

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 9, 2009

SUBJECT: CONDITIONAL USE PERMIT NO. 3605 / VARIANCE NO. 1852 – EA No. 42032 – Applicant: Rainbow Spa, Inc. – Engineer/Representative: Gabriel King - Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – Location: Northerly of Avenue 18, westerly of Langlois Road, easterly of Corkill Road – 9.0 Gross Acres - Zoning: Controlled Development (W-2) - REQUEST: The conditional use permit proposes to permit a pre-existing 156-space permanent occupancy Recreational Vehicle (RV) Park with accessory clubhouse, office facility, parking area, and recreation area with pool, including the addition of an approximate 20,000 square foot RV storage area; the variance proposes to adjust certain permanent occupancy development standards including reducing space size requirements and reducing recreational area requirements to reflect special circumstances related to an existing RV Park established prior to 1988. APN(s): 654-210-022; 654-200-054, 654-210-005, 654-210-006, 654-210-007, 654-210-008, 654-210-009.
(Legislative)

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on February 18, 2009.

The Planning Department recommended approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42032** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Ron Goldman
Planning Director

RG:jd

D.M.

☐ Policy

☐ Policy

☐ Consent

☐ Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

APPROVED VARIANCE NO. 1852, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report; and,

APPROVED CONDITIONAL USE PERMIT NO. 3605, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND: The applicant introduced Petitions signed by 154 members of Rainbow Spa, Inc., indicating the members hold a common undivided ownership in the RV Park. Applicant and the park members requested a permit with full life term. Applicant further introduced five Proponent Exhibits signed by the Managers of surrounding RV and Mobile Home Parks in the area, also requesting a full life term. The Planning Department recommended a twenty-year life term, based upon comparable parks in the area.

Ms. Mary Justice, a member of the public, spoke on behalf of another park, requesting Rainbow Spa, Inc., to be held to the same street improvement standards, and asked what they were. She was referred to the appropriate conditions of approval by the Transportation Department.

After discussion and consultation with County Counsel on the potential risks of a full life term, and with concerns expressed by Commissioner Petty on age-restricted projects and the space limitations of the recreation area, the Planning Commission voted 5-0-0 to approve with a 30-year life term which expires in 2039.

4/9/09

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**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 18, 2009
LA QUINTA COUNCIL CHAMBERS**

- I. AGENDA ITEM 5.4 CONDITIONAL USE PERMIT NO. 3605 / VARIANCE NO. 1852** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Rainbow Spa, Inc. – Engineer/Representative: Gabriel King - Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – Location: Northerly of Avenue 18, westerly of Langlois Road, easterly of Corkill Road – 9.0 Gross Acres - Zoning: Controlled Development (W-2) - APN(s) 654-210-022, 654-200-054, 654-210-005, 654-210-006, 654-210-007, 654-210-008, 654-210-009. (Quasi-Judicial)

II. PROJECT DESCRIPTION

The conditional use permit proposes to permit a pre-existing 156-space permanent occupancy Recreational Vehicle (RV) Park including an approximately 20,000 square foot RV storage area. The variance proposes to adjust certain permanent occupancy development standards as found in Article XIXd, Recreational Vehicle Parks, including reducing space size requirements from 1750 square feet to 1290 square feet and to reduce recreational area requirements from approximately 31,000 square feet to approximately 13,000 square feet, to reflect special circumstances related to an existing RV Park established prior to 1988.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Judy Deertrack, at 760-863-8277 or e-mail jdeertra@rctlma.org.

The following spoke in favor of the subject proposal:

Frank Mattus, Respondent, 17-777 Langlois Rd SP 41, Desert Hot Springs, Ca. 92240

Trish Mc Connell, Other Interested Party

Pat Card, Applicant, 17-777 Langlois Rd, Desert Hot Springs, Ca. 92240

Steven Pendergast, Neighbor

Margery Holsather, Applicant, 17-777 Langlois Rd SP 66, Desert Hot Springs, Ca 92240

The following gave time to Margery Holsather:

Herbert Schmid, Other Interested Party, 17-777 Langlois Rd SP 134, Desert Hot Springs, Ca. 92240

John Burkhardt, Applicant's Representative, 17-777 Langlois Rd, Desert Hot Springs, Ca. 92240

Harold Heggnes, Other Interested Party, 17-777 Langlois Rd SP 67, Desert Hot Springs, Ca. 92240

Richard Pittsenbarger, Other Interested Party, 17-777 Langlois Rd SP 116, Desert Hot Springs, Ca. 92240

Emma Schubert, Applicant

Norm Arial, Other Interested Party, 17-777 Langlois Rd SP 52, Desert Hot Springs, Ca. 92240

Ann Arial, Other Interested Party, 17-777 Langlois Rd SP 52, Desert Hot Springs, Ca. 92240

The following did not wish to speak but want to be recorded as in favor of the subject proposal:

Karen Haegeren, Applicant

Keith Haegeren, Applicant

The following spoke in a neutral position of the subject proposal:

Mary Justice, Neighbor, 3998 Avenida Verano, Thousand Oaks, CA 91360

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 18, 2009
LA QUINTA COUNCIL CHAMBERS**

PLANNING COMMISSION
AGENDA ITEM NO. 5.4 PAGE 2

No one spoke in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES
NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42032** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3605**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **VARIANCE NO. 1852**, to adjust permanent occupancy development standards as found in Article XIXd Recreational Vehicle Parks, including reducing space size requirements from 1750 square feet to 1290 square feet and to reduce recreational area requirements from approximately 31,000 square feet to approximately 13,000 square feet, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 5.4
Area Plan: Western Coachella Valley
Zoning District: Pass & Desert
Supervisory District: Fourth
Project Planner: Judith E. Deertrack
Planning Commission: February 18, 2009

Conditional Use Permit No. 3605
Variance No. 1852
E.A. Number: 42032
Applicant: Rainbow Spa, Inc.
Engineer/Rep.: Gabriel King

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The conditional use permit proposes to permit a pre-existing 156-space permanent occupancy Recreational Vehicle (RV) Park with accessory clubhouse, office facility, parking area, and recreation area with pool, including the addition of an approximate 20,000 square foot RV storage area; the variance proposes to adjust certain permanent occupancy development standards including reducing space size requirements and reducing recreational area requirements to reflect special circumstances related to an existing RV Park established prior to 1988. The project is located on the northwest corner of Avenue 18 and Langlois Road, in the community of Desert Edge, and currently operates as "Rainbow Spa."

ISSUES OF POTENTIAL CONCERN:

The proposed project occupies approximately nine (9) acres, and lies within the Western Coachella Valley Area Plan in the community of Desert Edge southwest of Desert Hot Springs, and is subject to the Desert Edge Design Guidelines. The project is currently operating as a RV park originally permitted for a twenty-five year life term under Conditional Use Permit No. 2660 (CUP2660), which expired in January 2009. The project proposes the permitting of an approximately ½ acre RV storage yard at the southwest corner of the project. The RV storage yard area is presently in use, but was not part of the original CUP2660.

Surrounding land use consists of adjacent vacant land to the immediate west, with similar mobile home and RV parks to the west; mobile home and RV parks also exist to the north, east, and south with single-family residences to the northwest. A flood control channel exists on the northerly boundary.

The current land use designation is Community Development: High Density Residential (CD:HDR) (8-14 du/ac), with a zoning classification of Controlled Development (W-2). The proposed project meets the requirements for the Community Development: High Density Residential land use designation, and is compatible with the W-2 zone. The density of the RV Park is 17.3 RV units per acre. While this exceeds the 16-space per acre policy of the Western Coachella Valley Area Plan (WCVAP), this operating RV Park was permitted in 1984, a date that precedes not only the current Riverside County General Plan (RCIP), but the general plan that predated the RCIP.

The applicant has applied for a variance to the terms of the RV Park Ordinance standards of Article XIXd of Riverside County Ordinance No. 348. The ordinance regulates permit requirements and development standards for all RV Parks. A variance application was filed to adjust permanent occupancy development standards as found in Article XIXd Recreational Vehicle Park standards, including reducing space size from 1750 square feet to not less than 1290 square feet and reducing recreational area requirements from approximately 31,000 square feet to not less than 13,000 square feet. Special circumstances exist with regards to the requested variance based upon prior approval of CUP2660, the project location in proximity to other operating RV Parks that have been granted variances, and the fully constructed and operating status of this RV Park. The lot is fully developed with

mature landscaping, and has been operating as a permanent occupancy park for a minimum of 25 years. Meeting current ordinance requirements is impractical given the built and operating status of the project. No grading or construction is proposed.

The project has been conditioned for future street improvements, curb and gutters, and DG trails / walkways on Avenue 18 and Langlois Road, in conjunction with the Desert Edge Design Guidelines, to be implemented at the time the contiguous property westerly of this project is developed, or as directed by the Transportation Department. See conditions of approval on file in the LMS, including 20 .TRANS. 1 – R.O.W. Dedication, 20 .TRANS. 2 – Existing Maintained.

Article XIXd of Ordinance 348, "Recreational Vehicle Parks," Section 19.97, includes a requirement, "Each recreational vehicle park shall have a 20-foot wide landscaped front yard extending along the full width of the parcel devoted to said use and along any side or rear property line abutting a street...." In the same section, the ordinance provides for modification this particular standard by the approving body. ~~The applicant does not meet the setback requirements. Planning staff recommends the Planning Commission modify the ordinance terms as an exception based upon the built-out and operating status of the development.~~

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1): | Operating RV Park |
| 2. Surrounding Land Use (Ex. #1): | Surrounding land use designations consist of adjacent vacant land to the west, with mobile home and RV parks to the extended west; mobile home and RV parks to the north, east, and south; and single-family residences to the northwest. |
| 3. Existing Zoning (Ex. #3): | Controlled Development (W-2) |
| 4. Surrounding Zoning (Ex. #3): | Controlled Development (W-2) to the north, east, south, and west, with R-2-8000 to the northeast. |
| 5. Riverside County General Plan | Land Use: High Density Residential (HDR) |
| 6. Project Data: | Total Acreage: approximately 9 acres
Lots: 156
Density: 17.3 RV units per acre |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42032** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

~~**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3605**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,~~

APPROVAL of **VARIANCE NO. 1852**, to adjust permanent occupancy development standards as found in Article XIXd Recreational Vehicle Parks, including reducing space size requirements from 1750 square feet to 1290 square feet and to reduce recreational area requirements from approximately

31,000 square feet to approximately 13,000 square feet, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with all elements of the Riverside County General Plan and the purpose and intent of the Western Coachella Valley Area Plan.
2. The proposed project is consistent with the W-2 zoning classification of Ordinance No. 348 which is the most appropriate zone for the land use designation, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through the project's design and existing improvements.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed variance to Article XIXd of Ordinance 348, permanent occupancy RV park standards, allowing reductions in recreational area and RV space size is compatible with surrounding development, to the status of other RV parks in the immediate vicinity, and grants of variance to projects built prior to 1988.
6. The variance request will not constitute a grant of special privilege inconsistent with the limitations upon other Controlled Development (W-2) zoned properties developed as RV parks in the vicinity.
7. The proposed project will not have a significant effect on the environment.

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

1. The project site is designated "Community Development: High Density Residential" (CD:HDR) on the Western Coachella Valley Area Plan.
2. The proposed use as a permanent occupancy RV Park is a conditionally permitted use in the High Density Residential (HDR) land use designation.
3. The project site is surrounded by properties which are designated High Density Residential (HDR) to the north and south; Medium High Density Residential (MHDR) to the east; and Medium Density Residential (MDR) and Very High Density Residential (VHDR) to the west.
4. The zoning for the subject site is Controlled Development (W-2).
5. The proposed use for a permanent occupancy RV Park is a permitted use, subject to approval of Conditional Use Permit No. 3605 and Variance No. 1852, in the Controlled Development (W-2) zone.

6. The proposed use for an RV park is consistent with the development standards set forth in the Controlled Development (W-2) zone through application of the conditional use permit which extends the life of the existing facility and the variance which recognizes an existing condition.
 7. The project site is surrounded by properties which are zoned Controlled Development (W-2) to the north, east, south, and west, with Mobile Home and RV Park developments to the north, east, south and west of the project.
 8. Variance No. 1852 is to the terms of Article XIXd of Ordinance 348, permanent occupancy RV park development standards, and includes reducing space size requirements and reducing recreational area requirements; this variance reflects special circumstances related to an existing RV park established prior to 1988 due to the location of this existing RV park within an area surrounded by similar RV parks developed under similar standards. The county established Article XIXd of Ordinance 348 in February 1989; the original entitlement for this RV park, CUP02660, was approved in 1984.
 9. The proposed variance is compatible with surrounding development considering location within an area long developed with similar RV parks and grants of variances to RV parks in the immediate vicinity, which include, for example, Almar Acres, a 184-space RV park, the Catalina Spa, a 291-space RV park and the Quail Valley, a 288-space RV park.
 10. Domestic water is provided by the Coachella Valley Water District (CVWD). Sanitation is provided by an existing on-site septic system.
 11. The project is approximately four (4) miles from a fire station. The project has provided appropriate fire protection improvements, such as fire hydrants, a water system, and secondary access.
 12. This project is located within the Coachella Valley Multiple Species Habitat Conservation Plan and is not located within a conservation area of that plan; the project does not conflict with the requirements of the plan.
 13. The project life shall consist of a limited life term to expire on July 1, 2029 which protects the public health and safety by allowing review of this land use for future compatibility and infrastructure improvements.
 14. The project shall operate as a "permanent occupancy" RV Park under the terms of Ordinance 348, "Recreational Vehicle Parks."
 15. A modification of Ordinance No. 348 standards, Section 19.97, with regards to the 20 foot required front and rear yard setback requirements for RV spaces abutting a street is consistent with the purpose and intent of that ordinance and the commission may grant a modification of ordinance standards on setback requirements as this will not conflict with the intent and purpose of those guidelines based upon the built-out and operating status of the development.
 16. CUP03605 proposes to continue operating as an RV park with a space density of approximately 17 RV spaces to the acre, above the Western Coachella Valley Area Plan's maximum of 16 RV spaces to the acre, which greater density reflects the existing condition of the property developed prior to adoption of more restrictive general plan policies.
-

17. CUP03605 variance and other accommodations reflect the pre-existing character of the project and surrounding similar uses and have continued to operate without serious conflicts with the public health and safety as evidenced in the clearances contained in the conditions of approval by the Environmental Health Department, Fire Protection Department and the Flood Control District. The Environmental Health Department has conditioned, in addition, for the property to connect to sewer when such service become available and the recommended overall life to the permit of twenty years will allow review by the county for health and safety concerns in the future.
18. The project site is located at the intersection of Avenue 18 and Langlois Road, which is designated a themed road with important access points to residential and resort developments, pursuant to the Desert Edge Community Guidelines.
19. The project has been conditioned for future street improvements, curb and gutters, and DG trails / walkways on Avenue 18 and Langlois Road, in conjunction with the Desert Edge Design Guidelines, at a time to be determined by the Transportation Department.
20. Environmental Assessment No. 42032 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Air Quality
 - c. Cultural Resources
 - d. Land Use/Planning
 - e. Recreation
 - f. Transportation/Traffic
 - g. Utility/Service Systems

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

21. The project is not located in the sphere of influence of a City; the Desert Edge Community Council voted 3-0-1 to approve the conditional use permit on October 14, 2008.

INFORMATIONAL ITEMS:

1. As of this writing, no letter in opposition or in favor of this project has been received.
2. The project site is not located within:
 - a. General Plan Policy Overlay Area
 - b. A conservation area
 - c. A redevelopment area
 - d. An airport influence area
3. The project site is located within:
 - a. Riverside County Flood Control District
 - b. Within ½ mile of a fault zone
 - c. The Desert Edge Community.
4. The site was previously approved as CUP2660. This CUP expired on January 24, 2009, and did not include the proposed approximately 20,000 square foot outdoor RV storage yard at the southwest corner of the site. CUP2660 did originally include the current RV Park in combination with an existing mobile home park located on the north side of Wide Canyon Channel, presently known as Vista Grande Mobile Home Park. Those projects are now two separate developments,

and the Vista Grande Mobile Home Park is seeking an extension of life term under separate CUP03616, currently under staff review. A permit for permanent occupancy (PP12475) in conjunction with CUP2660 was approved in 1990, and applied to the Rainbow Spa portion of that old CUP. The permanent occupancy permit expired concurrently with the conditional use permit. The applicant proposes an unlimited life term for the conditional use permit and has applied for the permanent occupancy status. Staff recommends a life of twenty (20) years to July 1, 2029, and recommends continuation of the permanent occupancy status.

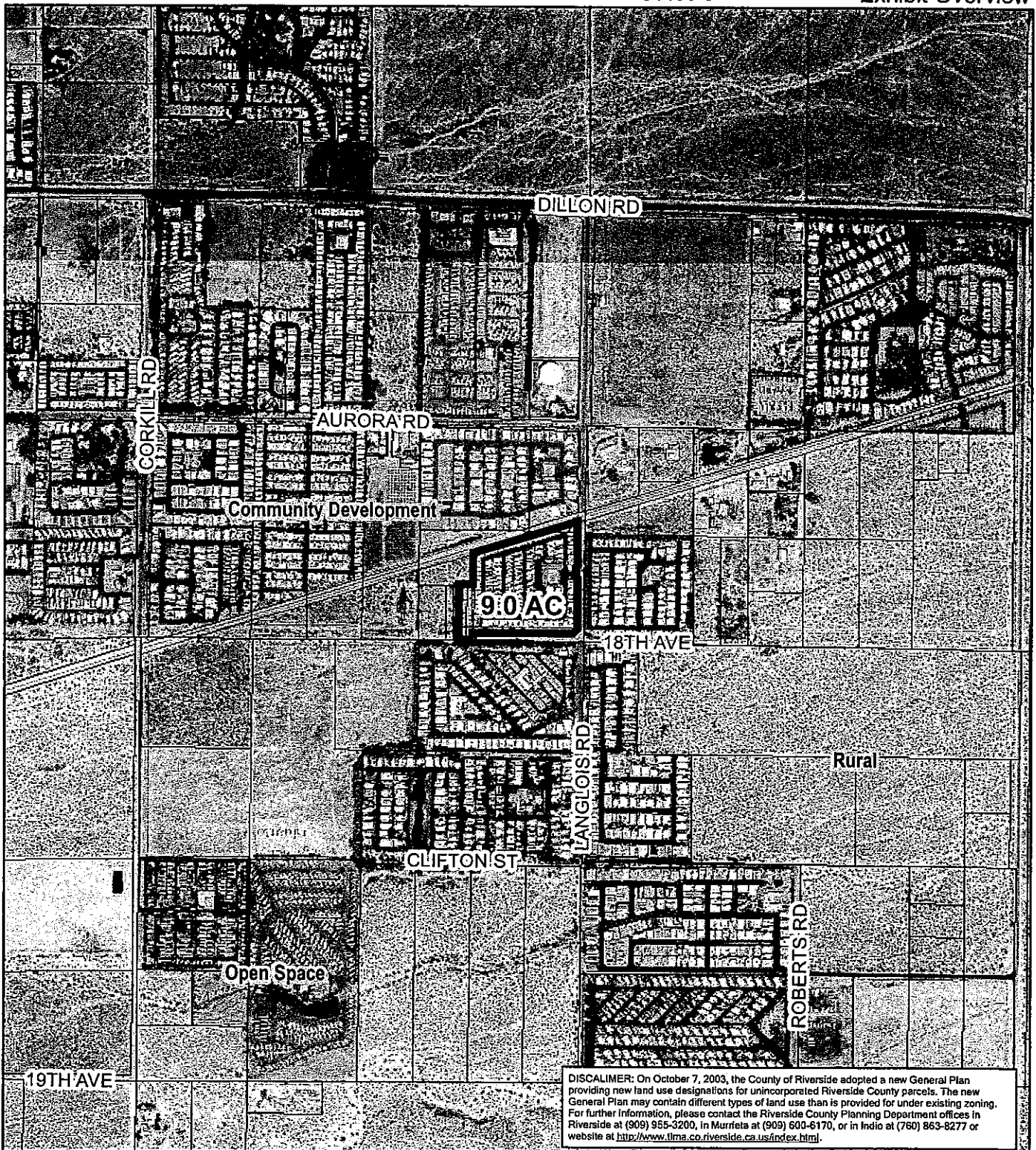
5. The Quail Valley RV Park about ¼ mile west of CUP03605 was permitted as a "permanent occupancy" RV Park for a life of fifteen years, with a variance that allowed reductions in the open space area and reductions of the RV space size and exceptions to setbacks under circumstances very similar to CUP03605. The Quail Valley RV park was originally developed in 1985.
6. The Desert Edge Community Council recommended approval of the project on October 14, 2008, by a 3-0-1 vote. A motion was made to recommend a 20-year use permit be granted with conditions of approval to regulate improvements on Langlois Road and Avenue 18 which currently have curbing and landscaping inside the right-of-way, that the Park hook up to sewer when it becomes available, and that future improvements conform with the Desert Edge Community Guidelines.
7. The subject site is currently designated as Assessor's Parcel Numbers 654-210-022; 654-200-054, 654-210-005, 654-210-006, 654-210-007, 654-210-008, and 654-210-009.

Supervisor Wilson
District 4
Date Drawn: 9/18/08

CUP03605

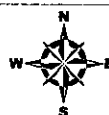
Planner: Jay Olivas
Date: 11/19/08
Exhibit Overview

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pass & Desert
Township/Range: T3SR5E
Section: 11



Assessors
Bk. Pg. 654-20 & 21
Thomas
Bros. Pg. 727 H2

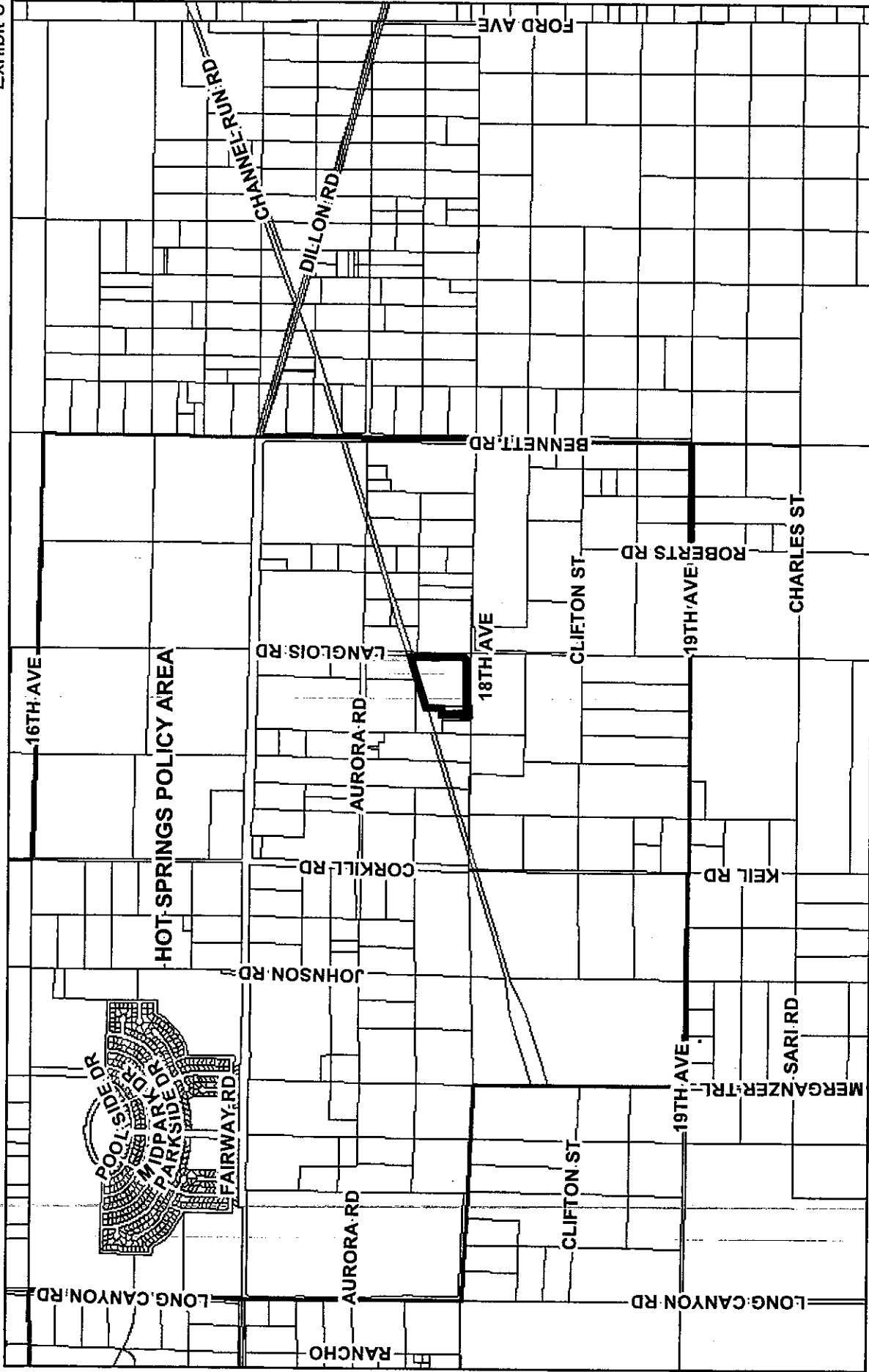


Supervisor Wilson
District 4

Date Drawn: 9/18/08

CUP03605 POLICY AREAS

Planner: Jay Olivas
Date: 11/19/08
Exhibit 8



District: Pass & Desert
Township/Range: T3SR5E
Section : 11

RIVERSIDE COUNTY PLANNING DEPARTMENT

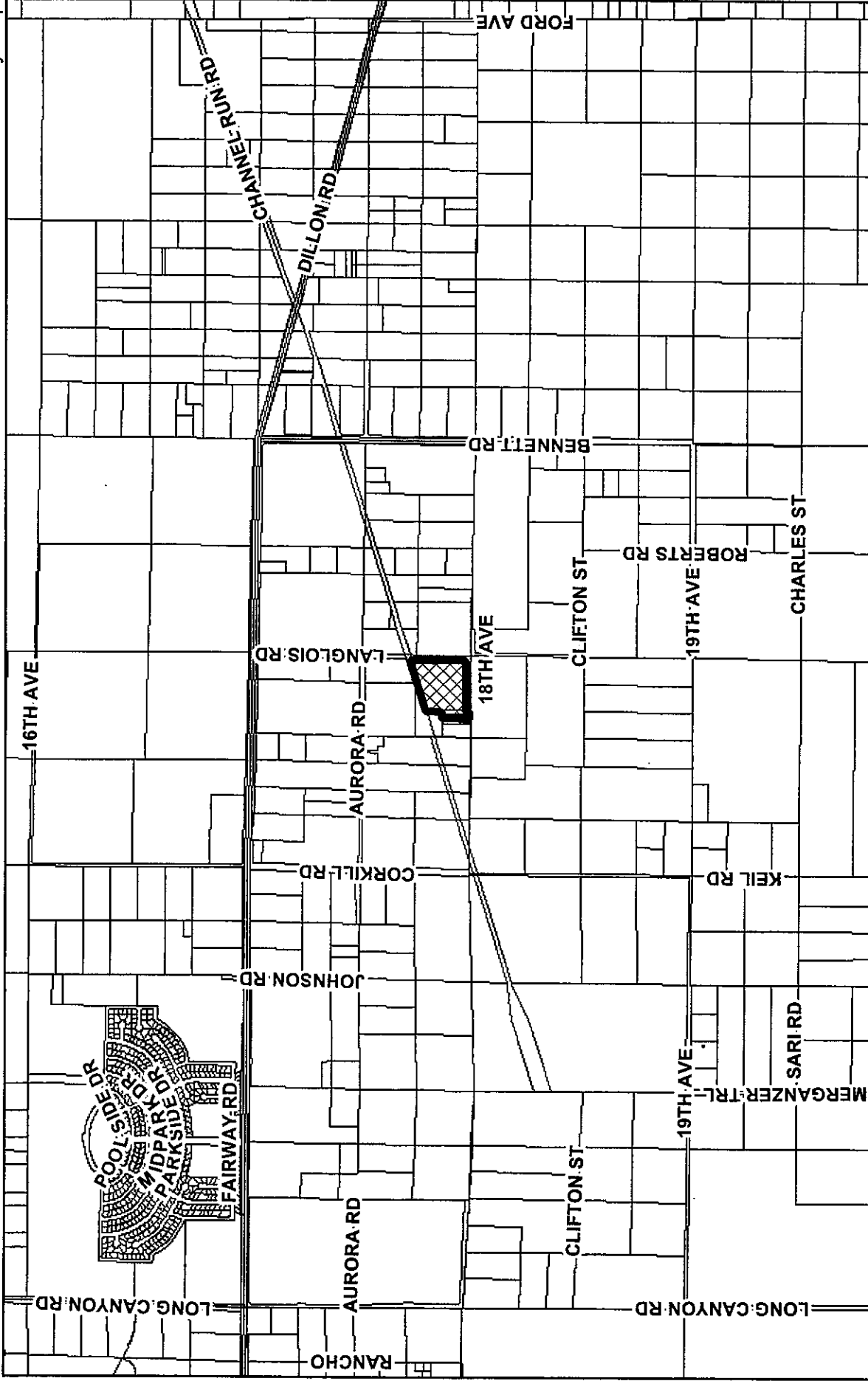
Assessors
Bk. Pg. 654-20 & 21
Thomas
Bros. Pg. 727 H2



Supervisor Wilson
District 4
Date Drawn: 9/18/08

CUP03605 VICINITY MAP

Planner: Jay Olivas
Date: 11/19/08
Vicinity Map



District: Pass & Desert
Township/Range: T3SR5E
Section : 11

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 654-20 & 21
Thomas
Bros. Pg. 727 H2



Supervisor Wilson
District 4

CUP03605

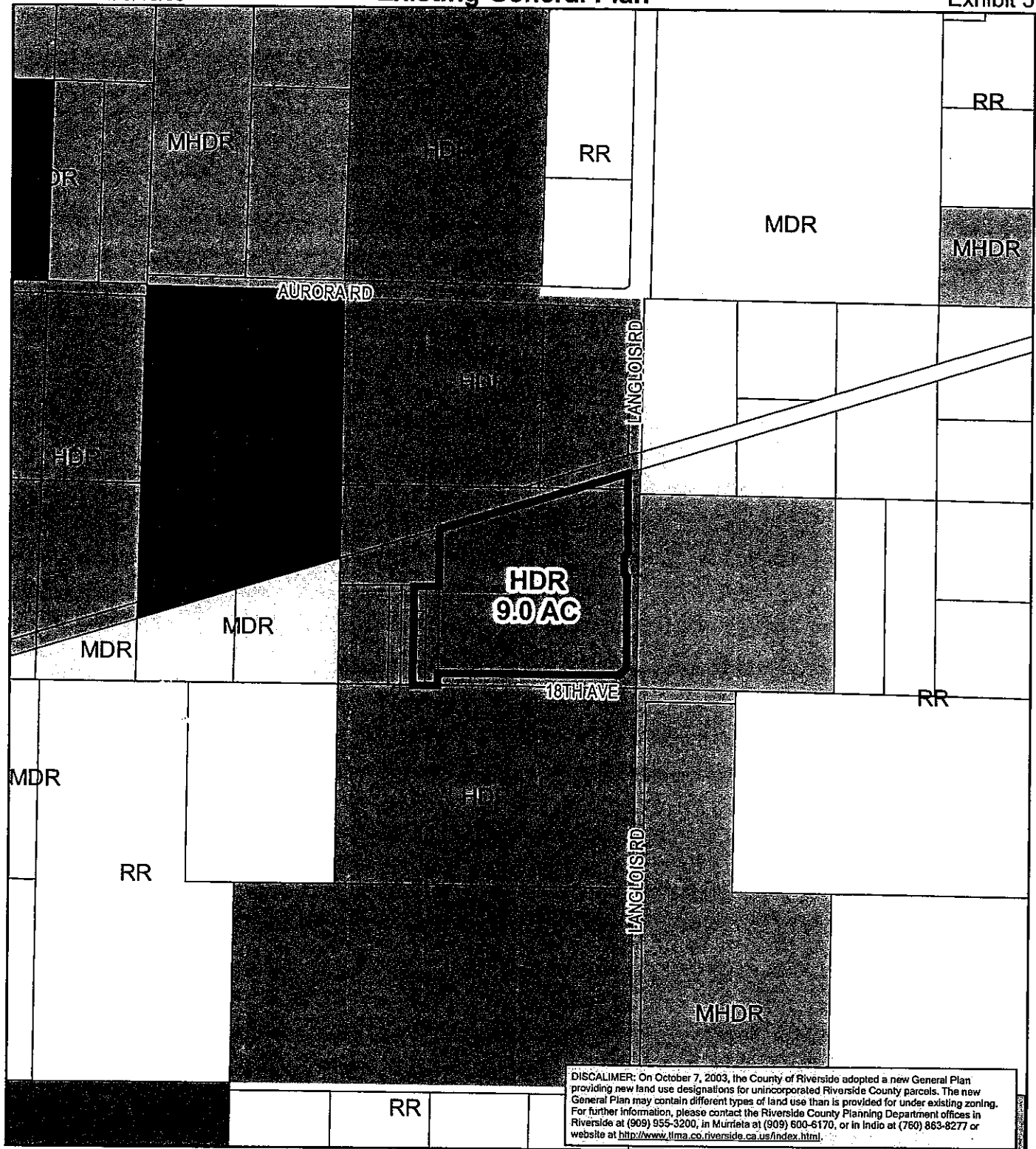
Planner: Jay Olivas

Date: 11/19/08

Date Drawn: 9/18/08

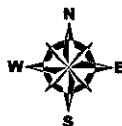
Existing General Plan

Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pass & Desert
Township/Range: T3SR5E
Section : 11

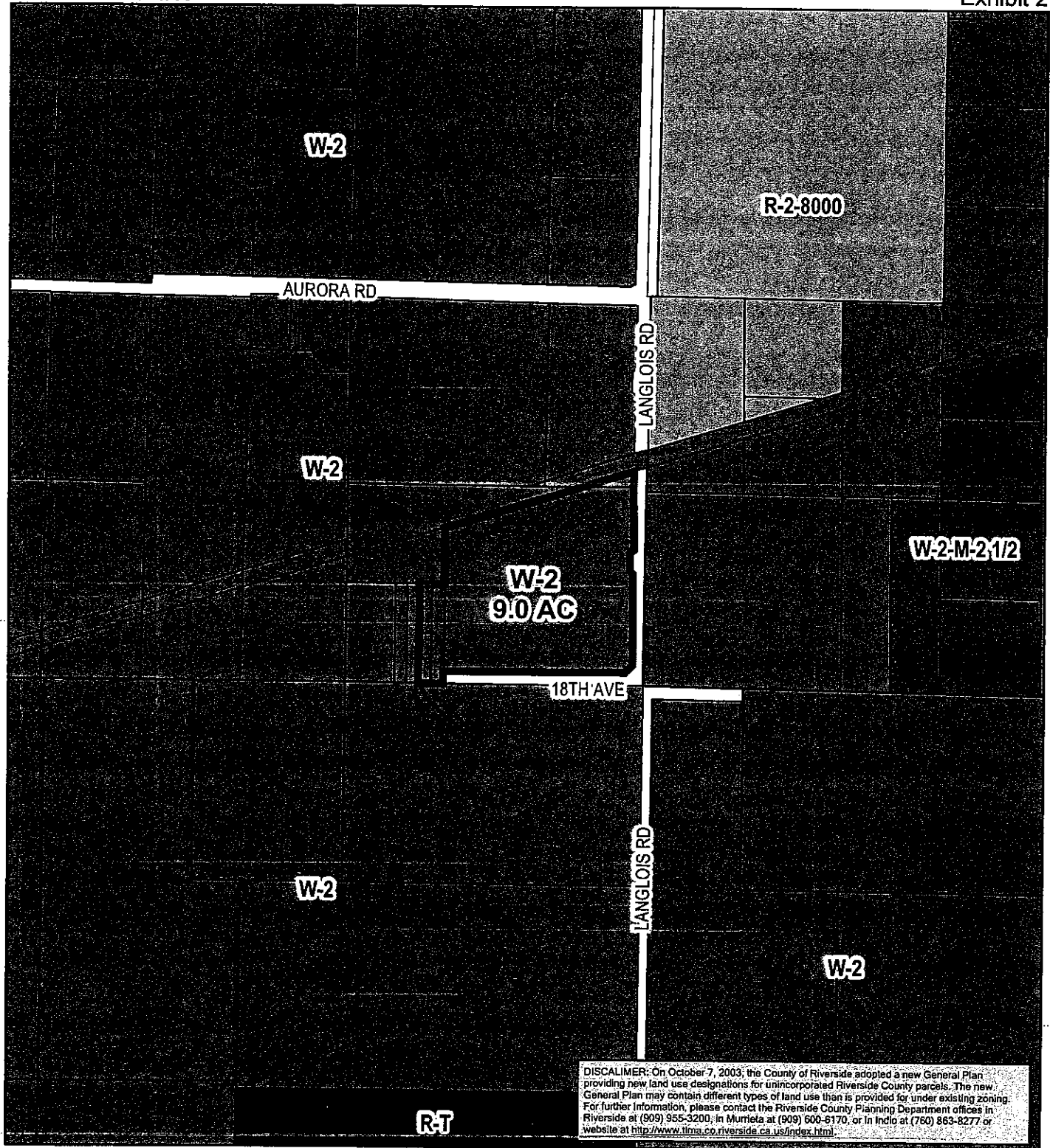


Assessors
Bk.Pg. 654-20 & 21
Thomas
Bros. Pg. 727 H2

Supervisor Wilson
District 4
Date Drawn: 9/18/08

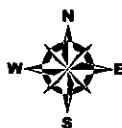
CUP03605
EXISTING ZONING

Planner: Jay Olivas
Date: 11/19/08
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Pass & Desert
Township/Range: T3SR5E
Section : 11



Assessors
Bk. Pg. 654-20 & 21
Thomas
Bros. Pg. 727 H2

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42032

Project Case Type (s) and Number(s): Conditional Use Permit No. 3605 / Variance No. 1852

Lead Agency Name: County of Riverside Planning Department

Address: 38686 El Cerrito Road, Palm Desert, California 92211

Contact Person: Judy Deertrack, Project Planner

Telephone Number: 760-863-8277

Applicant's Name: Rainbow Spa, Inc.

Applicant's Address: 17-777 Langlois Road, Desert Hot Springs, CA 92241

I. PROJECT INFORMATION

- A. Project Description:** The conditional use permit proposes to permit a pre-existing 156-space permanent occupancy Recreational Vehicle (RV) Park including an approximately 20,000 square foot RV storage area, accessory clubhouse, office facility, parking area, and recreation area with pool, and the variance proposes to adjust certain permanent occupancy development standards as found in Article XIXd Recreational Vehicle Parks, including reducing space size requirements from 1750 square feet to 1290 square feet and to reduce recreational area requirements from approximately 31,000 square feet to approximately 13,000 square feet, to reflect special circumstances related to an existing RV Park established prior to 1988. No grading is proposed.

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

C. Total Project Area: approximately 9 acres

Residential Acres: 8.5

Lots: 7

Units: 156

Projected No. of Residents: 452

Commercial Acres: N/A

Lots: N/A

Sq. Ft. of Bldg. Area: N/A

Est. No. of Employees: N/A

Industrial Acres: N/A

Lots: N/A

Sq. Ft. of Bldg. Area: N/A

Est. No. of Employees: N/A

Other: N/A

D. Assessor's Parcel No(s): 654-210-022; 654-200-054, 654-210-005, 654-210-006, 654-210-007, 654-210-008, 654-210-009

E. Street References: The project is located northerly of Avenue 18, westerly of Langlois Road, and easterly of Corkill Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 11, Township 3 South, Range 5 East, SBBM

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently operating as a 156-space recreational vehicle park, with recreation area and RV storage area. Surrounding land use designations consist of adjacent vacant land to the immediate west, with mobile home and RV parks to the extended west; mobile home and RV parks to the north, east, and south; and single-family residences to the northwest. The project lies within the Desert Edge Community, southeast of the City of Desert Hot Springs in an urban built-up land area, and is adjacent to the southern boundary of the Wide Canyon Flood Channel.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

Land Use: The Riverside County General Plan Land Use Element functions as a land use guide for future development in the County, and designates the general distribution, general location, and extent of land uses. The project occupies approximately 9 acres. The site was previously approved as Conditional Use Permit No. 2660 (CUP2660) with a permit life of twenty-five (25) years, and expired on January 24, 2009. CUP2660 did not include the proposed approximate 20,000 square foot outdoor RV storage yard on the southwest corner of the project. CUP2600 originally included the current RV Park in combination with an existing mobile home park located on the north side of Wide Canyon Channel, presently known as Vista Grande Mobile Home Park. The Wide Canyon Channel (Project No. 6-0-00135) is located along the northerly boundary of the site. Wide Canyon Channel provides the site with protection from major flood hazard, and the improvements associated with the approved plans for CUP2660 provide protection from localized storm runoff.

The project is within the Western Coachella Valley Area Plan. The current land use designation is Community Development: High Density Residential (CD:HDR) (8-14 du/ac), with a zoning classification of Controlled Development (W-2). The proposed project meets the requirements for the Community Development: High Density Residential land use designation, and is compatible with the W-2 zone. The density of the RV Park is 17.3 RV units per acre. While this exceeds the 16-space per acre policy of the Western Coachella Valley Area Plan (WCVAP), this operating RV Park was permitted in 1984, a date that precedes not only the current Riverside County General Plan (RCIP), but the general plan that predated the RCIP. The applicant requests a variance to the terms of certain permanent occupancy development standards as found in Article XIXd Recreational Vehicle Park standards, including reducing space size from 1750 square feet to not less than 1290 square feet and reducing recreational area requirements from approximately 31,000 square feet to not less than 13,000 square feet.

The Desert Edge Design Guidelines were approved and adopted by the Riverside County Board of Supervisors on December 23, 2008, and apply to this project. Further changes to the project are limited to grading of the proposed RV storage yard for PM10 purposes and future construction of drainage areas, curbs and gutters, and trails / walkways pursuant to the Desert Edge Design Guidelines and Transportation Department approval. The project area is currently in use as an ongoing RV Park site. Plot Plan No. 12475 (PP12475) for permanent occupancy permit also expired with CUP2660. A maximum of 156 RV's for permanent occupancy are approved by the CUP permit. The outdoor RV storage yard shall be available exclusively for the residents of CUP3605 when such RV's, vehicles or trailers are not in use. The outdoor storage area shall be located at the southwesterly portion of the RV Park and no other materials are allowed to be stored in the area.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): High Density Residential (8-14 du/ac)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Western Coachella Valley; Community Development; High Density Residential.

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A
2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Controlled Development (W-2)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Western Coachella Valley Area Plan, with the foundation and land use designation Community Development: High Density Residential (CD:HDR)-(8-14 DU/AC)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☒ Aesthetics	☐ Hazards & Hazardous Materials	☐ Public Services
☐ Agriculture Resources	☐ Hydrology/Water Quality	☒ Recreation
☒ Air Quality	☒ Land Use/Planning	☒ Transportation/Traffic
☐ Biological Resources	☐ Mineral Resources	☒ Utilities/Service Systems
☒ Cultural Resources	☒ Noise	☐ Other
☐ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

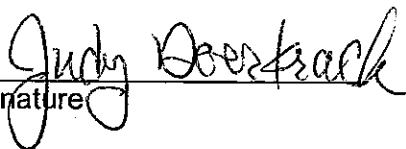
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

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

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

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


Signature

January 29, 2009
Date

Judy Deertrack
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

Sources utilized for each section include the Riverside County Integrated Project (hereinafter abbreviated "RCIP"), adopted on October 7, 2003, by Board of Supervisors Resolution No. 2003-487, and incorporated herein by reference. Copies of the RCIP and related documents may be found at Riverside County Transportation and Land Management offices at 38686 El Cerrito Road, Palm Desert, California 92211. Mitigation used throughout references conditions prepared by responsible county departments and other agencies on file electronically within the Riverside County Land Management System, hereinafter referred to as LMS.

As a condition of approval on file in the LMS, the permit holder or land divider will provide written reports to the Planning Department outlining compliance with the project conditions of approval and mitigation measures described herein.

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

Source: RCIP Figure C-9 "Scenic Highways;" Desert Edge Design Guidelines (Adopted by the Board of Supervisors December 23, 2008).

Findings of Fact: Conditional Use Permits are subject to the Countywide Design Standards and Guidelines adopted by the Board of Supervisors in 2004. In addition, the project is located within the area subject to the Desert Edge Design Guidelines, which guidelines have been adopted by the Riverside County Board of Supervisors December 23, 2008. The RCIP indicates that the project is located at the intersection of Avenue 18 and Langlois Road within the Desert Edge Community, southwest of the City of Desert Hot Springs. Avenue 18 and Langlois Road are not designated scenic corridors. Under the Desert Edge Design Guidelines, Avenue 18 is a themed road with important access points to residential and resort developments, designed to provide key amenities for pedestrians, cyclists, and golf carts. The project has been conditioned for street improvements to both Avenue 18 and Langlois Road, in conjunction with the Desert Edge Design Guidelines, to be implemented at the time the contiguous property westerly of this project is developed, or as directed by the Transportation Department. Avenue 18 and Langlois Road will both eventually be improved with a decomposed granite trail / walkway, and curb and gutter improvements. The project will be

conditioned for an RV storage yard at the southwest corner, exclusively for the residents of CUP3605, with no materials or merchandize to be kept in the outdoor storage area other than RV's vehicles, or trailers not in use.

The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site.

Mitigation: Compliance with the conditions of approval on file in the County Land Management System (LMS), including 10 .PLANNING. 19 – Maximum RV Spaces, 10 .PLANNING. 20 – Limited Outdoor Storage, 10 .PLANNING. 5 - Limit on Signage, and 20 .TRANS. 2 – Existing Maintained.

Monitoring: Monitoring to be provided by the Building and Safety and Planning Departments and through Ordinance Nos. 348 and 457.

2. Mt. Palomar Observatory

☐ ☐ ☐ ☒

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

Source: GIS database, Ord. No. 655

Findings of Fact: The project is not within 45 miles of the Mt. Palomar Observatory and light and glare from this project may not reduce the usefulness of or interfere with the night time use of this major astronomical facility.

Mitigation: None required

Monitoring: None required

3. Other Lighting Issues

☐ ☐ ☒ ☐

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

b) Expose residential property to unacceptable light levels?

☐ ☐ ☒ ☐

Source: Site Visit, Project Description

Findings of Fact: The project will not create substantial light or glare which would adversely affect day or nighttime views in the area. The project is an existing RV Park and is within the immediate proximity of similar planned uses and would therefore not likely generate any unacceptable light levels. However, should new lighting be installed, condition of approval on file in the County Land Management System (LMS), "10 .PLANNING. 3 – Lighting Hooded / Directed," will address any complaints.

Mitigation: None required.

Monitoring: None required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

☐ ☐ ☐ ☒

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

☐ ☐ ☐ ☒

c) Cause development of non-agricultural uses

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

☐ ☐ ☐ ☒

Source RCIP Figure OS-2 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact: the project is not directly affected by agriculture programs and land use standards of the RCIP. The project site is not designated as prime, statewide important, unique, or locally important farm land. The project is not located within or adjacent to an agricultural preserve established pursuant to the Williamson Act. Therefore, this proposed project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property.

Mitigation: None required.

Monitoring: None required.

AIR QUALITY Would the project

5. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

☐ ☐ ☐ ☒

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐ ☒ ☐ ☐

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

☐ ☒ ☐ ☐

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

☐ ☐ ☐ ☒

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

☐ ☐ ☐ ☒

f) Create objectionable odors affecting a substantial number of people?

☐ ☐ ☐ ☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The project will not conflict with or obstruct implementation of the applicable air quality plans. The project proposes to extend the permit life of an RV park, previously approved under CUP2660. The applicant must submit a PM10 plan to the Building and Safety Department for review prior to issuance of any grading permit in conjunction with coverage of the RV storage site with material recommendations that meet the PM10 requirements, signage permits, or future construction of curbs, gutters, or drainage facilities.

Mitigation: Compliance with the conditions of approval on file in the County Land Management System (LMS), including 10 .BS GRADE. 1 – PM10 Plan Required.

Monitoring: Monitoring to be provided by the Building and Safety Department, Planning Department and affected state agencies and through Ordinance Nos. 348 and 457.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan,

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☐	☐	☒
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source: RCIP; RCMShCP, On-site inspection

Findings of Fact: The project site is not located adjacent to or is not surrounded by Conservation Habitat, and therefore, will not have an impact on any movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. This project is an outgrowth of pre-existing approved CUP2660 with a 20-year life term, which has expired, and does not anticipate further changes to the project, except for surfacing of the proposed RV storage yard for PM10 purposes; future construction of drainage areas, curbs and gutters, and trails / walkways. The project area is already disturbed and in use as part of an ongoing RV Park site.

Mitigation: None required.

Monitoring: None required.

CULTURAL RESOURCES Would the project

7. Historic Resources

a) Alter or destroy an historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource as defined in California	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Code of Regulations, Section 15064.5?

Source: RCIP

Findings of Fact: The County Archeologist reviewed the project and did not require an archeological report and/or cultural resource study. This project is an outgrowth of pre-existing approved CUP2600 with a 20-year life term, which has expired, and is at full project development except for grading of the proposed RV storage yard for PM10 purposes; future construction of drainage areas, curbs and gutters, and trails / walkways. The project area is already disturbed and in use as part of an ongoing RV Park site.

Mitigation: None required.

Monitoring: None required.

8. Archaeological Resources

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site. | ☐ | ☒ | ☐ | ☐ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | ☐ | ☐ | ☐ | ☒ |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | ☐ | ☐ | ☐ | ☒ |
| d) Restrict existing religious or sacred uses within the potential impact area? | ☐ | ☐ | ☐ | ☒ |

Source: RCIP

Findings of Fact: The project site is currently developed and would therefore have no significant impact on any archaeological resources. No historic, prehistoric sites or isolated artifacts were detected during the pedestrian survey of the project site.

Mitigation: None required

Monitoring: None required

9. Paleontological Resources

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

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The site exhibits flat topography and has a low probability of containing non-renewable paleontological resources and the nature of the proposed grading will not likely encounter buried paleontological resources. No unique geological feature exists within the project boundaries.

Mitigation: None required.

Monitoring: None required.

GEOLOGY AND SOILS: Would the project

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP, Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact: The project site partially is not in a fault zone, but lies within ½ mile of the San Andreas fault. The County Geologist was transmitted copies of the project exhibits and had no comment on the proposed project as all structures are existing. The project proposes no new structures or buildings on the site and therefore, would have less than a significant impact.

Mitigation: None required.

Monitoring: None required.

11. Liquefaction Potential Zone

☐ ☐ ☐ ☒

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

Source: RCIP; Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact: The project is located within a moderate Liquefaction Potential Zone. The County Geologist was transmitted copies of all of the project exhibits and had no comment on the proposed project. The project proposes no new structures or buildings on the site and therefore would have less than a significant impact.

Mitigation: None required.

Monitoring: None required.

12. Ground-shaking Zone

☐ ☐ ☐ ☒

Be subject to strong seismic ground shaking?

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

Findings of Fact: The project site partially is not in a fault zone, but lies within ½ mile of the San Andreas fault. The County Geologist was transmitted copies of the project exhibits and had no comment on the proposed project as all structures are existing. The project proposes no new structures or buildings on the site and therefore, would have less than a significant impact.

Mitigation: None required.

Monitoring: None required.

13. Landslide Risk

☐ ☐ ☐ ☒

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

Source: On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: The project is not affected by landslide or rockfall risks as the project site is relatively level and not adjacent to any cliffs or boulder covered slopes.

Mitigation: None required.

Monitoring: None required

14. Ground Subsidence

☐ ☐ ☐ ☒

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Resolution No. 94-125, RCIP

Findings of Fact: The project is rated as susceptible to subsidence. The project proposes no new structures or buildings on the site and therefore, would have less than a significant impact.

Mitigation: None required.

Monitoring: None required.

15. Other Geologic Hazards

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

☐	☐	☐	☒
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Source: Site visit, Project Application

Findings of Fact: The project is not affected by geological hazards such as seiche, tsunami or volcanic hazard.

Mitigation: None required.

Monitoring: None required.

16. Slopes

a) Change topography or ground surface relief features?

☐	☐	☐	☒
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

☐	☐	☐	☒
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c) Result in grading that affects or negates subsurface sewage disposal systems?

☐	☐	☐	☒
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Source: RCIP; US Geologic Survey topographic sheets applicable to the site

Findings of Fact: The project is not affected by significant topography, surface features, or slopes. The site is flat in nature. The Environmental Health Department will review for any impacts to subsurface sewage disposal systems, if proposed for the project, prior to the issuance of construction permits as required by Ordinance No. 457.

Mitigation: None required.

Monitoring: None required

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?

☐	☐	☐	☒
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b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

☐	☐	☐	☒
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit

Findings of Fact: The subject site is not impacted by erosion and drainage issues as identified in the Riverside County Integrated Plan, as no new buildings or grading is being proposed with this CUP.

Mitigation: None required.

Monitoring: None required.

18. Erosion

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

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

☐	☐	☐	☒
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: No rivers, streams or lakes are located on or adjacent to the project site and no significant impacts are anticipated to affect erosion on or off-site based on the proposed extension of permit life on the RV Park.

Mitigation: None required.

Monitoring: None required.

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

☐ ☐ ☐ ☒

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

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: the project site lies within a moderate area of wind erosion. The project is existing thus adequate landscaping already exists which limits wind erosion and blow sand issues.

Mitigation: None required.

Monitoring: None required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

☐ ☐ ☐ ☒

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐ ☐ ☐ ☒

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

☐ ☐ ☐ ☒

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ ☐ ☐ ☒

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

☐ ☐ ☐ ☒

Source: Project materials

Findings of Fact: The proposed conditional use permit for RV Park will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc., but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard. No known hazardous waste site exists on or near the project site. The project does not anticipate expansion of existing recreational vehicle sites, and is a pre-existing RV Park.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Airports	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
<u>Source:</u> RCIP Figure S-19 "Airport Locations"				
<u>Findings of Fact:</u> The project is not within an airport influence area boundary or otherwise affected by airport issues is identified in the RCIP. The project was not reviewed by the Airports Land Use Commission and/or Aviation Unit staff. The project is not adjacent to or significantly influenced by a private airstrip or heliport.				
<u>Mitigation:</u> None required				
<u>Monitoring:</u> None required				

22. Hazardous Fire Area	☐	☐	☐	☒
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒
<u>Source:</u> RCIP Figure S-11 "Wildfire Susceptibility," Riverside GIS				
<u>Findings of Fact:</u> The project is not located within a Hazardous Fire Area.				
<u>Mitigation:</u> None required.				
<u>Monitoring:</u> None required.				

HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts	☐	☐	☐	☒
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater	☐	☐	☐	☒

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

Source: Riverside County Flood Control District Flood Hazard Report

Findings of Fact: This project is an outgrowth of pre-existing approved CUP2660, which expired January 24, 2009. Further changes to the project are limited to grading of the proposed RV storage yard for PM10 purposes; future construction of drainage areas, curbs and gutters, and trails / walkways. The project area is already disturbed and in use as part of an ongoing RV Park site, and increases in recreational vehicle occupancy space is prohibited.

Mitigation: None required.

Monitoring: None required.

24. Floodplains

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

NA - Not Applicable ☒

U - Generally Unsuitable ☐

R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☒
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☐	☒
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☐	☒

Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone" Riverside County Flood control District Flood Hazard Report/Condition, GIS database.

Findings of Fact: The Riverside County Flood Control District (RCFCD) issued conditions of approval for CUP2660 at the inception of the project and reviewed and approved the improvements for that development. Wide Canyon Channel lies on the northern boundary of the project, and provides the site with protection from major flood hazard, and the improvements associated with the approved plans for CUP 2660 provide protection from localized storm runoff. The site plan exhibit for this project was transmitted to RCFCD and reviewed by the District. The District does not object to

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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this proposal. The project proposes no new structures or buildings on the site and therefore, would have less than a significant impact. A 100-year Zone A flood plain, as delineated on Panel No. 06065C0920G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA) crosses the southwest corner of the site. No structures or improvements are proposed within this flood plain. Condition of approval on file in the County Land Management System (LMS), "10 .FLOOD R1. 1 – Flood Hazard Report," addresses this history.

Mitigation: None required.

Monitoring: None required.

LAND USE/PLANNING Would the project

25. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

☐	☒	☐	☐
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

☐	☐	☐	☒
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Source: RCIP, GIS, Project Materials.

Findings of Fact: The project proposes to permit a pre-existing 156-space permanent occupancy Recreational Vehicle (RV) Park including an approximately 20,000 square foot RV storage area, accessory clubhouse, office facility, parking area, and recreation area with pool. The proposed project is within the Western Coachella Valley Area Plan, Desert Edge Community, southwest of Desert Hot Springs.

The current land use designation is Community Development: High Density Residential (CD:HDR) (8-14 du/ac), with a zoning classification of Controlled Development (W-2). The proposed project meets the requirements for the Community Development: High Density Residential land use designation, and is compatible with the W-2 zone. The density of the RV Park is 17.3 RV units per acre. While this exceeds the 16-space per acre policy of the Western Coachella Valley Area Plan (WCVAP), this operating RV Park was permitted in 1984, a date that precedes not only the current Riverside County General Plan (RCIP), but the general plan that predated the RCIP.

The project site occupies approximately 9 acres, including an outdoor RV storage yard and separate recreation area with pool, accessory clubhouse, office facilities, and parking area. The site was previously approved as Conditional Use Permit No. 2660 (CUP2660). CUP2660 expired on January 24, 2009, and did not include the proposed approximately 20,000 square foot outdoor RV storage yard at the southwest corner of the site. CUP2660 did originally include the current RV Park in combination with an existing mobile home park located on the north side of Wide Canyon Channel, presently known as Vista Grande Mobile Home Park. Those projects are now two separate developments.

The Desert Edge Community Council recommended approval of the project on October 14, 2008, by a 3-0-1 vote. A motion was made to recommend a 20-year use permit be granted with conditions of approval to regulate improvements on Langlois Road and Avenue 18 which currently have curbing and landscaping inside the right-of-way, that the Park hook up to sewer when it becomes available, and that future improvements conform with the Desert Edge Community Guidelines. The project has been conditioned by the Transportation Department for street improvements to Langlois Road and Avenue 18 that comply with the Desert Edge Guidelines, at such time as the Transportation Department determines they are needed. The RV Park must connect to the Coachella Valley Water

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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District sewer when sewer service becomes available, as provided for by County Land Management System (LMS) Conditions of Approval 10 .E HEALTH. 1 – Sewer When Available.

Mitigation: Compliance with requirements of ordinance and conditions to ensure land use compatibility, on file in the LMS, including 20 .PLANNING. 1 - Life of the Permit, and 20 .TRANS. 1 – R.O.W. Dedication, 20 .TRANS. 2 - Existing Maintained.

Monitoring: Monitoring to be provided by the Planning Department and Transportation Department and through Ordinances Nos. 348, 461, 499 and 673.

26. Planning

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

☐ ☐ ☐ ☒

b) Be compatible with existing surrounding zoning?

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

Source: RCIP Land Use Element, Staff review, GIS, County Land Management System (LMS)

Findings of Fact: The project site is designated Community Development: High Density Residential (CD: HDR) (8-14 du/ac) by the Land Use Allocation Map of the Western Coachella Valley Area Plan, which designation allows Recreational Vehicle (RV) Parks. The site is classified Controlled Development (W-2), for zoning compatible with the proposed use.

Article XIXd of Riverside County Ordinance 348 for the County of Riverside regulates permit requirements and development standards for all RV Parks. A variance application was filed to adjust certain permanent occupancy development standards as found in Article XIXd Recreational Vehicle Park standards, including reducing space size from 1750 square feet to not less than 1290 square feet and reducing recreational area requirements from approximately 31,000 square feet to not less than 13,000 square feet. Special circumstances exist with regards to the requested variance based upon prior approval of CUP2660 and the fully constructed and operating status of the RV Park. The lot is fully developed with mature landscaping, and has been operating as a permanent occupancy park for a minimum of 25 years. This presents a constraint to adding additional recreational space, lot sizes, or setback requirements.

~~An unlimited life term has been proposed by the applicant. The Riverside County Planning Department has proposed a limited life term of 20 years under condition of approval on file in the County Land Management System (LMS), "20 .PLANNING. 1 – Life of the Permit," which is a term consistent with recent RV and mobile home park renewal CUPs in this area. The permitted RV spaces are limited to 156 spaces under condition of approval (LMS) "10 .PLANNING. 19 – Maximum RV Spaces," to further ensure the current capacity of the park is maintained.~~

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MINERAL RESOURCES Would the project

27. Mineral Resources

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

☐ ☐ ☐ ☒

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐ ☐ ☐ ☒

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

☐ ☐ ☐ ☒

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐ ☐ ☐ ☒

Source: RCIP Figure MS-5 "Mineral Resources Area"

Findings of Fact: The project site is not designated as a mineral resource zone or contains potential mineral resources; the project is not located adjacent to an existing or abandoned mine or quarry.

Mitigation: None required.

Monitoring: None required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

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

☐ ☐ ☐ ☒

NA ☒ A ☐ B ☐ C ☐ D ☐

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

☐ ☐ ☐ ☒

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: RCIP Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: The project is not affected by any significant airport noise. The project is not within an airport influence area. The project is not within the vicinity of any known private airstrip or heliport.

Mitigation: None required.

Monitoring: None required.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, Site Visit

Findings of Fact: The project would not be affected by railroad noise. The nearest railroad is more than five miles from the project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required.
Monitoring: None required.

30. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact: The project is not influenced by highway noise issues as identified in the RCIP, Noise Section. The nearest highway is approximately 5 miles from the project site.

Mitigation: None required.
Monitoring: None required

31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Project description and materials

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: None required.
Monitoring: None required.

32. Noise Effects on or by the Project

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

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

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

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

Source: Project materials and description

Findings of Fact: The project proposes to extend the permitted life for an RV Park that has operated for an expired 25-year term under previous CUP2660. The applicant proposes no life for the conditional use permit; staff recommends a life of twenty (20) years to July 1, 2029. The project shall have less than a significant impact on noise effects on or by this project. The project has been reviewed by the Industrial Hygiene Department, however, and conditioned for noise abatement.

Mitigation: Compliance with conditions on file in the LMS including, 10 .PLANNING. 8 - Exterior Noise Levels, 10 .PLANNING. 9 - Noise Monitoring Reports, 10 .PLANNING. 10 - Noise, Powertools.
Monitoring: Monitoring to be provided by the Planning Department and through Ordinance No. 348.

POPULATION AND HOUSING Would the project

33. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Source: Project description and materials, GIS.

Findings of Fact: The project is not located within any Redevelopment Project Area pursuant to Ordinance No. 638. No adverse impacts are anticipated to existing housing stock as the project site is fully developed as a 156-unit RV Park, and is approved at a 156-space maximum capacity under condition of approval (LMS) "10 .PLANNING. 19 – Maximum RV Spaces."

Mitigation: None required.

Monitoring: None required.

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

34. Fire Services ☐ ☐ ☒ ☐

Source: RCIP Safety Element

Findings of Fact: The project area is serviced by the Riverside County Sheriff's Department. The project is fully operating and will not require additional construction. The project will not directly alter existing facilities or result in the construction of new physically altered facilities.

Mitigation: None required

Monitoring: None required

35. Sheriff Services ☐ ☐ ☒ ☐

Source: RCIP

Findings of Fact: This area is serviced by the Riverside County Sheriff's Department. The proposed project is fully operating and will not require additional construction. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area.

Mitigation: None required.

Monitoring: None required.

36. Schools ☐ ☐ ☒ ☐

Source: RCIP, Coachella Valley Unified School District

Findings of Fact: The requirements of state law provide for the mechanism for mitigation of school service impacts.

Mitigation: None required.

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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37. Libraries

☐ ☐ ☒ ☐

Source: RCIP

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities.

Mitigation: None required.

Monitoring: none required.

38. Health Services

☐ ☐ ☒ ☐

Source: RCIP

Findings of Fact: The proposed project is fully operating and will not require additional construction. The proposed project would not have an incremental effect on the level of health services provided in the vicinity of the project area.

Mitigation: None required.

Monitoring: none required.

RECREATION

39. Parks and Recreation

☐ ☒ ☐ ☐

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

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

☐ ☐ ☐ ☒

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐ ☐ ☐ ☒

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review

Findings of Fact: The proposed project is not located within any parks district which are responsible for the collection of Quimby fees. The proposed project is fully operating and will not result in the construction of new or physically altered facilities.

Mitigation: None required

Monitoring: None required

40. Recreational Trails

☐ ☒ ☐ ☐

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments; Desert Edge Design Guidelines adopted by the Board of Supervisors December 23, 2008.

Findings of Fact: No county designated trails are proposed on the site. Avenue 18 is a themed road under the adopted Desert Edge Design Guidelines and is designated a multi-use trail. The themed avenue is an important access point to residential and resort developments and will provide key amenities for pedestrians, cyclists, and golf carts. The Transportation Department has provided for a 50-foot dedicated right-of-way along Avenue 18, and decomposed granite (DG) trail / walkways on both Avenue 18 and Langlois Road at the time the contiguous property westerly of the project is developed, or as directed by the Transportation Department, in compliance with the Desert Edge Design Guidelines.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Compliance with the conditions of approval on file in the County Land Management System (LMS), including 20 .TRANS. 1 – R.O.W. Dedication, 20 .TRANS. 2 - Existing Maintained.
Monitoring: Monitoring to be provided by the Transportation Department and through Ordinances Nos. 461, 499 and 673.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

☐	☐	☐	☒
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b) Result in inadequate parking capacity?

☐	☒	☐	☐
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c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

☐	☐	☐	☒
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d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

☐	☐	☐	☒
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e) Alter waterborne, rail or air traffic?

☐	☐	☐	☒
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f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

☐	☐	☐	☒
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g) Cause an effect upon, or a need for new or altered maintenance of roads?

☐	☒	☐	☐
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h) Cause an effect upon circulation during the project's construction?

☐	☐	☐	☒
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i) Result in inadequate emergency access or access to nearby uses?

☐	☐	☐	☒
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j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

☐	☐	☐	☒
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Source: RCIP;

Findings of Fact: The project proposes to permit a pre-existing 156-space permanent occupancy Recreational Vehicle (RV) Park including an approximately 20,000 square foot RV storage area. The proposed project is within the Western Coachella Valley Area Plan, Desert Edge Community, southwest of Desert Hot Springs, and is subject to the Desert Edge Design Guidelines. The project was originally permitted for a twenty-five year life term under expired CUP2660. The applicant proposes an unlimited life term for the conditional use permit; staff recommends a life of twenty (20) years to July 1, 2029.

The RCIP indicates that the project is located at the intersection of Avenue 18 and Langlois Road. Avenue 18 and Langlois Road are not designated scenic corridors. Under the Desert Edge Design Guidelines, Avenue 18 is a themed road with important access points to residential and resort developments, designed to provide key amenities for pedestrians, cyclists, and golf carts. The project has been conditioned for street improvements to both Avenue 18 and Langlois Road, in conjunction with the Desert Edge Design Guidelines, to be implemented at the time the contiguous property westerly of this project is developed, or as directed by the Transportation Department. Avenue 18 and Langlois Road will both eventually be improved with a decomposed granite trail / walkway, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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curb and gutter improvements. The project has been conditioned for adequate off-street guest parking spaces provided at or near the recreational area and throughout the RV Park.

Mitigation: Compliance with the Transportation Department's requirements as contained within the conditions of approval on file in the LMS, including 20 .TRANS. 1 – R.O.W. Dedication, 20 .TRANS. 2 - Existing Maintained, 10 .PLANNING. 24 – Minimum Parking for Use.

Monitoring: Monitoring to be provided by the Transportation Department and through Ordinances Nos. 461, 499 and 673.

42. Bike Trails

☐ ☒ ☐ ☐

Source: RCIP.

Findings of Fact: Under the Desert Edge Design Guidelines, Avenue 18 is a themed road with important access points to residential and resort developments, designed to provide key amenities for pedestrians, cyclists, and golf carts. The Transportation Department has provided for a 50-foot dedicated right-of-way along Avenue 18, and decomposed granite (DG) trail / walkways on both Avenue 18 and Langlois Road at the time the contiguous property westerly of the project is developed, or as directed by the Transportation Department, in compliance with the Desert Edge Design Guidelines.

Mitigation: Compliance with the conditions of approval on file in the County Land Management System (LMS), including 20 .TRANS. 1 – R.O.W. Dedication, 20 .TRANS. 2 - Existing Maintained, 10

Monitoring: Monitoring to be provided by the Transportation Department and through Ordinances Nos. 461, 499 and 673.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

☐ ☐ ☐ ☒

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

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

☐ ☐ ☐ ☒

Source: Department of Environmental Health Review

Findings of Fact: The project will be affected by the domestic water programs and land use standards of the RCIP. The project will not result in the creation of new water treatment facilities or the expansion of existing facilities.

Mitigation: Compliance with the Environmental Health Department's requirements.

Monitoring: None required.

44. Sewer

☐ ☐ ☐ ☒

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

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

☐ ☒ ☐ ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact: The project will be affected by the sewer service programs and land use standards of the RCIP. The RV Park must connect to Coachella Valley Water District sewer when sewer service becomes available. At that time, all existing septic systems shall be abandoned under permit from Environmental Health Department.

Mitigation: Compliance with the Environmental Health Department's requirements, 10 .E HEALTH. 1 -- Sewer When Available,

Monitoring: Monitoring to be provided by the Environmental Health Department and affected agencies and through Ordinance Nos. 651 and 657.

45. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐ ☐ ☐ ☒

b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

☐ ☐ ☐ ☒

Source: RCIP,

Findings of Fact: The project will be affected by solid waste programs and land use standards of the RCIP and the County Integrated Waste Management Plan shall govern collection, disposal and recycling of solid waste generated by this project. The Riverside County Waste Management District was transmitted a copy of the exhibit and had no comment to the proposed project. No significant impact to solid waste is anticipated. The project is currently operating as a pre-existing conditional use permit, with no permitted increase in RV sites, or development of structures.

Mitigation: None required.

Monitoring: None required.

46. Utilities

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

a) Electricity?

☐ ☐ ☒ ☐

b) Natural gas?

☐ ☐ ☒ ☐

c) Communications systems?

☐ ☐ ☒ ☐

d) Storm water drainage?

☐ ☐ ☒ ☐

e) Street lighting?

☐ ☐ ☒ ☐

f) Maintenance of public facilities, including roads?

☐ ☐ ☒ ☐

g) Other governmental services?

☐ ☐ ☐ ☒

h) Conflict with adopted energy conservation plans?

☐ ☐ ☐ ☒

Source: RCIP

Findings of Fact: The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each lot is connected to the appropriate utilities. The project is not anticipated to be in conflict or create any significant impacts associated with the adopted energy conservation plans. Storm water drainage issues are addressed by the Transportation department.

Mitigation: None required

Monitoring: None required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Application materials

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

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ☐ | ☐ | ☐ | ☒ |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project application

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ☐ | ☐ | ☒ | ☐ |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, project application

Findings of Fact: Project as proposed would have cumulative, but non-significant, impacts on Aesthetics, Agriculture Resources, Air Quality, Cultural Resources, Geology/Soils, Hydrology and Water Quality, Land Use/Planning, Noise, Transportation/Traffic, and Utilities/Service Systems. These items are discussed individually elsewhere in this initial study.

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| ☐ | ☐ | ☐ | ☒ |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, project application

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: While no prior CEQA documents were used in preparing the EA, other non CEQA documents listed below were considered.

RCIP: Riverside County Integrated Project

Location Where Earlier Analyses, if used, are available for review: Riverside County Transportation and Land Management offices at 38686 El Cerrito Road, Palm Desert, CA 92211

Location: County of Riverside Planning Department – Desert Office
38686 El Cerrito Road
Palm Desert, California 92211

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VARIANCE Case #: VAR01852

Parcel: 654-210-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

VAR - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a variance to the terms of certain-permanent occupancy RV park standards, including reducing space size from 1750 square feet to not less than 1290 square feet and reducing recreational area requirements from approximately 31,000 square feet to not less than 13,000 square feet, located within Assessors Parcel Numbers 654-210-022, 654-200-054, 654-210-005, 654-210-006, 654-210-007, 654-210-008, and 654-210-009.

Variance No. 1852 shall be used only in connection with Conditional Use Permit No. 3605 (CUP03605) and should CUP03605 become null and void, Variance No. 1852 shall also become null and void.

10. EVERY. 2

VAR - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning VAR01852. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3

VAR - 90 DAYS TO PROTEST

RECOMMND

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 application.

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VARIANCE Case #: VAR01852

Parcel: 654-210-009

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 VAR - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 VAR - FEES FOR REVIEW

RECOMMND

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

10.PLANNING. 3 VAR - VARIANCE "USED"

RECOMMND

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

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CONDITIONAL USE PERMIT Case #: CUP03605

Parcel: 654-210-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMEND

The use hereby permitted is for a 156-space Permanent Occupancy Recreational Vehicle (RV) Park, with no limit on the duration of occupancy within each RV space, with an approximate 20,000 square foot outdoor RV storage yard, accessory clubhouse, office facility, parking area, and recreation area with pool, located within Assessor's Parcel Numbers 654-210-022; 654-200-054; 654-210-005; 654-210-006; 654-210-007, 654-210-008; and 654-210-009.

Variance No. 1852 is related to this conditional use permit and this variance is to the terms of certain permanent occupancy RV park standards, including reducing space size from 1750 square feet to not less than 1290 square feet and reducing recreational area requirements from approximately 31,000 square feet to not less than 13,000 square feet. Variance No. 1852 shall be used only in connection with Conditional Use Permit No. 3605 (CUP03605) and should CUP03605 become null and void, Variance No.1852 shall also become null and void.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMEND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 03605. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3

USE - DEFINITIONS

RECOMMEND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 03605 shall be henceforth defined as follows:

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.)

RECOMMND

APPROVED EXHIBIT A = Conditional Use Permit No.03605,
Exhibit A, Amended No. 1 [Site Plan]

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE* -PM10 PLAN REQUIRED

RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

10.BS GRADE. 2 USE*TRANS & CVWD REVIEW REQ'D

RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE-SEWER WHEN AVAILABLE

RECOMMND

The RV park must connect to Coachella Valley Water District sewer when sewer service becomes available. At such time

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10. GENERAL CONDITIONS

10.E HEALTH. 1 USE-SEWER WHEN AVAILABLE (cont.)

RECOMMND

that connection to sewer is made, all existing septic systems shall be abandoned under permit from Environmental Health Department.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE - FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit 03605 is a proposal to allow an existing residential recreational vehicle mobile home park to continue operations. The approximately 9-acre site is located in the Desert Hot Springs area on the northwest corner of Langlois Road and 18th Street. The District's Wide Canyon Channel (Project No. 6 - 0 - 00135) is located along the northerly boundary of the site. No improvements or alterations to the existing park facility are proposed for CUP 3605.

The site was originally approved as Conditional Use Permit 02660. CUP 2660 included both the current properties for CUP 3605 and the properties for the existing mobile home park located on the north side of Wide Canyon Channel. The District issued Conditions of Approval for CUP 2660 and reviewed and approved the improvement plans for that development. Wide Canyon Channel provides the site with protection from major flood hazard and the improvements associated with the approved plans for CUP 2660 provide protection from localized storm runoff. However, it should be noted that a 100-year Zone A flood plain, as delineated on Panel No. 06065E0920G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA) crosses the southeast corner of the site. No structures or improvements are proposed within this flood plain.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 4 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure or 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.

10.PLANNING. 5 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to two (2) existing signs, described as follows: one free-standing sign attached to the retaining wall at the entry to the project on Langlois Road, and one wall sign attached to the eastern face of the clubhouse. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 6 USE - LANDSCAPE MAINTENANCE RECOMMND

Landscape planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within 10 feet of

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE - LANDSCAPE MAINTENANCE (cont.) RECOMMND

driveways, alleys, or street intersections.

10.PLANNING. 7 USE - SITE MAINTENANCE RECOMMND

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

10.PLANNING. 8 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 5 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 9 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 10 USE - ORD 847-NOISE-POWERTOOLS RECOMMND

In accordance with Section 6. b. of Ordinance No. 847, no person shall operate any power tools or equipment between the hours of 10:00 P.M. and 8:00 A.M. such that the power

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - ORD 847-NOISE-POWERTOOLS (cont.) RECOMMND

tools or equipment are audible to the human ear inside an inhabited dwelling other than the dwelling in which the power tools or equipment may be located. Additionally, no person shall operate any power tools or equipment at any other time (8:00 A.M. to 10:00 P.M.) such that the power tools or equipment are audible to the human ear at a distance greater than one hundred (100) feet from the power tools or equipment.

10.PLANNING. 11 USE - AGRICULTURE CODES RECOMMND

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

10.PLANNING. 12 USE - PREVENT DUST & BLOWSAND RECOMMND

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

10.PLANNING. 13 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to Conditional Use Permit No. 2660, and related permanent occupancy permit Plot Plan No. 12475, shall become null and void upon final approval of Conditional Use Permit No. 3605 by the County of Riverside.

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - CAUSES FOR REVOCATION

RECOMMND

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

10.PLANNING. 15 USE - CEASED OPERATIONS

RECOMMND

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

10.PLANNING. 16 USE - PERMIT "USED"

RECOMMND

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

10.PLANNING. 17 USE - MT PALOMAR LIGHTING AREA

RECOMMND

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

10.PLANNING. 18 USE - COMPLY WITH NPDES

RECOMMND

Since this project is one (1) acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - MAXIMUM RV SPACES

RECOMMND

A maximum of 156 Recreational Vehicle (RV) spaces are approved by this permit.

10.PLANNING. 20 USE - LIMIT OUTDOOR STORAGE

RECOMMND

An outdoor storage yard for RVs and other vehicles and trailers is approved. The outdoor storage yard shall be available exclusively for the residents of CUP03605 when such RVs, vehicles or trailers are not in use. The outdoor storage yard shall be located within the westerly portion of the RV park and limited to APNs 654-210-005, 654-210-006, 654-210-007, 654-210-008, and 654-210-009. No automobile wrecking or junk yard is approved. No other materials or merchandise shall be kept within this outdoor storage yard.

Except as indicated above, no approval is granted for more than 200 square feet of outdoor storage or display of materials or merchandise.

10.PLANNING. 21 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Code Enforcement Department at www.rctlma.org.buslic.

10.PLANNING. 22 USE - VIABLE LANDSCAPING

RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's ilestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS."

10.PLANNING. 23 USE - NO TENT CAMPING

RECOMMND

No area within the property is designated or designed for tent camping under this permit.

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10. GENERAL CONDITIONS

10.PLANNING. 24

USE - MINIMUM PARKING FOR USE

RECOMMND

A minumum of twenty-nine (29) off-street guest parking spaces shall be retained at or near the recreational area and throughout the RV park, including two (2) accessible spaces for persons with disabilities in accordance with Section 18.12 of Riverside County Ordinance No. 348 (Land Use and Zoning). The parking area and all interior roads and drives shall be surfaced with asphalt concrete over adequate base material in accordance with Section 18.12.

The outdoor RV storage yard shall be maintained at all times in conformance with Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10). The surfacing of this area shall be as determined by the Director of the Department of Building and Safety, or his designee, and at a minimum shall be surfaced with gravel road base adequate to prevent the emission of dust and PM10.

10.PLANNING. 25

USE - RUBBISH DISPOSAL AREAS

RECOMMND

~~Rubbish and garbage disposal shall be provided and outdoor disposal areas shall be enclosed or screened from view and shall be maintained at all times so as to prevent fly or rodent infestation. Rubbish and garbage disposal areas shall be maintained in good condition at all times.~~

10.PLANNING. 26

USE - NO OFF-ROAD USES ALLOWED

RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

TRANS DEPARTMENT

10.TRANS. 5

USE - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (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~~

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - STD INTRO 3 (ORD 460/461) (cont.) RECOMMNI

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.

10.TRANS. 6 USE - ASSESS/BENEFIT DIST 1 RECOMMND

~~Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.~~

10.TRANS. 7 USE - ENCROACHMENT PERMIT RECOMMND

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

10.TRANS. 8 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LIFE OF THE PERMIT RECOMMND

~~The life of Conditional Use Permit No. 3605 shall terminate on July 1, 2039. This permit shall thereafter be null and void and of no effect whatsoever. AMENDED BY PLANNING COMMISSION ON FEBRUARY 18, 2009, AND AS DIRECTED BY COUNSEL.~~

20.PLANNING. 2 USE - PARCEL MERGER REQD RECOMMND

~~Prior to sending the Notice of Decision (NOD) packet for Receive and File by the Board of Supervisors, and prior to issuance of a building permit, Certificates of Parcel Merger shall be reviewed and approved by the Planning~~

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - PARCEL MERGER REQD (cont.)

RECOMMND

Department. The Parcel Mergers shall merge Assessor Parcel Nos. 654-210-022, 654-200-054, 654-210-005, 006, 007, 008, and 009. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. A combination of several CPM's will likely be required due to ordinance requirements. The proposed parcel shall comply with the development standards of the Controlled Development (W-2) zone.

20.PLANNING. 3 USE - FEE STATUS

RECOMMND

BY JULY 1, 2009, or prior to the issuance of any building permits for Conditional Use Permit No. 3605, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

20.TRANS. 1 USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way shall be provided along 18th Avenue to establish a 50-foot half-width right-of-way including standard corner cutback at 18th Avenue and Langlois Road.

The above mentioned dedication shall be completed prior to sending the packet for Receive and File by the Board of Supervisors.

20.TRANS. 2 USE - EXISTING MAINTAINED

RECOMMND

Langlois Road along project boundary is a paved County maintained road designated as a Local Street and shall be improved with DG-trail/walkway behind the existing curb within the existing right-of-way as determined by the Transportation Department and Desert Edge Community Design Guidelines, as approved by the Transportation Department.

18th Avenue along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6-inch concrete curb and gutter located 32-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving (approximately 100-feet on 18th Avenue within the western

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 2

USE - EXISTING MAINTAINED (cont.)

RECOMMEND

boundary of the project) as determined by the Transportation Department and Desert Edge Community Design Guidelines within the 50-foot half-width dedicated right-of-way in accordance with County Standard No. 94, (64'/100') modified to include a 10-foot wide curb adjacent DG trail/walkway, as approved by the Transportation Department.

The above improvements to 18th Avenue and Langlois Road shall be constructed at the time the contiguous property westerly of this project is developed, or as directed by the Transportation Department.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

USE* -PM10 PLAN REQUIRED

RECOMMEND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 3

USE* PM 10 CLASS REQUIRED

RECOMMEND

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

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1

USE*-GP2.0.a COMPACTION REPORT

RECOMMEND

Prior to requesting paving inspections and subsequent final grading inspection, the applicant shall submit to the Department of Building and Safety, Grading Division, two

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70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 1 USE*-GP2.0.a COMPACTION REPORT (cont.) RECOMMND

(2) copies of the compaction report for subgrade in pavement areas and all other areas not addressed in the compaction report submitted for the building pad(s).

70.BS GRADE. 2 USE*-GP2.1a ENG. CERTIFICATION RECOMMND

Prior to paving inspection(s) and subsequent final grading inspection, the civil engineer of record shall submit to the Department of Building and Safety, Grading Division, ~~written certification of completion of final grading in~~ accordance with the approved grading plan.

70.BS GRADE. 3 USE*-GP2.0.b CERT. & COMP. RPT RECOMMND

Prior to requesting final grading inspection, the developer or applicant shall submit to the Grading Division of the Building and Safety Department the following for review and approval:

1. ~~From the registered civil engineer of record, written certification of completion of final grading is in~~ accordance with the approved grading plans.

2. Final compaction report from the soils engineer of record including parking area subgrades and other areas not covered in the report submitted for the building pad(s).

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE*BP3.0.A CERT. & COMP. RPT RECOMMND

Prior to issuance of a building permit, the developer or applicant shall submit to the Grading Division of the ~~Building and Safety Department~~ the following for review and approval:

1. Certification from the registered civil engineer of record that the building pad(s) were constructed in the locations and to the elevations shown on the approved grading plan.

2. Compaction report from the soils engineer of record certifying that all grading was performed in accordance with the preliminary soils report and that all fill was

02/26/09
16:28

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 14

CONDITIONAL USE PERMIT Case #: CUP03605

Parcel: 654-210-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1 USE*BP3.0.A CERT. & COMP. RPT (cont.) RECOMMND

compacted to a minimum of 90% of maximum density. The report shall include an exhibit and chart showing the locations, depths, and results of compaction tests.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - PARCEL MERGER REQD RECOMMND

Prior to sending the Notice of Decision (NOD) packet for Receive and File by the Board of Supervisors, and prior to issuance of a building permit, Certificates of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Mergers shall merge Assessor Parcel Nos. 654-210-022, 654-200-054, 654-210-005, 006, 007, 008, and 009. The permit holder shall submit proof of recordation of the parcel mergers to the Planning Department within six (6) months of Planning Department approval. A combination of several CPM's will likely be required due to ordinance requirements. The proposed parcel shall comply with the development standards of the Controlled Development (W-2) zone.

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF RECOMMND

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.

80.TRANS. 7 USE - MAP CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805; Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP*FEMA FORM APPRVL REQUIRED NOTAPPLY

Prior to building permit final, a development in FEMA

02/26/09
16:28

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 15

CONDITIONAL USE PERMIT Case #: CUP03605

Parcel: 654-210-009

90. PRIOR TO BLDG FINAL INSPECTION

90.B&S. 1

BP*FEMA FORM APPRVL REQUIRED (cont.)

NOTAPPLY

mapped flood zones "A" or "AO" shall provide a FEMA form, filled out, wet stamped and signed by a registered civil engineer or licensed land surveyor, to the Building and Safety Department Grading Division.

The Grading division will transmit the form to the proper flood control district for their review and approval.

Upon receipt of their approval, this condition will be ~~classified as "MET"~~ and the building permit will be eligible for final approval.

DESERT EDGE COMMUNITY COUNCIL MINUTES
TUESDAY, October 14, 2008 4:30 PM

1. Call to Order 4:30 p.m.
2. Pledge of Allegiance
3. Roll Call: Susan Lombardi absent, with four members in attendance there was a quorum.
4. Approval of the previous meetings' Minutes: Approved without revisions.
5. PUBLIC COMMENTS: None
6. STAFF REPORTS:

A. County Supervisor or Representative – Lynda Gregory, announced the County Household hazardous waste Collection Program, July through December 2008 at ABOP centers. She provided a box of Tri-Council newsletters which were mailed to property owners only – contains Sunline Bus survey which can be copied and distributed to Park residents to send in their responses.

B. Sheriff's Department – ~~Lieutenant McManus~~ is no longer assigned to this area. Deputy Lopez announced new ~~Lieutenant~~ will be George Pinyon, who will attend our next meeting and provide statistics for the area. He fended public questions regarding assignment of officers, 1.2 sheriffs per 1000 persons and there are app. 10,000 persons in Desert Edge, therefore we should have 8 officers – currently 3-4 sheriffs are assigned per shift to cover Desert Edge. Leroy Pace asked for phone numbers to update Desert Crest phone directory – 911 calls from cell phones go to CHP dispatch, call 836-1600 during normal business hours for Palm Desert dispatch.

Deleted: Lieutenant

Deleted: Lieutenant

C. Fire Department – None

D. Code Enforcement – New Senior Officer, Michelle Cervantes introduced (next meeting Officer Fogh who is assigned to our area will provide statistics). They have a program for distressed or abandoned homes, a special team dedicated to act on app. 14-15,000 homes in bad condition. Questions about recently stripped and bulldozed home on Dillon Road, will be answered at next meeting. Homes on Dillon Road that are run down and mobile homes with mold will be checked into, call them and they will follow up or refer to the appropriate agency.

Deleted: Sanchez

Betty Sanchez, also from Community Improvement, summarized the tire event (909 tires deposited, 78 residents participated, collected 4 bins). Winter/Spring Clean Up days will be scheduled for next year. Neighborhood Conference announced and everyone invited to participate this first annual event. Clean money campaign a success with 30 organizations signed up to earn money for uniforms etc. for their teams – will be cleaning up Desert Edge along Dillon Road between Long Canyon and Bennett Roads.

E. Other County Departments - None

7. OLD BUSINESS:

A. Design Guidelines update - Joe Marsh spoke with Jerry Jolliffe and everything is on track to be presented at the Planning Commission November 19, at La Quinta. Staff issues concern trail and road design details along Dillon Road.

B. County General Plan Amendments and potential density changes – regarding Sky Valley request for no density changes in there area will be heard under item 8(B).

8. NEW BUSINESS:

A. Rainbow Spa CUP 03605 extending life of existing 156 Space RV Mobile Home Park (north of 18th/west of Langlois) – requested life time permit. Board Member presented request for lifetime permit of a well maintained park that has been operating for 24 years, it is self sufficient as a nonprofit co-op, a year-round RV Park (not a mobile home park as the application states). Motion was made to recommend to County Planning that a 20 year use permit be granted with the conditions that right-of-ways for Langlois Road and 18th Avenue which currently have curbing and landscaping inside the easement be cleared when the road improvements are made, the Park hook up to sewer when it becomes available, and future improvements conform with design guidelines. 3 members voted affirmative, 1 abstained (resides in Park).



B. Innovative Land Concepts, Inc. GPA 993, Change from Rural Desert (10 acre minimum) to Very Low Density Residential (1 unit per acre), and proposal to annex into Hot Springs Policy Area, east of Bennett Road / north of 19th, presentation by Ed Shiller and Paul Quill. An approximate 60 acre lot with proposed 40-60 units, with a green sustainable community design for low density and alternative energy ("off the grid"), including wind turbines, solar, geothermal and underground heat pumps, dual system septic until sewer, grey water and anaerobic system. Requesting initiation to proceed with GPA, proposed concept only until have approval of General Plan Amendment. Joe Marsh expressed Hot Water well usage concerns and that roads and washes had already been graded. Cindy Nance expressed concerns over flood area, not inside Desert Edge, liked the design concept but would prefer to see it to the north of Desert Crest inside Desert Edge. Ellea also expressed concerns, and Jim Sullivan requested the council's support as Sky Valley's Home Owners' Association, Council and Chamber had already opposed the project. **Council voted unanimously to not support this general plan amendment and not include it in the Desert Edge Community Council boundaries.**

C. Extension of Desert Edge Community Council boundaries – **Council voted unanimously to not extend the Desert Edge boundaries east of Bennett Road.**

D. Golden Lantern Grocery Store/Gas Station Conditional Use Permit renewal CUP 03355R1. Southeast corner of Dillon / Corkill. Request to extend life of existing small shopping center containing a convenience store with fuel sales and off-premises consumption sale of liquor and retail shops / restaurants. Applicant: Bhatti Enterprise Inc., presentation by Mr. Singh. Grocery and liquor store, restaurant and shops have been at this commercial corner for decades. A 7 year grandfathered extension of uses for 7 years expired. New CUP request is for lifetime, liquor and gas sales on the same premises are not in compliance with an ordinance passed in the 1990s. There was some opposition to the sale of liquor due to crime potential while others prefer to not have persons driving up and down Dillon Road to Desert Hot Springs to obtain their liquor. Traffic concerns that could be controlled with curbing for entrance to the store and restaurant/shop parking areas, and potential for a traffic light were discussed. **Motion was made to renew the CUP for 10 years (including a liquor license) given that curbing is installed prior to the renewal of the permit - such that there is one entrance from Corkill and Dillon Roads to the gas pumps, grocery and liquor store and one entrance to the restaurant/shop parking area. Also, if warranted by transportation department traffic study, a traffic light will be installed at Corkill and Dillon Roads. And Design Guidelines will be complied with for trails and other amenities. Council voted unanimously to approve.**

E. November meeting date: Council to decide if Nov. 11 regular meeting will be held, due to Veteran's Day holiday and thus county staff not available – given that Lynda Gregory will be present at the next meeting, **Council voted unanimously to hold the next meeting November 11.**

9. COUNCILMEMBERS' REPORTS AND CORRESPONDENCE

A. Dillon Road and other trail meetings summary report by Cindy Nance, attended meeting last week presented by Dangermond group for Coachella Valley, Dillon Road trails part of transportation plan for which there is an existing easement. Other trail meetings ongoing, including one Thursday, 6:30-8:30 October 17 at CVAG. Students currently working on advanced GIS project involving trails and will keep everyone posted on upcoming meetings.

B. Land Development Committee Meeting Work Agendas, developer applications and recent hearings – items heard today on agendas, as well as many cell tower permit requests.

C. School bus locations and property damage update by Ellie Dullea – successful in getting school bus stops moved to the entrance of the Parks children are coming from. Property damage due to vandalism is being abated with surveillance cameras and increased presence of police officers.

10. AGENDA ITEMS FOR NEXT MEETING AND ANNOUNCEMENTS

A. Code Enforcement Neighborhood Conference October 25, 9 a.m. to 2 p.m. UCR Palm Desert Campus

B. Thermal Sheriff Station and Aviation Facility groundbreaking, October 29, 10:30-11:30 a.m. 86625 Airport Blvd, Thermal

C. Community Action Partnership Volunteer Income Tax Assistance Program – contact Lynda Gregory for more information

D. "Sign in" if you wish to receive meeting notices via email – first page of sign in sheet returned.

E. Add Emergency Preparedness under Council Member Reports and announce Desert Edge Design Guideline hearing November 19 at Planning Commission meeting in La Quinta.

E. Next meeting: Tuesday, November 11, 2008 at 4:30 p.m.

11. ADJOURNED MEETING at 5:55 p.m.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

☐ PLOT PLAN
☐ REVISED PERMIT

☒ CONDITIONAL USE PERMIT
☐ PUBLIC USE PERMIT

☐ TEMPORARY USE PERMIT
☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP 03605

DATE SUBMITTED: **RECEIVED**
AUG 28 2008
Riverside County
Transportation & Land
Management Agency
GRADING - INDIO

APPLICATION INFORMATION

Applicant's Name: Rainbow Spa Inc.

E-Mail: rainbow.spa@verizon.net

Mailing Address: 17-777 Langlois Road

Desert Hot Springs

Street
CA

92241

City

State

ZIP

Daytime Phone No: (760) 329-7165

Fax No: (760) 329-0080

Engineer/Representative's Name: Gabriel King

E-Mail: karpinski@adelphia.net

Mailing Address: 9871 San Rafael Drive

Desert Hot Springs

Street
CA

92240

City

State

ZIP

Daytime Phone No: (760) 842-6962

Fax No: ()

Property Owner's Name: Patricia A. Card

E-Mail: pattyanncard@aol.com

Mailing Address: 17-777 Langlois Road Space 24

Desert Hot Springs

Street
CA

92241

City

State

ZIP

Daytime Phone No: (760) 251-9121

Fax No: (760) 329-0080

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Patricia A. Card, Treasurer, Rainbow Spa Inc.

PRINTED NAME OF APPLICANT

Patricia A. Card
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Patricia A. Card

PRINTED NAME OF PROPERTY OWNER(S)

Patricia A. Card
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

654-210-009-7 654-200-054-6

Assessor's Parcel Number(s): 654-210-022-8 654-210-005-3 654-210-006-4 654-210-007-5 654-210-008-6

Section: II Township: 3 South Range: 5 East

Approximate Gross Acreage: 9 plus acres

General location (nearby or cross streets): North of 18th Street, South of Aurora Street, East of Corkill Road, West of Langlois Road

Thomas Brothers map, edition year, page number, and coordinates: _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Existing Permanent Occupancy RV Park with 156 spaces requesting a lifetime Conditional Use Permit. Present CUP 2660-E includes adjacent Mobile Home Park and expires November 2008. The two parks do not have the same owners. We wish to separate from the other park and have our own CUP.

Related cases filed in conjunction with this request:

Since we are a 55 and over RV Park, with members on fixed incomes, with little or no impact on County infrastructure or schools, we are requesting a lifetime permit.

Is there a previous development application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 2 miles

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

Does the project need to import or export dirt? Yes ☐ No ☒

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

N/A

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

☐ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: VAR01852

RECEIVED
JAN 27 2009

DATE SUBMITTED: 1/27/09

Riverside County
Transportation & Land
Management Agency
GRADING - INDIO

APPLICATION INFORMATION

Applicant's Name: Rainbow Spa Inc E-Mail: rainbow.spa@verizon.net

Mailing Address: 17-777 Langlois Road
Desert Hot Springs CA 92241
City State ZIP

Daytime Phone No: (760) 329-7165 Fax No: (760) 329-0080

Engineer/Representative's Name: Gabriel King E-Mail: Karpinski@adelphia.net

Mailing Address: 9871 San Rafael Drive
Desert Hot Springs CA 92240
City State ZIP

Daytime Phone No: (760) 842-6962 Fax No: ()

Property Owner's Name: Patricia A. Card E-Mail: pattyanncard@aol.com

Mailing Address: 17-777 Langlois Road
Desert Hot Springs CA 92241
City State ZIP

Daytime Phone No: (760) 251-9121 Fax No: (760) 329-0080

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Patricia A. Card

PRINTED NAME OF APPLICANT

Patricia A. Card

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Patricia A. Card

PRINTED NAME OF PROPERTY OWNER(S)

Patricia A. Card

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 654-210-009-7 654-210-004-6 654-210-006-4
654-210-022-8 654-210-005-3 654-210-007-5 654-210-008-6

Section: 11 Township: 3 South Range: 5 East

Approximate Gross Acreage: 9 plus acres

General location (nearby or cross streets): North of 18th Street, South of
Aurora Street, East of Corkill Road, West of Langlois Road

Thomas Brothers map, edition year, page number, and coordinates: _____

pac

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Modify permanent occupancy development standards to reflect special circumstances related to an existing RV park established prior to 1988.

Related cases filed in conjunction with this request:

~~II~~ None

Is there a previous development application filed on the same site: Yes ☒ No ☒

If yes, provide Case No(s). CUP 3605 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 42032 E.I.R. No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 2 miles

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site? _____

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

Does the project need to import or export dirt? Yes ☐ No ☒

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

N/A

RAINBOW SPA, INC.

CUP APPLICATION 03605
JUSTIFICATION STATEMENT FOR PERMANENT OCCUPANCY

The smallest lot that Rainbow Spa has is 1296 square feet. That met the requirements of 19.98 of 348 for RV parks when it was developed 25 years ago. Per 19.99a of 348, an existing RV park operating under a permit approved prior to 5-1-87 may apply for permanent occupancy with no lot size requirements. That allowed Rainbow Spa to be approved on 12-6-1990 for a permanent occupancy permit. These sections of 348 have not changed.

We understand that we do not meet the requirements of 19.98a for permanent occupancy. However, we do qualify for 19.99a in that we applied for renewal of our CUP prior to expiration of our current CUP. 19.99a does not have a lot size requirement.

We believe that meeting the requirements of 19.98a would be an undue hardship on Rainbow Spa. We would have to evict members, redraw all lot sizes, remove all sheds and ask our residents who live here year round to find another home.

Rainbow Spa has been operating for 25 years, 18 of them as a permanent occupancy park, with no complaints or issues with county or state, and that is what we want to continue to do. To date we have spent in excess of \$45,000.

We are simply requesting a renewal of our permit to operate as a senior, permanent occupancy RV park. We understand and have agreed to comply with updated code requirements when improvements in the area occur.

FILE _____ DATE _____

17-777 Langlois Road, Desert Hot Springs, CA 92241
(760) 329-7165

We, the undersigned members of Rainbow Spa, Inc., respectfully request the Planning Commission approve a lifetime renewal of our Conditional Use Permit as a permanent residency RV park. Many of us are snowbirds, but 20 families consider Rainbow Spa their permanent residence. We have been in existence for 25 years, 18 of those as a permanent residency park, with no complaints or issues with county, state or the local community.

Jack Swanson
Frances E. Rogers
Helen Thompson
Loren W. Hill
Berkley Anne Veil
Helmer Benson
Donna Lee
Donald Morris
Gladys Mary
Amy Ariel
Mabel
Joseph L. Evans
Edna C. Barnes
Margaret B. Sparks
Ada P. Buchanan
Cecilia Oler
Hazel Harkin
Connie Meador
Patricia Cousin
Jenny Swan
WALTER HANDLEY
Wanda C. Donati
Anne Giffing
Charles F. Smith
Frank Schubert
Dorcas Godtha
Larry Hess
Sandra Deas
John J. Smith
George Carter
Martha Lee Carter
Mary
John Bullard
Nathaniel A. Hill
Mauda Ruge
Vernon I. Knepp

Kenneth A. J.
 Charles J. La. Jr.
 Thomas A. J. Ho.
 Harry B. Schmid
 Jan Strute
 Norma Strute
 Margaret H. Juppitt
 Rosemarie Galassi
 Bonnie Newville
 James Newville
 Leatrice & Lloyd Cox
 Pat Gault
 Richard Gault
 Gloria Hille
 Ollie M. Craltree
 Charles Murphy
 Richard C. Mugh
 Ruth M. Mugh
 Helga & M^{rs} Manu
 Ray H. Niskala
 Harry Kean
 Gary Kean
 Ray Schuster
 Richard F. Pittsinger
 John MacMaster
 Lala Hagge
 Beverly Wood
 Dave Wenger
 Lette Doylan
 Lora J. Hamilton
 Barbara Snyder
 J. M. D. Tourson

PROPOSALS

THE

DATE _____

4

**Sparkling Water Mobile Home Park
17800 Langlois Rd
Desert Hot Springs, Ca 92241**

We have no objection to granting Rainbow Spa Inc. a Conditional Use Permit. We also have no objection to making the C.U.P. to allow Permanent Occupancy. The C.U.P. should be for a term of "Lifetime" in duration.

Signed _____

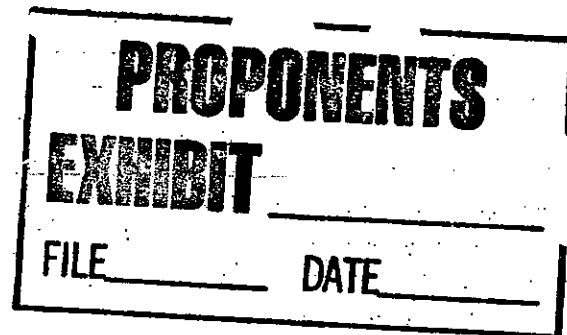
Owner

President of The Board of Directors

Rebecca Edwards Manager

Date

1/30/09



**Vista Grande Mobile Home Park
17625 Langlois Rd
Desert Hot Springs, Ca 92241**

We have no objection to granting Rainbow Spa Inc. a Conditional Use Permit. We also have no objection to making the C.U.P. to allow Permanent Occupancy. The C.U.P. should be for a term of "Lifetime" in duration.

Signed _____

Owner

President of The Board of Directors

Coy L. Shook Manager

Date 1/30/09



**~~Joshua Springs Mobile Home Park~~
~~18070 Langlois Rd~~
~~Desert Hot Springs, Ca 92241~~**

We have no objection to granting Rainbow Spa Inc. a Conditional Use Permit. We also have no objection to making ~~the C.U.P. to allow Permanent Occupancy.~~ The C.U.P. should be for a term of "Lifetime" in duration.

Signed

Owner



Vice

President of The Board of Directors

Manager

Date

2/2/09

PROPOSERS	
EXHIBIT	
FILE _____	DATE _____

Quail Valley R V Park
70201 Aurora Rd
Desert Hot Springs, Ca 92241

We have no objection to granting Rainbow Spa Inc. a Conditional Use Permit. We also have no objection to making the C.U.P. to allow Permanent Occupancy. The C.U.P. should be for a term of "Lifetime" in duration.

Signed

Owner

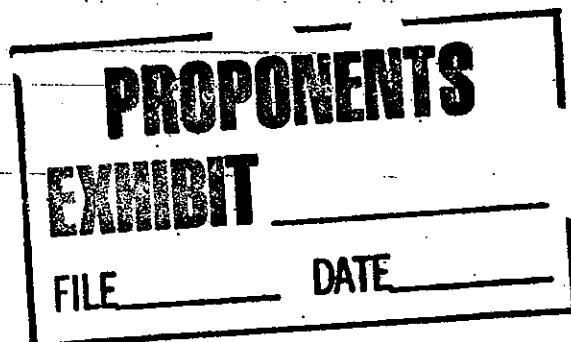
Virgil B. Phibbs

~~President~~ of The Board of Directors

Manager

Date

2-2-09



~~Almar Acres R.V. Park~~
70205 Dillon Rd
Desert Hot Springs, Ca 92241

We have no objection to granting Rainbow Spa Inc. a Conditional Use Permit. We also have no objection to making ~~the C.U.P. to allow Permanent Occupancy. The C.U.P. should~~ be for a term of "Lifetime" in duration.

Signed

_____ Owner

Mary Benjamin President of The Board of Directors

_____ Manager

Date 2.2.09

PROPOSERS	
EXHIBIT	
FILE _____	DATE _____

NOTICE OF PUBLIC HEARING

and

INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3605 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Rainbow Spa, Inc. – Engineer/Representative: Gabriel King - Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – Location: Northerly of Avenue 18, westerly of Langlois Road, easterly of Corkill Road – 9.0 Gross Acres - Zoning: Controlled Development (W-2) - REQUEST: The conditional use permit proposes to permit a pre-existing 156-space permanent occupancy Recreational Vehicle (RV) Park including an approximately 20,000 square foot RV storage area – APN(s) 654-210-022, 654-200-054, 654-210-005, 654-210-006, 654-210-007, 654-210-008, 654-210-009 - Related Cases N/A: Concurrent Cases: VAR01852.

VARIANCE NO. 01852– Intent to Adopt a Mitigated Negative Declaration – Applicant: Rainbow Spa, Inc. – Engineer Representative: Gabriel King - Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 DU/AC – Location: Northerly of Avenue 18, westerly of Langlois Road, easterly of Corkill Road – 9.0 Gross Acres - Zoning: Controlled Development (W-2) - REQUEST: The variance proposes to adjust certain permanent occupancy development standards as found in Article XIXd Recreational Vehicle Parks, including reducing space size requirements from 1750 square feet to 1290 square feet and to reduce recreational area requirements from approximately 31,000 square feet to approximately 13,000 square feet, to reflect special circumstances related to an existing RV Park established prior to 1988 – APN(s) 654-210-022, 654-200-054, 654-210-005, 654-210-006, 654-210-007, 654-210-008, 654-210-009 - Related Cases N/A: Concurrent Cases: CUP03605.

(Quasi-Judicial)

TIME OF HEARING: 9:00 A.M. or as soon as possible thereafter.
DATE OF HEARING: February 18, 2009
PLACE OF HEARING: City of La Quinta Council Chambers
78-495 Calle Tampico, La Quinta, California 92253

For further information regarding this project, please contact Judy Deertrack, Project Planner at 760-863-8277 or e-mail jdeertra@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 38686 El Cerrito Road, Palm Desert, CA 92211. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Judy Deertrack, Project Planner
38686 El Cerrito Road, Palm Desert, CA 92211

PROPERTY OWNERS CERTIFICATION FORM

I, CARLOS MUNOZ certify that on January 14, 2009

The attached property owners list was prepared by Riverside County GIS

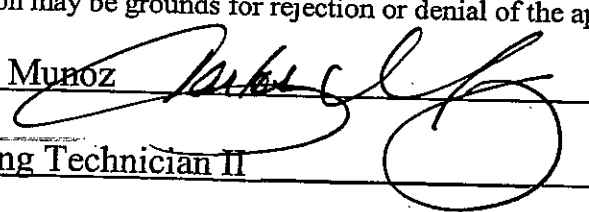
APN (s) or case numbers 654-210-009 For

Company or Individual's Name Riverside County Planning Department

Distance buffered 2,400'

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.

NAME: Carlos Munoz 

TITLE Planning Technician II

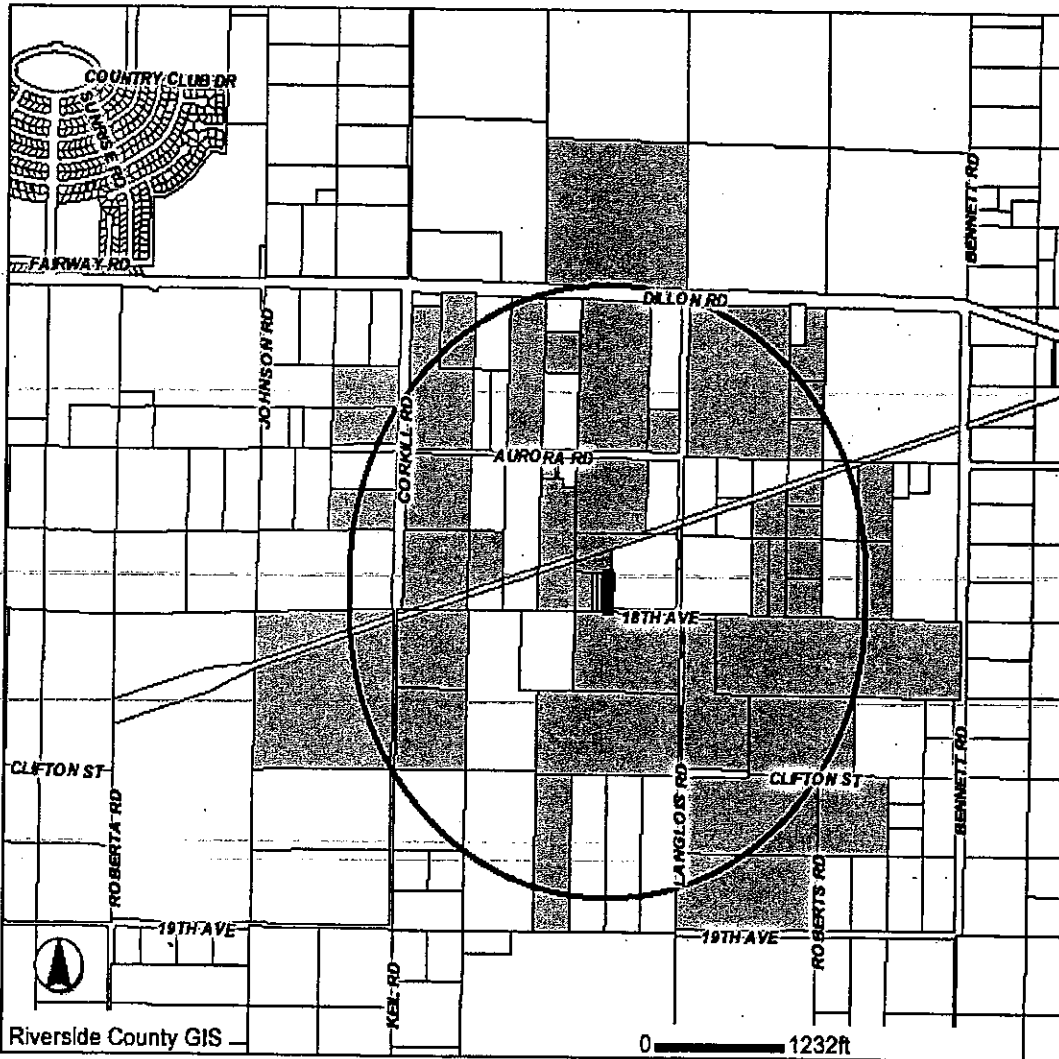
ADDRESS: 38686 El Cerrito Road

Palm Desert, CA 92211

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (760) 863-8277

CASE # CUP03605

CUP03605



Selected parcel(s):

654-170-040	654-170-043	654-170-057	654-180-017	654-190-003	654-190-011	654-190-022
654-190-033	654-190-034	654-190-036	654-200-019	654-200-021	654-200-027	654-200-034
~~654-200-038~~	~~654-200-052~~	~~654-200-054~~	~~654-200-055~~	~~654-200-056~~	~~654-200-058~~	~~654-210-002~~
654-210-003	654-210-004	654-210-015	654-210-023	654-220-005	654-220-006	654-220-027
~~654-220-029~~	~~654-230-006~~	~~654-230-007~~	~~654-230-012~~	~~654-230-023~~	~~654-230-042~~	~~654-230-043~~
654-230-045	654-230-049	654-230-051	659-020-030	659-020-031	659-040-002	659-040-009
659-040-010	659-040-014	659-050-012	659-060-002	659-060-004	659-060-009	659-070-003
659-070-012 659-070-018						

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP-PRINTED ON...01/14/2009

*Blank or white areas of
parcel reflect duplicate
addresses/landowners*

CUP03605

APN: 654170040 ASMT: 654170040
WADE MARSHA K LIVING TRUST
C/O MARSHA K WADE
1004 OCEAN AVE NO B
SEAL BEACH CA 90740

APN: 654170043 ASMT: 654170043
DESERT PALMS COMMUNITY
C/O CHIP POLVOORDE
7100 W FLORIDA AVE
HEMET CA 92545

APN: 654170057 ASMT: 654170057
MIRACLE ACRES ASSOCIATION INC
17405 CORKILL RD
DSRT HOT SPG CA. 92241

APN: 654180017 ASMT: 654180017
CALIENTE SPRINGS
C/O TIMOTHY MANTHEI
74711 DILLON RD
DESERT HOT SPRINGS CA 92241

APN: 654190003 ASMT: 654190003
ROBIN S TROTOCHAU
P O BOX 1046
PALM SPRINGS CA 92263

APN: 654190011 ASMT: 654190011
PHILIP R LOSEY
RACHEL LOSEY
67700 ONTINA RD
CATHEDRAL CITY CA 92234

APN: 654190022 ASMT: 654190022
JOHN OCARROLL
DAVID J MILANI
17300 CORKILL RD
DSRT HOT SPG. CA. 92241

APN: 654190033 ASMT: 654190033
ALMAR ACRES ASSN INC
68950 ADELINA RD
CATHEDRAL CITY CA 92234

APN: 654190034 ASMT: 654190034
WHR PROP INC
C/O CHIEF FINANCIAL OFFICER
103 W TOMICHI AVE
GUNNISON CO 81230

APN: 654190036 ASMT: 654190036
CVCWD
P O BOX 1058
COACHELLA CA 92236

APN: 654200019 ASMT: 654200019
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

APN: 654200021 ASMT: 654200021
WILLIAM F BURR
30404 NE TIMMEN RD
RIDGEFIELD WA 98642

APN: 654200027 ASMT: 654200027
DESERT OASIS
C/O THEODORE J LENZ
3515 HIGHLAND AVE NO 101
MANHATTAN BEACH CA 90266

APN: 654200034 ASMT: 654200034
MARIE B HEERMANN
P O BOX 1617
WOODLAND WA 98674

APN: 654200038 ASMT: 654200038
MARY A JUSTICE
WILLIAM F BURR
3998 AVENIDA VERANO
THOUSAND OAKS CA 91360

APN: 654200052 ASMT: 654200052
VISTA GRANDE SPA
C/O ALLIANCE PROPERTY MGMT CO
417 E HUENAME RD NO 230
PORT HUEMENE CA 93041

APN: 654200054 ASMT: 654200054
RAINBOW SPA INC
17777 LANGLOIS RD
DESERT HOT SPRINGS CA 92240

APN: 654200055 ASMT: 654200055
RUDOLF RUDRICH
HEDWIG RUDRICH
431 SANDALWOOD DR
CALIMESA CA 92320

APN: 654200056 ASMT: 654200056
ROBERT T SMITH
JO ELLEN SMITH
70235 AURORA RD
DSRT HOT SPG CA. 92241

APN: 654200058 ASMT: 654200058
LOREN KIM CHANG
16812 CORAL CAY LN
HUNTINGTON BEACH CA 92649

APN: 654210002 ASMT: 654210002
FLORENCE M BANNON
C/O ROBERT D REDFORD TRUSTEE
1560 GRANADA AVE
SAN MARINO CA 91108

APN: 654210003 ASMT: 654210003
VICTORIA PERRY HAASE
19822 CHESAPEAKE
HUNTINGTON BEACH CA 92646

APN: 654210004 ASMT: 654210004
ROBERT H GREGG
PHYLLIS V GREGG
2645 CHARLINDA AVE
WEST COVINA CA 91791

APN: 654210015 ASMT: 654210015
GREGG ROBERT H & PHYLLIS TRUST
2645 CHARLINDA ST
WEST COVINA CA 91791

APN: 654220005 ASMT: 654220005
BETTY H HUDSPETH
P O BOX 31
DSRT HOT SPGS CA 92240

APN: 654220006 ASMT: 654220006
STUART M RICE
70875 DILLON RD
DSRT HOT SPG CA 92241

APN: 654220027 ASMT: 654220027
CHIN LANG SU
CHIU CHUAN SU
2409 VIA RAFAEL
PALOS VERDES EST CA 90274

APN: 654220029 ASMT: 654220029
SYNDI HOT SPRING RESORTS
1501 S BEACH BLV E509
LA HABRA CA 90631

APN: 654230006 ASMT: 654230006
STANISLAW J DZIKOWSKI
BARBARA W DZIKOWSKI
P O BOX 1265
LOMITA CA 90717

APN: 654230007 ASMT: 654230007
MARGARET HELENE BROST SALAZAR
C/O MARGARET BROST
1800 COOPER PT RD SW 18
OLYMPIA WA 98502

1 0 0 0

WU3605

APN: 654230012 ASMT: 654230012
JACK MCALLISTER
DONNA L DEES
TIMOTHY P DEES
1034 S ORLANDO AVE
LOS ANGELES CA 90035

APN: 654230023 ASMT: 654230023
JOHN PORTER
PATRICIA PORTER
SHEREE THOMAS
2436 W ORANGE AVE
ANAHEIM CA 92804

APN: 654230042 ASMT: 654230042
LUIS M GRANILLO
P O BOX 566
THOUSAND PLMS CA 92276

APN: 654230043 ASMT: 654230043
RONALD J HYNDIS
P O BOX 1851
409 MCKENZIE AVE
RVELSTOKE BC CANADA V0E2S0 0

APN: 654230045 ASMT: 654230045
DAVID L TUCKER
70640 LONG YEAR RD
DSRT HOT SPG CA. 92241

APN: 654230049 ASMT: 654230049
MARTIN ARTEAGA
MIREYA L ARTEAGA
8314 OCEAN VIEW AVE
WHITTER CA 90602

APN: 654230051 ASMT: 654230051
ADAM EVERETT LENK
ROSE JOETTA LENK
17551 ANGEL VIEW TR
DSRT HOT SPG.CA. 92241

APN: 659020030 ASMT: 659020030
PALMS DEV
C/O ABBAS KOUHKAN
281 ESTRADA FORTUNA
PALM DESERT CA 92260

APN: 659020031 ASMT: 659020031
ANTONIO AQUINO
JUDITH AQUINO
17989 CORKILL
DESERT HOT SPRINGS CA 92241

APN: 659040002 ASMT: 659040002
EFP INC
2920 H ST STE 142
BAKERSFIELD CA 93301

APN: 659040009 ASMT: 659040009
ANTHONY LEE
CHRISTINE LEE
JANET L LEE
18075 LANGLOIS RD
DSRT HOT SPG CA. 92241

APN: 659040010 ASMT: 659040010
JAMES S JOHNSON
3998 AVENIDA VERANO
THOUSAND OAKS CA 91360

APN: 659040014 ASMT: 659040014
WINONA M BROWN
HEALING WATERS MOBILE HOME
ESTATES
34400 DATE PALM ST
CATHEDRAL CITY CA 92234

APN: 659050012 ASMT: 659050012
HYO CHUL CHONG
2400 CALLIE STILL RD
LAWRENCEVILLE GA 30045

APN: 659060002 ASMT: 659060002
ELDORADO HOT SPRINGS RESORT NO
2
C/O FRANK ZENG
4418 ELLIS LN
EL MONTE CA 91731

APN: 659060004 ASMT: 659060004
SEAN FENNELLY
800 MAIN ST NO 211
REDWOOD CITY CA 94053

APN: 659060009 ASMT: 659060009
JOSHUA SPRINGS MOBILE
HOMEOWNERS ASSN INC
18070 LANGLOIS RD BOX 305
DESERT HOT SPRINGS CA 92241

APN: 659070003 ASMT: 659070003
KYU HWAN KIM
YOUNG JA KIM
1815 MEEKS BAY DR
CHULA VISTA CA 91913

APN: 659070012 ASMT: 659070012
CHARLES J WILLIAMS
8310 NELSON WAY
ESCONDIDO CA 92026

APN: 659070018 ASMT: 659070018
DESERT VIEW MOBILE HOME CLUB
P O BOX 760
ALPINE CA 91903

Mission Springs Water District
66-575 E. Second St.
Desert Hot Springs, CA 92240

Southern California Edison
36100 Cathedral Canyon
Cathedral City, CA 92234

Southern California Gas
211 N. Sunrise Way
Palm Springs, CA 92262

Verizon
Attn: Chris Brown
295 N. Sunrise Way
N. Palm Springs, CA 92258

Desert Edge Community Council
Attn: Joe Marsh, Chairman
18555 Roberts Road #15
Desert Edge, CA 92241

Palm Springs Unified School Dist.
980 E. Tahquitz Canyon Way
Suite #204
Palm Springs, CA 92262

APP/OWN
Rainbow Spa Inc.
17777 Langlois Rd. No 75
Desert Hot Springs, CA 92240

END
Gabriel King
9871 San Rafael Drive
Desert Hot Springs, CA 92240

Extra Labels for
CUP03605

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA42032 / Conditional Use Permit No. 3605 / Variance No. 1852

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Judy Deertrack Title: Project Planner Date: February 25, 2009

Applicant/Project Sponsor: Rainbow Spa, Inc. Date Submitted: August 28, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department 38686 El Cerrito Road, Palm Desert, CA 92211
For additional information, please contact Judy Deertrack at 760 863 8277.

Revised: 10/16/07
T:\Planning Cases-Desert Office\CUP03605\DH-PC-BOS Hearings\CUP3605 MND REVISED.doc

Please charge deposit fee case#: ZEA42032 ZCFG5383

FOR COUNTY CLERK'S USE ONLY

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DEPARTMENT OF FISH AND GAME

Inland Deserts Region

78078 Country Club Dr., Ste. 109

Bermuda Dunes, CA 92203

(760) 200-9394

RECEIVED

FEB 26 2009

Riverside County
Planning Department
Desert Office



CEQA Filing Fee No Effect Determination Form

Applicant Name: Rainbow Spa Inc.

Date Submitted: 11-28-2008

Applicant Address: 17-777 Langlois Road, Desert Hot Springs, CA 92241

Project Name: CUP 3605

CEQA Lead Agency: Riverside County Planning Dept.

CEQA Document Type: (ND, MND, EIR) MND

SCH Number and/or local agency ID number: CUP 3605 / Variance No. 1852

Project Location: 17-777 Langlois Road, Desert Hot Springs, CA 92241

Brief Project Description: Renewal of a Conditional Use Permit which expired on 11-17-2008. No plans to expand, this is only a renewal.

Determination: Based on a review of the Project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

DFG Approval By: Craig J Weighman

Date: Feb 10, 2009

Title: Senior Environmental Scientist

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0802479

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

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

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

Received from: RAINBOW SPA INC

\$1,940.75

paid by: CK 3867

paid towards: CFG05383 CALIF FISH & GAME - NEG DECL
CFG FOR EA42032 / CUP03605

at parcel #: 17777 LANGLOIS RD DHSP
appl type: CFG1

By _____ Aug 28, 2008 10:25
JCMITCHE posting date Aug 28, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,876.75
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at www.rctlma.org

County of Riverside
Planning Department Desert Office
38686 El Cerrito Rd
Palm Desert, CA 92211

FIRST CLASS

Gabriel King
9871 San Rafael Drive
Desert Hot Springs, CA 92240

0119031005

County of Riverside
Planning Department Desert Office
38686 El Cerrito Rd
Palm Desert, CA 92211

FIRST CLASS

Rainbow Spa Inc
17-777 Langlois Rd., No. 75
Desert Hot Springs, CA 92240

QUP03605