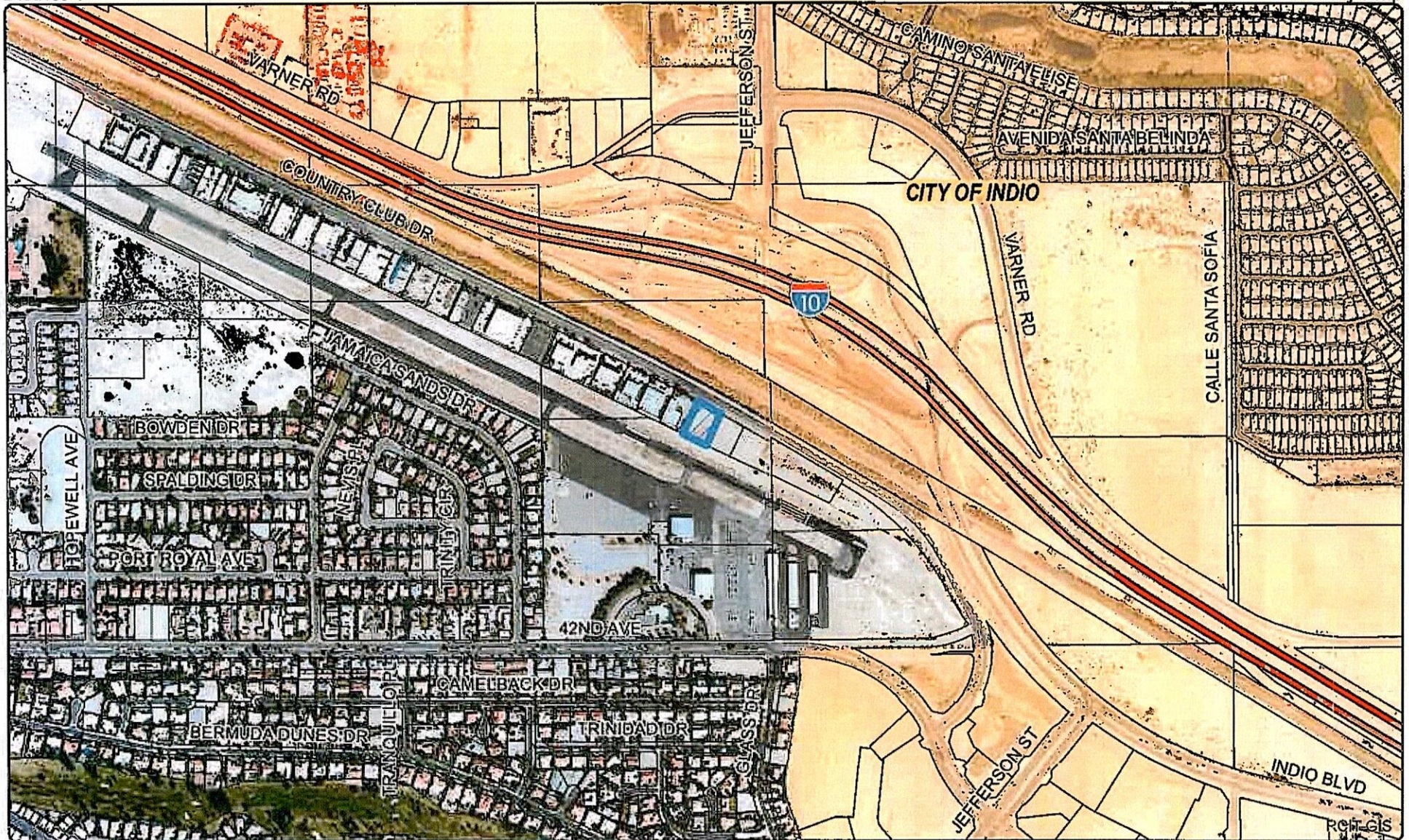
APPEAL INFORMATION

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
TPM37675 PPT190025
VICINITY/POLICY AREAS

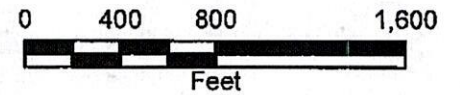
Supervisor: Perez
District 4

Date Drawn: 02/13/2020
Vicinity Map



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



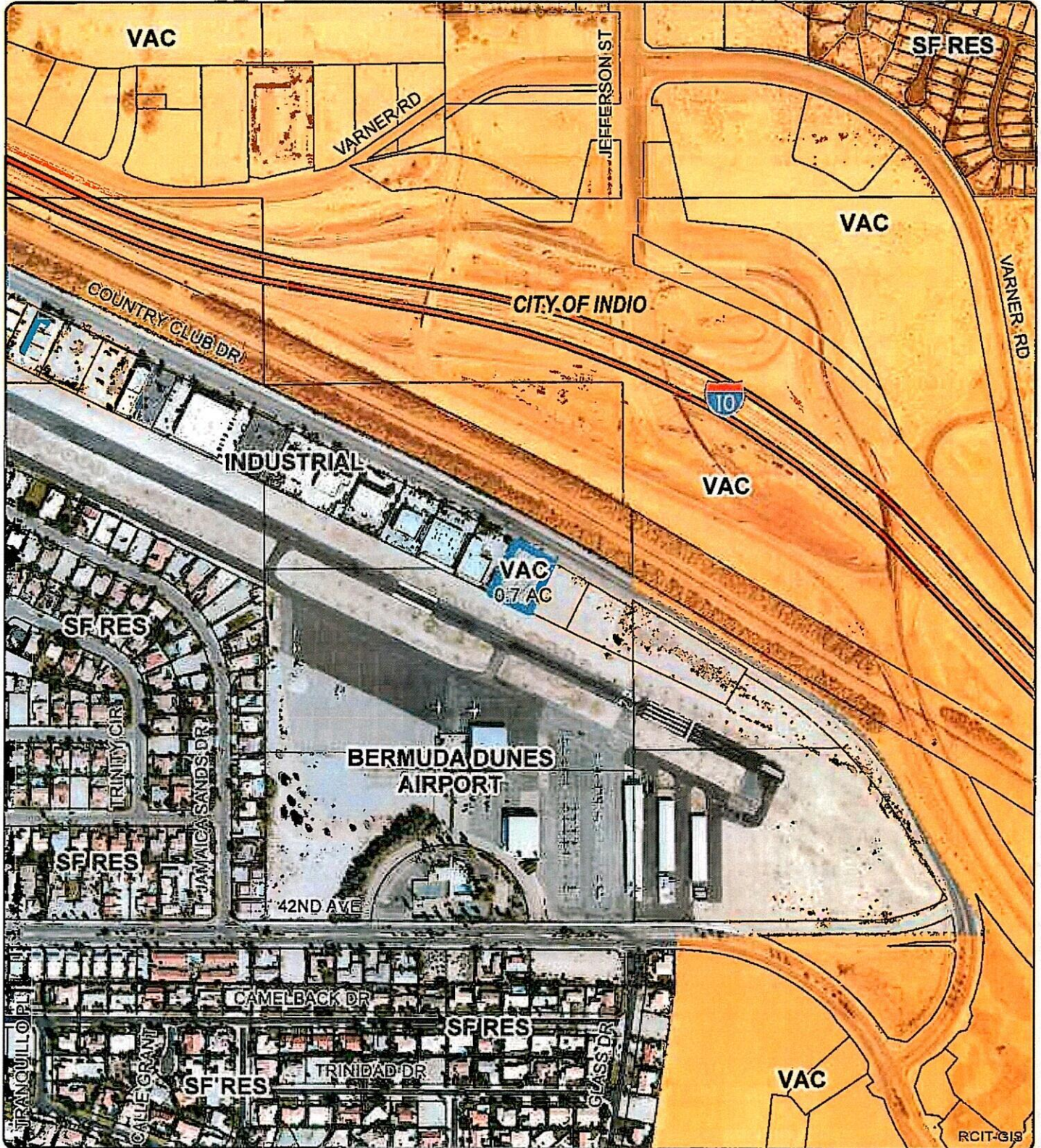
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may require different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at 951/965-2200. Riverside County is a Title IV area of Title 26A-C271 (Eastern County) of Subtitle 20A of the California Code of Regulations.

RIVERSIDE COUNTY PLANNING DEPARTMENT
TPM37675 PPT190025

Supervisor: Perez
District 4

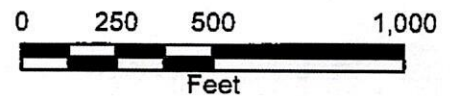
Date Drawn: 02/13/2020
Exhibit 1

LAND USE



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



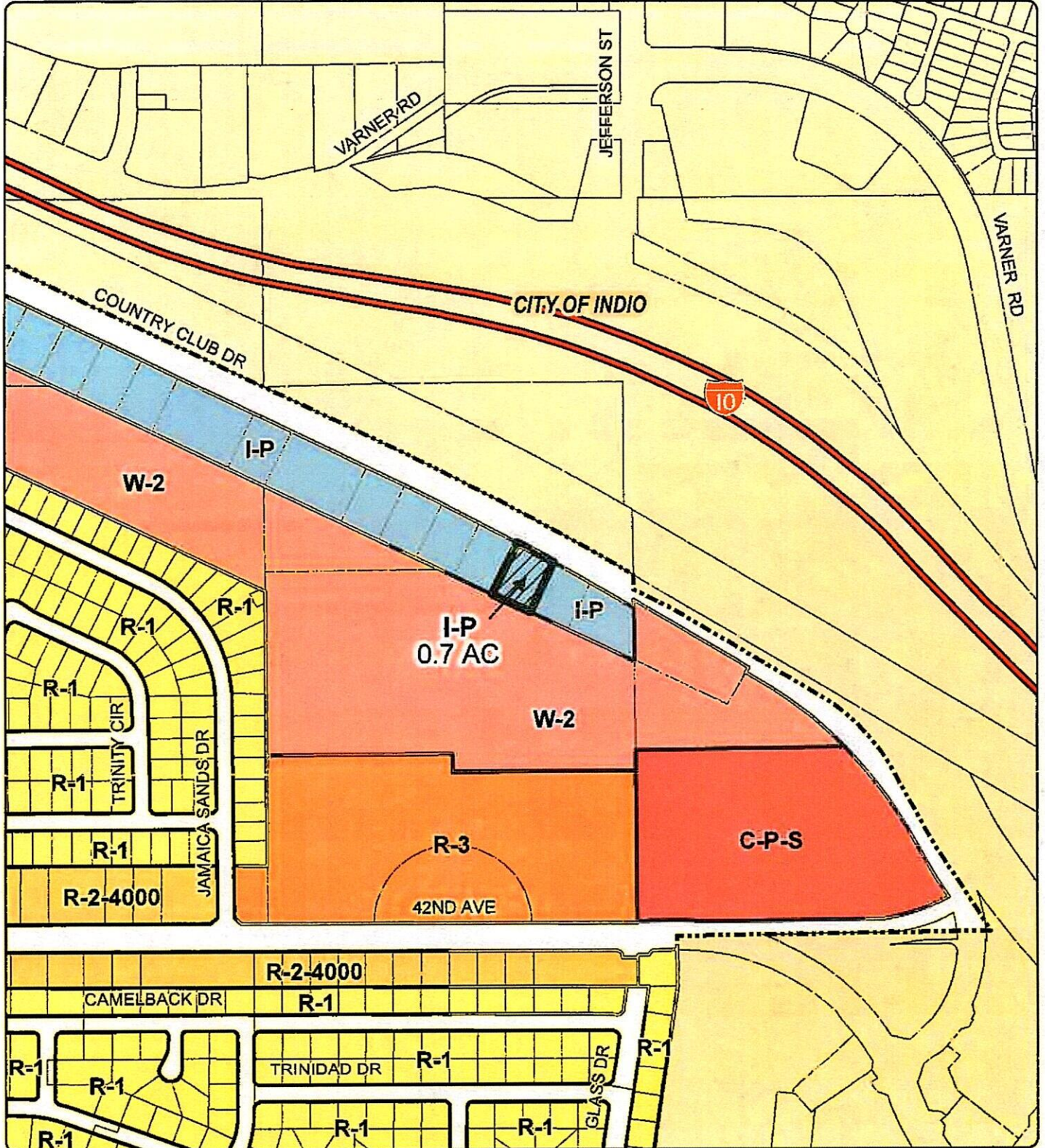
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
TPM37675 PPT190025

Supervisor: Perez
District 4

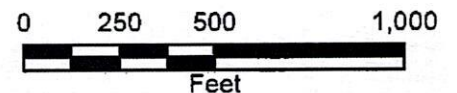
Date Drawn: 02/13/2020
Exhibit 2

EXISTING ZONING



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



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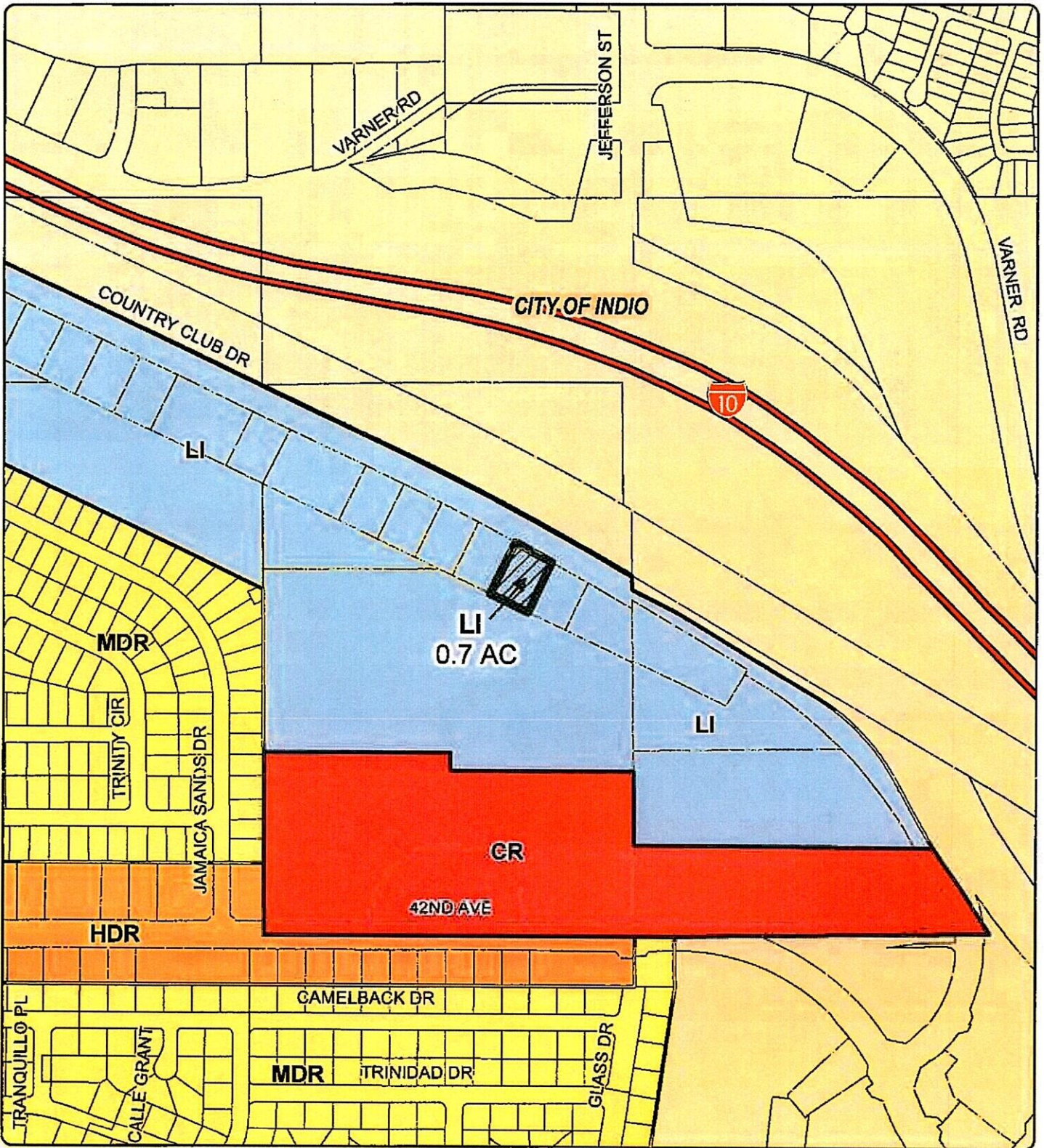
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37675 PPT190025

EXISTING GENERAL PLAN

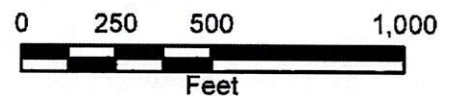
Supervisor: Perez
District 4

Date Drawn: 02/13/2020
Exhibit 5



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rolima.org>

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP 37675 FOR CONDOMINIUM PURPOSES

A PROPOSED COMMERCIAL CONDOMINIUM DIVISION OF LOT 27 OF TRACT NO. 2642, AS SHOWN BY A MAP ON FILE IN BOOK 49, PAGES 39 AND 39 OF MAPS, RECORDS OF SAID COUNTY.

APPLICANT/SUBDIVIDER:
MICHAEL GERSHOLD
70850 42ND AVENUE, UNIT 570
BERMUDA DUNES, CA 92003
(760) 578-0295 (MCGERS@YAHOO.COM)

OWNER:
MICHAEL GERSHOLD
70850 42ND AVENUE, UNIT 570
BERMUDA DUNES, CA 92003
(760) 578-0295 (MCGERS@YAHOO.COM)

PROJECT ADDRESS:
COUNTRY CLUB DRIVE
BERMUDA DUNES, CA 92001

RELATED CASE NUMBERS:
NONE

UTILITY COMPANIES:
GAS COMPANY: SOUTHERN CALIFORNIA GAS
POWER COMPANY: IMPERIAL VALLEY DISTRICT
WATER COMPANY: VILMA DUNES WATER COMPANY
SEWER COMPANY: COACHELLA VALLEY WATER
SCHOOL DISTRICT: DESERT SANDS UNIFIED SCHOOL DISTRICT

LEGAL DESCRIPTION:
THAT CERTAIN PARCELS OF LAND LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING LOT 27 OF TRACT NO. 2642, AS SHOWN BY A MAP ON FILE IN BOOK 49, PAGES 39 AND 39 OF MAPS, RECORDS OF SAID COUNTY.

EASEMENTS AND ENCUMBRANCES:

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019. (FIRST INSTALLMENT: \$1,154.04, PAID | PERMIT: \$2,000 SECOND INSTALLMENT: \$1,154.04, PAID | PERMIT: \$2,000 (MAX BASE AREA: 035-018 | A. P. NO.: 807-000-000-3)
2. THE LIEU OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
3. ASSESSMENTS UNDER THE 1975 BOND ACT, COLLECTED WITH THE PROPERTY TAXES.
4. ASSESSMENTS OF THE COACHELLA VALLEY RECREATION & PARK DISTRICT NO. 82, ASSESSMENT NO. 2-805.
5. AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED JULY 20, 2009 AS INSTRUMENT NO. 7556 IN BOOK 1054, PAGE 149 OF OFFICIAL RECORDS. | IN FAVOR OF: SOUTHERN PACIFIC PIPELINES, INC. | EFFECTS: AS DESCRIBED THEREIN | THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
6. AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 29, 2005 AS INSTRUMENT NO. 7556 IN BOOK 1054, PAGE 149 OF OFFICIAL RECORDS. | IN FAVOR OF: SOUTHERN PACIFIC PIPELINES, INC. | EFFECTS: AS DESCRIBED THEREIN | THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
7. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, UNCOMPLETION OR MAINTENANCE OF A CONTIGUOUS PROPERTY, HIGHWAY, FRONTAGE OR TRAVEL FACILITY AS CONTAINED IN THE DECLARATION RECORDED DECEMBER 8, 2005 AS INSTRUMENT NO. 7722 IN BOOK 1054, PAGE 149 OF OFFICIAL RECORDS.
8. AN EASEMENT TO BE GRANTED OR REVOKED ON TRACT NO. 2642 AS REFERRED TO IN THE LEGAL DESCRIPTION | FOR: WATER LINES AND INCIDENTAL PURPOSES.
9. CONDOMINIUMS, COVENANTS, RESTRICTIONS AND EASEMENTS IN THE DECLARATION RECORDED APRIL 18, 2008 AS INSTRUMENT NO. 47328 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR REDUCE IN ANY MANNER THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT SHALL OPERATE AS A RESTRICTION, CONDITION OR ENCUMBRANCE INSTEAD OF A RESTRICTION, CONDITION OR ENCUMBRANCE BASED ON PACE, COLOR, HOLDING, SEX, MARITAL STATUS, NATIONAL ORIGIN, RACE, RELIGION, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH CONDOMINIUMS, COVENANTS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 54026(a), OF THE UNIFIED STATUTES CODES OR SECTION 12809 OF THE CALIFORNIA GOVERNMENT CODE. | LIMITS: RESTRICTIONS BASED ON STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SEVERAL RESIDING OR RESIDING FOR ELDER PERSONS SHALL NOT BE CONSIDERED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
10. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 2, 2008 AS INSTRUMENT NO. 7838 OF OFFICIAL RECORDS. | IN FAVOR OF: THE COUNTY OF RIVERSIDE | EFFECTS: AS DESCRIBED THEREIN | THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
11. THIS LIEU HAS BEEN INTENTIONALLY OBTAINED.
12. AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED MARCH 28, 2009 AS INSTRUMENT NO. 09-113094 OF OFFICIAL RECORDS. | IN FAVOR OF: WILLIAMS COMMUNICATIONS, INC. DBA VYVE, INC., A DELAWARE CORPORATION | EFFECTS: AS DESCRIBED THEREIN | THE HOME RETENANCE DOCUMENT HAS BE RECORDED JANUARY 8, 2001 AS INSTRUMENT NO. 01-7361 OF OFFICIAL RECORDS.
13. THE TERMS AND PROVISIONS CONTAINED IN THE DECLARATION ENTITLED "DECLARATION OF THE BOARD OF DIRECTORS OF COACHELLA VALLEY WATER DISTRICT" RECORDED AUGUST 6, 2003 AS INSTRUMENT NO. 2003-08408 OF OFFICIAL RECORDS.
14. THE TERMS AND PROVISIONS CONTAINED IN THE DECLARATION ENTITLED "NOTICE OF NONCOMPLIANCE" RECORDED APRIL 1, 2008 AS INSTRUMENT NO. 2008-08408 OF OFFICIAL RECORDS.
15. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
16. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING BETWEEN ANY STREETS, ROADS OR HIGHWAYS.
17. RIGHTS OF PARTIES IN POSSESSION.
18. THIS REPORT IS PREPARED FOR THE ISSUANCE OF A SUBDIVISION GUARANTEE AND IS INTENDED SOLELY FOR THE USE OF THOSE PARTIES DIRECTLY INVOLVED IN THE PREPARATION AND OBTAINING OF SAID MAP. PRIOR TO ISSUING A SUBDIVISION GUARANTEE, THE ISSUING PARTY SHOULD OBTAIN A COPY OF THE FINAL MAP BE PROVIDED TO OUR OFFICE FOR REVIEW AT LEAST ONE MONTH PRIOR TO SCHEDULED APPROVAL BY THE CONDOMINIUM BOARD.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, (22N-11) GRID LINE BETWEEN THE CONTIGUOUS NORTHWEST CORNER STATIONS "7401" AND "7411", AS PUBLISHED BY THE SURVEY ORBIT AND PERMANENT ADJUST CENTER (SOAC), EPSC 2017-50, BEING NORTH 78°00'35.49" WEST.

BASIS OF COORDINATES:

NORTHING AND EASTING COORDINATES IN THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, (22N-11) AND ARE DERIVED FROM THE COMPAZIFIED COORDINATE REFERENCE STATIONS "7401" AND "7411", AS PUBLISHED BY THE SURVEY ORBIT AND PERMANENT ADJUST CENTER (SOAC), EPSC 2017-50, PUBLISHED AS FOLLOWS:

STATION	NORTHING	EASTING	ELEVATION
POINT	2,352,729.752	6,563,723.552	64.223
POINT	2,348,429.728	6,498,283.842	427.032

TOPOGRAPHIC SURVEY POINT COORDINATES ARE IN OREGON. USED TO CORRECT ADJUSTMENT HAS MADE A POINT 201, WITH THE FOLLOWING LISTED GRID COORDINATE DATA:

STATION	NORTHING	EASTING	ELEVATION
201	2,571,276.855	6,559,718.763	49.620

ADJUSTED GRID VALUES WERE DERIVED BY DIVIDING GRID COORDINATES BY A CORRECTED SCALE AND ELEVATION FACTOR OF 0.9999924534.

REMARKS:

CITY OF PALM BEACH DEDICATED ELEV. = 160.830' DRAIN = 160.830' CITY OF PALM BEACH DEDICATED ELEV. BEING A 2" DRESS DRAIN. CLANDED CITY OF PALM BEACH ON 1407', SET IN TOP OF CATCH BASIN 4.25 FEET WEST OF THE CURB FACE 17.6 FEET NORTHERLY OF THE NORTHERLY OF THE 90W OF THE NORTHWEST CORNER OF CORNER CLUB DRIVE AND DESERT CANYON CIRCLE.

ASSESSOR'S PARCEL NO. 3:
107-02-021

FEMA FLOOD ZONE INFORMATION:
FROM MAP PARCEL NUMBER 2222 E - EFFECTIVE AUGUST 20, 2006 - ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GENERAL PLAN DESIGNATION:
GENERAL PLAN DESIGNATION: I1 - LIGHT INDUSTRIAL. THE PROJECT IS NOT WITHIN A SPECIFIC PLAN OF GENERAL PLAN POLICY AREA BUT IS IN THE BERMUDA DUNES AIRPORT LAND USE PLAN.

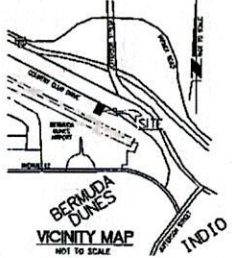
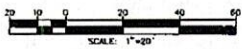
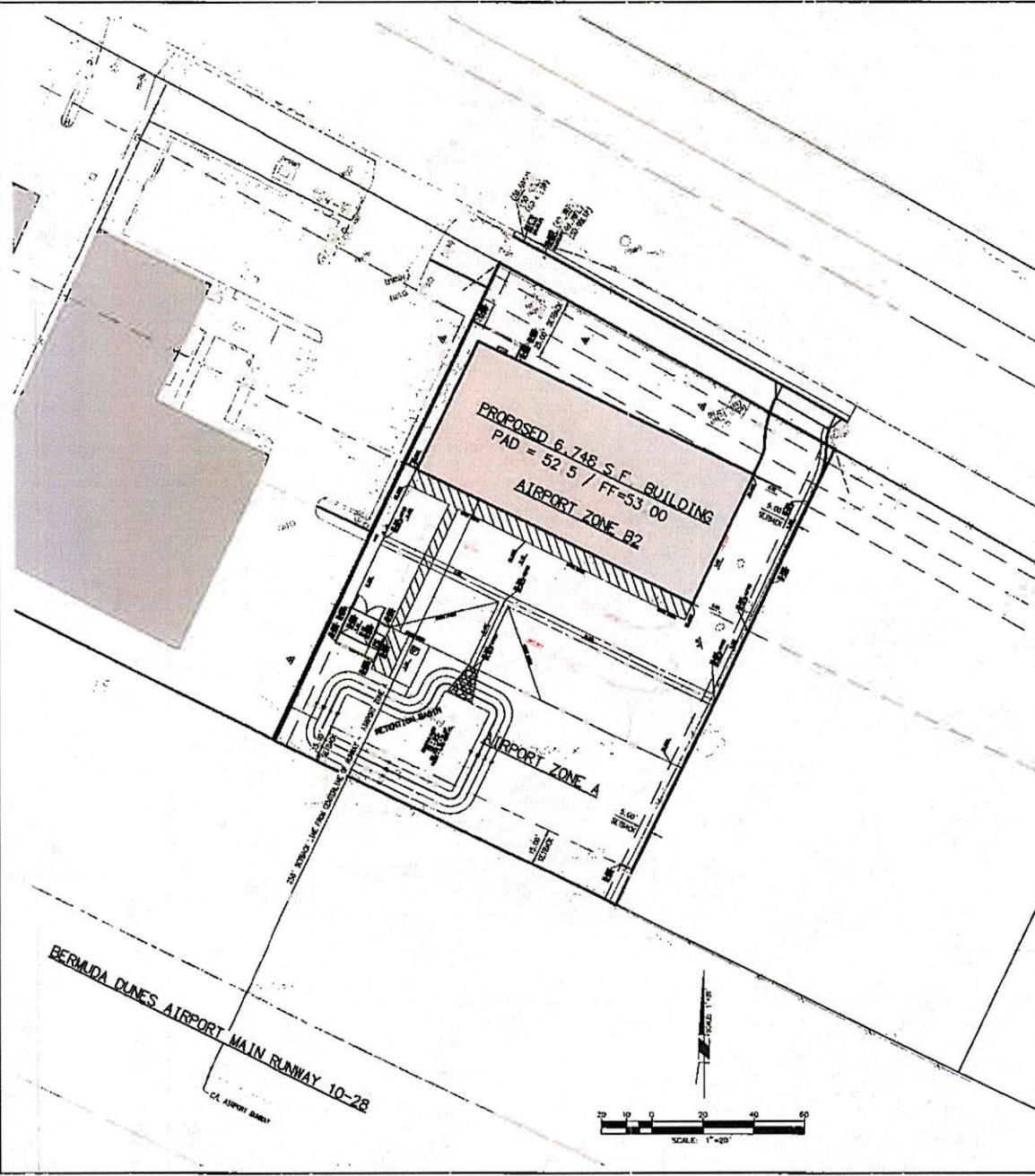
ZONING:
ZONING: I1
INDUSTRIAL PARK

CURRENT LAND USE:
VACANT AND UNDEVELOPED

PROPOSED LAND USE:
COMMERCIAL, INDUSTRIAL, CONDOMINIUMS, AUTOMOBILE/PASSENGER STORAGE GARAGES, PERMITTED USE WITH INDUSTRIAL PLANT PLOT PLAN PER ORDINANCE NO. 1488 ARTICLE 7, SECTION 10.18.1.1

LAND TABULATION:
GROSS PROPERTY AREA: 0.764 ACRES 33,568 S.F.

TOPOGRAPHY:
TOPOGRAPHY PREPARED BY EGAN CIVIL, INC. ON 11/08/2018.



EGAN CIVIL, INC.

REGISTERED PROFESSIONAL ENGINEER
NO. 30704
CALIFORNIA

**TENTATIVE PARCEL MAP 37675
FOR CONDOMINIUM PURPOSES**

MICHAEL GERSHOLD
70850 42ND AVENUE, UNIT 570
BERMUDA DUNES, CA 92003
(760) 578-0295 (MCGERS@YAHOO.COM)

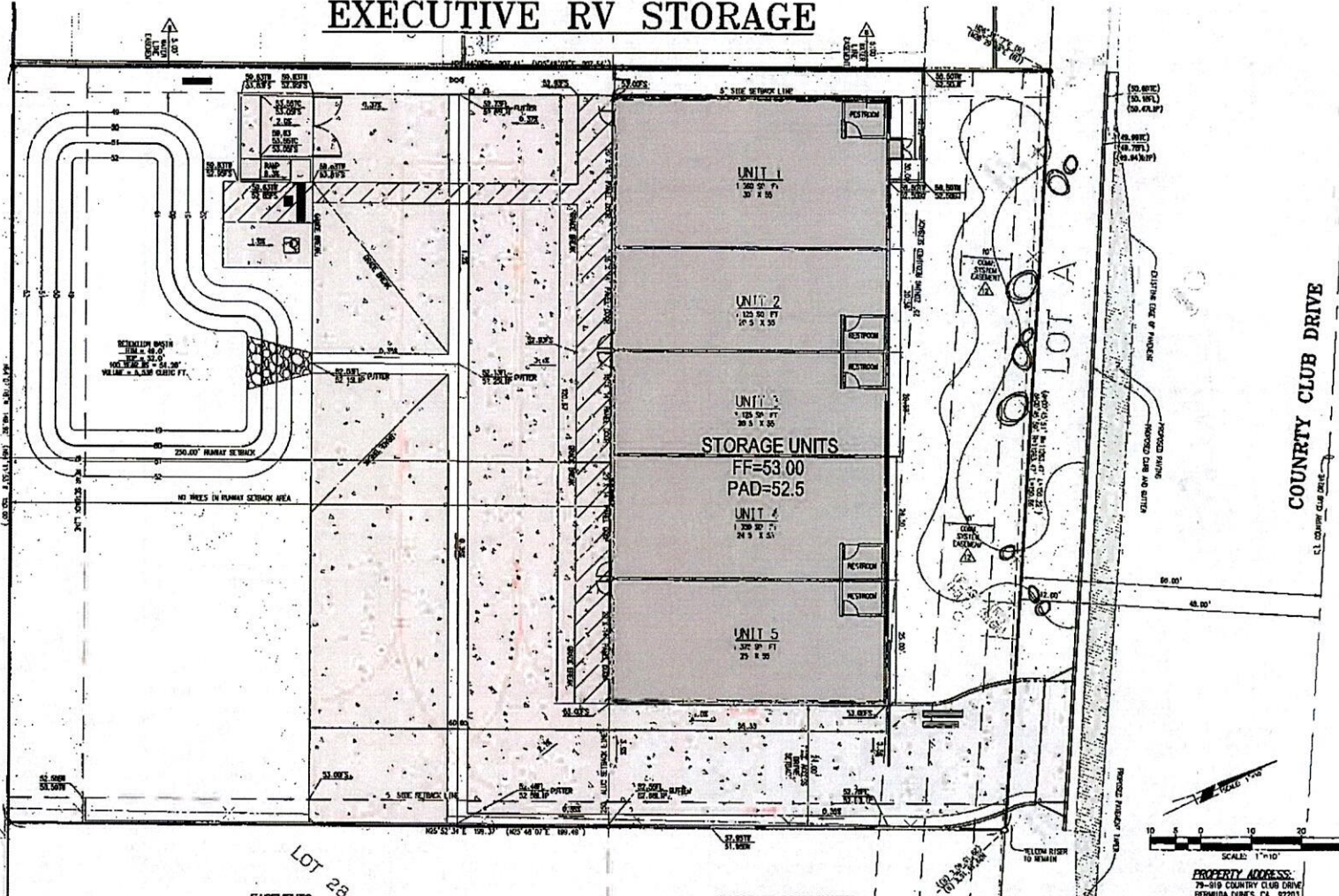
CHECKED BY: [Signature]
SCALE: AS SHOWN
DATE: 20180331
DATE: SEPTEMBER 5, 2018

SHEET
1 of 1

FILE NO. RM-0223

PRELIMINARY SITE PLAN & GRADING PLAN

EXECUTIVE RV STORAGE



55

LOT 28

EASEMENTS:

- AN EASEMENT SHOWN OR DEDICATED ON TRACT NO. 2642 AS REFERRED TO IN THE LEGAL DESCRIPTION FOR WATER LINES AND INCIDENTAL PURPOSES.
- AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECEIVED UNDER 26, 2000 AS INSTRUMENT NO. 00-14304 OF OFFICIAL RECORDS, IN FAVOR OF: BILLING COMMUNICATIONS, INC. DBA VTX, INC., A DELAWARE CORPORATION, AS REFERRED TO IN THE ABOVE REFERENCED DOCUMENT HAS NOT RECEIVED JANUARY 6, 2011 AS INSTRUMENT NO. 01-7581 OF OFFICIAL RECORDS.

BENCHMARK:

CITY OF PALM BEACH (BM) ELEV. = 110.00' DATE = 1983
 CITY OF PALM BEACH BENCHMARK (B.M.) BEING A 3" BRASS DISK, STAMPED "CITY OF PALM BEACH IN 140" SET IN TOP OF CONCRETE BUSH 4.25 FEET WEST OF THE CORNER FACE TO 3 FEET NORTHERLY OF THE NORTHERLY CORNER OF COUNTRY CLUB DRIVE AND ORIENT COUNTRY CLUB.

BASIS OF COORDINATES:

NORTHING AND EASTING COORDINATES IN THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 8, (CGCS-83) AND ARE DERIVED FROM TWO CONTIGUOUS OPERATING REFERENCE STATIONS "P181" AND "P181", AS PUBLISHED BY THE SCRIPTS ORBIT AND PERMANENT ARRAY CENTER (SPAC), FROM 2017.50, PUBLISHED AS FOLLOWS:

STATION	NORTHING	EASTING	ELEVATION
P181	2,452,728.752	6,368,728.532	127.575
P181	2,465,428.728	6,499,283.842	127.572

TOPographic SURVEY POINT COORDINATES ARE IN OREGON. GRID TO OREGON ADJUSTMENT WAS MADE A POINT 2011, WITH THE FOLLOWING BENCHMARK COORDINATE DATA:

STATION	NORTHING	EASTING	ELEVATION
123	2,311,248.825	6,305,936.783	49.608

ADJUSTED GRID VALUES WERE OBTAINED BY DIVIDING GRID COORDINATES BY A CORRECTED SCALE AND ELEVATION FACTOR OF 0.999998564.

BASIS OF BEARINGS:

BEARING SHOWN HEREIN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 8, (CGCS-83) GRID LINE BETWEEN TWO CONTIGUOUS OPERATING REFERENCE STATIONS "P181" AND "P181", AS PUBLISHED BY THE SCRIPTS ORBIT AND PERMANENT ARRAY CENTER (SPAC), FROM 2017.50, BEING HEADING 70° 00' 35.45" WEST.

SCALE: 1"=10'

PROPERTY ADDRESS:
 79-819 COUNTRY CLUB DRIVE
 BERRUDA DUNES, CA 92203

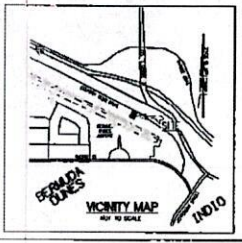
APN:
 007-100-002

LEGAL DESCRIPTION:
 LOT 27 TRACT 2642
 10 (019/038-098)

RECORD DATA:
 () DENOTES RECORD DATA
 PER TRACT 2642
 (40 019/038-098)

SURVEY NOTES:
 DENOTES FOUND VIGNETTE
 PER 40 019/038-098

PREPARED: 09/09/2013



 EGAN CIVIL, INC. 1000 S. GARDEN AVENUE, SUITE 100 ANAHEIM, CALIFORNIA 92810 (714) 944-1888 WWW.EGANCIVIL.COM	
MICHAEL CERVINO 1100 S. GARDEN AVENUE, SUITE 110 ANAHEIM, CALIFORNIA 92810 (714) 944-1888	
UNINCORPORATED COUNTY OF RIVERSIDE STATE OF CALIFORNIA COUNTRY CLUB DRIVE BERRUDA DUNES, CA 92203 PRELIMINARY SITE PLAN TENTATIVE PARCEL MAP 37676 VACANT LAND	
DRAWN BY: [Signature] CHECKED BY: [Signature] DATE: [Date] SCALE: AS SHOWN JOB NUMBER: 20130103 DATE: SEPTEMBER 09, 2013	SHEET 1 OF 4 FILE NO. [Number]

PRELIMINARY LANDSCAPE PLAN EXECUTIVE RV STORAGE

LANDSCAPE SUMMARY

TOTAL SITE AREA: 30,570 SQ. FT. (APPROX. .70 ACRES)

TOTAL LANDSCAPED AREA: 12,615 SQ. FT. (INCLUDING 3,115 SQ. FT. RETENTION BASIN AND UNDEVELOPED UNPAVED AREAS). PVIOUS SITE AREA = 41.3% OF TOTAL LOT AREA.

SUMMARY OF LANDSCAPE INTENT:

LOW AND MEDIUM WATER USE LANDSCAPE MATERIALS ARE PROPOSED PRIMARILY ALONG THE COUNTRY CLUB DRIVE STREET FRONTAGE. CANOPY TREES ARE SITED TO SHADE THE STREET FACIAGE OF THE BUILDING FROM AFTERNOON SUN. MEXICAN RIVER ROCK IS USED TO SUGGEST A DRY RIVERBED WITH MINIMAL WATER CONSUMPTION. VINES AND FOUNDATION SHRUBS ARE PROPOSED ON PRIVACY WALL IN NORTHWEST CORNER OF THE SITE TO PROVIDE A NATURAL GREEN SCREEN. PLANTING IS MINIMIZED IN RETENTION BASIN AND ON UNDEVELOPED PORTIONS OF THE SITE. FAN PALMS ARE PROVIDED TO CREATE AN OASIS LIKE EFFECT BY GROUPING THEM INTO HYDROZONES WITH OTHER PLANTINGS WITH SIMILAR WATER REQUIREMENTS. PLANTING IS NOT PROPOSED IN THE AIRPORT RUNWAY SETBACK AREA.

PLANT MATERIAL LEGEND

TREES

SYM. NAME	SIZE	COMMENTS	QUANTITY	WATER USE
Orange (Lathyrus) Citrus	24" Box	Standard	2	M.5
Peach (Lathyrus) Citrus	24" Box	Mini	2	L.2

PLANTS

SYM. NAME	SIZE	COMMENTS	QUANTITY	WATER USE
Chamaecyparis Family	24" Box	Mini	3	M.5
Washingtonia hybrid	14"-20" BBN	Subsant	7	M.5

SHRUBS

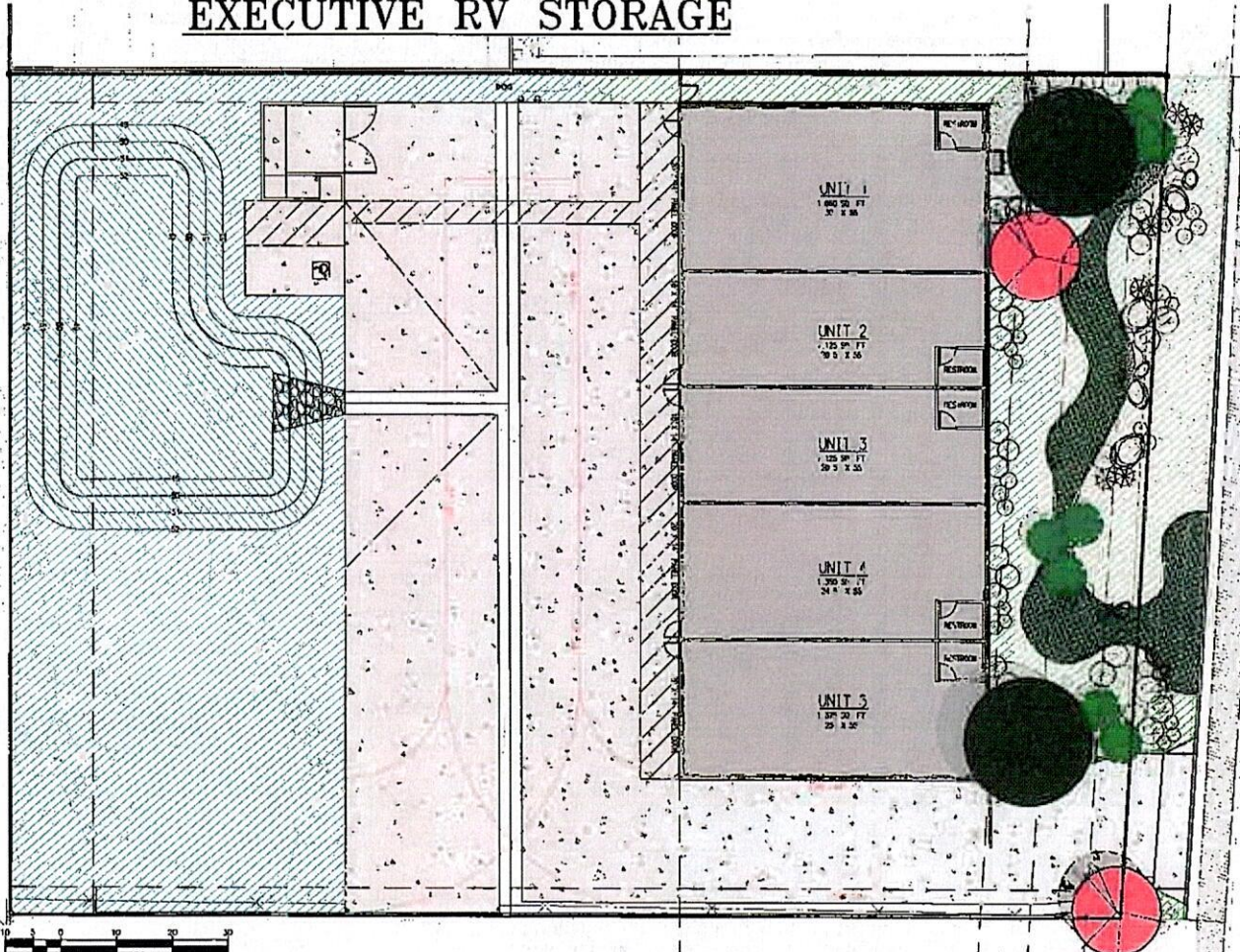
SYM. NAME	SIZE	QUANTITY	WATER USE
Sage (Lathyrus) 'Oh La La'	5 gal	100	M.5
Lavender (Lathyrus) 'Purple Haze'	5 gal	100	M.5
Lemon (Lathyrus) 'New Leaf'	1 gal	100	M.5
Lemon (Lathyrus) 'New Leaf'	1 gal	100	M.5
Lemon (Lathyrus) 'New Leaf'	1 gal	100	M.5
Lemon (Lathyrus) 'New Leaf'	1 gal	100	M.5
Lemon (Lathyrus) 'New Leaf'	1 gal	100	M.5
Lemon (Lathyrus) 'New Leaf'	1 gal	100	M.5

VINES AND ACCENTS

SYM. NAME	SIZE	QUANTITY	WATER USE
Vine (Lathyrus) 'Tartan Knot'	5 gal	2	M.5
Vine (Lathyrus) 'Tartan Knot'	5 gal	2	M.5
Vine (Lathyrus) 'Tartan Knot'	5 gal	2	M.5
Vine (Lathyrus) 'Tartan Knot'	5 gal	2	M.5

WEED MATRIEX

SYM.	DESCRIPTION
	WEED MATRIEX: UNLESS OTHERWISE NOTED, ALL PLANTING AREAS TO RECEIVE WEED MATRIEX SAND WITH A MAXIMUM PARTICLE SIZE OF ONE EIGHTH INCH TO A DEPTH OF 3". AVAILABLE FROM SOUTHWEST BOLDER, AND STONE (760)342-5522
	WEED MATRIEX: UNLESS OTHERWISE NOTED, ALL PLANTING AREAS TO RECEIVE WEED MATRIEX SAND WITH A MAXIMUM PARTICLE SIZE OF ONE EIGHTH INCH TO A DEPTH OF 3". AVAILABLE FROM SOUTHWEST BOLDER, AND STONE (760)342-5522



COUNTRY CLUB DRIVE

BASIS OF BEARINGS

BEARING DATA HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, (CCS-11) GRID LINE BETWEEN TWO CONTIGUOUS OPERATING REFERENCE STATIONS "7011" AND "7011", AS PUBLISHED BY THE SURVEYING CENTER AND PERMANENT ANCHOR CENTER (SPAC), EPOCH 2017.50, BEING NORTH 78°56'35.40" WEST.

BASIS OF COORDINATES

BEARING AND DISTANCE COORDINATES IN THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, (CCS-11) AND ARE DERIVED FROM TWO CONTIGUOUS OPERATING REFERENCE STATIONS "7011" AND "7011", AS PUBLISHED BY THE SURVEYING CENTER AND PERMANENT ANCHOR CENTER (SPAC), EPOCH 2017.50, PUBLISHED AS FOLLOWS:

STATION	NORTHING	EASTING	ELEVATION
7011	2,527,726.252	6,360,723.532	124.713
7012	2,561,429.728	6,490,253.942	1227.072

TOPOGRAPHIC SURVEY POINT COORDINATES ARE IN CIRCLES. GRID TO GROUND ADJUSTMENT WAS MADE A POINT 201, WITH THE FOLLOWING LISTED GRID COORDINATE DATA:

STATION	NORTHING	EASTING	ELEVATION
123	2,214,248.855	6,335,918.753	69.605

ADJUSTED GROUND VALUES WERE DERIVED BY DIVIDING GRID COORDINATES BY A CORRECTION SCALE AND ELEVATION FACTOR OF 0.999824504.

BENCHMARK

CITY OF PALM DESERT BENCHMARK ELEV. = 110.81' DATE = 10/20/10

CITY OF PALM DESERT BENCHMARK E140, BEING A 2" BRASS DISK, STAMPED "CITY OF PALM DESERT IN 140", SET IN TOP OF CONCRETE BRICK 4.25 FEET WEST OF THE CURB FACE, 17.6 FEET NORTHERLY OF THE INTERSECTION OF THE CORNER OF THE NORTHWEST CORNER OF COUNTRY CLUB DRIVE AND COUNTRY CLUB DRIVE.

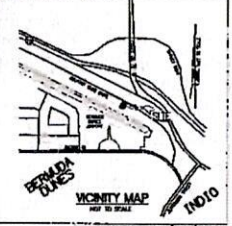
PROPERTY ADDRESS

70-700 COUNTRY CLUB DRIVE
BERMUDA DUNES, CA 92203

APN 007-400-002

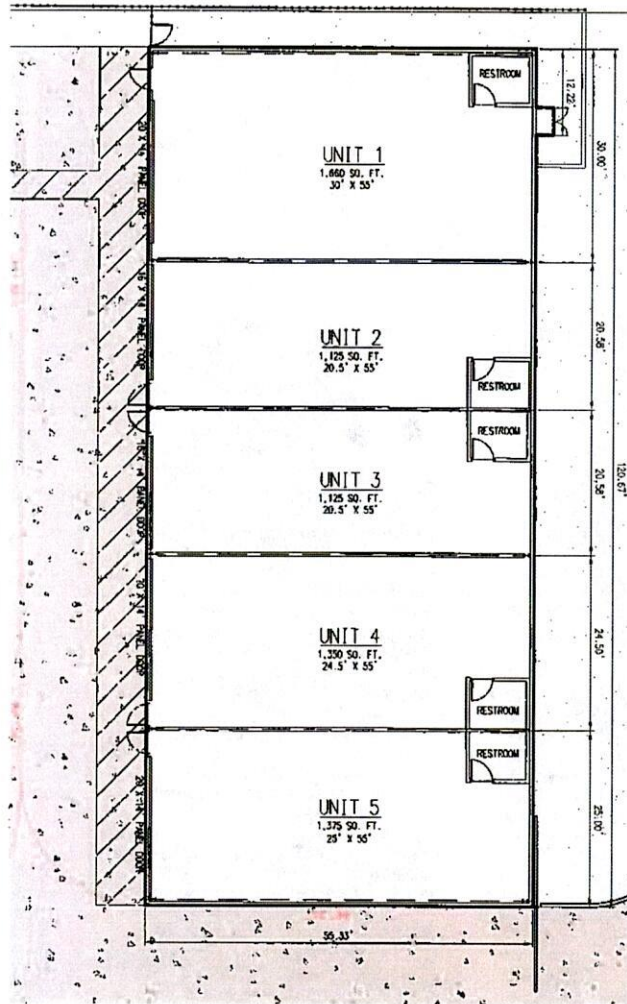
LEGAL DESCRIPTION
LOT 27 TRACT 2642
WB (049/208-090)

RECORD DATA:
LOT 27 TRACT 2642
PER TRACT 2642
(WB 049/208-090)



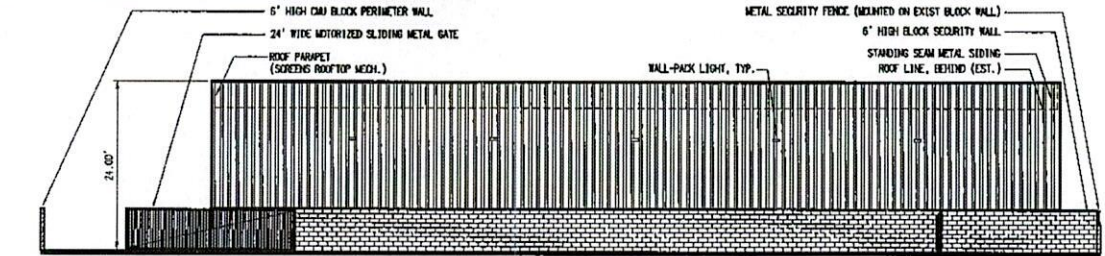
EGAN CIVIL, INC.		REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT	
17501 LA BREA CA 92746-2627		(714) 944-1855 WWW.EGANCIVIL.COM	
DATE	BY	SCALE	REVISIONS
MICHAEL BARRACLOUGH, LICENSE #10		REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT	
UNINCORPORATED COUNTY OF IRVING, STATE OF CALIFORNIA		COUNTRY CLUB DRIVES	
BERMUDA DUNES, CA 92209		PRELIMINARY LANDSCAPE PLAN	
TENTATIVE PARCEL MAP 37675		VICINITY MAP	
SHEET 4 OF 4		FILE NO.	
PREPARED: 09/09/2019			

RV CONDO PROJECT



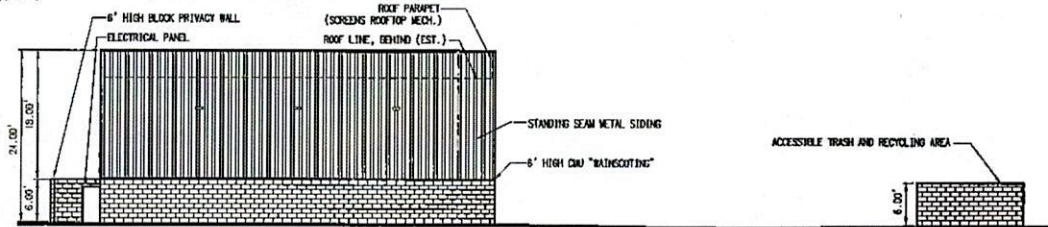
BUILDING FLOOR PLAN

SCALE: 1/8"=1'-0"



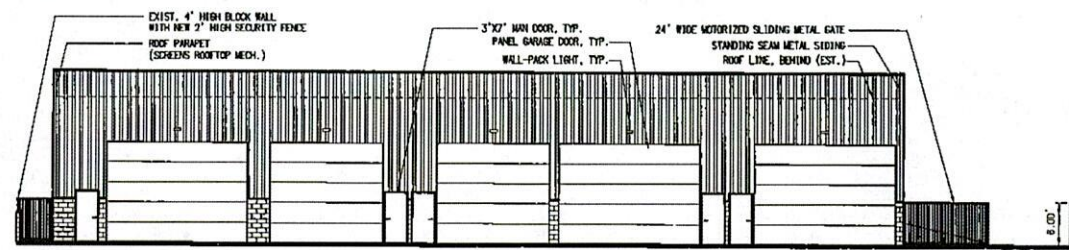
NORTH ELEVATION (LOOKING FROM COUNTRY CLUB DRIVE)

SCALE: 1/8"=1'-0"



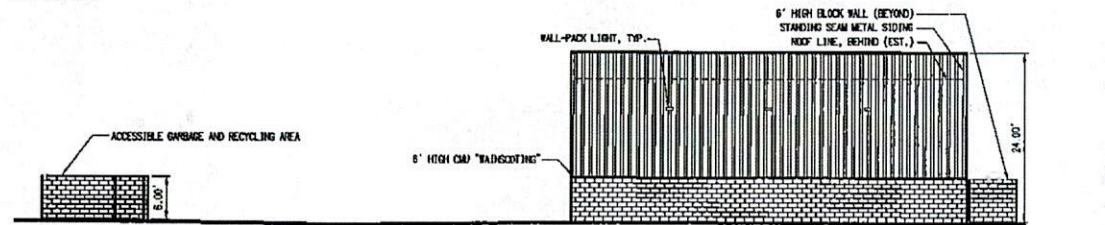
WEST ELEVATION (LOOKING TOWARDS ENTRY DRIVE)

SCALE: 1/8"=1'-0"



SOUTH ELEVATION (LOOKING TOWARDS COUNTRY CLUB DRIVE)

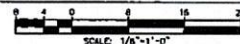
SCALE: 1/8"=1'-0"



EAST ELEVATION (LOOKING FROM ENTRY DRIVE)

SCALE: 1/8"=1'-0"

BUILDING FLOOR PLAN AND ELEVATIONS



SCALE: 1/8"=1'-0"

DATE	08/27/2019
SCALE	AS SHOWN
PROJECT	RV CONDO PROJECT
CLIENT	UNINCORPORATED COUNTY OF FRESNO, STATE OF CALIFORNIA
DESIGNER	EGAN CIVIL, INC.
PROJECT NO.	119
DATE	09/09/2019

EGAN CIVIL, INC.
 1000 N. G ST. SUITE 100
 FRESNO, CA 93703
 (559) 433-1111
 www.egancivil.com



UNINCORPORATED COUNTY OF FRESNO, STATE OF CALIFORNIA
 COUNTRY CLUB DRIVE
 BERNANDA DUNES, CA 92209
FLOOR PLAN & ELEVATIONS
 TENTATIVE PARCEL MAP 37675
 VACANT LAND
 MICHAEL BERNFIELD
 UNIT 119
 BRANCA DUNES, CA 92209
 (916) 916-1111

UNINCORPORATED COUNTY OF FRESNO, STATE OF CALIFORNIA
 COUNTRY CLUB DRIVE
 BERNANDA DUNES, CA 92209
FLOOR PLAN & ELEVATIONS
 TENTATIVE PARCEL MAP 37675
 VACANT LAND
 MICHAEL BERNFIELD
 UNIT 119
 BRANCA DUNES, CA 92209
 (916) 916-1111

DESIGNED BY	BOC
CHECKED BY	BOC
SCALE	AS SHOWN
DATE	09/09/2019
DATE	09/09/2019
SHEET	2 OF 4
PLZ NO.	2019023

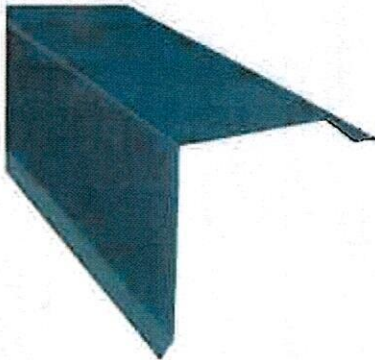
PREPARED: 9/9/2019

MATERIAL BOARD

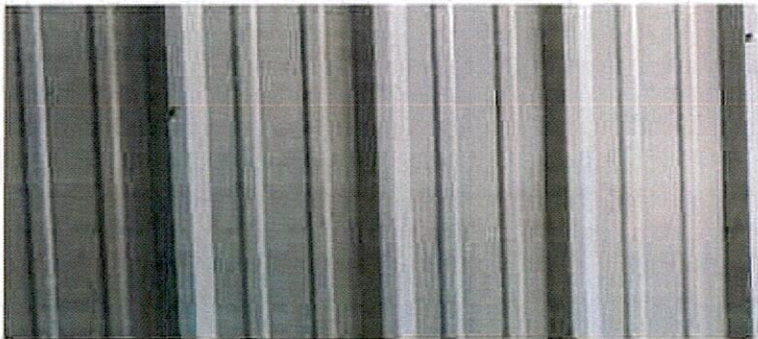
RV GARAGE STORAGE BUILDING



METAL TRIM (ROYAL BLUE)



TRIM DETAIL



STANDING SEAM METAL (ANTIQUE WHITE)



SPLIT-FACE CMU (MEDIUM GRAY)



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

Juan C. Perez
Agency Director



08/04/20, 3:36 pm

TPM37675

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37675. 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 land division consists of a Schedule E subdivision that will create a single parcel of 0.70 acres with five (5) Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of Unit 1 consisting of 1,660 Square feet, Unit 2 consisting of 1,125 square feet, Unit 3 consisting of 1,125 square feet, Unit 4 consisting of 1,350 square feet, and Unit 5 consisting of 1,375 square feet.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP Tentative Parcel Map No. 37675, dated September 11, 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:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- 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)

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Thank You.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

NOTIFICATIONS:

ACCESSIBLE PATH OF TRAVEL:

Please include with the building submittal a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

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

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

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

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE:

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

E Health

E Health. 1

ECP COMMENTS

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Fire

ADVISORY NOTIFICATION DOCUMENT**Fire****Fire. 1****Fire (cont.)****Fire. 1****Fire**

Planning Case Conditions

Date: 9/23/19

Case Number: TPM37675 / PPT190025

Project Name: RV Storage Units

Planner: Jay Olivas

Reviewed By: Chris Cox, Assistant Fire Marshal

East Office of the Fire Marshal Responsibility

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (as it is noted above) is required on all correspondence.

Additional information is available at our website: www.rvcfire.org

Questions should be directed to the Riverside County Fire Department, Office of the Fire Marshal at 77933 Las Montañas Suite 201, Palm Desert, CA 92211 (760) 863-8886.

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

1. **Fire Hydrants and Fire Flow:** Provide one copy of the water system plans to show there exist fire hydrant(s) capable of delivering the minimum fire flow, per CFC Appendix B Table B105.1, within 400 feet to all portions around the proposed structure. Minimum fire hydrant location and spacing shall comply with the CFC and NFPA 24. Reference 2016 California Fire Code (CFC) 507.5.1
2. **Fire Department Access:** Provide a site plan for fire apparatus access roads and signage. Access roads shall be provided to within 150 feet to all portions of all buildings and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 40,000 lbs. over two axles for areas of residential development and 60,000 lbs. over two axles for commercial developments. Ref. CFC 503.1.1 and 503.2.1 as amended by Ord. 787.
3. **Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal.** Ref. CFC 503.4.1
4. **Grading Permit Fire Department Review:** Submittal to the Office of the Fire Marshal for Precise Grading Permit will be required.
5. **Construction Permits Fire Department Review:** Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1

Fire (cont.)

These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.

6. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1

7. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger will be required to install a fire sprinkler system. Ref CFC 903.2 as amended by Ord. 787.

8. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72

9. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Ref. CFC 506.1

These conditions are preliminary and further review will occur upon receipt of construction plans. Additional requirements may be required based upon the adopted codes at the time of submittal.

Should you have any questions, or if some items are unclear, please phone our office at 760-863-8886 and speak with Assistant Fire Marshal Chris Cox to assist you with these conditions.

Chris Cox
Assistant Fire Marshal/Office of the County Fire Marshal
CAL FIRE/Riverside County Fire Department

Planning

Planning. 1

Gen - 90 Days to Protest

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

Planning. 2

Gen - Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 3

Gen - Fees for Review

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 3 Gen - Fees for Review (cont.)**

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 4 Gen - Final Map Preparer

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

Planning. 5 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 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

Planning. 6 Gen - Map Act Compliance

This land division shall comply with the State of California Subdivision Map Act and to all requirements of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 **Gen - Map Act Compliance (cont.)**
County Ordinance No. 460, Schedule E, unless modified by the conditions listed herein.

Planning. 7 **Gen - Submit Building Plans**

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

Planning. 8 **Gen - Zoning Standards**

The single lot created by this TENTATIVE MAP shall be in conformance with the development standards of the Industrial Park (I-P) zone.

Transportation

Transportation. 1 **DRAINAGE 1**

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 2 **DRAINAGE 2**

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 3 **ENCROACHMENT PERMIT**

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

Transportation. 4 **NO ADD'L ON-SITE R-O-W**

No additional on-site right-of-way dedication shall be required on Country Club Drive since adequate right-of-way exists.

Transportation. 5 **STD INTRO 3 (ORD 460/461)**

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5

STD INTRO 3 (ORD 460/461) (cont.)

provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Plan: TPM37675

Parcel: 607400002

50. Prior To Map Recordation

Planning

050 - Planning. 1

Gen - CC&R C/I COM EASEMENT

Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents: 1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and 2. One copy original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and, 4. A deposit equaling three hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, and d) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'landscape area', more particularly described on Exhibit '___', attached hereto. The property owners' association shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'landscape area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'landscape area' or any reciprocal easement established pursuant to the Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department-Survey Division-for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division-shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 2

Gen - Fee Balance

Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 3

Gen - Landscape Common Area

Not Satisfied

Plan: TPM37675

Parcel: 607400002

50. Prior To Map Recordation

Planning

050 - Planning. 3 Gen - Landscape Common Area (cont.) Not Satisfied

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule. For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's: 1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping. 2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto). 3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit. The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

050 - Planning. 4 Gen - Prepare a Final Map Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 5 Gen - Surveyor Checklist Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following: A. The single lot on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration. B. The single lot on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460. C. The common open space area shall be shown as approved on the tentative map on the FINAL MAP. D. The total number of industrial lots on the final map shall be 1 (one), with a common parking and common landscape area.

050 - Planning. 6 Map - ECS Note-Mt. Palomar Lighting Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with Ordinance No. 655."

050 - Planning. 7 Map - ECS Shall be Prepared Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP

Transportation

050 - Transportation. 1 0050 - TRANSPORTATION – STREETLIGHT ANNEXATION (Not Satisfied

Prior to map recordation, the project proponent shall file application for annexation, with fees, into the applicable maintenance district(s) (e.g. CSA, L&LMD, CFD, or other approved entity) for streetlight maintenance, as noted on the Maintenance Exhibit.

60. Prior To Grading Permit Issuance

Plan: TPM37675

Parcel: 607400002

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

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

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

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Planning

060 - Planning. 1 Gen -Grading Plan Review Not Satisfied

All grading permits shall be subject to the conditions of Plot Plan No. 190025.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance

Plan: TPM37675

Parcel: 607400002

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. Description of the proposed site and planned grading operations.
 3. Description of the level of monitoring required for all earth-moving activities in the project area.
 4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 9. Procedures and protocol for collecting and processing of samples and specimens.
 10. Fossil identification and curation procedures to be employed.
 11. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 12. All pertinent exhibits, maps and references.
 13. Procedures for reporting of findings.
 14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner

Plan: TPM37675

Parcel: 607400002

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

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

15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 ROUGH GRADE APPROVAL Not Satisfied

Prior to grading permit final, the applicant shall obtain rough grade approval from the Building and Safety Department. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County Transportation Department Inspector.

Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT(S) W/O LAND USE PERMIT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E Health

080 - E Health. 1 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 2 Water Will Serve Not Satisfied

Plan: TPM37675

Parcel: 607400002

80. Prior To Building Permit Issuance

E Health

080 - E Health. 2 Water Will Serve (cont.) Not Satisfied
 A "Will-Serve" letter is required from the appropriate water agency.

Planning

080 - Planning. 1 Gen - Grading Plan Review Not Satisfied
 All building permits shall be subject to the conditions of Plot Plan No. 190025.

Transportation

080 - Transportation. 1 TUMF Not Satisfied
 Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 NO PRECISE GRADE APPROVAL Not Satisfied
 A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).



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

Juan C. Perez
Agency Director



09/17/20, 4:48 pm

PPT190025

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT190025. 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 - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of PPT190025, and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

The use hereby permitted is to construct a 6,748 square foot metal sided building up to 24-feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for the above-described five (5) condominium units with common areas for parking, landscaping, and retention basin.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS: Exhibit A (Site Plan), Exhibit B (Elevations), Exhibit C (Floor Plans), Exhibit G (Conceptual Grading Plan), Exhibit L (Conceptual Landscaping and Irrigation Plans), dated September 11, 2019 by Egan Civil, Inc.

Advisory Notification. 4 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 **AND - Federal, State & Local Regulation Compliance (cont.)**

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:

- 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)

Advisory Notification. 5

Fire

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 5 Fire (cont.)**

Planning Case Conditions

Date: 9/23/19

Case Number: TPM37675 / PPT190025

Project Name: RV Storage Units

Planner: Jay Olivas

Reviewed By: Chris Cox, Assistant Fire Marshal

East Office of the Fire Marshal Responsibility

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (as it is noted above) is required on all correspondence.

Additional information is available at our website: www.rvcfire.org

Questions should be directed to the Riverside County Fire Department, Office of the Fire Marshal at 77933 Las Montañas Suite 201, Palm Desert, CA 92211 (760) 863-8886.

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

1. **Fire Hydrants and Fire Flow:** Provide one copy of the water system plans to show there exist fire hydrant(s) capable of delivering the minimum fire flow, per CFC Appendix B Table B105.1, within 400 feet to all portions around the proposed structure. Minimum fire hydrant location and spacing shall comply with the CFC and NFPA 24. Reference 2016 California Fire Code (CFC) 507.5.1
2. **Fire Department Access:** Provide a site plan for fire apparatus access roads and signage. Access roads shall be provided to within 150 feet to all portions of all buildings and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 40,000 lbs. over two axles for areas of residential development and 60,000 lbs. over two axles for commercial developments. Ref. CFC 503.1.1 and 503.2.1 as amended by Ord. 787.
3. **Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1**
4. **Grading Permit Fire Department Review:** Submittal to the Office of the Fire Marshal for Precise Grading Permit will be required.
5. **Construction Permits Fire Department Review:** Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 Fire (cont.)

6. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
7. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger will be required to install a fire sprinkler system. Ref CFC 903.2 as amended by Ord. 787.
8. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
9. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Ref. CFC 506.1

These conditions are preliminary and further review will occur upon receipt of construction plans. Additional requirements may be required based upon the adopted codes at the time of submittal.

Should you have any questions, or if some items are unclear, please phone our office at 760-863-8886 and speak with Assistant Fire Marshal Chris Cox to assist you with these conditions.

Chris Cox
Assistant Fire Marshal/Office of the County Fire Marshal
CAL FIRE/Riverside County Fire Department

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

NOTIFICATIONS:

ACCESSIBLE PATH OF TRAVEL:

- 1- Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;
 1. Accessible path construction type (Asphalt or concrete).
 2. Accessible path width.
 3. Accessible path directional slope % and cross slope %.
 4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

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

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE:

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

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

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

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

Plan Info

Plans prepared, stamped and signed by a design professional (California licensed Architect, or California Licensed Engineer) may not be altered with hand drawn information. The jurisdictional plan review and/or inspection staff is unable to determine when such information has been placed, and if in fact either the design professional or applicable park authority has in fact approved the added information.

All added structural components, cabinets/counter, or utility additions shall be included within the printed designed plans.

Planning

Planning. 1

15 - PLANNING - Landscape Requirement

Landscape Requirement

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

15 - PLANNING - Landscape Requirement (cont.)

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 2

Gen - 90 Days to Protest

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

Planning. 3

Gen - ALUC Agency Letter

The permit holder shall remain in compliance with the County of Riverside Airport Land Use Commission (ALUC) requirements of the conditional letter (summarized below) dated December 13, 2019, a copy of which is on file with the Riverside County Planning Department or with ALUC, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501

CONDITIONS: Any outdoor lighting shall be hooded or shielded; Prohibit the following:

1. Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
2. Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
3. Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
4. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
5. The following uses/activities are specifically prohibited at this location, due to inclusion in Compatibility Zone C: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; children's schools; day

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 3 Gen - ALUC Agency Letter (cont.)**

care centers; libraries; hospitals; nursing homes. 6. The attached notice (restated below) shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice. 7. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. 8. This project has been evaluated as 6,748 square feet of vehicle storage facility. Any increase in building area or conversion to any use other than storage or warehousing will require review by the Airport Land Use Commission. If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Planning. 4 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. 5 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. 6 Gen - Expiration Date

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of proposed construction and the actual occupancy of proposed buildings or land under the terms of the authorized use. The Planning Director, at his/her discretion, may grant additional time beyond the two (2) years stated above. Should the time be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

Planning. 7 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. 8 Gen - Hold Harmless

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8

Gen - Hold Harmless (cont.)

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 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 additional deposits.

Planning. 9

Gen - Land Division Required

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

Planning. 10

Gen - Lighting Hooded/Directed

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

Planning. 11

Gen - Mt. Palomar Lighting

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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 **Gen - No Resident Occupancy (cont.)**

Planning. 12 **Gen - No Resident Occupancy**

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises.

Planning. 13 **Gen - No RV or Car Camping**

No overnight Recreational Vehicle (RV) camping or Car Camping shall be permitted on the subject site.

Planning. 14 **LCP Landscape Concept Plan required at project submittal**

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO200005 ACCEPTED

County Geologic Report GEO No. 200005, submitted for the project CUP190004, was prepared by Sladden Engineering, and is titled; "Geotechnical Investigation, Proposed RV Condominiums, APN 607-400-002, Country Club Drive, Bermuda Dunes Area, Riverside County, California," dated November 28, 2018.

GEO200005 concluded:

1. Based on our research, the site is not currently located within any State of California designated fault zone.
2. Based upon published maps, onsite mapping, and a review of non-stereo digitized photographs of the site, risks associated with primary surface ground rupture should be considered "low."
3. No fissures or other evidence of subsidence were observed at the subject site. Generally, subsidence related to groundwater depletion is areal in nature with very little differential settlement over short distances such as across individual buildings.
4. Based on our review of historic groundwater maps of the site, and our experience in the project vicinity, it is our opinion that risks associated with liquefaction and liquefaction related hazards should be considered "negligible".
5. Based on the results of our laboratory testing (EI=0), the materials underlying the site are considered to have a "very low" expansion potential.
6. Static settlement is calculated to be less than one inch when using the recommended bearing pressures, and static differential settlement between footings can be assumed as one-half of the total static settlement.
7. Based on the relatively flat nature of the site, risks associated with slope failure, landsliding, rock falls, and debris flows are considered negligible/remote.

GEO200005 recommended:

1. Areas to be graded and paved should be cleared of any vegetation, associated root systems, and debris, and disposed of offsite.
2. All areas scheduled to receive fill should be cleared of old fill and any irreducible matter.
3. All native low density soils should be removed to a depth of at least 3 feet below existing grade or 2 feet below the bottom of footings, whichever is deeper.
4. The exposed surface should then be scarified, moisture conditioned to within two percent of optimum moisture content, and compacted to at least 90 percent relative compaction.
5. Removals should extend at least 5 feet laterally beyond the footing limits where possible.

GEO No. 200005 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200005 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1

COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 COUNTY WEB SITE (cont.)

Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2 ENCROACHMENT PERMIT

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

Transportation. 3 NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way dedication shall be required on Country Club Drive since adequate right-of-way exists.

Transportation. 4 STD INTRO (ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Waste Resources

Waste Resources. 1 Advisory Notices

1. AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- -Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- -Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet
- the requirements of AB 1826.

2. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Advisory Notices (cont.)

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

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

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

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



**ITEM: 1.3
(ID # 13431)**

MEETING DATE:

Tuesday, September 29, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF TENTATIVE PARCEL MAP NO. 37675 / PLOT PLAN NO. 190025 – Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), 15315 (Minor Land Divisions), and 15061 (Common Sense Exemption) – Owner/Applicant: Michael Griswold – Engineer: Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: South of Interstate 10 and Country Club Drive, North of Bermuda Dunes Airport, East of Adams Street, and West of Jefferson Street – 0.70 Acres - Zoning: Industrial Park (I-P) - REQUEST: Receive and File the Planning Commission's approval of Tentative Parcel Map No. 37675, a Schedule E subdivision that will create a single parcel of 0.70 acres with five (5) Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of Unit 1 consisting of 1,660 Square feet, Unit 2 consisting of 1,125 square feet, Unit 3 consisting of 1,125 square feet, Unit 4, consisting of 1,350 square feet, and Unit 5 consisting of 1,375 square feet. Plot Plan No. 190025 proposes to construct a 6,748-square-foot metal sided building up to 24 feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for the above-described five (5) condominium units with common areas for parking, landscaping, and retention basin. District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

ACTION: Consent

Charissa Leach, Assistant TLMA Director 9/23/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: September 29, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy

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

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on August 19, 2020, in Riverside.

**The Planning Department recommended APPROVAL; and,
THE PLANNING COMMISSION BY A 5-0 VOTE:**

FOUND the project **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15303 (New Construction or Construction of Small Structures), 15315 (Minor Land Divisions) and 15061 (Common Sense Exemption), based on the findings and conclusions incorporated in the staff report;

APPROVED TENTATIVE PARCEL MAP NO. 37675, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and

APPROVED PLOT PLAN NO. 190025, 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

Tentative Parcel Map No. 37675 proposes a Schedule E subdivision that will create a single parcel of 0.70 acres with five (5) Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of Unit 1 consisting of 1,660 Square feet, Unit 2 consisting of 1,125 square feet, Unit 3 consisting of 1,125 square feet, Unit 4 consisting of 1,350 square feet, and Unit 5 consisting of 1,375 square feet.

Plot Plan No. 190025 proposes to construct a 6,748-square-foot metal sided building up to 24-feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for the above-described five (5) condominium units with common areas for parking, landscaping, and retention basin.

The project is located south of Interstate 10 and Country Club Drive, north of Bermuda Dunes Airport, east of Adams Street, and west of Jefferson Street in the unincorporated community of Bermuda Dunes.

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

Tentative Parcel Map No. 37675 and Plot Plan No. 190025 were approved at the August 19, 2020, Planning Commission hearing in Riverside. There was no public comment at the hearing.

At the hearing, the Planning Commission requested the permit holder submit revised building elevations prior to building permit issuance to further address the metal facade with horizontal treatment to soften the starkness of the street side of the building.

To address the Planning Commission's request, the following Condition of Approval 80.Planning.5 was added to Plot Plan No. 190025 as follows: "Prior to building permit issuance, the permit holder shall submit revised building elevation sheet(s) to the Planning Department to address the metal building facade with horizontal decorative treatments to soften the starkness along the northerly building street frontage looking from Country Club Drive, and include a street view with and without landscaping. The design shall be shared with the 4th District Planning Commissioner for review, comment, and approval."

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless, within the time periods set forth on Ordinance Nos. 348 and 460, the applicant or an interested person files a complete appeal application on the forms provided by the Planning Department accompanied by the filing fee set forth in Ordinance No. 671.

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 August 19, 2020, public hearing.

ATTACHMENTS:

- A. Planning Commission Report of Actions**
- B. Planning Commission Staff Report**



Jason Farin, Principal Management Analyst 9/23/2020



Gregory H. Priamos, Director County Counsel 9/23/2020



PLANNING COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 19, 2020

1.0 CONSENT CALENDAR

- 1.1 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32323** – Applicant: Samantha Kuhns – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 Acre Min.) – Location: Northerly of Pepper Tree Street, easterly of Beech Street, southerly of Benton Road, and westerly of Pourroy Road – 20.03 Acres – Zoning: One Family Dwellings (R-1) – Approved Project Description: A Schedule “A” Subdivision of 20 Acres Into 38 Single Family Residences – **REQUEST:** First Extension of Time for Tentative Tract Map No. 32323, extending the expiration date to July 25, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org. **APPROVED** First Extension of Time for Tentative Tract Map No. 32323, extending the expiration date to July 25, 2023.
- 1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36826** – Applicant: Forester Toscana Development Company – Engineer/Representative: Adkan Engineers – First Supervisorial District – Temescal Zoning District – Temescal Canyon Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 - 5 Du/Ac) – Open Space: Conservation (OS-C) – Location: Northerly of Temescal Canyon, southerly of Interstate 15, easterly of Park Canyon Road, and westerly of Mayhew Canyon Road – 76.58 acres – Zoning: Specific Plan (SP No. 327) – Approved Project Description: A Schedule “A” subdivision of 76.58 acres into 330 residential lots and 55 lots for private street lots, common areas, slopes and detention basins – **REQUEST:** First Extension of Time for Tentative Tract Map No. 36826, extending the expiration date to September 28, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at rgonzalez@rivco.org. **APPROVED** First Extension of Time for Tentative Tract Map No. 36826, extending the expiration date to September 28, 2023.
- 1.3 **PLOT PLAN WIRELESS NO. 190001 and VARIANCE NO. 190003 – RECEIVE and FILE** – Intent to Adopt a Negative Declaration – CEQ190001 – Applicant: AT&T – Third Supervisorial District – San Jacinto Mountain Zoning Area – REMAP Area Plan: Rural: Rural Residential (R-RR) (5 Acres Minimum) – Location: Northerly of McCall Park Road, easterly of State Highway 74, southerly of Double View Drive, and westerly of State Highway 243 – 11.67 Gross Acres – Zoning: Rural Residential – 10 Acre Minimum (R-R-10) – **REQUEST:** Plot Plan Wireless No. 190001 proposes to construct a 90-foot tall AT&T wireless communication tower, disguised as a mono-pine, with a 800 square-foot equipment enclosure. Variance No. 190003 proposes a modification to the height requirement established through Section 19.410.C of Ordinance No. 348 which states disguised wireless communication facilities in residential zone classifications shall not exceed 50 feet, the proposal requests a variance for a 90 foot tower. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **RECEIVED and FILED.**
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE
- 3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE
- 4.0 PUBLIC HEARINGS – NEW ITEMS:
- 4.1 **TENTATIVE PARCEL MAP NO. 37675 (TPM37675) and PLOT PLAN NO. 190025 (PPT190025) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures), 15315 (Minor Land Divisions), and 15061 (Common Sense Exemption) – Owner/Applicant: Michael Griswold – Engineer: Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 Floor Area Ratio) – Location: Southerly of Interstate 10 and Country Club Drive, northerly of Bermuda Dunes Airport, easterly of Adams Street, and westerly of Jefferson Street – 0.70 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Tentative Parcel Map No. 37675 proposes a Schedule “E” subdivision that will create a single parcel of**
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
FOUND the project exempt from the California Environmental Quality Act (CEQA); and,
APPROVED Tentative Parcel Map No. 37675; and,
APPROVED Plot Plan No. 190025; and, subject to the conditions of approval as modified at hearing.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 19, 2020**

0.70 acres with five (5) Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The condominium units consist of Unit 1 consisting of 1,660 sq. ft., Unit 2 consisting of 1,125 sq. ft., Unit 3 consisting of 1,125 sq. ft., Unit 4 consisting of 1,350 sq. ft., and Unit 5 consisting of 1,375 sq. ft. Plot Plan No. 190025 proposes to construct a 6,748 sq. ft. metal sided building up to 24 feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for the above-described five (5) condominium units with common areas for parking, landscaping, and retention basin. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

- 4.2 **TENTATIVE TRACT MAP NO. 37554 (TTM37554) and TENTATIVE TRACT MAP NO. 37556 (TTM37556) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan) – CEQ180089 and CEQ190005 – Applicant: Forestar Toscana Development Company/Andy Petjean – Engineer/Representative: Adkan Engineers/Mitch Adkinson – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Temescal Hills Drive, southerly of Spanish Hills Drive, easterly of Mayhew Road, and westerly of Indian Truck Trail – 110.4 Acres – Zoning: Specific Plan – **REQUEST: Tentative Tract Map No. 37554** proposes a Schedule "A" map to subdivide the Project site into seven (7) numbered lots and three (3) lettered lots. Lots 1 and 2 are proposed to be further subdivided into single family residential lots (TTM37556) and the lettered lots are proposed to be open space, conservation areas, landscaped lots, roads, and other non-residential lots. The map will also include mass grading, the extensions of Temescal Hills Drive and Phoebe Drive, and installation of storm drainage facilities. The tract map site is considered Phase 3 of Specific Plan No. 327A1 and is within Planning Areas 11, 12, 13, 14, 26D, and 27E. The tract map site is comprised of approximately 110.4 acres. **Tentative Tract Map No. 37556** proposes a Schedule "A" map to subdivide the Project site into 143 residential lots. Minimum lot width will be 50 feet and a minimum lot depth of 90 feet for a minimum lot size of 4,500 sq. ft. The proposed developable lots are considered Phase 3A of the Terramor Specific Plan and are within Planning Area 12 and 13. (Lots 1 and 2 of TTM37554). The Project site is comprised of approximately 29 gross acres. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

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

APPROVED Tentative tract Map No. 37554; and,

APPROVED Tentative Tract Map No. 37556, subject to the conditions of approval.

- 4.3 **CONDITIONAL USE PERMIT NO. 190022 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (Small Facilities) and 15061 (b)(3) (Common Sense) – Applicant: Carl R. Wood – First Supervisorial District – Lakeland Village Policy Area – Elsinore Area Plan – General Plan: Community Development: Mixed Use Area (CD-MUA) – Zoning: General Commercial (C-1/C-P) – Location: Southwesterly corner of Grand Avenue and Blanche Drive – 1.27 gross acres – **REQUEST: A Conditional Use Permit** for the construction of a 9,100 sq. ft. stand-alone retail store with associated parking and detention basin, that will include the sale of beer and wine for off site consumption (Subject to a type 20 license), and to approve the Public Convenience and Necessity Findings. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

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

APPROVED Public Convenience and Necessity Findings; and,

ADOPT Conditional Use Permit No. 190022, subject to the conditions of approval.

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**

Plan: PPT190025

Parcel: 607400002

80. Prior To Building Permit Issuance

Planning

- 080 - Planning. 2 80 - PLANNING - Landscape Plot Plan/Permit Required (cont Not Satisfied
5) Landscaping plans for slopes exceeding 3 feet in height;
6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall
be located outside of the ROW and dimensions shall be provided on the plan; and/or,
7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for
reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation
Department, Landscape Section shall clear this condition.

- 080 - Planning. 3 Gen - Conform to Elevations Not Satisfied
Elevations of all buildings and structures submitted for building plan check approval shall be in
substantial conformance with the elevations shown on APPROVED EXHIBITS.

- 080 - Planning. 4 Gen - Conform to Floor Plans Not Satisfied
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBITS.

- 080 - Planning. 5 Gen - Review Final Bldg. Elevations Not Satisfied
PRIOR TO BUILDING PERMIT ISSUANCE, the permit holder shall submit revised building elevation
sheet(s) to the Planning Department to address the metal building facade with horizontal decorative
treatments to soften the starkness along the northerly building street frontage looking from Country
Club Drive, and include a street view with and without landscaping. The design shall be shared with
the 4th District Planning Commissioner for review, comment, and approval.
ADDED BY PLANNING COMMISSION AUGUST 19, 2020

- 080 - Planning. 6 Gen - Roof Equipment Shielding Not Satisfied
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to
Planning Department approval.

- 080 - Planning. 7 Gen - School Impact Fees Not Satisfied
Impacts to the Desert Sands Unified School District shall be mitigated in accordance with California
State law.

Transportation

- 080 - Transportation. 1 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied
A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the
Transportation Department shall be approved and recorded against the property. A maintenance
organization will be established with a funding source for the permanent maintenance.

- 080 - Transportation. 2 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied
The Project shall construct BMP facilities described in the approved Final County WQMP prior to the
issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is

Plan: PPT190025

Parcel: 607400002

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 RCTD-USE-WQ - IMPLEMENT WQMP (cont.) Not Satisfied
responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 3 STREETLIGHT PLAN Not Satisfied

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

080 - Transportation. 4 STREETLIGHTS-L&LMD Not Satisfied

The project proponent shall submit to the Transportation Department L&LMD No. 89-1-C Administrator the following:

1. Completed Transportation Department application
2. (2) Sets of street lighting plans approved by Transportation Department.
3. Appropriate fees for annexation.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

080 - Transportation. 5 TUMF Not Satisfied

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

Waste Resources

080 - Waste Resources. 1 Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

Plan: PPT190025

Parcel: 607400002

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied

- 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

Planning

090 - Planning. 1 90 - TRANSPORTATION - Landscape Inspection and Drought Not Satisfied

Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

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

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Planning. 2 Gen - ADA Parking Not Satisfied

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 3 Gen - Bike Rack Not Satisfied

A bicycle rack with a minimum of two (2) bicycle spaces shall be provided in convenient location to

Plan: PPT190025

Parcel: 607400002

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 Gen - Bike Rack (cont.) Not Satisfied
facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 4 Gen - Custom Not Satisfied
Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 5 Gen - Ord. 875 CVMSHCP Fees Not Satisfied
Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Plot Plan No. 190025 is calculated to be 0.70 acres.

090 - Planning. 6 Gen - Ord. No. 659 (DIF) Not Satisfied
Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 190025 has been calculated to be 0.70 acres.

090 - Planning. 7 Gen - Utilities Underground Not Satisfied
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 8 Gen - Wall & Fence Locations Not Satisfied
Wall and fence locations shall be in conformance with APPROVED EXHIBITS and shall not create a gap between the adjacent wall where trash or animals can occupy.

Transportation

090 - Transportation. 1 DRAINAGE IMPROV COMPLETE Not Satisfied
All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention systems are required to be completed prior to occupancy.

Plan: PPT190025

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 DRIVEWAY Not Satisfied

The driveway shall be designed and constructed in accordance with County Standard No. 207A and shall be located in accordance with Exhibit for Plot Plan No. 190025, as approved by the Transportation Department.

090 - Transportation. 3 IMP PLANS Not Satisfied

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

090 - Transportation. 4 IMPROVEMENTS Not Satisfied

Country Club Drive is a County maintained road and shall be improved with 8-inch concrete curb-and-gutter and 6-foot wide concrete sidewalk located 38-feet from true centerline (48-feet from centerline per Tract 2642) and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 100-foot full width dedicated right-of-way in accordance with County Standard No. 93 pages 1 and 2 modified to match existing improvements along Country Club Drive.

090 - Transportation. 5 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 6 STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 7 STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

Waste Resources

090 - Waste Resources. 1 Recyclables Collection and Loading Area Inspection Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside

Plan: PPT190025

Parcel: 607400002

90. Prior to Building Final Inspection

Waste Resources

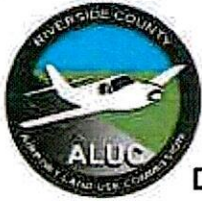
090 - Waste Resources. 1 Recyclables Collection and Loading Area Inspection (cont.) Not Satisfied
County Building and Safety Department through site inspection.

090 - Waste Resources. 2 Form D – Mandatory Commercial Recycling and Organics Re Not Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling

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

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



December 13, 2019

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

CHAIR

Steve Manos
Lake Elsinore

VICE CHAIR

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Desert Hot Springs

COMMISSIONERS

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Riverside

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Director

Simon A. Housman

John Guerin
Paul Rull

Barbara Santos

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

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1080BD19
Related File No.: PPT190025 (Plot Plan), TPM37675 (Tentative Parcel Map)
Compatibility Zone: Zones A, B2
APN: 607-400-002

Dear Mr. Olivas:

On December 12, 2019, the Riverside County Airport Land Use Commission (ALUC) found Riverside County Case Nos. PPT190025 (Plot Plan), a proposal to establish a 5-unit 6,748 square foot vehicle and RV/boat storage building on 0.70 acres located southerly of Country Club Drive and Interstate 10 freeway, westerly of Jefferson Street, easterly of Adams Street, and northerly of Bermuda Dunes Airport, and TPM37675 (Tentative Parcel Map No. 37675), a condominium parcel map for each of the units, **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions, as amended at the meeting to incorporate the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on November 21, 2019 (amended conditions, as added pursuant to FAA letter submitted at the hearing, shown in **bold type**), pursuant to Policy 3.3.6 of the Countywide Policies, based on the following special Findings specified below.

FINDINGS FOR A DETERMINATION OF CONSISTENCY PURSUANT TO POLICY 3.3.6 OF THE COUNTYWIDE POLICIES OF THE 2004 RIVERSIDE COUNTY AIRPORT LAND USE COMPATIBILITY PLAN:

1. The State Airport Permit for Bermuda Dunes Airport, a.k.a. Bermuda Dunes Executive Airport (UDD), includes a variance for the existing Federal Aviation Regulations Part 77 imaginary surface penetrations in the 7:1 Transitional Surface on the north side of the runway, with a 25 foot height restriction. These penetrations are the tree line, which is located at the edge of the Primary Surface and is marked in several locations with lighted obstruction poles. Objects north of the tree line, such as buildings in the industrial park, are acceptable as long as they do not exceed the 25 foot height restriction, since they are, in effect, shadowed by the tree line.
2. The mass and setback of the proposed structures are consistent with similar developments along Country Club Drive at a similar distance from, and parallel to, the runway.
3. Under the assumption that an application is submitted to the Federal Aviation Administration for review, and that the FAA issues a "Determination of No Hazard to Air Navigation" letter, "the structures would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities."
4. The proposed project as submitted will not create an undue safety hazard to people on the ground or aircraft in flight.
5. The proposed building is not located inside Zone A.
6. The proposed drainage basin contains no landscaping that could attract birds and is conditioned to drain within 48 hours of a storm event, which would reduce the potential

- for bird attractant and bird strike.
7. Use of the handicapped parking stall is expected to be rare and for limited time periods, as users will be parking their recreational vehicles in their individual garages within the building.
 8. The land use intensity for the site does not exceed the allowable land use intensity for the portion of the site in Zone B2.
 9. The land use will not result in excessive noise exposure because the storage use is not considered noise-sensitive.
 10. The airport owner has expressed support for the solid fence along the property line.
 11. The conditional use permit for the airport issued by the County will expire in 2027 if not renewed.

CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; places of worship or assemblies of people; noise-sensitive outdoor nonresidential uses; and hazards to flight.
4. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building.
5. Prior to issuance of a building permit, the property owner shall convey an avigation easement to Bermuda Dunes Airport. Copies of the recorded avigation easement shall be forwarded to the Airport Land Use Commission and to the County of Riverside.
6. Any ground-level or aboveground water detention basin or facilities shall be designed and maintained for a maximum 48-hour detention period after the design storm and remain totally dry between rainfalls. Vegetation around such facilities that would provide food or cover for birds would be incompatible with airport operations and shall not be

utilized in project landscaping. Trees shall be spaced to prevent large expanses of contiguous canopy, when mature. Trees and bushes shall not produce fruit, seeds, or berries.

No landscaping is proposed or permitted in the detention basin.

7. The project has been evaluated as 6,748 square feet of vehicle and RV/boat garage storage area. Any increase in building area or conversion to any use other than storage or warehousing will require review by the Airport Land Use Commission.
8. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and Bermuda Dunes Airport Manager.
9. **The Federal Aviation Administration has conducted aeronautical studies of the proposed project (Aeronautical Study Nos. 2019-AWP-14109-OE through 2019-AWP-14112-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.**
10. **The proposed building shall not exceed a height of 24 feet above ground level and a maximum elevation at top point of 77 feet above mean sea level.**
11. **The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.**
12. **Temporary construction equipment used during actual construction of the structure(s) shall not exceed 24 feet in height and a maximum elevation of 77 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
13. **Within five (5) days after construction of the proposed building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.**

Supporting documentation was provided to the Airport Land Use Commission and is available online at www.rcaluc.org, click Agendas 12-12-19 Agenda, Bookmark Agenda Item No. 2.2.

As noted above, the Federal Aviation Administration No Hazard to Air Navigation letters were issued on November 21, 2019 and are not included in the online agenda referenced above. Therefore, they are included as an attachment to this letter.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study Number: 2019-AWP-14109-OE thru 2019-AWP-14112-OE

cc: Michael Griswold (applicant/property owner)
Benjamin Egan, Egan Civil Inc. (representative)
Ann Goodwyn, Manager, Bermuda Dunes Executive Airport
ALUC Case File

Y:\AIRPORT CASE FILES\Bermuda Dunes\ZAP1080BD19\ZAP1080BD19.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2019-AWP-14109-OE

Issued Date: 11/21/2019

Michael Griswold
 Michael Griswold
 78650 Avenue 42, Apt. 510
 Bermuda Dunes, CA 92203

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Griswold Garage - Bldg NW Corner
 Location: Indio, CA
 Latitude: 33-44-51.22N NAD 83
 Longitude: 116-16-13.26W
 Heights: 53 feet site elevation (SE)
 24 feet above ground level (AGL)
 77 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 05/21/2021 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AWP-14109-OE.

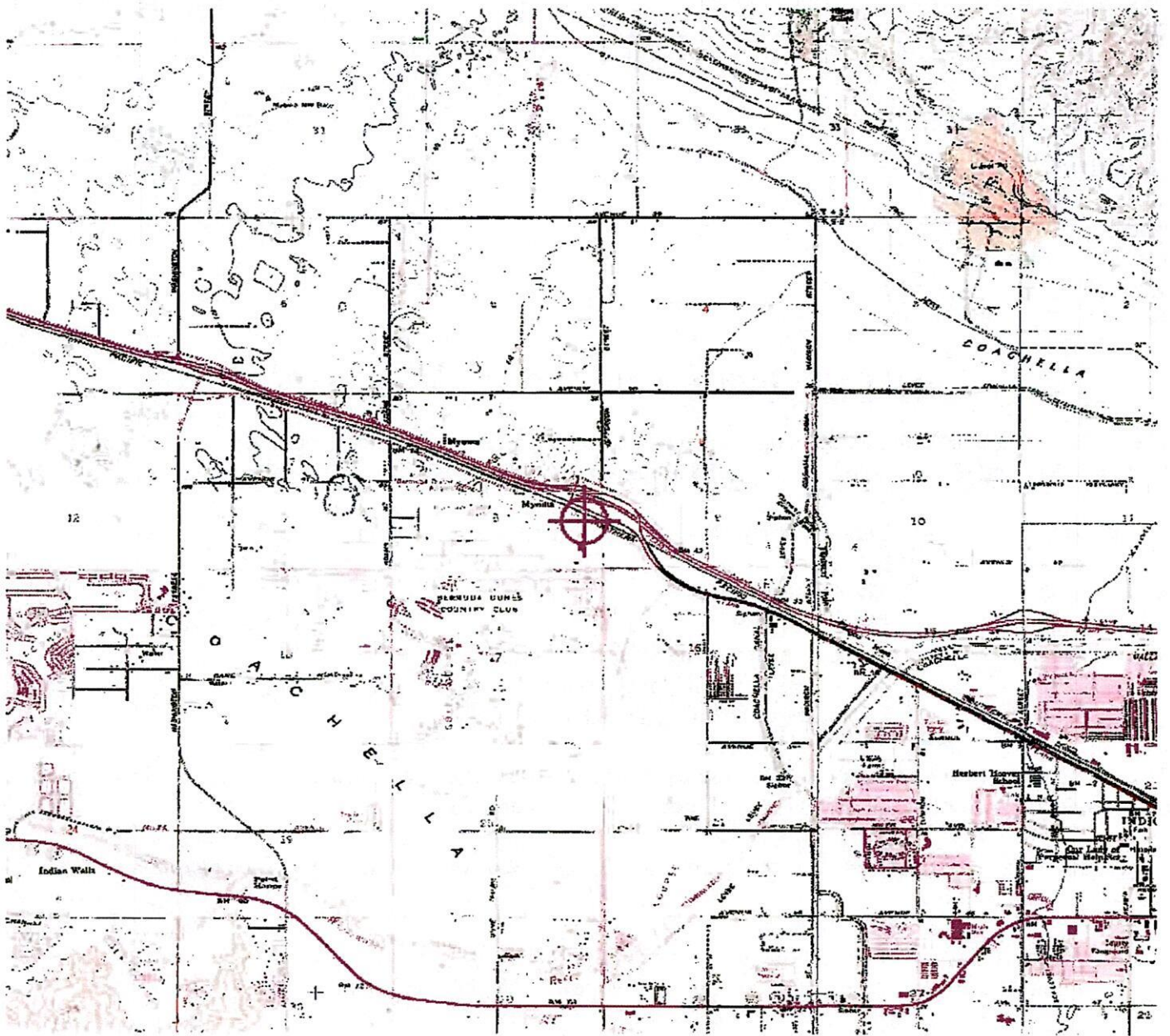
Signature Control No: 422317270-423430817

(EBO)

Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2019-AWP-14109-OE





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2019-AWP-14110-OE

Issued Date: 11/21/2019

Michael Griswold
 Michael Griswold
 78650 Avenue 42, Apt. 510
 Bermuda Dunes, CA 92203

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Griswold Garage - Bldg NE Corner
 Location: Indio, CA
 Latitude: 33-44-50.70N NAD 83
 Longitude: 116-16-11.97W
 Heights: 53 feet site elevation (SE)
 24 feet above ground level (AGL)
 77 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 05/21/2021 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

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If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AWP-14110-OE.

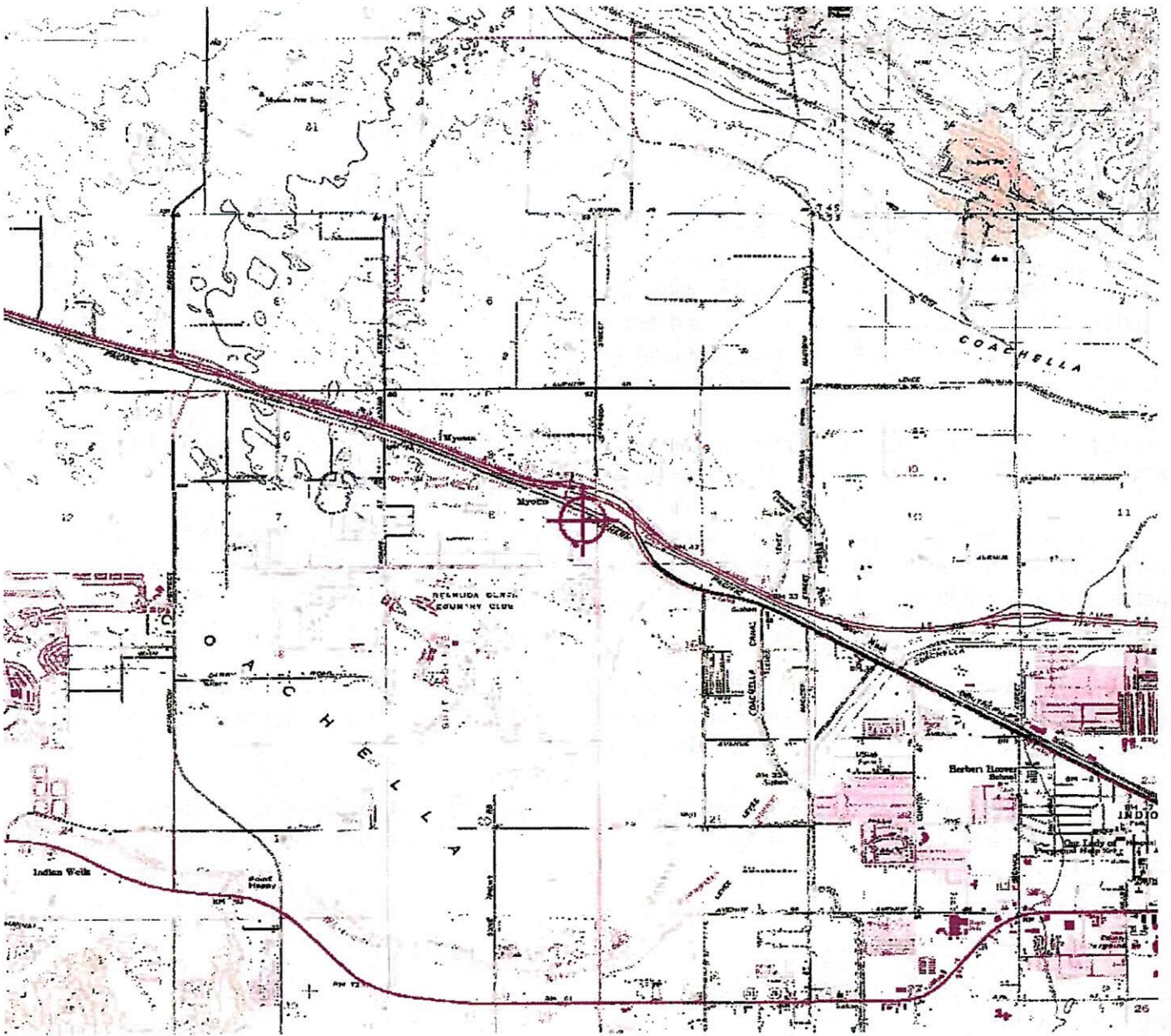
Signature Control No: 422317271-423430814

(EBO)

Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2019-AWP-14110-OE





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2019-AWP-14111-OE

Issued Date: 11/21/2019

Michael Griswold
Michael Griswold
78650 Avenue 42, Apt. 510
Bermuda Dunes, CA 92203

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Griswold Garage - Bldg SE Corner
Location:	Indio, CA
Latitude:	33-44-50.20N NAD 83
Longitude:	116-16-12.26W
Heights:	53 feet site elevation (SE) 24 feet above ground level (AGL) 77 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does exceed obstruction standards but would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

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If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AWP-14111-OE.

Signature Control No: 422317272-423430816

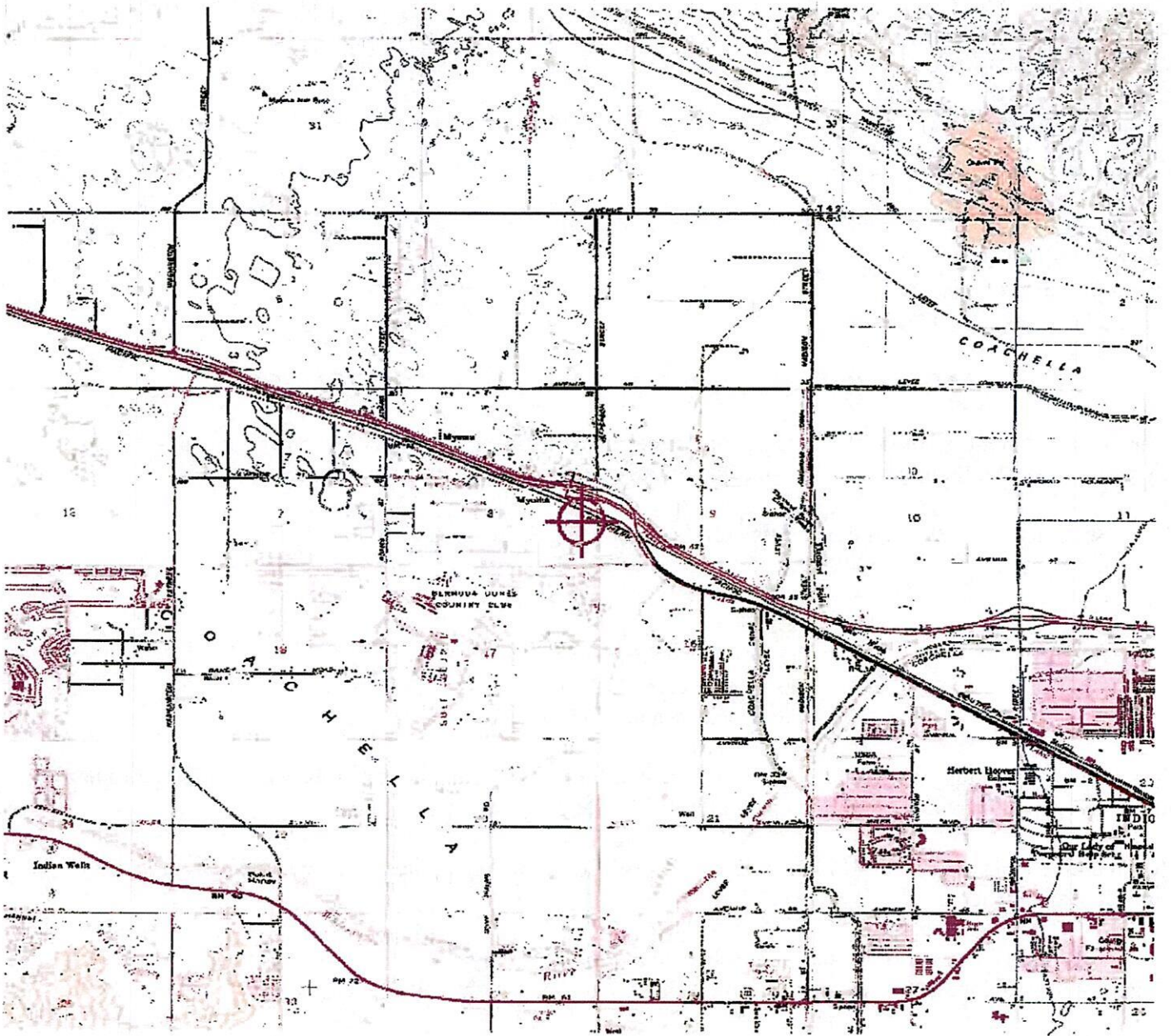
(EBO)

Karen McDonald
Specialist

Attachment(s)

Map(s)

TOPO Map for ASN 2019-AWP-14111-OE





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2019-AWP-14112-OE

Issued Date: 11/21/2019

Michael Griswold
Michael Griswold
78650 Avenue 42, Apt. 510
Bermuda Dunes, CA 92203

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Griswold Garage - Bldg SW Corner
Location:	Indio, CA
Latitude:	33-44-50.72N NAD 83
Longitude:	116-16-13.55W
Heights:	53 feet site elevation (SE) 24 feet above ground level (AGL) 77 feet above mean sea level (AMSL)

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It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

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If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AWP-14112-OE.

Signature Control No: 422317273-423430815

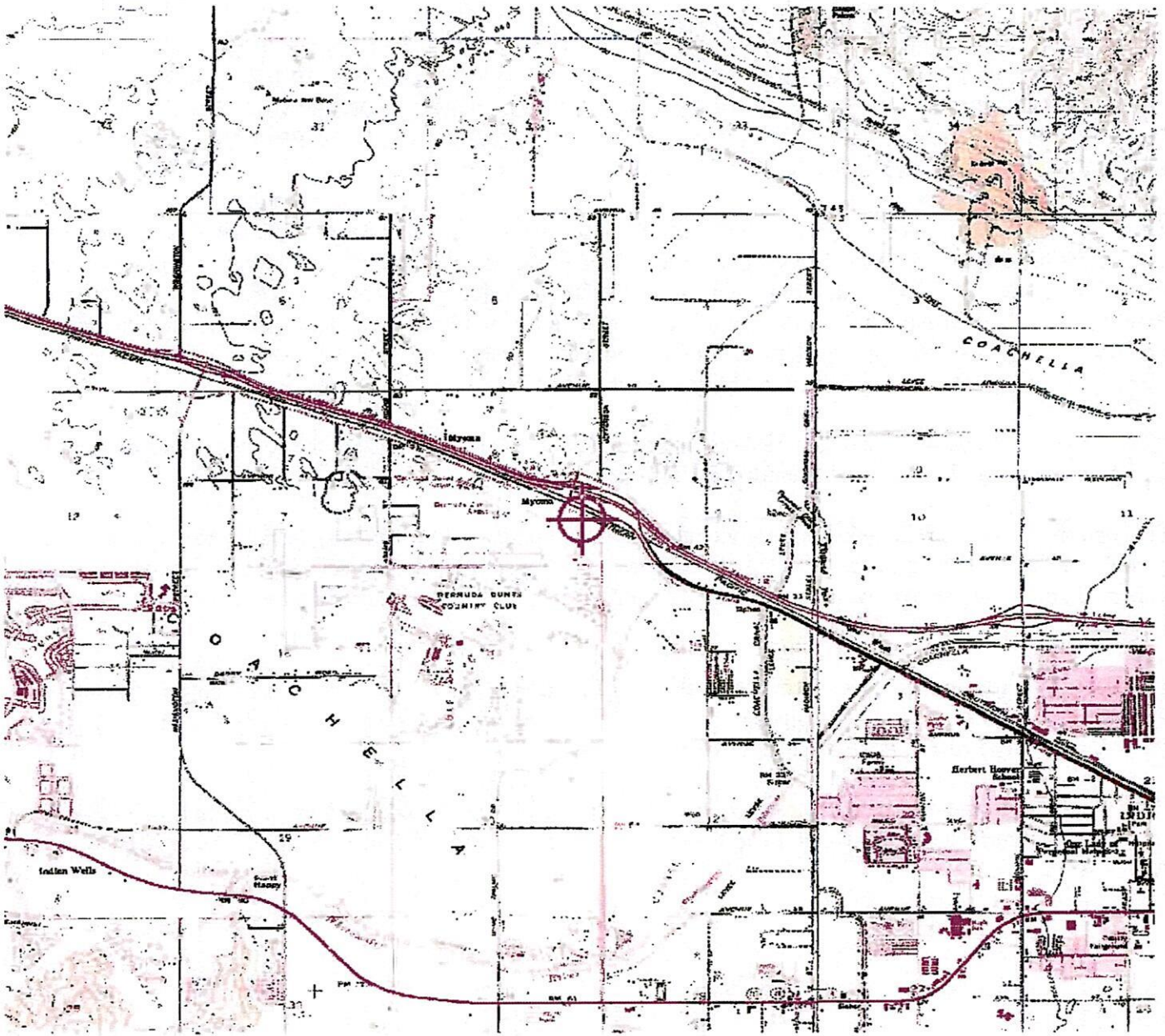
Karen McDonald
Specialist

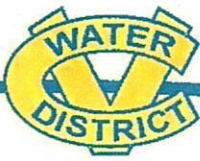
(EBO)

Attachment(s)

Map(s)

TOPO Map for ASN 2019-AWP-14112-OE





COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

CLERK OF THE BOARD
Sylvia Bermudez

ASSISTANT GENERAL MANAGER
Dan Charlton

October 15, 2019

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

Dear Mr. Olivas:

Subject: County of Riverside, Palm Desert, Tentative Parcel Map 37675,
Plot Plan 190025, Commercial Condos, APN 607-400-002

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 sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

This notice of 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.

Jay Olivas
Riverside County Planning Department
October 15, 2019
Page 2

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.

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

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

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

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

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

Sincerely,


Carrie Oliphant
Director of Engineering

Jay Olivas
Riverside County Planning Department
October 15, 2019
Page 3

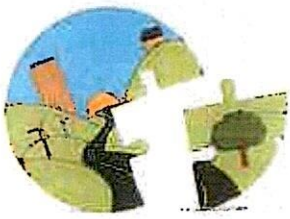
cc: Andrew Simmons
Riverside County Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

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

Michael Griswold
78650 Avenue 42, Unit 510
Bermuda Dunes, CA 92203

RM: ms\Eng\Dev Srvs\2019\Oct\DRL PZ 2019-10364 Commercial Condos.doc
File: 0163.1, 0421.1, 0721.1, 1150.11
Geo. 050708-4
PZ 19-10364



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|--|
| <input type="checkbox"/> TENTATIVE TRACT MAP | <input checked="" type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> MINOR CHANGE | Original Case No. _____ |
| <input type="checkbox"/> REVISED MAP | Original Case No. _____ |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Michael Griswold

Contact Person: Michael Griswold E-Mail: mcgris@yahoo.com

Mailing Address: 78650 Avenue 42, Unit 510
Bermuda Dunes, CA 92203
City State ZIP

Daytime Phone No: (760) 578-0385 Fax No: (N/A)

Engineer/Representative Name: Egan Civil, Inc.

Contact Person: Benjamin Daniel Egan, PE, PLS E-Mail: began@egancivil.com

Mailing Address: PO Box 5282
La Quinta, CA 92248-5282
City State ZIP

Daytime Phone No: (760) 404-7663 Fax No: (760) 262-1746

Property Owner Name: Michael Griswold

Contact Person: Michael Griswold E-Mail: mcgris@yahoo.com

Mailing Address: 78650 Avenue 42, Unit 510

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Bermuda Dunes, ^{Street} CA 92203
City State ZIP
Daytime Phone No: (760) 578-0385 Fax No: (N/A)

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Michael F. Gerswood _____
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
_____ SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 607-400-002
Approximate Gross Acreage: 0.70 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Bermuda Dunes Airport Runway, South of Country Club Drive, East of Adams Street, West of Jefferson Street.

SUBDIVISION PROPOSAL:

Map Schedule: _____ Minimum Developable Lot Size: 0.70 acres
Number of existing lots: 1 Number of proposed developable lots: 1
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 0 Subdivision Density: N/A dwelling units per acre.

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

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

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

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

If yes, indicate the type of report(s) and provide signed copy(ies): Geotechnical Report

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

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

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

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: Michael Griswold

Address: 78650 42nd Avenue, Unit 510

Phone number: (760) 578-0385

Address of site (street name and number if available, and ZIP Code): Country Club Drive, 92203


Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 607-400-002

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: N/A

Applicant: Michael Griswold  Date 9/2/19

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE: March 18, 2020 PARCELS/LOTS: 1
TRACT/PARCEL MAP #: TPM 37675 ZONING: IP
APN: 607-400-002 MAP SCHEDULE: A

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

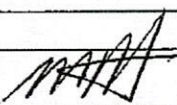
1. DOMESTIC WATER:

- THE Myoma Dunes WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED March 10, 2020.
- ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(SCHEDULE C, D, E, F, G)
- INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO Coachella Valley Water District SEWER SYSTEM AS PER LETTER DATED October 15, 2019.
- ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, _____ DATED _____ HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.

ADDITIONAL COMMENTS: _____

Mark Abbott 
ENVIRONMENTAL HEALTH SPECIALIST

Received by: email



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

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

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Michael Griswold hereafter "Applicant" and Michael Griswold "Property Owner".

Description of application/permit use:

Tentative Parcel Map for Condominium Purposes and Plot Plan for a (5) Unit Commercial Condominium Project for RV/Trailer/Boat and Automobile Storage on Lot 28 of Tract 2642 (MB 49/98-99) APN 607-400-002

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 607-400-002

Property Location or Address:
Country Club Drive, Bermuda Dunes, CA, Just west of Avenue 42

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Michael Griswold Phone No.: 760-578-0385

Firm Name: N/A Email: mcgris@yahoo.com

Address: 78650 Avenue 42, Unit 510
Bermuda Dunes, CA 92203

3. APPLICANT INFORMATION:

Applicant Name: Michael Griswold Phone No.: 760-578-0385

Firm Name: N/A Email: mcgris@yahoo.com

Address (if different from property owner)
Same as Property Owner

4. SIGNATURES:

Signature of Applicant:  Date: 9/2/19

Print Name and Title: Michael F. Griswold

Signature of Property Owner:  Date: 9/2/19

Print Name and Title: Michael F. Griswold

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

9/2/19

Property Owner(s) Signature(s) and Date

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

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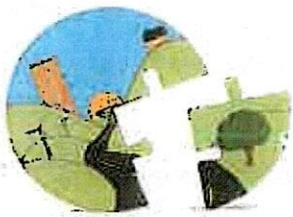
INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Michael Griswold

Contact Person: Michael Griswold E-Mail: mcgris@yahoo.com

Mailing Address: 78650 Avenue 42, Unit 510
Bermuda Dunes, CA 92203
City State ZIP

Daytime Phone No: (760) 578-0385 Fax No: (n/a) _____

Engineer/Representative Name: Egan Civil, Inc.

Contact Person: Benjamin Daniel Egan, PE, PLS E-Mail: began@egancivil.com

Mailing Address: PO Box 5282
La Quinta, CA 92248-5282
City State ZIP

Daytime Phone No: (760) 404-7663 Fax No: (760) 262-1746

Property Owner Name: Michael Griswold

Contact Person: Michael Griswold E-Mail: mcgris@yahoo.com

Mailing Address: 78650 Avenue 42, Unit 510
Bermuda Dunes, CA 92203
City State ZIP

Daytime Phone No: (760) 578-0385 Fax No: (_____) _____

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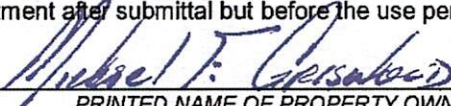
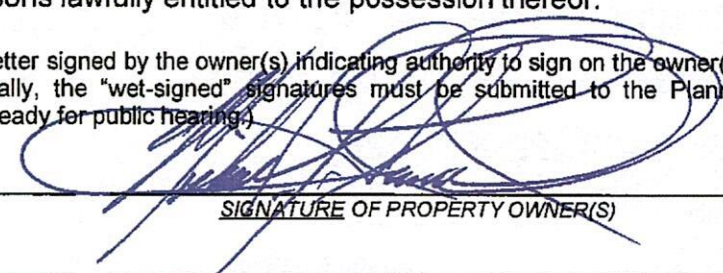
APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

 <hr/> PRINTED NAME OF PROPERTY OWNER(S)	 <hr/> SIGNATURE OF PROPERTY OWNER(S)
<hr/> PRINTED NAME OF PROPERTY OWNER(S)	<hr/> SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 607-400-002

Approximate Gross Acreage: 0.70 acres

General location (nearby or cross streets): North of Bermuda Dunes Airport Runway, South of Country Club Drive, East of Adams Street, West of Jefferson Street

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

(1) 6,748 SQUARE FOOT BUILDING, TO BE DIVIDED INTO 5 COMMERCIAL CONDOMINIUMS FOR RV, TRAILER, BOAT AND AUTOMOBILE STORAGE

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): SECTION 10.1.B.1.E.1

Number of existing lots: 1

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

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	6,748	24 FEET	1	AUTOMOBILE/RV/TRAILER/BOAT STORAGE CONDOMINIUMS
2				
3				
4				
5				
6				
7				
8				
9				
10				

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

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

NONE

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

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

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

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

If yes, indicate the type of report(s) and provide a signed copy(ies): GEOTECHNICAL REPORT

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

Is this an application for a development permit? Yes No

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

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

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

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

[Santa Margarita River](#)


[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

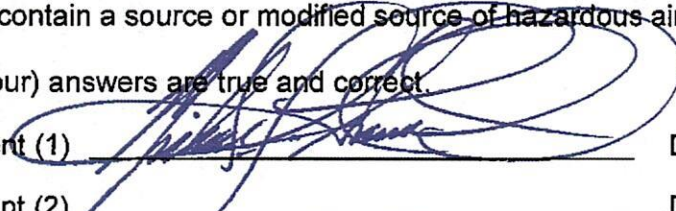
Name of Applicant: Michael Griswold
Address: 78650 Avenue 42, Unit 510, Bermuda Dunes, CA 92203
Phone number: (760) 578-0385
Address of site (street name and number if available, and ZIP Code): 92203
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: 607-400-002
Specify any list pursuant to Section 65962.5 of the Government Code: None
Regulatory Identification number: N/A
Date of list: N/A
Applicant: Michael Griswold  Date 9/2/19

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1)  Date 9/2/19
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx

Created: 04/29/2015 Revised: 08/03/2018

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 13, 2020,

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

APN (s) or case numbers TPM37675 / PPT190025 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1400'

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