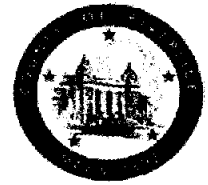


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

503 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 3, 2011

GENERAL PLAN AMENDMENT NO. 1103 – (Entitlement/Policy Amendment) – Applicant: Peter Buffa – Engineer/Representative: Nasser Moghadam - Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Community Plan Area: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) – Location: Southerly of Miles Avenue and westerly of Clinton Street – .50 acres – Zoning: Scenic Highway Commercial (C-P-S) & One Family Dwellings (R-1) – **REQUEST:** The project proposes to initiate a General Plan Amendment from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR) on two properties totaling approximately .50 acres.

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.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:jo

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
DATE *Jennifer Sargent*
DATE *Jennifer Sargent*
Departmental Concurrence
Jennifer Sargent

Dep't Recomm.:
 Policy

Consent

Per Exec. Ofc.:
 Consent

Prev. Agn. Ref.

District: Fourth

Agenda Number:

15.1

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 the 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 JANUARY 5, 2011
RIVERSIDE COUNTY ADMINISTRATION CENTER**

I. AGENDA ITEM 2.1: GENERAL PLAN AMENDMENT NO. 1103 – Entitlement/Policy – Applicant: Peter Buffa – Engineer/Representative: Nasser Moghadam - Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Community Plan Area: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) – Location: Southerly of Miles Avenue, westerly of Clinton Street at 81-485 Miles Avenue and 45089 Clinton Street – .50 acres – Zoning: Scenic Highway Commercial (C-P-S) & One Family Dwellings (R-1).

II. PROJECT DESCRIPTION

The project proposes to initiate a general plan amendment for the subject properties from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR) as part of an expansion to an existing convenience store site with fuel sales including food mart addition, car wash and expanded parking area. – APN(s): 608-163-007 and 608-163-012.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Jay Olivas at (951) 955-1195 or e-mail jolivas@rctlma.org.

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

Peter Buffa, The Applicant 2824 Nevis Cr. Costa Mesa, CA 92626 714-865-5356

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

There were no speakers in opposition of the subject proposal

There were no speakers in a neutral position.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

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

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: Bermuda Dunes
Supervisory District: Fourth
Project Planner: Jay Olivas
Planning Commission: January 5, 2011

GENERAL PLAN AMENDMENT NO. 1103
(Entitlement/Policy Amendment)
Applicant: Peter Buffa
Engineer/Representative: Nasser Moghadam

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that an order initiating proceedings to amend the subject site's General Plan Designation from Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) to Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR) as part of an expansion to an existing convenience store with fuel sales including food mart addition, car wash and expanded parking area. 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 DU/AC) to Community Development: Commercial Retail (CD: CR) to accommodate a potential future expansion of an existing convenience store. 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 expansion, applicant's representative responded.

Commissioner Jan Zappardo: None

Agenda Item No.: 2.1
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisory District: Fourth
Project Planner: Jay Olivas
Planning Commission: January 5, 2011

GENERAL PLAN AMENDMENT NO. 1103
(Entitlement/Policy Amendment)
Applicant: Petter Buffa
Engineer/Representative: Nasser Moghadan

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1103 proposes to amend the Riverside County General Plan Land Use Element for the subject properties from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) Land Use Designation to proposed Community Development: Commercial Retail Land Use Designation (CD: CR) (0.20 0 0.35 FAR) as part of an expansion to an existing convenience store site with fuel sales including food mart addition, car wash, and expanded parking area.

The proposed Amendment is located in the Western Coachella Valley Area Plan; more specifically, the subject site consists of two contiguous properties located southerly of Miles Avenue, westerly of Clinton Street at 81485 Miles Avenue and 45089 Clinton Street respectively, adjacent to the City of Indio.

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. 1103 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 the first two findings listed below must be made, and at least one of five subsequent findings listed below must be made to justify an entitlement/policy amendment:

1. The proposed change does not involve a change in or conflict with:
 - a. The Riverside County Vision;
 - b. Any General Plan Principle; or,
 - c. Any Foundation Component designation in the General Plan.
2. 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:

3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
4. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
5. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
6. 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.
7. 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 (MDR) (2-5 D.U./Ac.) to Commercial Retail (CR) complies with the Riverside County Vision in that existing policies acknowledge communities to accept commercial land for a stable employment base which would be allowed within the Community Development Foundation Component which the subject Amendment would be in support of future land for commercial development.

(2) Any General Plan Principle.

According to commercial retail land use policies within the Western Coachella Valley Area Plan, commercial development shall not degrade visual qualities and emphasizes the importance of screening outdoor storage areas (WCVAP 10.1).

Given that the subject property contains existing commercial development under APN 608-163-012 consisting of an existing convenience store which is located on the southwest corner of Clinton Street and Miles Avenue, application of the Commercial Retail Land Use designation from the existing Medium Density Residential Land Use designation would be consistent with the General Plan, and would continue the existing land use pattern on the westerly side of Clinton Street by adding a second parcel APN 608-163-007 for future commercial expansion including food mart addition, car wash, and parking lot totaling approximately .50 gross acres.

APN 608-163-007 contains an existing dwelling that would need to be demolished due to proposed commercial expansion, however, the surrounding residential neighborhoods contain numerous one-family dwellings to off-set potential loss of this dwelling.

The proposed Amendment would allow future consideration of commercial retail development and be reviewed by future Conditional Use Permit or Plot Plan applications which would 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 Commercial Retail (CR) land use designation allows for local and regional serving retail and service uses. The applicant is proposing a GPA from MDR to CR since both APN's 608-163-007 and 608-163-012 are currently designated Medium Density Residential.

Possible issues of the proposed Amendment include commercial retail uses being expanded immediately adjacent to existing single family dwellings to the west and an adjoining church and school site across Clinton Street to the east. However, staff is recommending Commercial Retail since the existing residential uses can be buffered with landscaping and wall elements with any future expansion, and due to the church and school site being across Clinton Street which is a major road corridor. The existing convenience store is operating under CUP03241 approved in 1997 which prohibits alcohol sales.

Future required improvements such as road widening of Clinton Street have been addressed with county widening of Clinton Street (88' ROW). Staff has reviewed available sewer and water lines, the existing convenience store is connected to sewer.

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 commercial retail land use designations are potentially allowed within urban environments subject to required improvements and design standards.

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 subject land was planned Medium Density Residential during the 2003 general plan update but contains an existing convenience store with proposed expansion under a second parcel along a high traffic volume corridor.

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): | Commercial Retail (CD: CR) (.20 - .35 FAR) |
| 3. Recommended General Plan Land Use (Ex. #7) | Commercial Retail (CD: CR) (.20 - .35 FAR) |
| 4. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) and One Family Dwellings (R-1) |
| 5. Surrounding Zoning (Ex. #2): | C-P-S & R-1 |
| 6. Existing Land Use (Ex. #1): | Convenience Store & Single Family Dwelling |
| 7. Surrounding Land Use (Ex. #1): | Single Family Dwellings, Church, School. |
| 8. Project Data: | Total Acreage: .50 Acres |

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. 1103 from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR) Land Use Designation. 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 (12/1/10), 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. A Fault Zone.
3. The project site is located within:
 - a. Ord. No. 655 Mount Palomar Lighting Influence Area, Zone B (43.82 miles).
 - b. A High Liquefaction Potential Zone
 - c. Coachella Valley Multiple Species Habitat Conservation Plan Fee Area
 4. The subject site is currently designated as Assessor's Parcel Number 608-163-007 and 608-163-012.
 5. The current case balance is approximately \$3,000 as of 12/1/10.

ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1103 Supervisorial District: Fourth Existing Zoning: CPS&R-1

Area Plan: Western Coachella Valley
Acreage: .50 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: Commercial Retail (CD: CR) (.20 -.35 FAR)

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	Not in floodplain
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within ½ 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 Clinton Street and Miles Avenue
Water / Sewer Issues	X		Existing site connected to sewer
City Sphere of Influence	X		City of Indio
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 existing and potential further commercial development which the change from Medium Density Residential (2-5 DU/AC) to Commercial Retail would accommodate on .50 acres of land adjacent to Clinton Street and Miles Avenue. The project is within an existing urbanized area which would not conflict with the General Plan, subject to any required urban improvements and compliance with design standards, including buffers to adjacent residential land.</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 Commercial Retail land use designation on .50 acres adjacent to Clinton Street which can accommodate existing and future commercial development.</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 commercial land within the community which the land is intended for existing and future commercial development as the result of this proposed general plan amendment from MDR to CR.</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	
<p>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.</p>		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	
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* 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

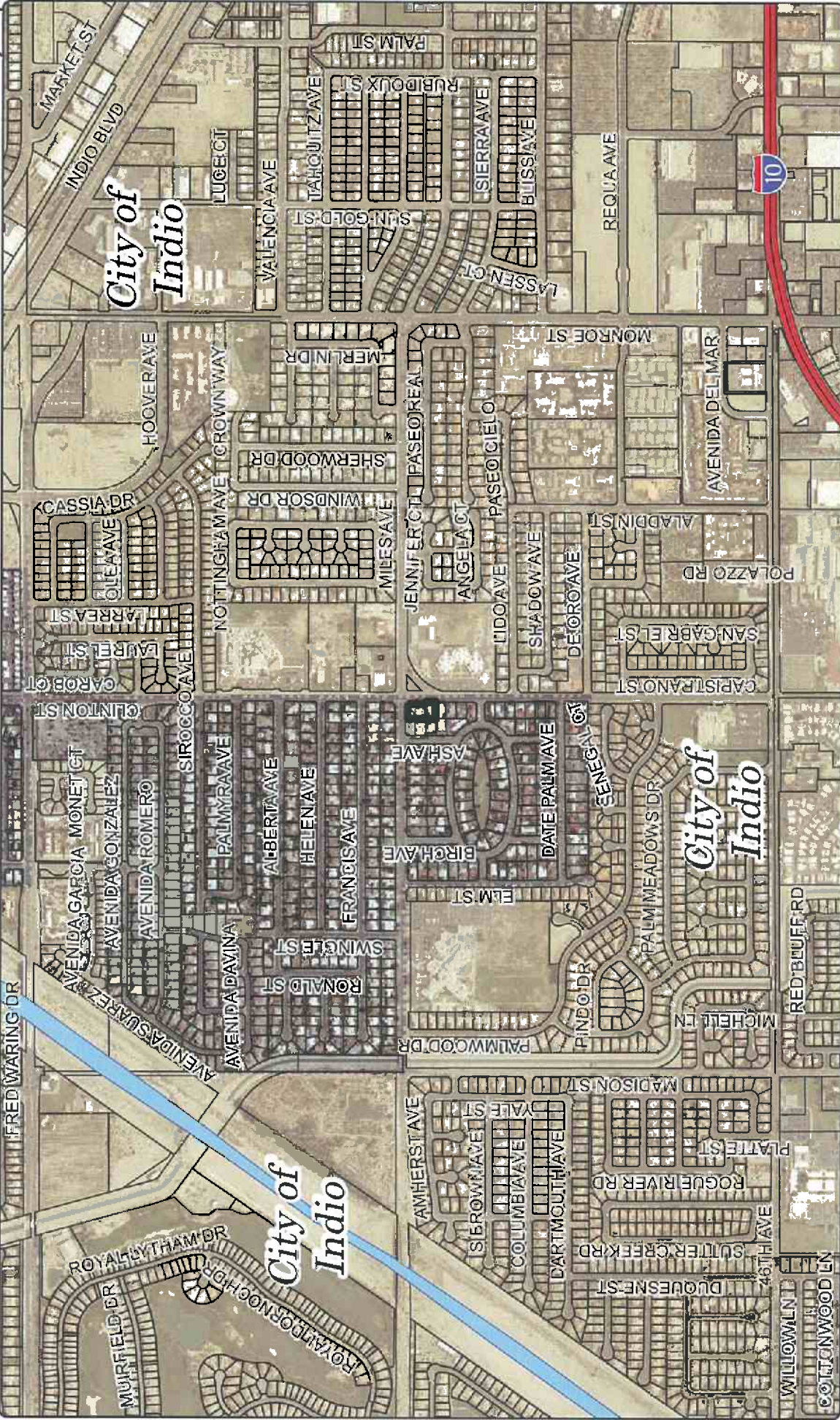
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01103

VICINITY/POLICY AREAS

Supervisor Benoit
District 4

Date Drawn: 11/30/10
Vicinity Map



Zoning Area: Bermuda Dunes
Township/Range: T5SR7E

Section: 22

Assessors Bk. Pg. 608-163
Thomas Bros. 5410 D7
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.planning.ca.gov/riverside-ca.htm>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01103

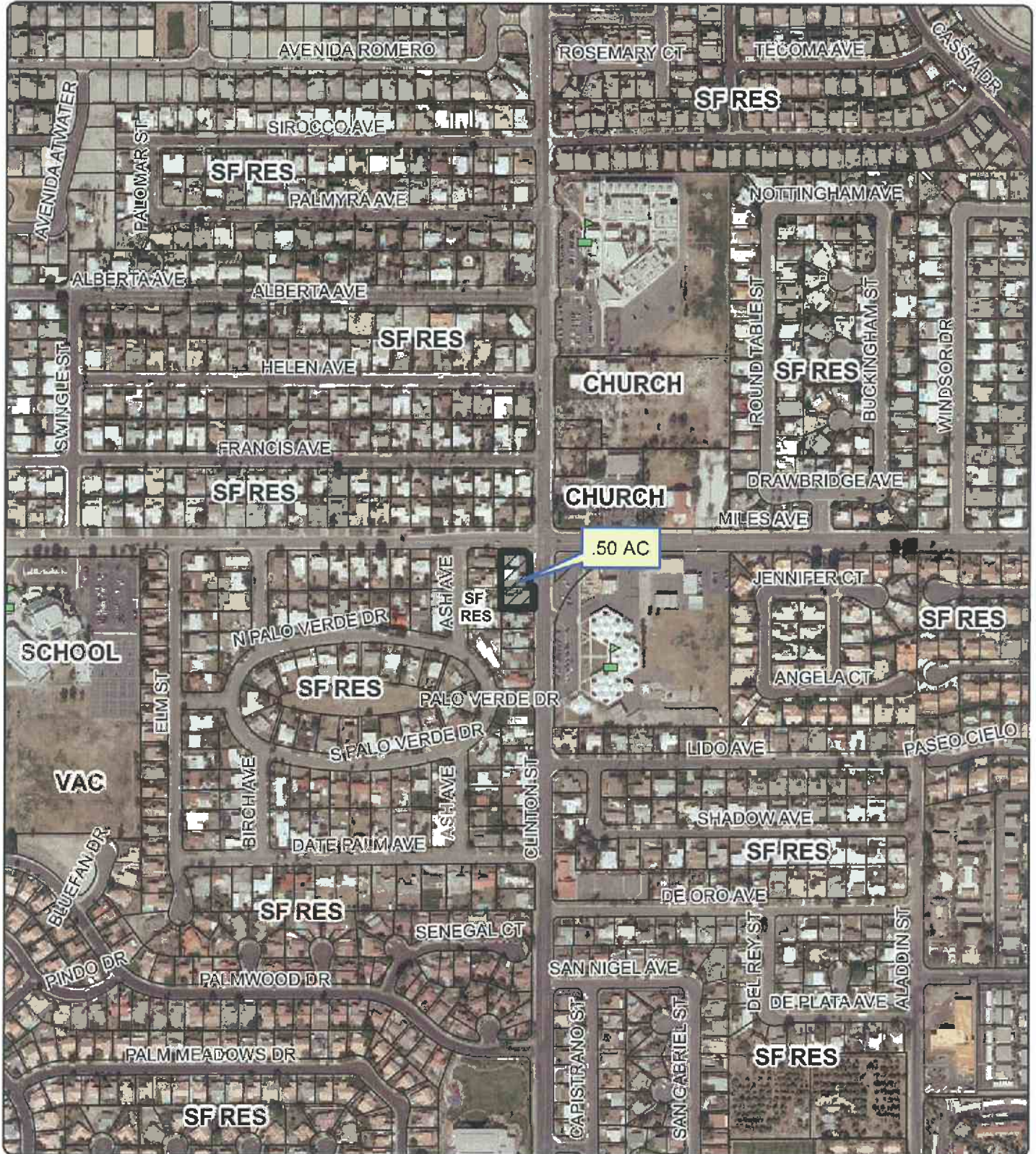
LAND USE

Supervisor Benoit

District 4

Date Drawn: 11/30/10

Exhibit 1



Zoning Area: Bermuda Dunes
Township/Range: T5SR7E
Section: 22



Assessors Bk. Pg. 608-163
Thomas Bros. Pg. 5410 D7
Edition 2009



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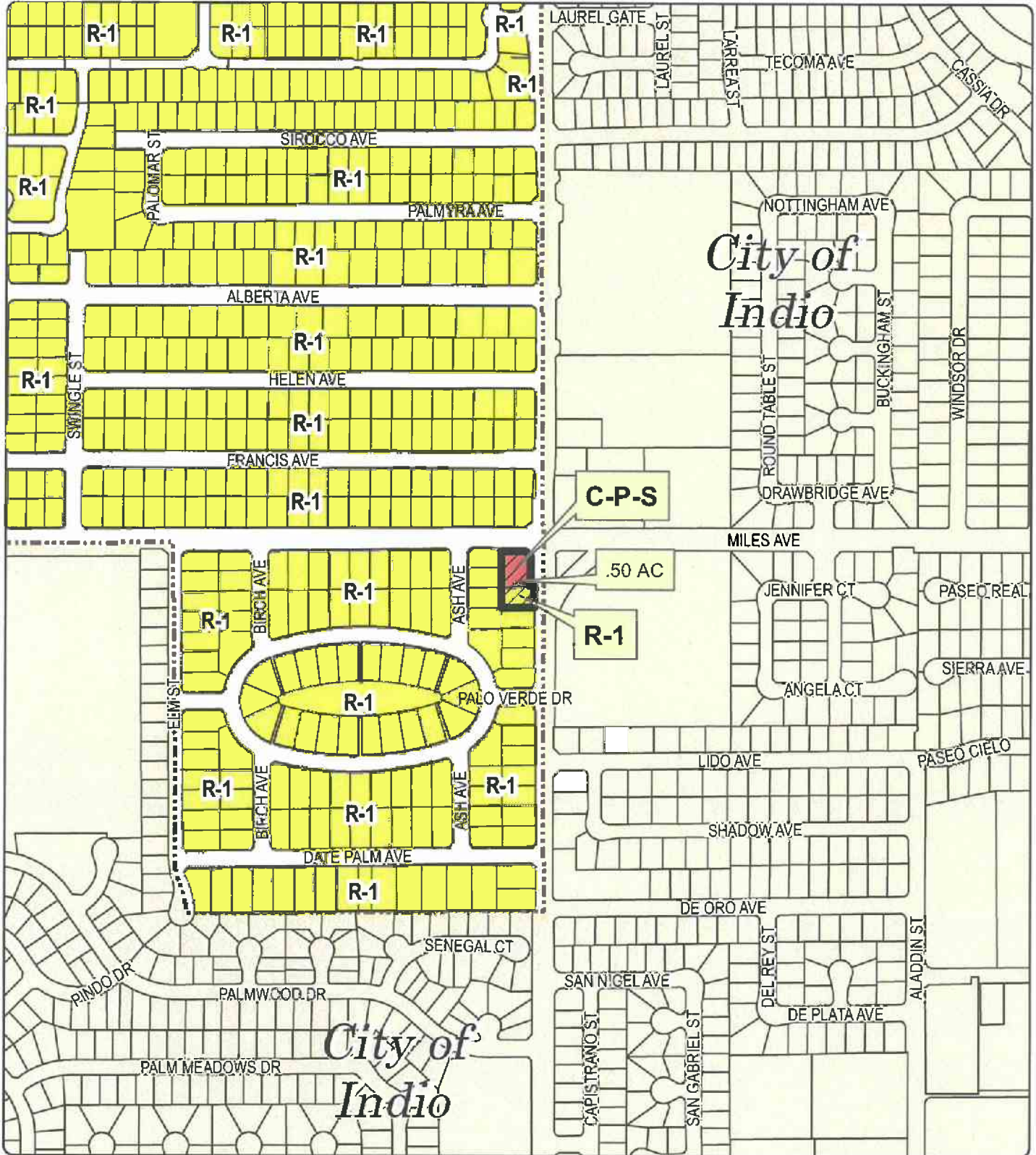
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01103

EXISTING ZONING

Supervisor Benoit
District 4

Date Drawn: 11/30/10
Exhibit 2



Zoning Area: Bermuda Dunes
Township/Range: T5SR7E
Section: 22

Assessors Bk. Pg. 608-163
Thomas Bros. Pg. 5410 D7
Edition 2009



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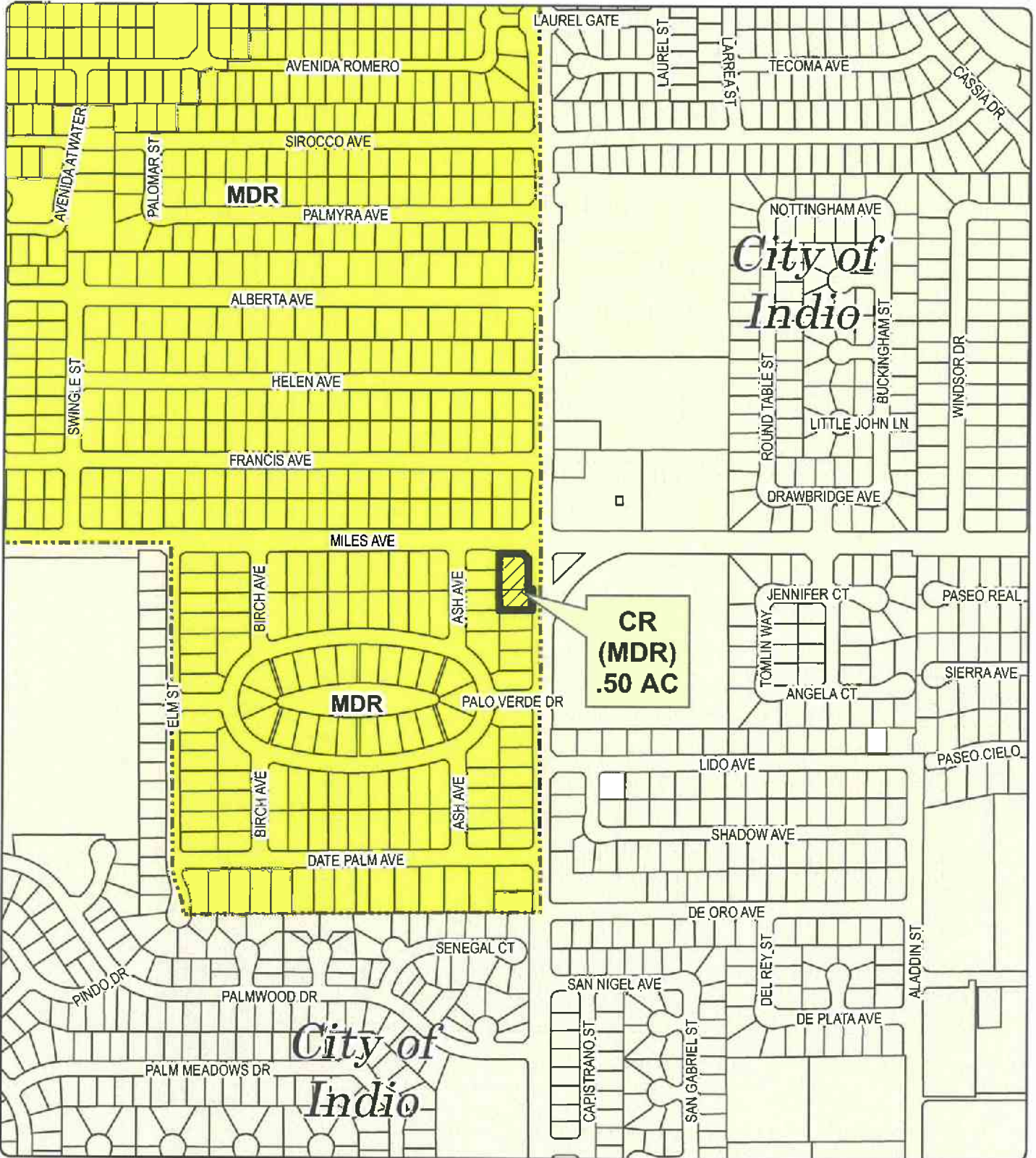
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01103

PROPOSED GENERAL PLAN

Supervisor Benoit
District: 4

Date Drawn: 11/30/10
Exhibit 6

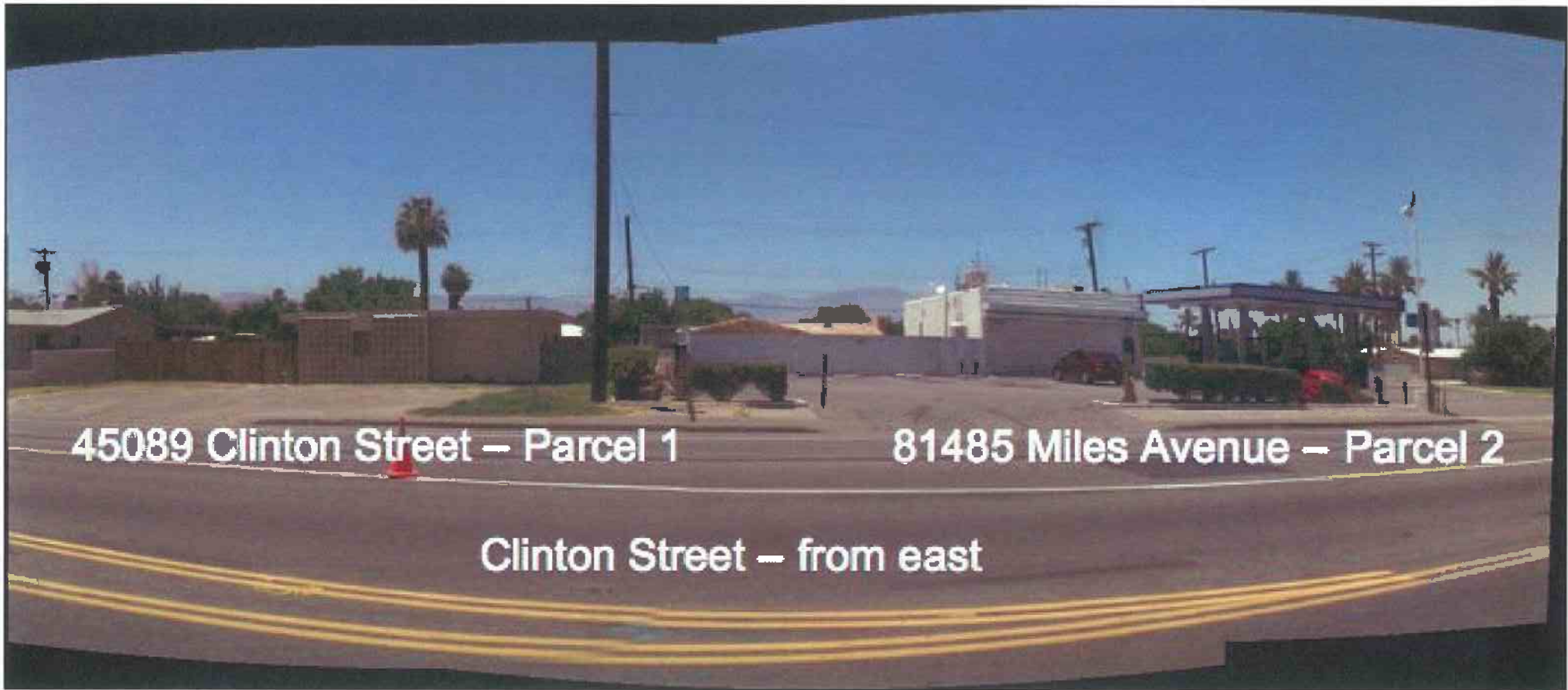


Zoning Area: Bermuda Dunes
Township/Range: T5SR7E
Section: 22

Assessors Bk. Pg. 608-163
Thomas Bros. Pg. 5410 D7
Edition 2009



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45089 Clinton Street – Parcel 1

81485 Miles Avenue – Parcel 2

Clinton Street – from east



81485 Miles Avenue – Parcel 2

Miles Avenue - from north

201 11 000603

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: GPA 01103 DATE SUBMITTED: 7-27-10

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: PETER BUFFA E-Mail: PBUFFA@RBF.COM

Mailing Address: 2824 NEVIS CIRCLE
COSTA MESA CA 92626
City/State/ZIP

Daytime Phone No: (714) 865-5356 Fax No: (949) 330-4130

Engineer/Representative's Name: NASSER MOGHADAM E-Mail: NMDESIGNWORKS@AOL.COM

Mailing Address: 44052 GALICIA DRIVE
HEMET CA 92544
City/State/ZIP

Daytime Phone No: (951) 927-4520 Fax No: (951) 927-4520

Property Owner's Name: TILAK CHODRA E-Mail: JAINATA7@SBCGLOBAL.COM

Mailing Address: 81485 MILES AVENUE
INDIO CA 92201
City/State/ZIP

Daytime Phone No: (714) 267-2552 Fax No: (714) 777-9367

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.

ADDT'L OWNERS: PARNJEET SINGH + SAPINDER KAUR
3017 E. EDINGER AVE, TUSTIN, CA 92780 - TEL. 714.679.7580

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: P-1: PAGE 5410; GRID 07
P-2: PAGE 5470; GRID D1

Existing Zoning Classification(s): P-1: CPS P-2: R-1

Existing Land Use Designation(s): P-1: MDR P-2: MDR

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

AMEND GP DESIGNATION FOR BOTH PARCELS FROM MDR TO CR TO BE FOLLOWED BY A REZONE APPLICATION FOR BOTH PARCELS TO CPS TO ALLOW THE PARCELS TO BE COMBINED AS AN UPDATED + EXPANDED GAS STATION/MINI MART SERVING ADJACENT RESIDENTIAL + CHURCH USES.

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

Case Nos. PAR00251; CUP03241R1; PP16878; PP14916; CFG01157;

E.A. Nos. (if known) GPA00433 EA37165 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	
		Yes	No
Electric Company	IMPERIAL IRRIGATION DISTRICT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	THE GAS COMPANY	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	VERIZON	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	COACHELLA VALLEY WD	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	COACHELLA VALLEY SD	<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)

Robert Buffa

Date

3/18/10

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 AREA PLAN

EXISTING DESIGNATION(S):

COMMUNITY DEVELOPMENT: MEDIUM DENSITY RESIDENTIAL (2-5 DU/ACRE)

PROPOSED DESIGNATION(S):

COMMUNITY DEVELOPMENT: COMMERCIAL RETAIL (0.20-0.35 FAR)

RIVERSIDE COUNTY GIS



Riverside County TLMA GIS

Selected parcel(s):
608-163-007 608-163-012

ZONING

- SELECTED PARCEL
- PARCELS
- INTERSTATES
- ZONING BOUNDARY
- HIGHWAYS
- C-P-S
- CITY
- R-1

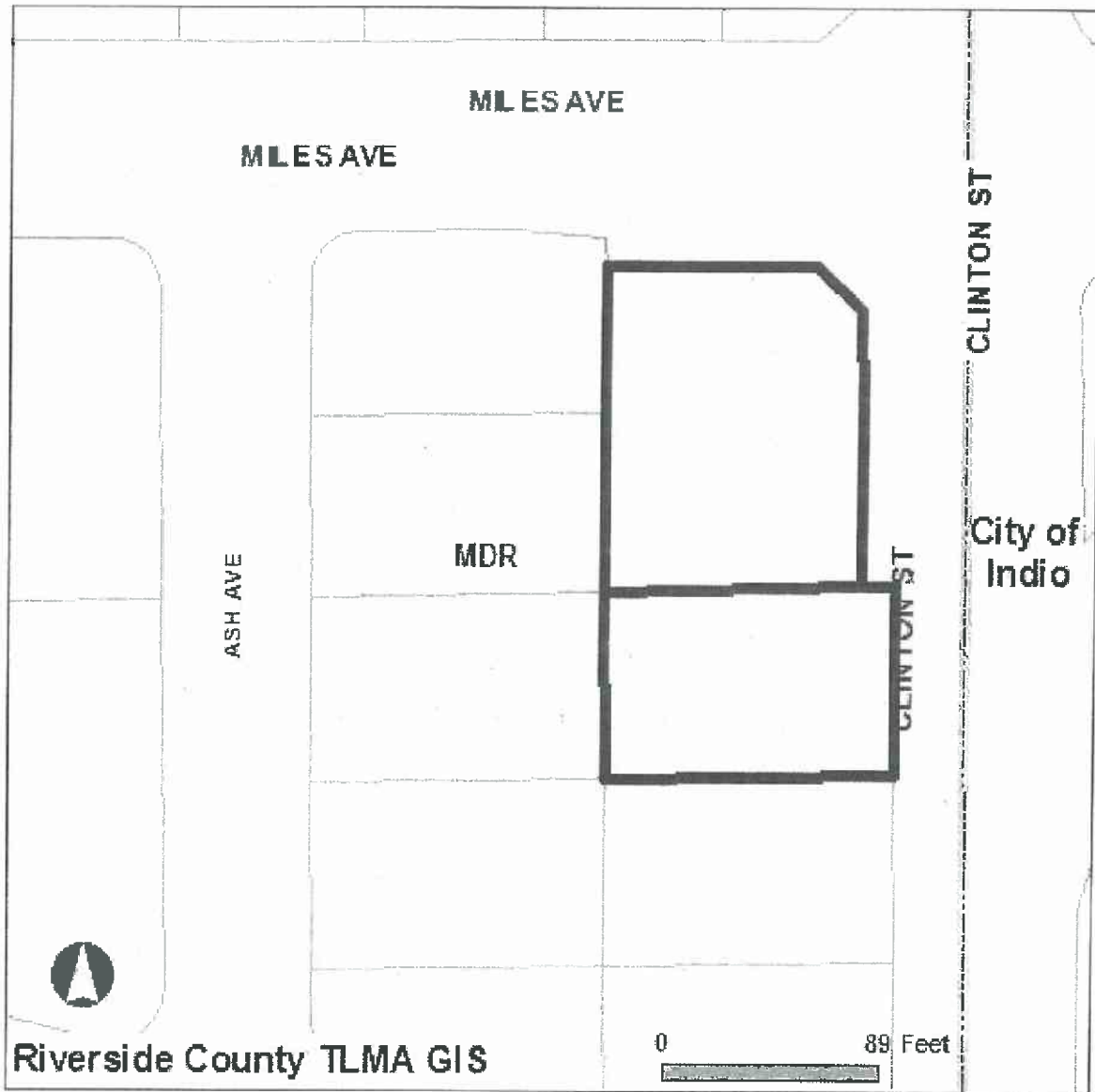
IMPORTANT

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.

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RIVERSIDE COUNTY GIS



Riverside County TLMA GIS

Selected parcel(s):
608-163-007 608-163-012

LAND USE

- SELECTED PARCEL
- PARCELS
- INTERSTATES
- HIGHWAYS
- CITY
- MDR - MEDIUM DENSITY RESIDENTIAL

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

608-163-007-3
608-163-012-7

OWNER NAME / ADDRESS

608-163-007
PARMJEET SINGH

SAPINDER KAUR
45089 CLINTON ST
INDIO, CA. 92201

608-163-012
TILAK CHOPRA
SANTOSH CHOPRA
81485 MILES AVE
INDIO, CA. 92201

MAILING ADDRESS

608-163-007
(SEE OWNER)
81485 MILES AVE
INDIO CA. 92201

608-163-012
(SEE OWNER)
19871 YORBA LINDA BLV 102
YORBA LINDA CA. 92886

LEGAL DESCRIPTION

APN: 608163007
RECORDED BOOK/PAGE: MB 21/67
SUBDIVISION NAME: BOE DEL HEIGHTS
LOT/PARCEL: 8, BLOCK:
TRACT NUMBER: NOT AVAILABLE

APN: 608163012
RECORDED BOOK/PAGE: MB 21/67
SUBDIVISION NAME: BOE DEL HEIGHTS
LOT/PARCEL: 7, BLOCK:
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

608-163-007
RECORDED LOT SIZE IS 0.14 ACRES

608-163-012
RECORDED LOT SIZE IS 0.3 ACRES

PROPERTY CHARACTERISTICS

608-163-007
WOOD FRAME, 1750 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, CONST'D 1958COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

608-163-012
NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 5410 GRID: D7
PAGE: 5470 GRID: D1

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: INDIO
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

T5SR7E SEC 22

ELEVATION RANGE

16 FEET

PREVIOUS APN

608-163-007
613-553-007

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)

C-P-S (CZ 6327)
R-1

ZONING DISTRICTS AND ZONING AREAS

BERMUDA DUNES DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

BERMUDA DUNES

AIRPORT COMPATIBILITY ZONES

BERMUDA DUNES ZONE E

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

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

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT MAJEED FARSHED AT (760)863-8267 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

212A

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

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

HIGH

SUBSIDENCE

ACTIVE

HIGH SENSITIVITY (HIGH A).
 BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND
 TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT
 DESERT SANDS UNIFIED

COMMUNITIES
 INDIO

COUNTY SERVICE AREA
 NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
 ZONE B, 43.82 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
 045208

FARMLAND
 URBAN-BUILT UP LAND

- TAX RATE AREAS**
 075-007
- CITRUS PEST CONTROL 2
 - COACHELLA VAL JT BLO HIGH
 - COACHELLA VALLEY PUBLIC CEMETERY
 - COACHELLA VALLEY REC AND PARK
 - COACHELLA VALLEY RESOURCE CONSER
 - COACHELLA VALLEY WATER DISTRICT
 - COUNTY FREE LIBRARY
 - 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 SANDS UNIFIED SCHOOL
 - GENERAL
 - GENERAL PURPOSE
 - RIV CO REG PARK & OPEN SPACE
 - RIV. CO. OFFICE OF EDUCATION
 - SUPERVISORIAL ROAD DISTRICT 4
 - VALLEY SANITARY

SPECIAL NOTES
 PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY, AGRICULTURAL GRADING EXEMPTIONS.

CODE COMPLAINTS
 NO CODE COMPLAINTS

BUILDING PERMITS

Case #	Description	Status
BZ180782	REPLACE ON SITE SIGN	FINAL
BEL020790	UPGRADE ELECTRIC METER (OCR A1426906)	FINAL
BZ180781	REMODEL SERV STATION EXTERIOR	FINAL
BZ181088	ADD LIGHTS TO SERVICE STATION	FINAL
398513	CHANGE OF OWNERSHIP	ISSUED
BXX010957	REROOFING ONE RESIDENTIAL DWELLING 2500 SQFT	EXPIRED
BNR030155	REPLACEMENT CANOPY FOR PUMP ISLAND	EXPIRED
BEL020699	200 AMP TEM POWER (SOILS REMEDIATION)	FINAL
BXX980098	TRASH ENCLOSURE 10'8"6	EXPIRED
BNR970124	CONVERT GARAGE BAYS TO MINI-MART CWP (GAS STATION)	FINAL
BZ171489	DECORATIVE BLOCK WALL TO DWLG	FINAL

ENVIRONMENTAL HEALTH PERMITS
 NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

Case #	Description	Status

EA38482	EA FOR CUP3241R1	WITHDRWN
EA37165	EA FOR CZ06327 CUP03241 GPA00433	APPROVED
PP14916	VERIFICATION OF NON CONFORMING USE OF GAS STATION	ABANDON
CZ06327	CHANGE OF ZONE FROM R-1 TO C-P-S	APPROVED
CUP03241	CONVENIENCE STORE & GAS STATION (NO ALCOHOLIC BEV)	APPROVED
PAR00251	MINI MART AND GAS STATION	APPROVED
PP16878	LANDSCAPING FOR FAST FOOD RESTAURANT	APPROVED
CUP03241R1	REVISED PERMIT TO ALLOW BEER & WINE SALES	WITHDRWN
GPA00433	CHANGE GP FROM RESIDENTIAL 2B TO COMMERCIAL	APPROVED
CFG01157	EA37165	PAID

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Applicant:
Peter Buffa
2824 Nevis Circle
Costa Mesa, CA
92626

Owner:
Tilak Chopra
81485 Miles Avenue
Indio, CA 92201

Eng-Rep:
Nasser Moghadam
44052 Galicia Drive
Hemet, CA 92544