

**RESOLUTION NO. PC2019-07**

**A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 308 TO ESTABLISH LAND USE REGULATIONS AND DEVELOPMENT STANDARDS, AND APPROVING ARCHITECTURAL REVIEW NO. 18-03, FOR A 469-SPACE 96RECREATIONAL VEHICLE (RV) TOURIST CAMP ON 78.3 ACRES OF PARTIALLY DEVELOPED LAND LCOATED AT 44-790 DILLON ROAD (A.P.N. 697-330-001, AND -005 TO -010). KOMICK FAMILY TRUST B, APPLICANT.**

WHEREAS, Komick Family Trust B filed an application for Conditional Use Permit No. 308 and Architectural Review No. 18-08 for the Red Moon RV Park Planned Development to allow the development of a 469-Space RV Park to include 46 long-term RV rental spaces and 390 short-term rental spaces, and will convert existing golf course fairways into RV lots with private streets, a 1,400 square foot clubhouse with exercise room / office and community room, restrooms, driveways, small lakes, interior streets and a retention basin on 78.3 acres of land located at 44-790 Dillon Road (APN 697-330-001, and -005 to -010); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Conditional Use Permit No. 308 and Architectural Review No. 18-08, on March 6, 2019 in the Council Chambers, 1515 Sixth Street, Coachella, California; and,

WHEREAS, the applicant and members of the public were present and were afforded an opportunity to testify regarding the proposed project; and,

WHEREAS, the proposed RV Tourist Camp, clubhouse, laundry/restroom buildings, guard shelter, and common area improvements are permitted pursuant to Chapter 17.28 and Chapter 17.38 of the Coachella Municipal Code, which require the submittal of design guidelines for the overall project; and,

WHEREAS, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

WHEREAS, the proposed site is adequate in size and shape to accommodate the proposed development; and,

WHEREAS, the site for proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

WHEREAS, the proposed use will have no significant deleterious effect on the environment; and,

WHEREAS, a Mitigated Negative Declaration was prepared and considered for the proposal pursuant to the California Environmental Quality Act, as amended; and,

WHEREAS, the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California does hereby approve Conditional Use Permit No. 308 and Architectural Review 18-08 subject to the findings listed below and the attached Conditions of Approval for the Red Moon RV Park Development (contained in "Exhibit A" and made a part herein).

**Findings for Conditional Use Permit 308 and Architectural Review No. 18-08:**

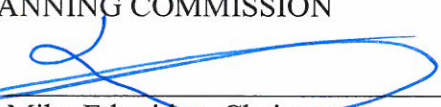
1. The proposed projects are consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a General Neighborhood and Open Space land use designation with Sub-Area No. 12 (North Dillon) policies which encourage a final designation buildout mix that includes 25% of the sub-area for Resort uses that allows gated communities. The proposed project is part of The Vineyards Planned Development which is an RV Subdivision and Golf Course community that is in keeping with the community character envisioned by the General Plan.
2. The proposed development pattern and incidental structures will be in keeping with the policies of the General Neighborhood and land use classification and the project is internally consistent with other General Plan policies for this type of development. The General Plan seeks to have an appropriate location for resort residential uses such as this development where there is adequate access and scenic vistas that can be preserved. The City's Health and Wellness policies encourage neighborhood parks and neighborhood serving commercial uses in close proximity to the General Neighborhood designations. The proposed uses are a tourist camp with easy access to services near the Dillon Road and I-10 Freeway interchange.
3. The proposed project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The site plan proposes a 469-Space RV Park with incidental clubhouse and laundry/restroom buildings in a gated community that is designed to substantially match the architectural Planned Development and the Design Guidelines for the project which are based on the City's RM (Multifamily Residential) base district zoning regulations and the off-street parking and landscaping standards.
4. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse

effects on neighboring property and shall be in accord with all elements of the general plan. The proposed project site is within the General Neighborhood land use designation and the Sub-Area 12 policy area of the City's general plan. This category provides for medium to high density residential uses in combination with resort/tourist camp uses as proposed by this project.

5. The proposed tourist camp use will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a clubhouse building and new laundry/restroom buildings that will substantially match the architecture for the existing The Vineyards RV Subdivision. The surrounding properties to the south and west will include RV Subdivision and Resort Residential uses which are compatible with an RV Campground in an open space setting. As such, the proposed project will be in keeping with the scale, massing, and aesthetic appeal of the existing neighborhood and future development.
6. An Initial Environmental Study recommending the adoption of a Mitigated Negative Declaration was prepared for this project, pursuant to the California Environmental Quality Act Guidelines (CEQA Guidelines) and mitigation measures have been recommended in order to reduce the environmental effects of the project to a level of less than significant. The project will not have any significant adverse effects on the environment.

PASSED APPROVED AND ADOPTED this 6<sup>th</sup> day of March by the following vote:

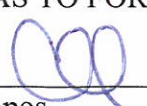
CITY OF COACHELLA  
PLANNING COMMISSION

By   
Mike Etheridge, Chairperson

ATTEST:

By   
Yesenia Becerril  
Planning Commission Secretary

APPROVED AS TO FORM:

By   
Carlos Campos  
City Attorney

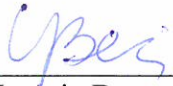
I HEREBY CERTIFY that the foregoing Resolution No. PC-2019-06 was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 6<sup>th</sup> day of March 2019, by the following roll call vote:

AYES: Chair Etheridge, Vice Chair Zamora, Commissioner Delgado, Commissioner Miranda, Commissioner Ramirez.

NOES: None.

ABSENT: None.

ABSTAIN: None.



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Yesenia Becerril  
Planning Commission Secretary

**“EXHIBIT A”**

**CONDITIONS OF APPROVAL FOR THE RED MOON RECREATIONAL VEHICLE  
(RV) PARK PLANNED DEVELOPMENT INCLUDING CONDITIONAL USE  
PERMITS 308 AND ARCHITECTURAL REVIEW 18-03**

**General Conditions:**

1. Architectural Review (AR 18-03) and Conditional Use Permit (CUP 308) shall be valid for 12 months from the effective date of the approvals unless an extension of time is requested by the applicant and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the Conditional Use Permit and Architectural Review.
2. The construction of all new common-area structures shall be in conformance with construction drawings and landscaping plans submitted with this application and are intended to act as the project’s design guidelines, as intended by Chapter 17.38 of the Coachella Municipal Code, and subject to the conditions of approval imposed below:
  - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Red Moon RV Park Planned Development application exhibits.
  - b. Conditional Use Permit No. 308 hereby approves a Recreational Vehicle (RV) Tourist Camp for leased spaces. All RV Space leases shall be subject to the City’s Transient Occupancy Tax payment, which shall be paid by the owners to the City of Coachella on a monthly basis.
  - c. Conditional Use Permit No. 308 hereby establishes minimum RV Space size of 2,400 square feet, with a minimum width of 30 feet and minimum depth of 80 feet. No structures of any kind are permitted on the RV Spaces.
  - d. The developer or successor in interest shall record Covenants, Conditions, and Restrictions (CC & Rs) establishing bylaws and a new management association for the maintenance of all common area improvements and perimeter walls. The CC&R’s shall prohibit the use of any enclosed structure within the RV Park complex from being used more than 2,000 person hours annually. The CC&R’s shall stipulate a restriction on the duration of stay for any Recreational Vehicle patron to no more than 30 days. The CC&R’s shall include provisions for owner participation in the maintenance of the street center median along Dillon Road.
  - e. All masonry perimeter walls and garden walls shall be decorative masonry with decorative cap subject to review by the Development Services Director, and subject to the City’s Building Codes. The perimeter walls for the Project shall be subject to HOA approval, and subject to issuance of a separate building permit by the City Building Division.



- f. All parking lots shall have adequate lighting for after-hours use by patrons. Low-voltage lighting and/or bollard lighting for pedestrians shall be incorporated into all landscaped common areas where active amenities are proposed such as laundry rooms, restrooms, and gazebo areas.
3. All plans, as submitted, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 18-03 including architectural features, materials, and site layout.
4. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
5. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.
6. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.

**Mitigation Measures – Biological Resources:**

7. Within 14 days of the initiation of any ground disturbing activity on the site during the nesting season (generally from January 15 through July 31 for the Coachella Valley) a qualified biologist shall conduct an MBTA compliant nesting bird survey, including an investigation for burrowing owl. If ground disturbance occurs outside the nesting season, this requirement shall be waived.
8. Prior to the issuance of a ground disturbance permit on the site, the applicant shall submit a written report, prepared by a qualified biologist, reporting on the findings of an MBTA compliant bird survey. The findings and recommendations of the survey will be integrated into grading plan conditions.

### **Mitigation Measures – Cultural Resources:**

9. A qualified Tribal monitor shall be on site during all earth moving activities, including grubbing, grading, trenching and excavation. The monitor shall be empowered to stop and redirect activities, should a resource be identified. The monitor shall identify the resource, and determine whether further investigation is required, or whether earth moving can resume. All earth-moving operations in paleontologically sensitive sediments, as determined through the periodic monitoring, should be monitored by a qualified monitor. The monitor should be prepared to quickly salvage fossil remains, if they are unearthed, to avoid construction delays, but must have the power to temporarily halt or divert construction equipment to allow for removal of abundant or large specimens. Samples of sediments should be collected and processed to recover small fossil remains. Recovered specimens should be identified and curated at a repository with permanent retrievable storage that would allow for further research in the future. A report of findings, including an itemized inventory of recovered specimens and a discussion of their significance when appropriate, should be prepared upon completion of the research procedures outlined above and provided to the City.
10. The project proponent shall provide the City with an executed agreement with a qualified Twenty-Nine Palms Band of Mission Indians tribal monitor prior to the issuance of any ground disturbing permit on the project site.
11. A Twenty-Nine Palms Band of Mission Indians tribal monitoring report shall be provided to the City, and the consulting Tribes within 30 days of the completion of monitoring activities.
12. A paleontological monitoring report shall be provided to the City within 30 days of the completion of monitoring activities.

### **Mitigation Measures – Geology and Soils:**

13. The City Engineer shall review and approve building and site specific geotechnical analyses for the proposed project, which address the actual grading and building plans prior to issuance of grading permits for the proposed project.
14. The Building Official shall assure that no habitable structure is constructed within 50 feet of the identified A-P Zone on the site.

### **Mitigation Measures – Noise:**

15. During all construction activities, stationary equipment shall be placed such that emitted noise is directed away from the existing RV resort and residential development.
16. Stockpiling, storage and vehicle staging areas shall be located as far as practical from the existing RV resort and residential development.
17. The project Applicant shall prepare and submit a construction management plan for the proposed project prior to the issuance of a grading permit. The plan shall include the location

of all staging areas, and the methods by which equipment operations shall be monitored. The plan shall be approved by the City prior to the issuance of grading permits.

**Mitigation Measures – Transportation/Traffic:**

18. On-site Improvements:

- a) Dillon Road, from Avenue 44 to the south project boundary, should be constructed at its ultimate half-section width, including landscaping and parkway improvements in conjunction with development per City of Coachella standards.
- b) Vista Del Norte, from the west project boundary to the east project boundary, should be constructed at its ultimate half-section width, including landscaping and parkway improvements in conjunction with development per City of Coachella standards.
- c) Retain the existing westbound stop-controlled project access at the intersection of Dillon Road and Silver Oak Lane.
- d) Provide a southbound stop sign at the project driveway on Vista Del Norte.
- e) Sight distance at each project access should be reviewed with respect to California Department of Transportation/City of Coachella standards in conjunction with the preparation of final grading, landscaping, and street improvement plans.
- f) On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project. On-site traffic control plans shall comply with the California Manual of Uniform Traffic Control Devices (2014 Update).

19. Off-site Improvement:

- a) Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees, in fair share amount depicted in Table 11, above.

**Engineering – Grading and Drainage:**

20. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the precise grading plan and shall include pavement recommendations. The report recommendations shall be incorporated into the precise grading plan design prior to plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.
21. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.



22. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain a Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.
23. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
24. Applicant shall obtain approval of site access and circulation from Fire Marshall.
25. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

### **Engineering - Street Improvements**

26. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
27. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the

improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.

28. Dedication of land along Vista del Norte Street is required with construction of half width improvements and any other work necessary to complete the improvements according to City standards. This street is classified as Primary Arterial with 84 feet of right-of-way as per the updated 2035 City of Coachella General Plan.
29. Dedication of land along Dillon Road is required, construction of half width improvements and any other work necessary to complete the improvements according to City standards. This street is classified as Major Arterial with Bike Lanes with 118 feet of right-of-way as per Mobility Element of the City of Coachella General Plan.
30. A traffic study by a licensed California Registered Civil Engineer shall be prepared for this project to identify improvements required at surrounding streets and intersections including Freeway I-10 and Dillon Road.
31. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

#### **Engineering - Sewer and Water Improvements**

32. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
33. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer

#### **Engineering - General**

34. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.
35. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original

plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.

36. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

37. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.

### **Engineering - Completion**

38. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.

39. Prior to issuance to of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer.

### **Imperial Irrigation District:**

40. Any construction or operation on IID property or within its existing and proposed right-of-way or easements will require an encroachment permit, including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities (e.g. power lines).

41. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

### **Utilities:**

42. Water and sewer plans outside the buildings and interior plumbing or mechanical plans (i.e. floor drains and sinks, equipment which discharges to the sewer system, chemical storage and spill containment measures) shall be provided to the City Utilities Department for review and approval.

43. A Source Control "Short Form" (and the Source Control application if required) shall be completed and turned into Source Control (Utilities Department) by the applicant.

44. The developer shall provide the Utilities Division with valve locations for undeveloped areas.

45. The developer shall expose and establish the location of existing water valves in undeveloped/ over grown areas of the site, subject to coordination with the Water Superintendent.
46. Master-metered, radio-read water meters shall be utilized for the project. 1. Submit water and sewer plans for approval from Utilities Dept. – project required to connect to City public sewer and water system.
47. A Water Quality Management Plan (WQMP) for project in excess of 5 acres shall be submitted for review and approval to the City’s Engineering Department and Utilities Division.
48. The applicant shall submit detailed plumbing and mechanical plans for the clubhouse building to the Utilities Division for review and approval.
49. The developer shall install Above Ground “Double Check Detector Assembly” DCDA for fire system; to protect water supply from contamination or pollution; must install separate AMI 4-G metering system.
50. The developer shall install Reduced Pressure Principle Device (RP) Backflow Devised within 12 inches of water service connections installed to protect water supply from contamination or pollution.
51. The developer shall install separate 4G-AMI metering system for the clubhouse building.
52. The developer shall install separate 4G AMI metering system for the irrigation system.
53. The project shall implement the State’s drought mandate which prohibits irrigation with potable water outside newly constructed buildings that are not delivered by drip potable water outside or microspray systems.

**Fire Department:**

54. The applicant shall submit plans to the Riverside County Fire Marshal’s Office for review and approval. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and other applicable standards.
55. The applicant shall submit plans to the Riverside County Fire Marshal’s Office for review and approval. Fire Department water systems for fire protection shall be in accrodnace with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and other applicable standards.

**Fees:**

56. The applicant shall pay all applicable school impact fees to the Desert Sands Unified School District prior to the issuance of a building permit.
57. The applicant shall pay all required water connection fees.
58. The applicant shall be required to pay the Multiple Species Habitat Conservation (MSHCP) fees for commercial development prior to issuance of building permits.
59. Any changes to the design, use, or layout of Recreational Vehicle Spaces numbers 1 through 48, as shown on the submitted plans, shall be subject to review by the Planning Commission, upon finalization of an agreement for amendments to CC & R's required for this project.