

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

123B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 1, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 1101 (FTA-2010-03) (Entitlement/Policy Amendment) – Applicant: Safehouse of the Desert, Inc. – Engineer/Representative: HMC Architects – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Southerly of La Canada Way, easterly of Thelma Avenue, northerly of East Lynn Street, located at 72-695 La Canada Way – .41 Acres – Zoning: One Family Dwelling (R-1) – REQUEST: To amend the subject property's General Plan Designation from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Community Development: Highest Density Residential (HHDR) (20 + D.U./Ac.) to accommodate a potential future 16 unit supportive rental housing facility on a 0.41 acre site.

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced General Plan Amendment (GPA) based on the attached report and direct the project applicant to submit appropriate development applications to be processed concurrently with the GPA in order to ensure adequate and sufficient acreage is designated for the requested Land Use Designations and that satisfactory development plans are provided to justify the changes in Land Use Designations. 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.

Greg Neal
Deputy Planning Director

for Carolyn Syms-Luna
Planning Director

Initials:
CSL:jo

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE 9/6/10

Tina Grande

Departmental Concurrence

Dept't Recomm.: Policy
Per Exec. Ofc.: Policy
 Consent
 Consent

Prev. Agn. Ref.

District: Fourth

Agenda Number:

BACKGROUND:

The initiation of proceedings for any 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 mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA application, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

**PLANNING COMMISSION
MINUTE ORDER JULY 14, 2010
EASTERN MUNICIPAL WATER DISTRICT**

- I. AGENDA ITEM 6.6: GENERAL PLAN AMENDMENT NO. 1101** – Entitlement/Policy – Applicant: Operation Safehouse, Inc. – Engineer/Representative: HMC Architects - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Community Plan Area: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) – Location: Southerly of La Canada Way, easterly of Thelma Avenue, northerly of East Lynn Street located at 72-695 La Canada Way – .40 Acres – Zoning: One Family Dwellings (R-1).

II. PROJECT DESCRIPTION

The project proposes to initiate a general plan amendment for the subject property from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Community Development: Highest Density Residential (CD: HHDR) (20+ D.U./Ac.) to accommodate a future proposed 16 unit supportive rental housing building that would be built adjacent to an existing emergency youth shelter. – APN: 650-131-018.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Mike Harrod, (951) 955-1881 or E-mail mharrod@rctlma.org

The following person(s) spoke in favor of the subject proposal:

Dan Benner, Applicant's Representative, dan.benner@hmcarchitects.com.

Dave Stewart, Applicant's Representative, 215 E. Orange Thorpe #306, Fullerton, CA 92832

There were no speakers in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission commented on the General Plan Amendment. If you wish to listen to the entire discussion, see Section VI below. Additionally, the comments of individual Commissioners are summarized in the Planning Director's Report and Recommendation to the Board of Supervisors.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org.

Agenda Item No.:
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisorial District: Fourth
Project Planner: Jay Olivas
Planning Commission: July 14, 2010

GENERAL PLAN AMENDMENT NO. 1101
(FTA-2010-03)
(Entitlement/Policy Amendment)
Applicant: Safehouse of the Desert, Inc.
Engineer/Representative: HMC Architects

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS TO THE BOARD OF SUPERVISORS

RECOMMENDATIONS:

The Planning Director recommended that an order initiating proceedings to amend the subject property's General Plan Designation from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Community Development: Highest Density Residential (HHDR) (20 + D.U./Ac.) to accommodate a potential future 16 unit supportive rental housing facility on a .41 acre site. The Planning Commission made the comments below. The Planning Director continues to recommend an order initiating proceedings to amend the subject property's General Plan Designation from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Community Development: Highest Density Residential (HHDR) (20 + D.U./Ac.) to accommodate a potential future 16 unit supportive rental housing facility on a .41 acre site. For additional information regarding this case, see the attached Planning Department Staff Report.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: None

Commissioner John Snell: None

Commissioner John Petty: None

Commissioner Jim Porras: Comments about potential future apartment building design on the site. Applicant and applicant's architect responded regarding potential story heights and neighbor concerns.

Commissioner Jan Zuppardo: None

Agenda Item No.: 6.6
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisorial District: Fourth
Project Planner: Jay Olivas
Planning Commission: July 14, 2010

GENERAL PLAN AMENDMENT NO. 1101
(FTA-2010-03)
(Entitlement/Policy Amendment)
Applicant: Safehouse of the Desert, Inc.
Engineer/Representative: HMC Architects

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D.M.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1101 proposes to amend the Riverside County General Plan Land Use Element for the subject property from Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) Land Use Designation to Community Development: Highest Density Residential Land Use Designation (CD: HHDR) (20 + DU/AC.) to accommodate a future 16 unit supportive rental housing facility (apartment complex) on a .41 acre site to be used separately, but adjacent to an existing emergency youth shelter known as Safehouse of the Desert.

The proposed Amendment is located in the Western Coachella Valley Area Plan; more specifically, the project is located southerly of La Canada Way, easterly of Thelma Avenue, northerly of East Lynn Street, located at 72-695 La Canada Way, in Thousand Palms.

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 all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment; together with the appropriate development applications, will thereafter be processed, heard and decided in accordance with all the procedures applicable to a GPA application, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment GPA, under Section 2.4.

Additionally, refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1101 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;
 - (2) Any General Plan Principle; or,
 - (3) Any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. 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.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

- A. The proposed change does not conflict with:

(1) The Riverside County Vision.

The proposed Amendment to change from Medium Density Residential (2-5 DU/AC) to Highest Density Residential (20 + DU/AC) complies with the Riverside County Vision in that existing housing polices acknowledge communities to accept housing types for a growing population and in particular acknowledge shortage of affordable housing which the subject Amendment may be in support of a 16 unit apartment complex on .41 acres for youths at risk on an on-going temporary basis. The County Vision also acknowledges "youth in the community" and that education and support for youth are essential to community well being which this proposed Amendment to a higher density designation in support of a youth oriented apartment complex is likely to accomplish.

(2) Any General Plan Principle.

According to residential use policies within the Western Coachella Valley Area Plan, new residential development requires design criteria (WCVAP 7.6) such as roofline variation, facade treatment, uses of walls and landscaping. The proposed Amendment would allow future consideration of a new 16 unit apartment complex with a Plot Plan application which complex would need to address all design issues and compatibility with surrounding development.

(3) Any Foundation Component designation in the General Plan.

According to the Land Use Element, the Highest Density Residential (HHDR) land use designation allows for the development of multiple family apartments, including multistory structures with a density range of 20 – 40 DU/AC. A 16 unit apartment complex on .41 acres would be approximately 39 DU/AC within the density range allowed under HHDR (20+ DU/AC).

Possible challenges of the proposed Amendment include multifamily development compatibility issues with adjacent single family residences and required improvements such as road widening of La Canada (Local Street - 60 R/W) and an existing 100 year flood plain (Zone A). Flood issues are likely to be concern with regional and local flood agencies. Staff has reviewed available sewer and water lines. According to the applicant, in checking with the Coachella Valley Water District, there is an existing sewer lateral along La Canada Way and an existing ¾" water meter available on the subject site. Staff was confirming the distance from the sewer lateral, which could not be verified prior to release of this staff report, but will be provided at the Planning Commission meeting.

Second Required Finding: The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The proposed Amendment would achieve the purposes of the General Plan and would not be detrimental to the General Plan in that higher density residential designations are potentially allowed within medium density and low density residential areas subject to required improvements and design standards. A higher residential designation such as HHDR may also buffer surrounding MDR designations containing single family uses since an HHDR project may act as a buffer to more intensive existing land uses such as the existing Chamber of Commerce Building immediately to the east and be less intensive than the former Fire Station that was demolished on the existing site.

Third Required Finding: In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is: Special circumstances have emerged that were unanticipated in preparing the General Plan in that the prior Fire Station building owned by the County that was existing on site has been demolished in recent months and the subject property has become available to be purchased by Safehouse of the Desert, Inc, which plans a future 16 unit multiple family housing structure which would be separate from, but would be immediately adjacent to and compliment an existing Emergency Youth Shelter by the same owner, which shelter was previously approved and built under Public Use Permit No. 876 in 2005.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. General Plan Land Use (Ex. #6): | Medium Density Residential (CD: MDR) (2-5 DU/AC). |
| 2. Proposed General Plan Land Use (Ex. #6): | Highest Density Residential (CD: HHDR) (20+ DU/AC) |
| 3. Existing Zoning (Ex. #2): | One Family Dwellings (R-1) |
| 4. Surrounding Zoning (Ex. #2): | One Family Dwellings (R-1) |
| 5. Existing Land Use (Ex. #1): | Vacant (former Fire Station Building recently demolished) |
| 6. Surrounding Land Use (Ex. #1): | Single family residential on lots immediately to the west, Existing Chamber of Commerce building to the east, Existing Emergency Youth Shelter to the south (Safehouse), Vacant land, Tamarisk Trees, and Single family residential to the north. |
| 7. Project Data: | Total Acreage: .41 Acres (less than ½ acre) |
-

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1101. 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.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agricultural Preserve;
 - b. A Redevelopment Area;
 - c. An Airport Influence Area;
 - d. A Fault Zone.
3. The project site is located within:
 - a. Ord. No. 655 Mount Palomar Lighting Influence Area, Zone B (41.26 miles).

- b. A Moderate Liquefaction Potential Zone
 - c. A 100 year Flood Zone (Zone A)
4. The subject site is currently designated as Assessor's Parcel Number 650-131-018.
 5. The current case balance is approximately \$4000.

Y:\Planning Master Forms\Templates\GPIP Staff Report.doc

Date Prepared: 10/20/08

Date Revised: 6/22/10

ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1101 Supervisorial District: Fourth Existing Zoning: R-1

Area Plan: Western Coachella Valley
Acreage: .40 Acres

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development (CD)

Existing General Plan Land Use Designation: Medium Density Residential (CD: MDR) (2-5 DU/AC)

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: Highest Density Residential (CD: HHDR) (20 + DU/AC)

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

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	
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)	X		Floodplain Management Review is Required
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within ½ Mile		X	
Liquefaction Potential; Subsidence	X		Moderate
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues	X		Primary access from La Canada Way
Water / Sewer Issues	X		Connection to water and sewer is required
City Sphere of Influence		X	
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
<p>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.</p>	X		<p>The GPA responds to increased need for potential higher density residential land uses which the change from Medium Density Residential (2-5 DU/AC) to Highest Density Residential (20+ DU/AC) would accommodate on a portion of land adjacent to La Canada Way which is within an existing urban area which would not conflict with the General Plan, subject to required urban improvements and compliance with residential design standards for a potential future 16 unit rental housing building (apartment complex), which potential rental housing building is adjacent to and would be compatible with an existing emergency youth housing facility.</p>
<p>The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.</p>	X		<p>The proposed amendment does contribute to the purposes of the General Plan as it proposes highest density residential land adjacent to La Canada Way on a small parcel of .41 acres which the adjacent La Canada Way would be dedicated and/or improved to accommodate a possible future rental housing building.</p>
<p>Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.</p>	X		<p>The proposal supplies a need for varied housing densities within the community which the land is intended to be developed as the result of the general plan amendment from MDR to HHDR.</p>
<p>A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.</p>		X	
<p>An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.</p>		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.**

STAFF COMMENTS:

Department	Comments
Planning	None at this time
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

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01101
VICINITY/POLICY AREAS

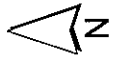
Supervisor Benoit
 District 4

Date Drawn: 6/21/10
 Vicinity Map



Zoning Area: Thousand Palms
 Township/Range: T4SR6E
 Section: 18

Assessors Bk. Pg. 650-13
 Thomas Bros. Pg. 788 D2
 Edition 2009



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.lima.ca.gov/riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01101

LAND USE

Supervisor Benoit
District 4

Date Drawn: 06/21/10

Exhibit 1



Zoning Area: Thousand Palms
Township/Range: T4SR6E
Section: 18



Assessors Bk. Pg. 650-13
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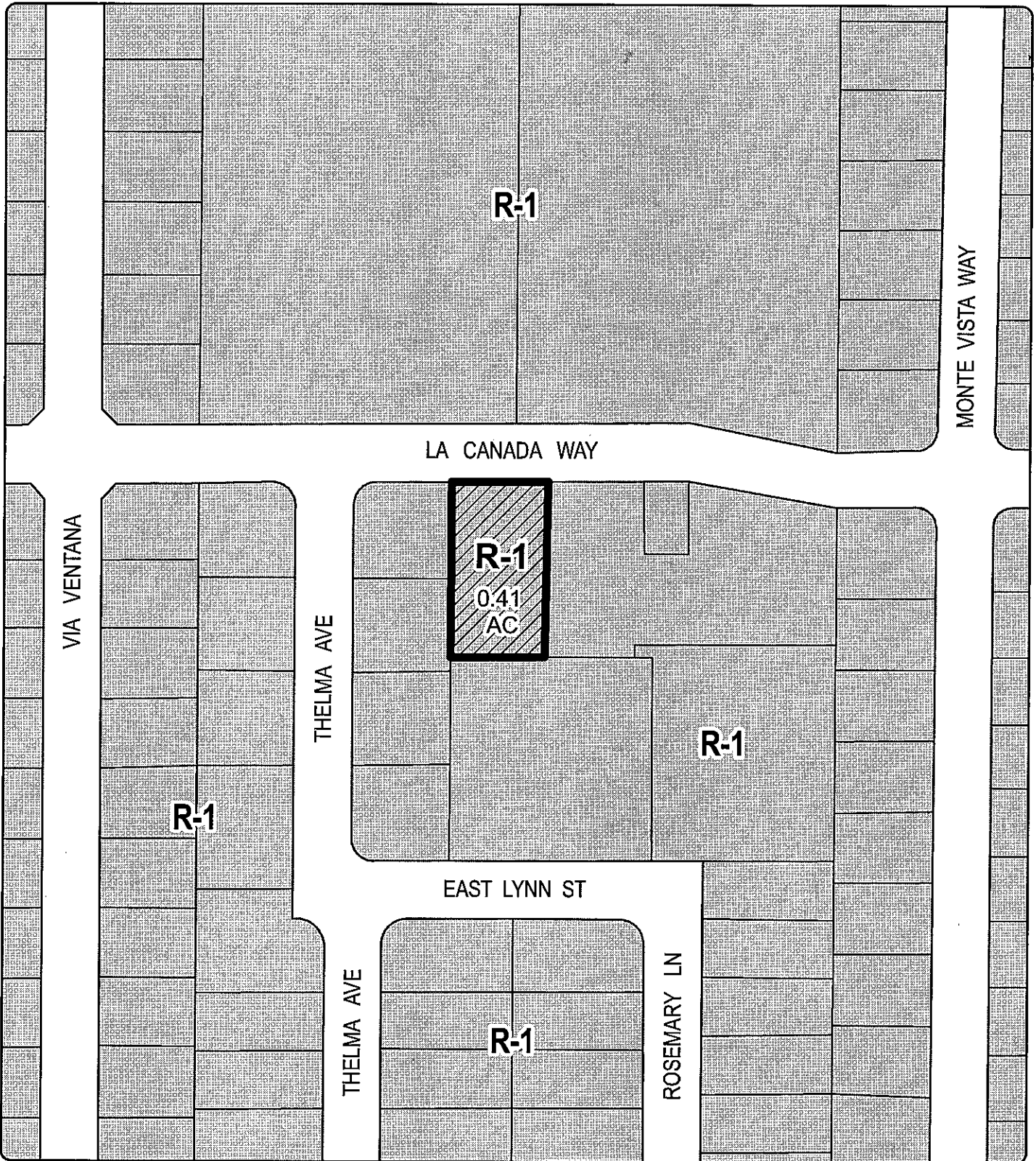
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01101

EXISTING ZONING

Supervisor Benoit
District 4

Date Drawn: 6/21/10
Exhibit 2



Zoning Area: Thousand Palms
Township/Range: T4SR6E
Section: 18

Assessors Bk. Pg. 650-13
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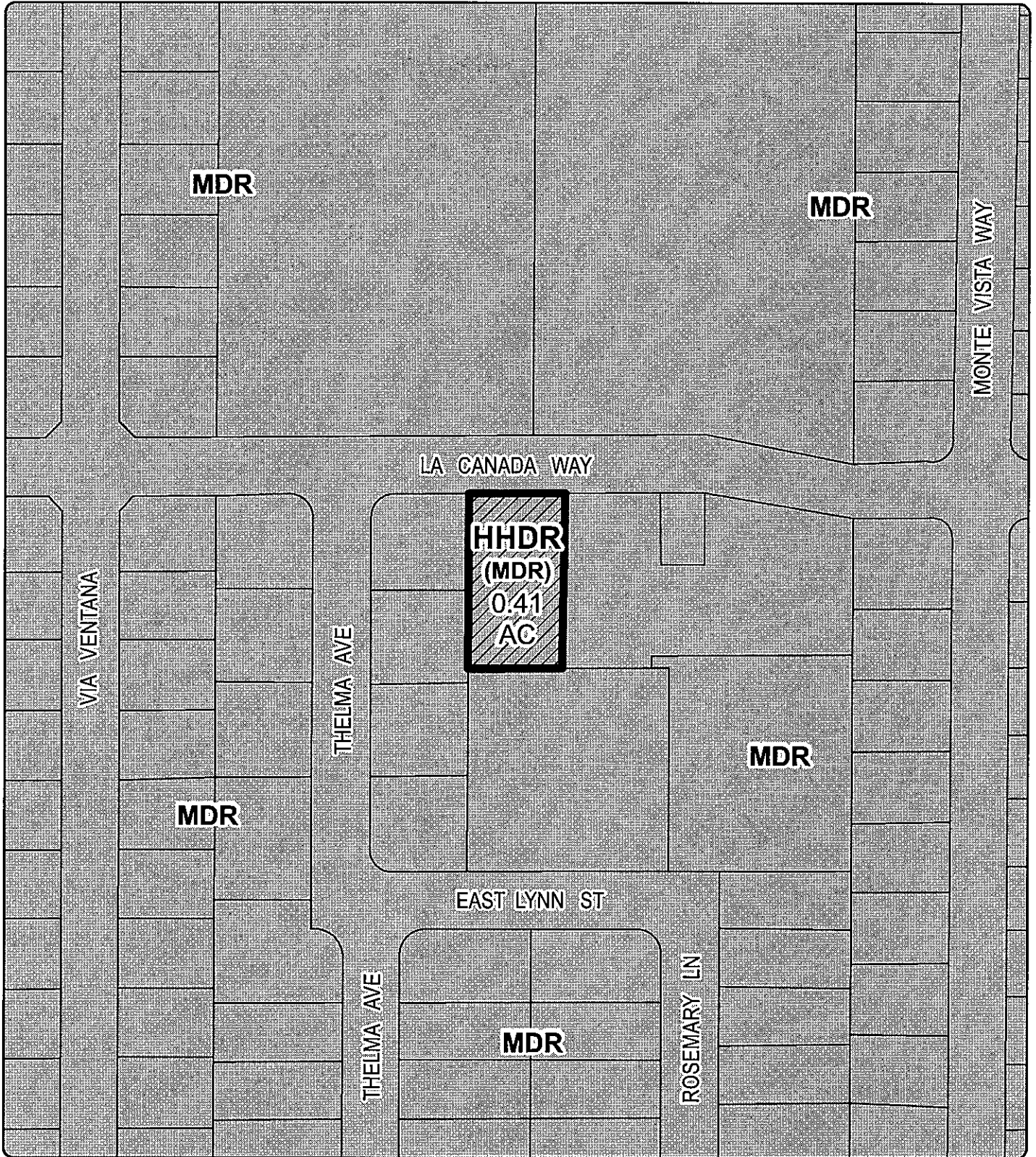
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01101

PROPOSED GENERAL PLAN

Supervisor Benoit
District: 4

Date Drawn: 06/21/10
Exhibit 6



Zoning Area: Thousand Palms
Township/Range: T4SR6E
Section: 18



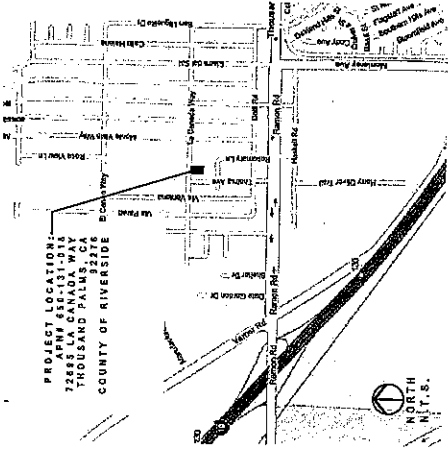
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PROJECT & PROPERTY INFORMATION

- APPLICANT:**
 Operation Safehouse, Inc.
 Kirby Madson, Executive Director
 8585 Hayes Street, Riverside, CA 92503
 951-981-4418 Ext. 18
- LAND OWNER:**
 Redevelopment Agency for the County of Riverside
 Robert Field, Executive Director
 3403 10th Street, Suite 500
 Riverside, CA 92501
 951-985-8918
- MAP PREPARER:**
 HMC Architects
 Tim Mousseau, Senior Project Manager
 3548 Concourse Street
 Ontario, Ca 91764
 909-989-9379
- GENERAL PLAN DESIGNATIONS:**
 Existing Designation: Medium Density Residential (MDR)
 Proposed Land Use Designation: Highest Density Residential (H-TDR)
- AMENDMENT DESCRIPTION:**
 Amend the Western Coachella Valley Area Plan Map to change
 The Land Use Designation from Medium Density Residential (MDR)
 to Highest Density Residential (H-TDR) to allow for the development
 of a 16 unit supportive residential housing building on the 41 acre property.
- MAP COORDINATES:**
 Thomas Brothers Map Book, 2009 Edition
 Map Page 788, Coordinates - Grid D2



VICINITY MAP

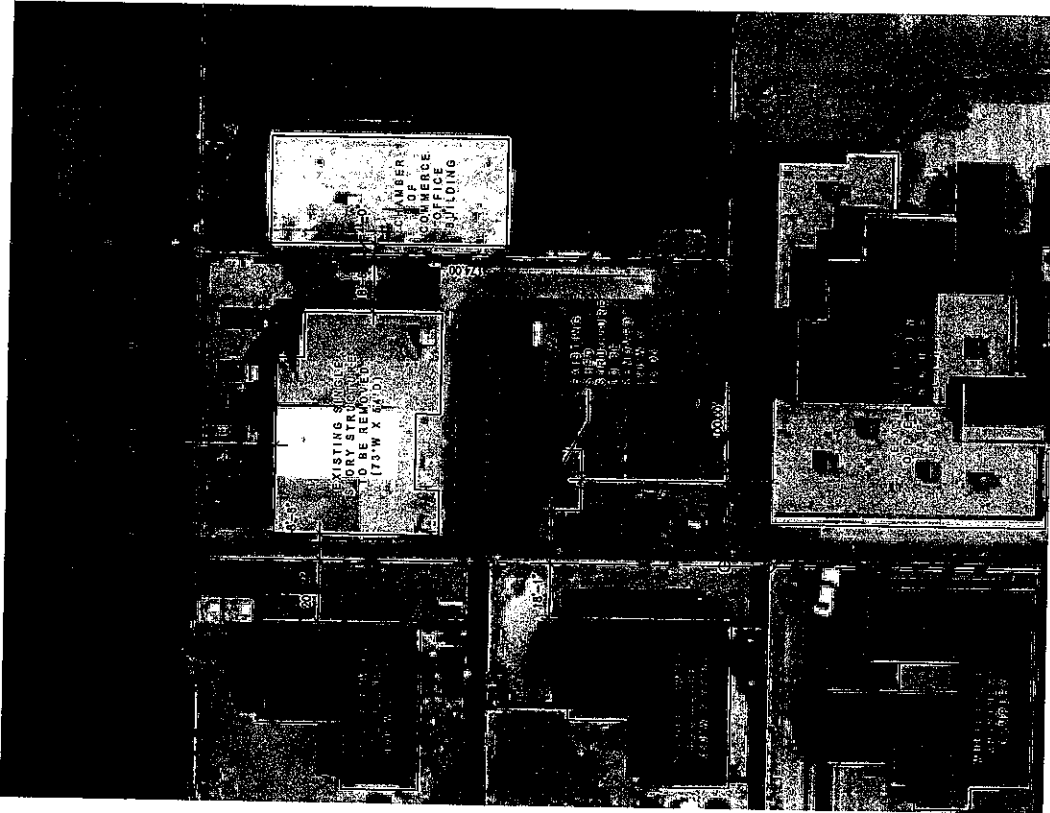
LEGAL DESCRIPTION

That real property located in the State of California, County of Riverside, and described as follows:

APN: 600-131-418

THAT PORTION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 18;
 THENCE SOUTH 89 DEG. 40' 40" WEST, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 18, A DISTANCE OF 297.40 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE CONVEYED;
 THENCE SOUTH 00 DEG. 01' 30" WEST, A DISTANCE OF 208.70 FEET;
 THENCE SOUTH 89 DEG. 40' 40" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY LINE OF LOT 41, WELCHME FOMESTERD TRACT AS SHOWN BY MAP ON FILE IN BOOK 31, PAGE 41 OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;
 THENCE NORTH 00 DEG. 01' 30" EAST, ALONG THE EASTERLY LINE OF SAID LOT 41 AND CONTINUING NORTH 00 DEG. 01' 30" EAST ALONG THE EASTERLY LINES OF LOTS 42 AND LOT A AS SAID LOTS ARE SHOWN ON SAID MAP, A DISTANCE OF 268.70 FEET TO THE NORTHEAST CORNER OF SAID LOT A, SAID NORTHEAST CORNER BEING A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 18;
 THENCE NORTH 89 DEG. 40' 40" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.



SITE PLAN

OPERATION SAFEHOUSE: THOUSAND PALMS RESIDENTIAL HOUSING FACILITY

MAY 5, 2010



Fast Track Authorization

Case No.: _____

FTA No. 2010-03

SUPERVISOR: John Benoit

SUPERVISORIAL DISTRICT: 4

Company/Developer: Operation Safe House, Inc.

Contact: Kathy McAdara

Address: 9685 Hayes Street, Riverside, CA 92503

Phone: (951) 351-4418

Fax: (951) 351-4265

Email: safehouse9@aol.com

Architectural Firm: HMC Architects

Contact: Dan Benner

Address: 3546 Concours Street, Ontario, CA 91764-5583

Phone: (909) 988-9979

Fax: (909) 483-1400

Email: dan.benner@hmcarchitects.com

Engineering Firm: N/A

Contact: N/A

Address: N/A

Phone: _____

Fax: _____

Email: N/A

Land Use Application(s): General Plan Amendment Conditional Use Permit Change of Zone

Plot Plan Parcel Map Other _____

Site Information:

Assessor's Parcel Number(s) 650-131-018

Cross Streets/Address 72-695 La Canada Way, Thousand Palms, CA 92276

Land Use Designation MDR

Zoning R-1

Site Acreage 41

Redevelopment Project Area/Sub-Area Thousand Palms Sub-Area

Unincorporated Community Thousand Palms

Project Information (Estimate Amounts):

Eligibility Criteria Full Time Jobs Capital Investment Annual Taxable Sales Board of Supervisors Child Care
 Workforce Housing Other _____

Permanent Full-Time Jobs 4

Wages per Hour \$10-15

Construction Jobs 60

Capital Investment \$4,400,000

Taxable Sales \$0

Bldg Size 12,000

Project Type

Commercial

Industrial

Office

Residential

Other

Residential

Industrial Classification N/A

Commercial Classification N/A

Project Description:

Construction of a 16-unit supportive rental housing building that will be an expansion of the existing Operation Safe House of the Desert campus, located adjacent and south of the subject property.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. *This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Dan Martinez, Managing Director of EDA

5-4-10
Date

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: 68A01101

DATE SUBMITTED: **RECEIVED**

I. GENERAL INFORMATION

EA42317 / CF605679

MAY 06 2010 P.M.

APPLICATION INFORMATION

CL005987

Riverside County
Planning Department
Desert Office

Applicant's Name: Kathy McAdara, c/o SafeHouse

E-Mail: safehouse9@aol.com

Mailing Address: 9685 Hayes Street

Riverside

Street
CA 92503

City

State

ZIP

Daytime Phone No: (951) 351-4418

Fax No: (951) 351-4265

Engineer/Representative's Name: Tim Morneau c/o HMC Architects

E-Mail: Tim.Morneau@hmcarchitects.com

Mailing Address: 3546 Concours Street

Ontario

Street
CA 91764

City

State

ZIP

Daytime Phone No: (909) 989-9979

Fax No: (909) 483-1400

Property Owner's Name: SEE ATTACHMENT "A"

E-Mail: _____

Mailing Address: 3403 10TH ST., SUITE 300

RIVERSIDE

CA

92501

City

State

ZIP

Daytime Phone No: (951) 955.8916

Fax No: (951) 955.9177

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.

Kathy McAdara
PRINTED NAME OF APPLICANT

Kathy McAdara
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.

REDEVELOPMENT AGENCY
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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): 650-131-018

Section: 18 Township: 4S Range: 6E

Approximate Gross Acreage: .41 acres (lot size = 100' x 174')

General location (nearby or cross streets): North of E. Lynn Street, South of La Canada W, East of Thelma Avenue, West of Monte Vista Way

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: Page: 788 Grid D2

Existing Zoning Classification(s): R1

Existing Land Use Designation(s): MDR-Medium Density Residential

Proposal (describe the details of the proposed general plan amendment):

Land Use Designation change from the limited Medium Density Residential (MDR) designation to the more accommodating High Density Residential (H'TDR) designation.

Related cases filed in conjunction with this request:

CZ05641, EA34466, PUP00876

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?		
		Yes	No
Electric Company	Southern California Edison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	Southern California Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company		<input type="checkbox"/>	<input type="checkbox"/>
Water Company/District	Coachella Valley Water District (CVWD)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	Coachella Valley Water District (CVWD)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) _____

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date _____

Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Western Coachella Valley

EXISTING DESIGNATION(S): MDR - Medium Density Residential

PROPOSED DESIGNATION(S): H'TDR - High Density Residential

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

The applicant is seeking a general plan amendment to allow for the construction of a 16 unit supportive rental housing building that will be an expansion of the existing Operation Safe House of the Desert campus, located adjacent and south of the subject property. The current designation of the MDR limits the property to the construction of a single family detached residence. The proposed project is intended to provide separate living quarters to the program residents for both an extended or a limited time period, while the existing campus will be utilized to provide the educational and life skill services, training, drug use prevention, counseling, individual and group counseling, and job-seeking assistance to the residents of the proposed project. Furthermore, the proposed project will assist the County of Riverside in meeting its Ten-Year Plan to End Homelessness. The County of Riverside currently owns the site and has approved a transfer of ownership to the Redevelopment Agency for the County of Riverside, which has approved the transfer of ownership to Operation Safe House, Inc. through a Disposition and Development/Affordable Housing Agreement. Removal of all existing structures on the property is a part of the proposed scope of development in support of the expansion to the Operation SafeHouse of the Desert Project.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: n/a Area Plan: n/a

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed):

n/a

C. PROPOSED POLICY (Attach more pages if needed):

n/a

APN# 650-131-018 72695
La Canada Way
Thousand Palms, CA 92276
County of Riverside

**RIVERSIDE COUNTY GENERAL PLAN AMENDMENT
ATTACHMENT "A"**

Property Owner:

Redevelopment Agency for the County of Riverside
3403 10th Street, Suite 500
Riverside, CA 92501

Attention:
Emilio Ramirez, Assistant Director
EmilioRamirez@rivcoeda.org
951.955.3422

RIVERSIDE COUNTY GIS



Selected parcel(s):
650-131-018

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

650-131-018-3

OWNER NAME / ADDRESS

REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE
ADDRESS NOT AVAILABLE

MAILING ADDRESS

C/O REAL ESTATE DIV
P O BOX 1180
RIVERSIDE CA. 92501

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.41 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 788 GRID: D2

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
NO ANNEXATION DATE AVAILABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

JOHN BENOIT, DISTRICT 4

TOWNSHIP/RANGE

T4SR6E SEC 18

ELEVATION RANGE

240/240 FEET

PREVIOUS APN

650-131-802

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
MDR

AREA PLAN (RCIP)

WESTERN COACHELLA VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-1

ZONING DISTRICTS AND ZONING AREAS

THOUSAND PALMS DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: DCPA
SUBAREA NAME: THOUSAND PALMS
AMENDMENT NUMBER: 1
ADOPTION DATE: JUL. 20, 1999
ACREAGE: 434 ACRES

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.
In EAST

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
WESTERN COACHELLA VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE
183A

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

FLOOD PLAIN MANAGEMENT REVIEW IS REQUIRED. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (760) 398-2651 EXT 2288 FOR INFORMATION.

WATER DISTRICT

CVWD

FLOOD CONTROL DISTRICT

COACHELLA VALLEY WATER DISTRICT

WATERSHED

WHITEWATER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT

PALM SPRINGS UNIFIED

COMMUNITIES

THOUSAND PALMS

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 41.92 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

044505

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

061-028

- CITRUS PEST CONTROL 2
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER
- COACHELLA VALLEY WATER DISTRICT
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 121*
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVWD IMP DIST 1 DEBT SV
- CVWD STORM WTR UNIT
- DESERT COMMUNITY COLLEGE

- DESERT HOSPITAL
- GENERAL
- GENERAL PURPOSE
- PALM SPRINGS PUBLIC CEMETERY
- PALM SPRINGS UNIF B & I 1992-A
- PALM SPRINGS UNIFIED SCHOOL
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

NO CODE COMPLAINTS

BUILDING PERMITS

Case #	Description	Status
418797	XXXXXXXXXXXXXXXXXXXX	APPLIED
418798	ABANDON LEACH LINES INSTALL SEEPAGE PIT	ISSUED

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

Case #	Description	Status
CFG05679	CFG FOR EA42317 (GPA01101)	PAID
EA42317	EA FOR GPA01101	APPLIED
GPA01101	AMD WCVP FROM CD:MDR TO CD:HHDR	APPLIED
CZ05641	MAKE ZONING CONSISTENT WITH COACHELLA VALLEY PLAN CHANGE OF ZONE FROM ? TO C-P-S,I-P,M-M-5,M-SC,N-A,R-1,R-2-6000,R-3-6000,R-5,R-A,R-A-1,R-A-2 1/2,R-T1	APPROVED
EA34466	MAKE ZONING CONSISTENT WITH COACHELLA VALLEY PLAN ENVIRONMENTAL ASSESSMENT FOR CZ 05641 EA 34466 SEE FILE	APPROVED

Applicant:
Safehouse, Inc.
Attn: Kathy McAdara
9685 Hayes Street
Riverside, CA 92503

Exhibit Preparer:
HMC Architects
3546 Concours Street
Ontario, CA 91674

Owner:
Riverside County EDA
3403 10th Street, Ste. 500
Riverside, CA 92501