

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 24, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1074 (Entitlement/Policy) – Applicant: DACE – Engineering/Representative: MSA Consulting, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Location: Northerly of Avenue 58, southerly of Avenue 57, easterly of Polk Street, and westerly of Olive Street – 77 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – REQUEST: The general plan amendment proposes to amend the General Plan for the subject property from Community Development: Medium High Density Residential (CD-MHDR) to Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.); Community Development: Medium High Density Residential (CD-MHDR) (5-8 D.U./Ac.); Community Development: Very High Density Residential (CD-VHDR) (14-20 D.U./Ac.); and Community Development: Commercial Retail (CD-CR) (0.2-0.35 F.A.R.)

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND: The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by

Ron Goldman
Planning Director

RG:mb
RM

**REVIEWED BY EXECUTIVE OFFICE
DATE**

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

**PLANNING COMMISSION
MINUTE ORDER JUNE 10, 2009
LA QUINTA COUNCIL CHAMBERS**

- I. AGENDA ITEM 8.2: GENERAL PLAN AMENDMENT NO. 1074** – Entitlement/Policy – Applicant: DACE – Engineering/Representative: MSA Consulting, Inc. – Fourth Supervisorial District – Lower Coachella Valley – Eastern Coachella Valley Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Location: Northerly of Avenue 58, southerly of Avenue 57, easterly of Polk Street, and westerly of Olive Street – 77 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – APN: 757-090-001, 002, and 003. (Legislative)

II. PROJECT DESCRIPTION

The general plan amendment proposes to amend the General Plan from Community Development: Medium High Density Residential (CD-MHDR) to Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre); Community Development: Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units per Acre); Community Development: Very High Density Residential (CD-VHDR) (14-20 Dwelling Units per Acre); and Community Development: Commercial Retail (CD-CR) (0.2-0.35 Floor Area Ratio) for an approximately 77-acre property.

III. MEETING SUMMARY

The following staff presented the subject proposal:
Project Planner, Maurice Borrows, at 760-863-7063 or e-mail mborrows@rctlma.org.

No one spoke in favor, neutral or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 3-0 (Commissioner Petty and Commissioner Snell Absent), recommended to the Board of Supervisors;

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1074 would be appropriate. The adoption of such an order does not imply that the proposed GPA will be approved.

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.: 8.2
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Maurice Borrows
Planning Commission: June 10, 2009

GENERAL PLAN AMENDMENT NO. 1074
Applicant: DACE
Engineer/Rep.: MSA Consulting Inc.

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommends that the Board of Supervisor's adopt an order initiating proceedings for the proposed General Plan Amendment No. 1074 from Community Development: Medium High Density Residential (CD-MHDR) to Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac); Community Development: Medium High Density Residential (CD-MHDR) (5-8 du/ac); Community Development: Very High Density Residential (CD-VHDR) (14-20 du/ac); and Community Development: Commercial Retail (CD-CR) (0.2-0.35 FAR) for an approximately 77-acre property.

The Planning Commission made the comments below. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION DIRECTION TO THE BOARD OF SUPERVISORS:

The following comments have been provided by the Planning Commission to the Planning Director:

Commissioner John Roth: No comment

Commissioner Jim Porras: He stated that the intent of the development might be difficult to justify with the lack of infrastructure in the area

Commissioner Jan Zuppardo: No comment

Agenda Item No.: *B-2*
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Maurice Borrows
Planning Commission: June 10, 2009

GENERAL PLAN AMENDMENT NO. 1074
Entitlement/Policy
Applicant: DACE
Engineer/Rep.: MSA Consulting, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The general plan amendment proposes to amend the General Plan from Community Development: Medium High Density Residential (CD-MHDR) to Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac); Community Development: Medium High Density Residential (CD-MHDR) (5-8 du/ac); Community Development: Very High Density Residential (CD-VHDR) (14-20 du/ac); and Community Development: Commercial Retail (CD-CR) (0.2-0.35 FAR) for an approximately 77-acre property. The project is located northerly of Avenue 58, southerly of Avenue 57, easterly of Polk Street, and westerly of Olive Street within the Thermal community.

BACKGROUND:

A proposed General Plan Amendment (GPA) shall not be processed unless the Board of Supervisors (Board) adopts an order initiating proceedings for the proposed GPA. The Planning Director is required to prepare and submit to the Board a report and recommendation concerning initiation.

Before submitting his report and recommendation to the Board, the Planning Director must request ~~comments on the proposed GPA from the Planning Commission (Commission)~~ and must include the Commission's comments, if any, in his report. The Commission may make its comments in any form it deems appropriate. For example, the Commission may recommend that the Board adopt or decline to adopt an order initiating proceedings for the proposed GPA. A recommendation is not, however, required and the Commission may choose instead to simply identify its concerns regarding the proposed GPA. In addition to any comments the Commission may make as a group, the Planning Director will include the comments of individual Commission members in his report to the Board.

A noticed public hearing is not required for the Commission to comment on the initiation of a proposed GPA. Nor is such a hearing required for the Board to actually initiate or decline to initiate proceedings for the proposed GPA. The Planning Department did, however, notify the applicant by mail that the Commission would consider the initiation of this proposed GPA on this date, at this time and at this place.

After reviewing the Planning Director's report and recommendation, which as noted above, must include the Commission's comments, the Board may either adopt or decline to adopt an order initiating proceedings for the proposed GPA.

If the Board adopts an order initiating proceedings, the proposed GPA will thereafter be processed, reviewed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Commission and the Board. The adoption of an order initiating proceedings does not imply that the proposed GPA will be approved.

If the Board declines to adopt an order initiating proceedings, the proposed GPA shall not be processed.

D.M.

GENERAL PLAN AMENDMENT NO. 1074

PC Staff Report: June 10, 2009

Page 2 of 2

The Board established the initiation procedures for proposed GPAs in Ordinance No. 348.4573 which was effective May 8, 2008. Proposed GPA No. 1074 is considered an Entitlement/Policy GPA as described in Section 2.4 of that ordinance.

Proposed General Plan Amendment No. 1074 is a stand alone case. Upon completion of the GPIP, the proposal is expected to be accompanied by an application to change the zoning from Manufacturing-Service Commercial (M-SC) to Residential Incentive (R-6), General Residential (R-3), and General Commercial (C-1/C-P). A Schedule C tentative tract map to divide the 77-acre property into six parcels will be submitted with the change of zone application.

For additional information, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Vacant |
| 2. Surrounding Land Use (Ex. #1): | Single family residences to the north; vacant to the east, west, and south |
| 3. Existing Zoning (Ex. #3): | Manufacturing-Service Commercial (M-SC) |
| 4. Surrounding Zoning (Ex. #3): | M-SC to the north, east and west; Heavy Agriculture (A-2-20) to the south |
| 5. Riverside County General Plan | Medium High Density Residential (MHDR) |
| 6. Project Data: | 77 acres; 6 parcels; 4.5-acre minimum parcel size; Schedule C |
| 7. Environmental Concerns: | Not applicable at this time |

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1074 would be appropriate. The adoption of such an order does not imply that the proposed GPA will be approved.

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. California Gnatcatcher, Quino Checkerspot Butterfly habitat
 - c. FEMA designated Flood Zone
3. The project site is located within:
 - a. The boundaries of the Coachella Valley Unified School District.
 - b. ALUC Compatibility Zone D
 - c. The boundaries of the Coachella Valley Water District.
 - d. The Coachella Valley MSHCP fee area.
 - e. The Thermal and Jacqueline Cochran Redevelopment Area.
4. The project site is currently designated as Assessor's Parcel Numbers 757-090-001, 002, and 003.

ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1074
Service Commercial (M-SC)

Supervisory District: Fourth

Existing Zoning: Manufacturing-

Area Plan: Eastern Coachella Valley
Acreage: 77

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development (CD)

Existing General Plan Land Use Designation: Medium High Density Residential (MHDR)

Existing Policy Area(s) or Overlay(s): N/A

Existing Map(s) of Issue (cite GP figure # and page #): N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

PROPOSED GENERAL PLAN CHANGES

(For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development (CD)

Proposed General Plan Land Use Designation: Very High Density Residential (VHDR), Medium High Density Residential (MHDR), Medium Density Residential (MDR), and Commercial Retail (CR)

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): N/A

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

Case: **ENTITLEMENT/POLICY FAST TRACK GPA 1074**

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File: Y:\11_PLANNING Primary Folder\Planning Cases-Desert Office\GPA01074\DH-PC-BOS Hearings\GPA 1074 Checklist.doc

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	Within fee area
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	Agriculture preserve is located to the east and northeast of the property
Airport Compatibility Zone	X		Zone D
Flood Plain (Zone A - 100 Year)	X		Not within a FEMA flood zone
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile		X	
Liquefaction Potential; Subsidence	X		High
High Fire Area		X	
Code Compliant	X		
MSHCP Conserved Land		X	
Access / Alternate Access Issues	X		Primary access from Avenue 57; secondary access from Polk Street and Olive Street
Water / Sewer Issues	X		Connection to sewer is required
City Sphere of Influence	X		Located approximately 1/2 mile southwest of the City of Coachella
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)		X	

ENTITLEMENT/POLICY FINDINGS

(Check all that apply)

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?*

Finding	Yes	No	Comment
The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.	X		The GPA responds to the increased need for low income single-family and multi-family housing within the community. The proposed project is located within the Thermal and Jacqueline Cochran Redevelopment Area. Multi-family housing development is located northerly of the project site.
The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.	X		The proposed amendment does contribute to the purposes of the General Plan as it proposes improved residential development and it will not involve a change in the Foundation Component; the property will remain in the Community Development Foundation Component.
Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.	X		The proposal supplies a need for higher densities and affordable housing within residential developments in the community.
A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.		X	
An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.		X	
An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.		X	
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.		X	

*** THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

Case: ENTITLEMENT/POLICY FAST TRACK GPA 1074

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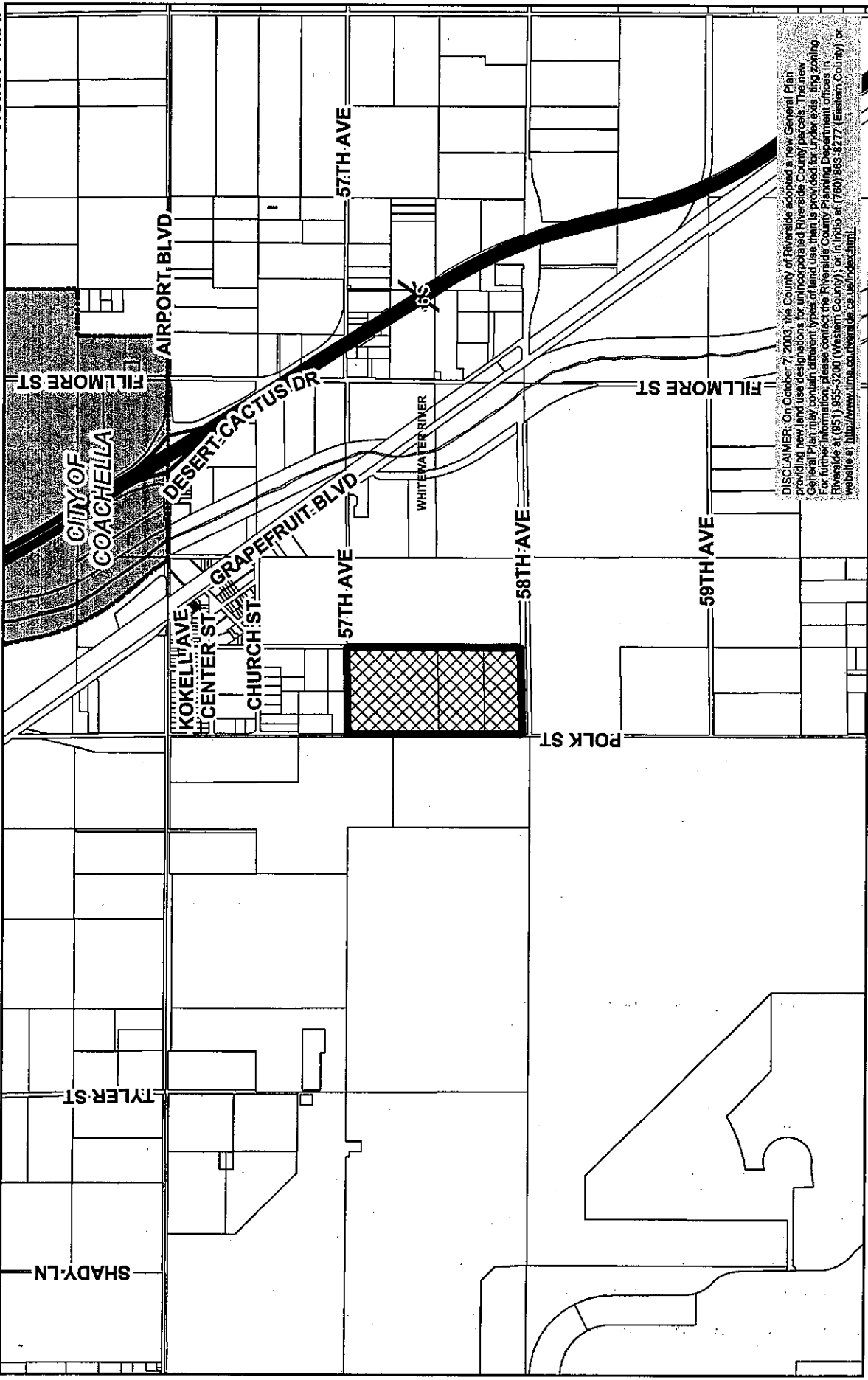
STAFF COMMENTS:

Department	Comments
Planning	The applicant submitted a PAR application (PAR1206) prior to submitting GPA1074
Transportation	None at this time
EPD	None at this time
Fire	None at this time
Flood	None at this time
Building and Safety	None at this time
Geologist	None at this time

Supervisor Wilson
District 4
Date Drawn: 5/11/09

GPA01074
VICINITY MAP

Planner: Maurice Borrows
Date: 6/10/09
VICINITY MAP



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County); or in Inyo at (760) 963-9277 (Eastern County) or website at <http://www.ltrm.ca.gov/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 22

Assessors
Bk. Pg. 757-09
Thomas
Bros. Pg. 390 E11

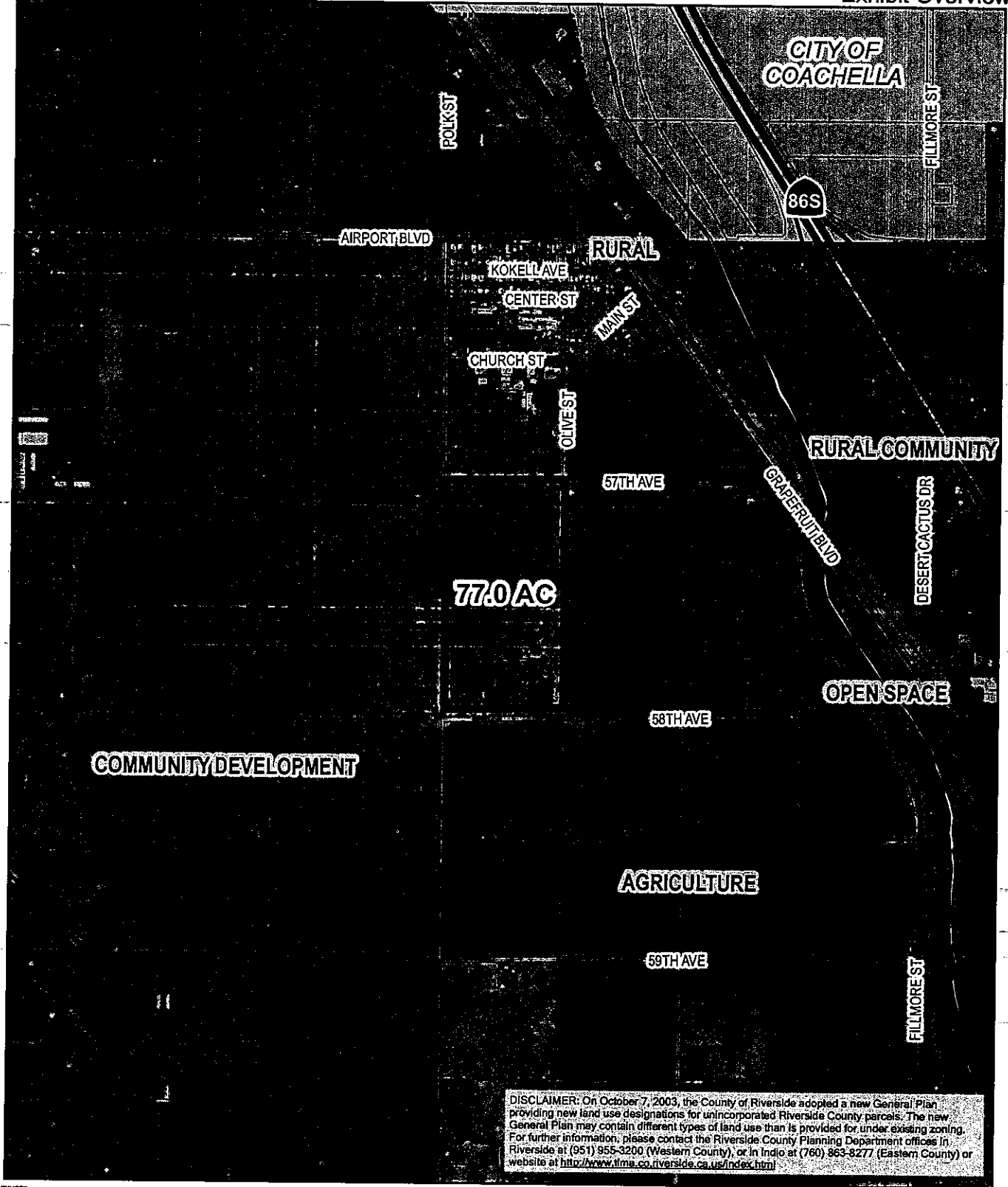


Supervisor: Wilson
District: 4
Date Drawn: 5/11/09

GPA01074

DEVELOPMENT OPPORTUNITY

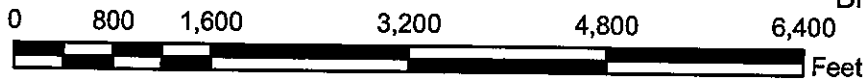
Planner: Maurice Borrows
Date: 6/10/09
Exhibit Overview



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.riverside.ca.us/index.htm>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 22



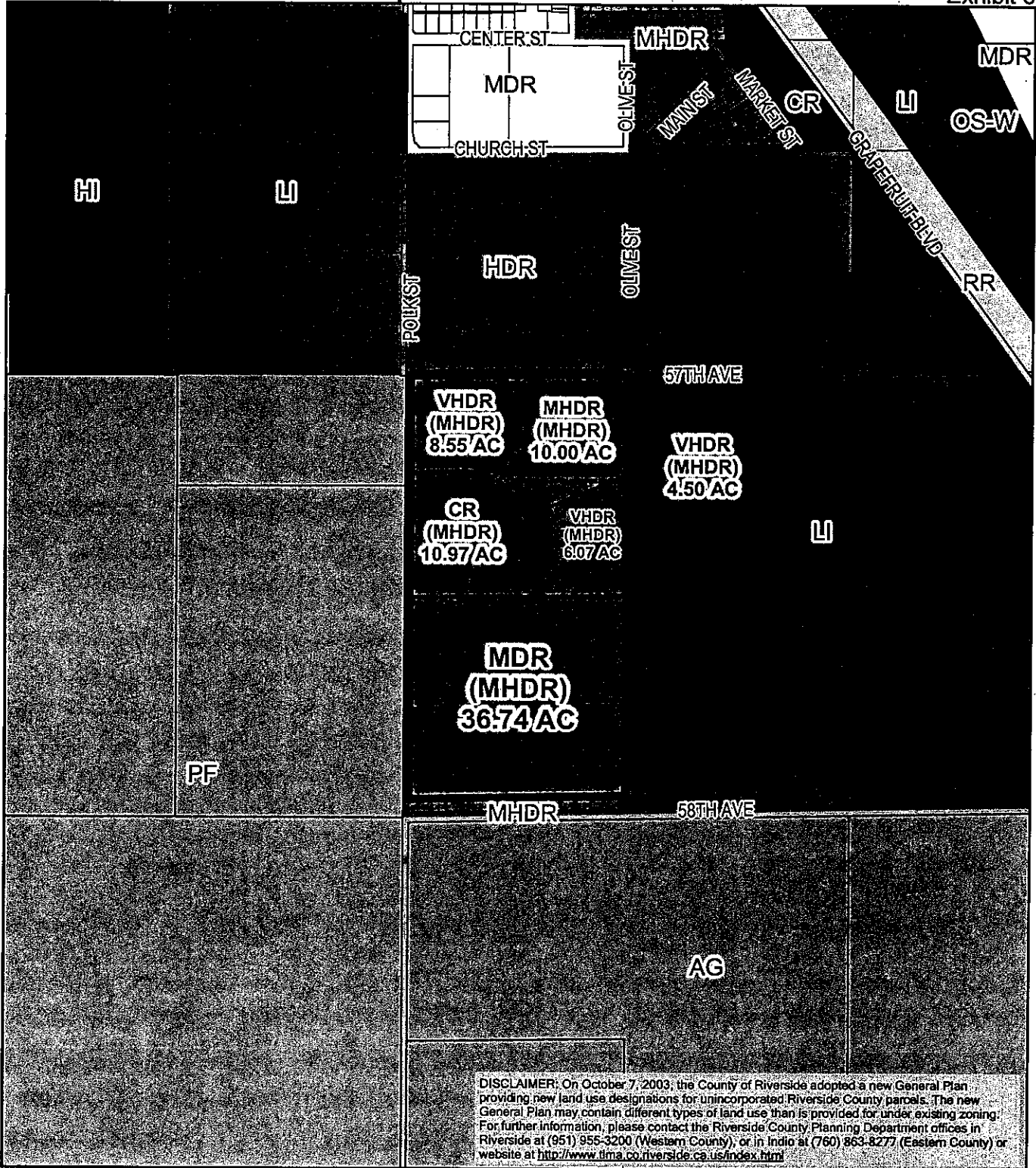
Assessors
Bk. Pg. 757-09
Thomas
Bros. Pg. 390.E11

Supervisor: Wilson
 District: 4
 Date Drawn: 5/11/09

GPA01074

Planner: Maurice Borrows
 Date: 6/10/09
 Exhibit 6

Proposed General Plan



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
 Township/Range: T6SR8E
 Section: 22



Assessors
 Bk. Pg. 757-09
 Thomas
 Bros. Pg. 390 E11

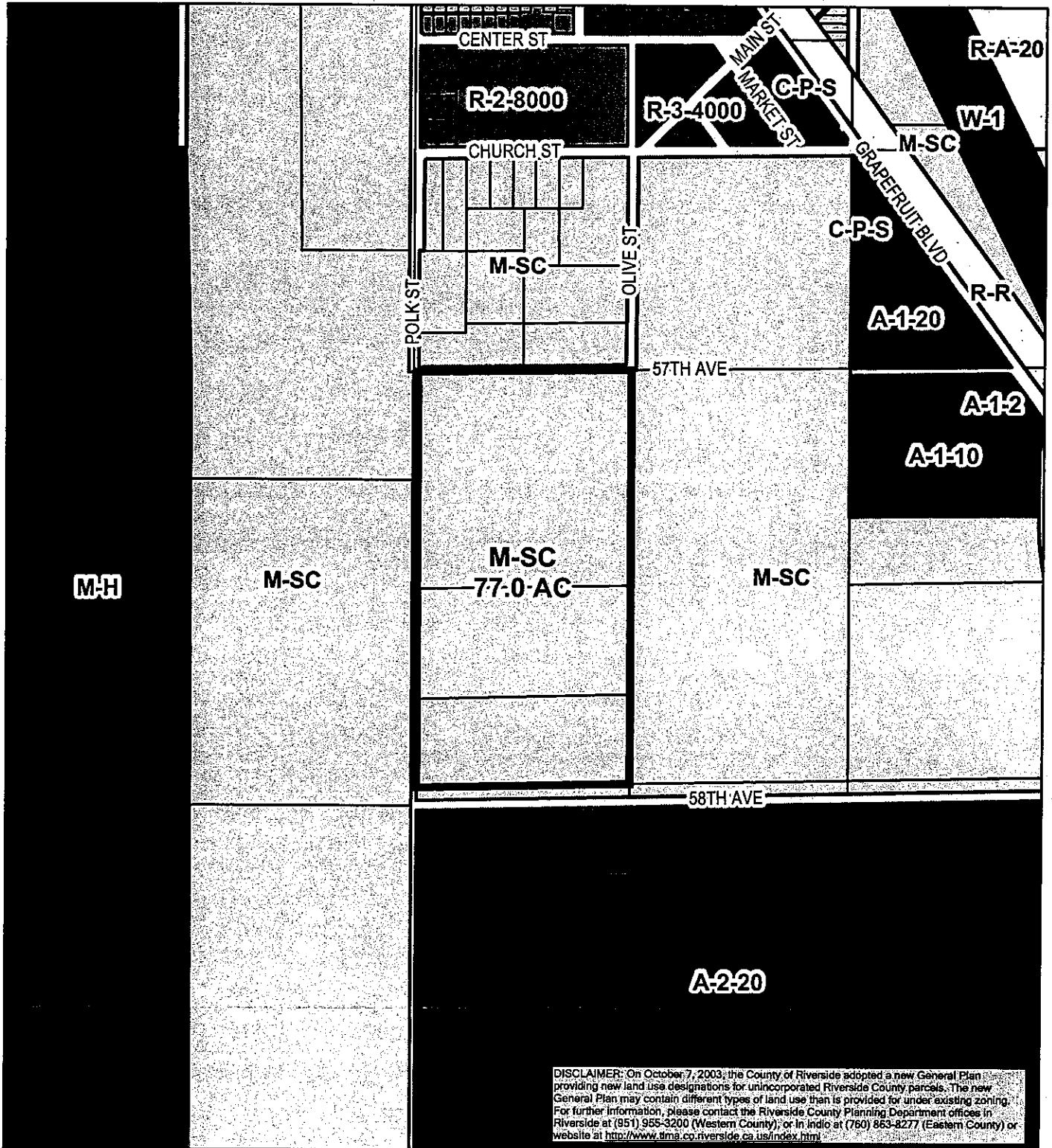


Supervisor: Wilson
District: 4
Date Drawn: 5/11/09

GPA01074

EXISTING ZONING

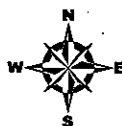
Planner: Maurice Borrows
Date: 6/10/09
Exhibit 2



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County); or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 22



Assessors
Bk. Pg. 757-09
Thomas
Bros. Pg. 390 E11

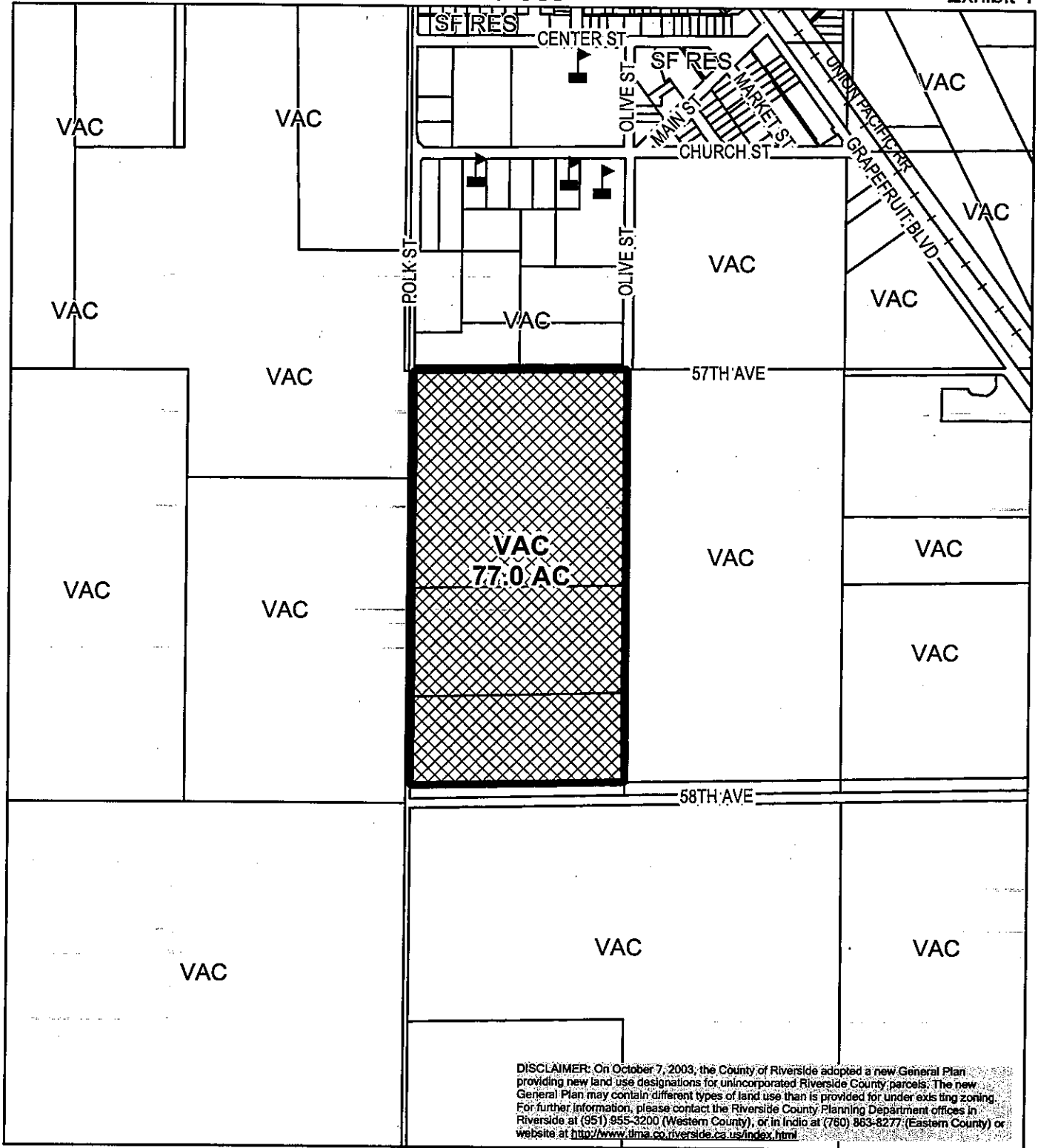


Supervisor: Wilson
District: 4
Date Drawn: 5/11/09

GPA01074

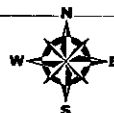
Land Use

Planner: Maurice Borrows
Date: 6/10/09
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 22



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NO.	REVISIONS	APPROVED DATE

EXHIBIT DATE: JANUARY 08, 2009
 IN THE COUNTY OF SAN DIEGO
 COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
SITE PLAN
FOR GENERAL PLAN FOUNDATION
COMPONENT CHANGE

LEGAL DESCRIPTION
 TRACT 10000, PART OF THE UNIVERSITY OF CALIFORNIA
 SOUTH HAVES & EAST SAN BERNARDINO RAILWAY, ORIGINAL
 ABSORBABLE PARCEL NUMBERS
 24-040-041, 042, 043

OWNER / DEVELOPER
 RANCHO HOUSING ALLIANCE, INC.
 10000 UNIVERSITY AVENUE, SUITE 1
 COMERCIAL VALLEY, CA 92024
 TELEPHONE: (760) 388-0080
 FAX: (760) 388-0000

ENGINEER
 J. G. ...
 3100 BOON HOOK DRIVE
 RANCHO MESA CALIFORNIA 92270
 TELEPHONE: (760) 388-0080
 FAX: (760) 388-0000

GENERAL NOTES
 EXISTING ZONING: R-3
 PROPOSED ZONING: R-3 / R-4 / C-1 G-P
 EXISTING LAND USE: RESIDENTIAL / COMMERCIAL RETAIL
 PROPOSED LAND USE: RESIDENTIAL / COMMERCIAL RETAIL

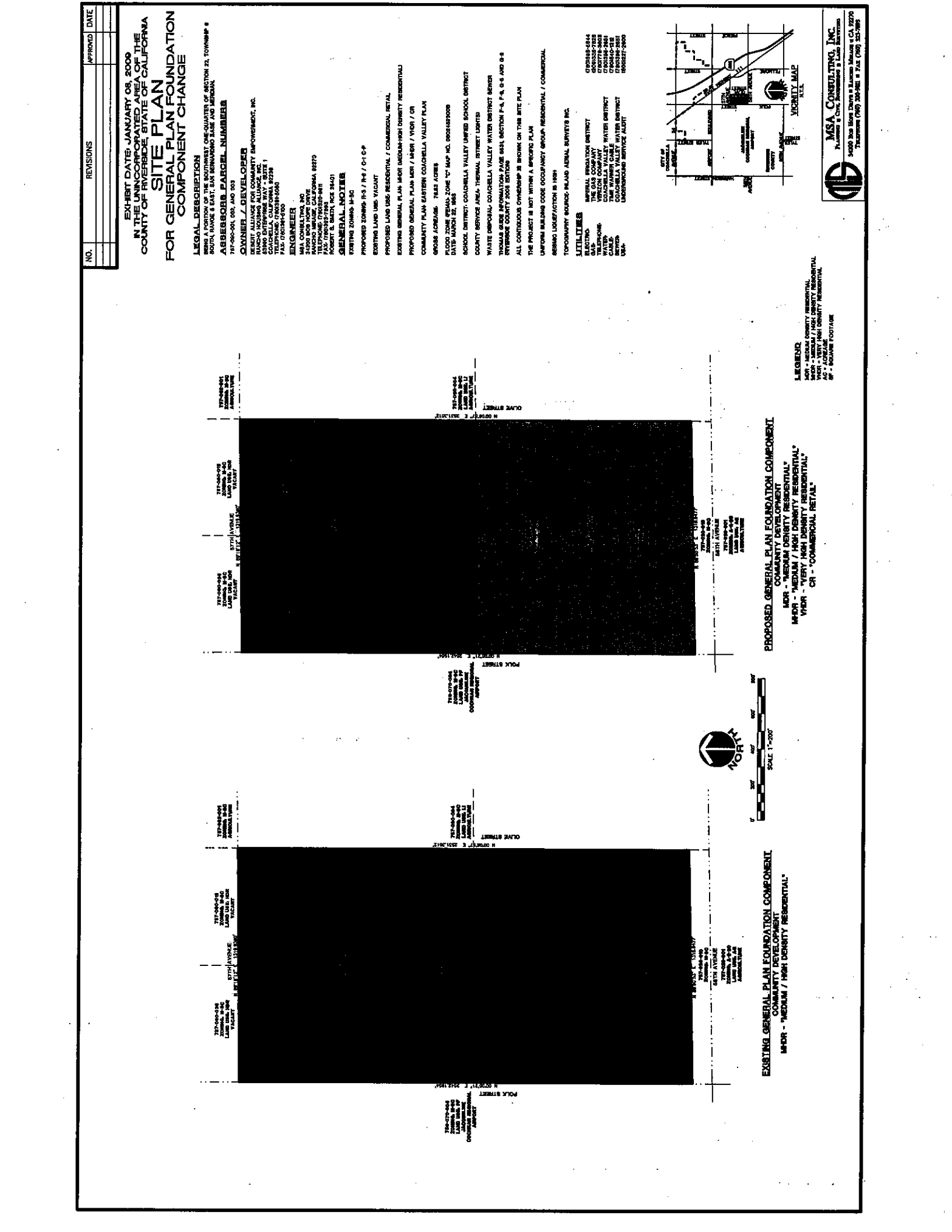
EXISTING GENERAL PLAN MAP: MHR / MHR / VHR / CR
 COMMUNITY PLAN: EASTERN COACHELLA VALLEY PLAN
 GROSS ACREAGE: 7.63 ACRES
 PLCC ZONE: RES-1, ZONE "C" MAP NO. 0011620008
 DATE: MARCH 22, 1983
 SCHOOL DISTRICT: COACHELLA VALLEY UNIFIED SCHOOL DISTRICT
 COUNTY SERVICE AREA: THERMAL DISTRICT LIGHTS
 WHITE DISPOSAL: COACHELLA VALLEY WATER DISTRICT SEWER
 THAMES SEWER: INFORMATION PAGE 0011, SECTION P-4, P-5, G-4 AND G-5
 RIVERSIDE COUNTY 2008 EDITION
 ALL CONTIGUOUS OWNERSHIP IS SHOWN ON THIS SITE PLAN
 THE PROJECT IS NOT WITHIN A SPECIFIC PLAN
 UNIFORM BUILDING CODE OCCUPANCY GROUP: RESIDENTIAL / COMMERCIAL
 GENERAL LOCATION IS SHOWN

UTILITIES
 TEMPORARY SOURCE: PLAND AERIAL SURVEYS INC.
 ELECTRICAL: 619-688-6444
 GAS: 619-441-1111
 TELEPHONE: 619-441-1111
 WATER: 619-441-1111
 COACHELLA VALLEY WATER DISTRICT: 619-441-1111
 UNDERGROUND SERVICE ALERT: 800-327-3800



LEGEND
 MHR - MEDIUM DENSITY RESIDENTIAL
 MHR - MEDIUM / HIGH DENSITY RESIDENTIAL
 VHR - VERY HIGH DENSITY RESIDENTIAL
 CR - COMMERCIAL RETAIL
 * - EXISTING FOOTPRINT

MSA CONSULTING, INC.
 Planning & Civil, Environmental & Land Services
 3400 Red Bank Drive in Escondido, California CA 92029
 Telephone: (760) 388-0080 or Fax: (760) 388-0000



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

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA01074 DATE SUBMITTED: 4-10-09

I. GENERAL INFORMATION

APPLICATION INFORMATION

DACE/Desert Alliance for Community Empowerment
Applicant's Name: _____ E-Mail: jeff@dace-rancho.org

Mailing Address: 53-990 Enterprise Way, Suite 1

Coachella Street CA 92236
City State ZIP

Daytime Phone No: (760) 391-5050 Fax No: (760) 391-5100

Engineer/Representative's Name: Margo Thibeault, AICP E-Mail: mthibeault@msaconsultinginc.com

Mailing Address: MSA Consulting Inc., 34200 Bob Hope Dr

Rancho Mirage Street CA 92270
City State ZIP

Daytime Phone No: (760) 320-9811 Fax No: (760) 323-7893

Property Owner's Name: SAME AS APPLICANT E-Mail: _____

Mailing Address: _____

City State ZIP

Daytime Phone No: (_____) _____ Fax No: (_____) _____

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.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The 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.

Jeffrey A. Hays, Executive Director

PRINTED NAME OF APPLICANT

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.

Jeffrey A. Hays, Executive Director

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 757-090-001; 757-090-002; 757-090-003

Section: 22 Township: 6S Range: 8E

Approximate Gross Acreage: 76.83

General location (nearby or cross streets): North of 58th Avenue, South of 57th Avenue, East of Polk Street, West of Olive Street

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

FIRST CLASS

GPA 1074

MSA CONSULTING, INC.
34200 BOB HOPE DR
RANCHO MIRAGE, CA 92270

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

FIRST CLASS

APR 10 74

DACE
53990 ENTERPRISE WAY, SUITE 1
COACHELLA, CA 92236