



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.
Director of Transportation

Transportation Department

MEMORANDUM

To: Majeed Farshad

Date: January 18, 2012

From: Alan French *AF*

RE: Recommended Conditions of Approval for Plot Plan No. 24866, Operation Safehouse

Transportation Plan Check Riverside has received the following data:

1. Preliminary Drainage Report for PP 24866 (Not Dated)
2. Additional Volume Calculations (Received December 15, 2011)

Transportation has completed the review of the above report and has prepared the drainage related conditions for the project. The proponent proposes to collect the 100 year storm runoff generated from the site and use underground basins to handle and disperse the flows. There will be numerous underground units to mitigate flows from the property located under the parking lot. The following are our recommended Conditions of Approval for drainage improvements for this project:

10. GENERAL CONDITIONS

10. TRANS USE – FLOOD HAZARD REPORT 1

This is a proposal to expand the existing Operation Safehouse facility to include a 16-unit rental housing units on 0.41 acres (APN 650-131-018). This project lies within the limits of the Thousand Palms area north of Ramon Road and west of Monte Vista Way. The Thousand Palms area has a requirement for new developments to retain 100 percent of the incremental increase of runoff for a 100-year event. The owner shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The 100 percent retention of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project.

10. TRANS USE – FLOOD HAZARD REPORT 2

This project is located in an area designated Zone AO, depth 1 foot on Federal

Flood Insurance Rate Maps which are in effect at this time.

10. TRANS USE – FLOOD HAZARD REPORT 3

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to the Thousand Palms area. The Coachella Valley Water District is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance No. 458.

10. TRANS USE – UNDERGROUND STORAGE SYST

Proposed underground retention systems shall be designed of adequate size to retain 100 percent post-development storm water runoff from the 100 year storm event. The 100 percent retention of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project. The owner shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the underground retention systems design. Preliminary design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

10. TRANS USE – RETENTION BASIN

Per the project drainage report (Undated); the proponents engineer has calculated the storm water runoff from the 100year event is the following:

100-year Event	3-hr Duration	6-hr Duration	24-hr Duration
Pre- Developed Vol – cf	1650	1509	938
Post- Developed Vol – cf	2485	2893	3607

Of these durations above the critical volumes difference is 2670 cf for the 24-hr duration event. The volumes are equivalent to 1.79 inch effective rain fall for the project site, for the 100-year storm event.

The proposed underground retention system is sized with the following volumes:

Storm Chamber capacity = 115 cf

Required storage volume = 2670 cf

Total number of units = $2670 / 115 = 24$ units

The underground storage capacities of 2760 cf, is greater than the volume from the 100 year storm events listed above. Based on the calculations in the report and the proposed facilities shown on the exhibit, the project proponent will have provided enough storage capacity for the project to retain on-site all the storm runoff in the 100 year event.

10. TRANS USE – DRAINAGE PROTECTION

The proponent shall protect downstream properties from damages caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed.

60. PRIOR TO GRADING PRMT ISSUANCE

60. TRANS USE – RETENTION BASIN

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60. TRANS USE – SUBMIT PLANS 1

The project proponent shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The project proponent shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation Department and CVWD as part of the flood management review for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department

60. TRANS USE – SUBMIT PLANS 2

Per letter dated March 22, 2011, the project proponent shall submit plans for grading, landscaping, and irrigation systems to Coachella Valley Water District for review and approval. This review is for ensuring efficient water management.

60. TRANS USE – EASEMENT FOR DRAINAGE

The developer will prepare and record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."

60. TRANS USE – TYPICAL SITE GRADING

All on-site grading shall be graded to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

70. PRIOR TO GRADING FINAL INSPECT

70. TRANS USE – EROSION CONTROL

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

80. TRANS PRIOR TO BLDG PRMT ISSUANCE

80. TRANS USE – DRAINAGE EASEMENT

The developer will prepare and record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."

90. PRIOR TO BLDG FINAL INSPECTION

90. TRANS USE – DRAINAGE IMPROV COMPLETE

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention systems are required to be completed prior to occupancy.

90. TRANS USE – OWNER MAINT NOTICE

The owner of the project site shall be responsible for the maintenance of the drainage facility, including but not limited to the catch basin, subsurface retention basin. A viable maintenance mechanism acceptable to the County should be provided for retention systems. The owner/project proponent shall obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. These maintenance wording shall be shown on the title sheet of improvement plans.

90. TRANS

USE – EASEMENT FOR DRAINAGE 2

The developer will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed".



MEMORANDUM

RIVERSIDE COUNTY COUNSEL

DATE: October 25, 2011

TO: Bob Lyman, Regional Office Manager
Transportation and Land Management Agency

FROM: Synthia M. Gunzel
Deputy County Counsel

RE: Operation SafeHouse of the Desert Phase II
Ordinance No. 673 – TUMF Exemption Request

Our office has reviewed the documents provided by the Economic Development Agency in connection with an impact fee exemption request under Riverside County Ordinance No. 673 (TUMF) for the Operation SafeHouse of the Desert Phase II, a sixteen housing unit residential rental development for very low income households, which is to be developed in the eastern area of Riverside County. This project is being developed with financial assistance by and pursuant to that certain Disposition and Development Agreement/Affordable Housing Agreement dated March 23, 2010, (“DDA”), between the Redevelopment Agency for the County of Riverside and Operation Safe House, Inc. and other associated agreements and documents whereby a 16 unit multifamily residential rental housing development will be constructed for the purpose of renting the units to qualifying very low income households.

The following additional associated agreement and documents have been submitted to support the request for DIF exemption: 1) Regulatory Agreement dated June 14, 2011 between RDA and Operation Safe House, Inc.; 2) Deed of Trust with Assignment of Rents recorded June 23, 2011, Instrument No. 2011-0277966; 3) Notice of Affordability Restrictions of Transfer of Property recorded June 23, 2011, Instrument No. 2011-0277967; and 4) Grant Deed recorded June 23, 2011, Instrument No. 2011-0277964.

Pursuant to Section 6(a) of Ordinance No. 673, development of low and lower income residential housing whose income is no more than 80% of the median income in San Bernardino-Riverside Standard Metropolitan Statistical Area, and as determined and approved by the County is exempt from payment of TUMF fee required by this Ordinance. The DDA and associated agreement and documents sufficiently support that this residential development qualifies for a TUMF exemption.

We are of the opinion that the TUMF exemption request for the Operation SafeHouse of the Desert Phase II development should be approved.

SMG/cb

cc: Dan Castillo, Senior Engineering Technician, TLMA
Lorena Oseguera, Project Manager, Economic Development Agency, Housing

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MEMORANDUM

RIVERSIDE COUNTY COUNSEL

DATE: October 25, 2011

TO: Bob Lyman, Regional Office Manager
Transportation and Land Management Agency

FROM: Synthia M. Gunzel
Deputy County Counsel

RE: Operation SafeHouse of the Desert Phase II
Ordinance No. 659 – DIF Exemption Request

Our office has reviewed the documents provided by the Economic Development Agency in connection with a development impact fee (DIF) exemption request under Riverside County Ordinance No. 659, for the Operation SafeHouse of the Desert Phase II, a sixteen housing unit residential rental development for very low income households that is to be developed in the eastern area of Riverside County. This project is being developed with financial assistance by and pursuant to that certain Disposition and Development Agreement/Affordable Housing Agreement dated March 23, 2010, (“DDA”), between the Redevelopment Agency for the County of Riverside and Operation Safe House, Inc. and other associated agreements and documents whereby a 16 unit multifamily residential rental housing development will be constructed for the purpose of renting the units to qualifying very low income households.

The following additional associated agreement and documents have been submitted to support the request for DIF exemption: 1) Regulatory Agreement dated June 14, 2011 between RDA and Operation Safe House, Inc.; 2) Deed of Trust with Assignment of Rents recorded June 23, 2011, Instrument No. 2011-0277966; 3) Notice of Affordability Restrictions of Transfer of Property recorded June 23, 2011, Instrument No. 2011-0277967; and 4) Grant Deed recorded June 23, 2011, Instrument No. 2011-0277964.

Riverside County Ordinance No. 659, Section 19d. provides that publicly subsidized residential developments for low income households, as such households are defined pursuant to section 50079.5 of the Health and Safety Code, shall be exempt from the provisions of this Ordinance. The DDA and associated agreement and documents sufficiently support that this residential development qualifies for a DIF exemption.

We are of the opinion that the Development Impact Fee exemption request for the Operation SafeHouse of the Desert Phase II development should be approved.

SMG/cb

cc: Dan Castillo, Senior Engineering Technician, TLMA
Lorena Oseguera, Project Manager, Economic Development Agency, Housing

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Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

March 11, 2011

Jay Olivas, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan (PP) No. 24866 (Fast Track 2010-03)
Proposal: The PP proposes a 2 story, 16 unit apartment complex.
APN: 650-131-018

Dear Mr. Olivas:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of East Lynn Street, south of La Canada Way, and east of Via Ventana, in the Western Coachella Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross
Planner IV

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Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross
Planner IV



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

January 16, 2012

Redwine and Sherrill, Attorneys

File: 0163.2

Riverside County Department
of Building and Safety
38-686 El Cerrito Road
Palm Desert, CA 92211

Ladies and Gentlemen:

**Subject: Flood Management Review No. FP #11012, 72695 La Canada Way
Thousand Palms, CA 92276, Related Cases: CUP 7757, PP 24866**

We have reviewed the enclosed grading plans for Flood Management Review No. FP #11012, dated December 21, 2011, and it meets the requirements of Riverside County Ordinance No. 458. This plan calls out a finished floor elevation of 244.10 for Building A, Building B and Utility Room which are each two feet above adjacent grade.

The applicant shall have the Federal Emergency Management Agency Elevation Certificate completed by a registered civil engineer or land surveyor and returned to the Riverside County Department of Building and Safety prior to final inspection. We recommend that the property owner keep a copy of this form for his records since this information may be useful in obtaining lower flood insurance rates on this property.

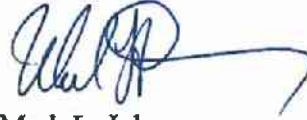
Riverside County Ordinance No. 458 requires protection from a flood event that has a one percent chance of occurring in any given year. As a result, flood damage may occur as a result of larger storms. The ordinance provides that the county and CVWD are neither liable nor responsible for any damages. Property owners should consider carrying flood insurance to protect themselves from flood damage. Property owners should also be aware that their activities within the floodplain may affect the flooding and result in damage to others for which they may be liable.

Manufactured homes shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

Construction of block walls, additional permanent structures or the addition of fill on this lot may be in violation of Riverside County Ordinance No. 458. If there are any changes on this lot not shown on the grading plans, the owner/developer shall be required to resubmit a revised grading plan to CVWD for review. This is to ensure flow through for off-site floodwaters and to ensure consistency with Riverside County Ordinance No. 458.

If you have any questions please call Tesfaye Desmissie, Stormwater Engineer, extension 2605.

Yours very truly,



Mark L. Johnson
Director of Engineering

Enclosures/as

cc: Kathy McAdora (with FEMA Elevation Certificate and Grading Plan)
9685 Hayes Street, Riverside, CA 92503

cc: Riverside County Planning Department, Palm Desert
Riverside County Transportation Department, Palm Desert

Geo: 040618-4

TD:ch/eng/sw/11/Jan/FP 11012

CVWD-073
(10/07)



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

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John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

Redwine and Sheirill, Attorneys

March 22, 2011

File: 0163.1
0421.1
0721.1
040618-4

Jay Olivas
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Olivas:

Subject: Change of Zone 7757 and Plot Plan 24866

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. The Coachella Valley Water District (District) is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.

Prior to approval of Plot Plan 24866/C27757, the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the District as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

Construction of block walls may be in violation of Ordinance 458. When the District reviews a project for compliance with Ordinance 458, block walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Block walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, the District requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 1 foot on Federal Flood Insurance rate maps, which are in effect at this time.

Flood protection measures shall provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The county shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

The District will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

The District may need additional facilities to provide for the orderly expansion of its (domestic water and sanitation) systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by the District's Board of Directors including reductions in or suspensions of service.

March 22, 2011

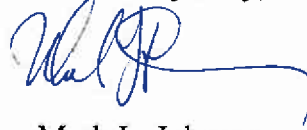
Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

The project lies within the Upper Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A District Water Production Metering Agreement is required to ensure District staff regularly read and maintain this water-measuring device.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mike Mistica
County of Riverside, Department of Environmental Health
P.O. Box 1206, Riverside, CA 92502

JC:ch/eng/sw/11/March/Change of Zone 7757





AUGUSTINE BAND OF CAHUILLA INDIANS
P.O. Box 846 • Coachella, CA 92236 • (760) 398-4722 • Fax (760) 398-4252
Tribal Chairperson: MaryAnn Green

July 30, 2010

Jay Olivas
County of Riverside
TRANSPORTATION & LAND MANAGEMENT AGENCY
38686 El Cerrito Road
Palm Desert, California 92211

RECEIVED

AUG 05 2010

Riverside County
Planning Department
Desert Office

RE: GPA No. 1101 Operation Safehouse (Thousand Palms, CA)

Dear Mr. Olivas:

Thank you for the opportunity to offer input concerning the development of the above-identified project. We appreciate your sensitivity to the cultural resources that may be impacted by your project, and the importance of these cultural resources to the Native American peoples that have occupied the land surrounding the area of your project for thousands of years. Unfortunately, increased development and lack of sensitivity to cultural resources has resulted in many significant cultural resources being destroyed or substantially altered and impacted. Your invitation to consult on this project is greatly appreciated.

At this time we are unaware of specific cultural resources that may be affected by the proposed project. We encourage you to contact other Native American Tribes and individuals within the immediate vicinity of the project site that may have specific information concerning cultural resources that may be located in the area. We also encourage you to contract with a monitor who is qualified in Native American cultural resources identification and who is able to be present on-site full-time during the pre-construction and construction phase of the project. Please notify us immediately should you discover any cultural resources during the development of this project.

Very truly yours,

Augustine Band of Cahuilla Indians

A handwritten signature in cursive script that reads "Mary Ann Green". The signature is written in black ink and is positioned above the printed name and title of the signatory.

Mary Ann Green
Tribal Chairperson

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



May 27, 2011

Jay Olivas, Project Planner
County of Riverside
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, California 92502-1409

**RE: Native American Consultation Request for General Plan Amendment
No. 1101 (GPA 01101)**

Dear Jay:

The Agua Caliente Band of Cahuilla Indians appreciates your efforts to include the Agua Caliente Tribal Historic Preservation Office in your project. The project area is beyond the Agua Caliente Indian Reservation lands, but it is within the Traditional Use Area of the Tribe. We currently have no concerns regarding this project. We ask if any inadvertent discovery is made in the future, please contact our THPO office. This letter shall conclude our consultation efforts.

Again, we appreciate your interest in our tribal resources and heritage. If you have questions or require additional information, please do not hesitate to call me at (760) 699-6907. You may also email me at ptuck@aguacaliente-nsn.gov.

Cordially,

Patricia A. Garcia-Tuck
Tribal Historic Preservation Office
**AGUA CALIENTE BAND
OF CAHUILLA INDIANS**

C: Agua Caliente Cultural Register

X:\CONSULTATIONS Letters\2011\External\Close Proximity\RivCnty_GPA 1101_Thousand Palms_5_27_11.doc

549

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

07-13-11P03:57 RCVD

RW

C. Patty Mack
attachments
w/paths

July 8, 2010

Agua Caliente Band of Cahuilla Mission Indians
Richard Milanovich, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA 92262

RE: Native American Consultation request for General Plan Amendment No. 1101 (GPA01101)

Dear Chairperson Milanovich,

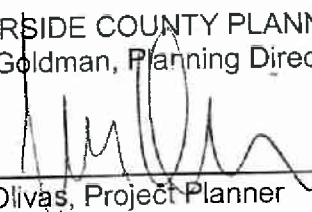
The County of Riverside requests your participation in the review of GPA01101 located at Section 18, Township 4 South, Range 6 East, also referred to as Assessor's Parcel Number 650-131-018. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

Staff contacted the Native American Heritage Commission (NAHC) which gave the County your tribe's name. The County is seeking a consultation with your tribe concerning the potential of Native American cultural resources that may be impacted by the above project. The project is currently being reviewed under CEQA and an archaeological and cultural resource survey may be requested to determine the presence or absence of cultural resources. Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Leslie Mouriquand, County Archaeologist by October 6, 2010.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director



Jay Olivas, Project Planner

Attachments
Project site plan (Exhibit A)
USGS Mao

cc: Leslie Mouriquand, County Archaeologist
Operation Safehouse, Inc.

Y:\Planning Master Forms\Misc Staff Forms and Documents\Cultural Resources\Native American Consultation Request Letter.doc

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

March 16, 2011

Jay Olivas, Project Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

RE: Fast Track No. 2010-03 – Change of Zone (CZ) No. 7757 & Plot Plan (PP) No. ~~24690~~ ²⁴⁸⁶⁰

Dear Mr. Olivas:

The SunLine Transit Agency (SunLine) would like to thank you for the opportunity to review and comment on the CZ07757 and PP~~24690~~ which proposes to develop a 2 story – 16 unit apartment complex that will be an expansion of the existing Operation Safe House of the Desert campus located adjacent to project site, within the Thousand Palms Community of unincorporated Riverside County.

SunLine staff reviewed the change of zone and plot plan and based on our review of existing transit amenities in the vicinity, SunLine does not currently offer direct transit service to the project location. However, the nearest service route is located just south of the project, along Ramon Road and Thelma Avenue served by Line 32. Therefore, SunLine is not requesting the addition of any transit amenities such as a bus turnout and/or shelter. However, we appreciate the chance to review developments within the Thousand Palms Community of unincorporated Riverside County.

As the Coachella Valley continues to grow and based on further analyses, SunLine will continue to monitor on-going developments and may provide transit service to the proposed project in the future, if warranted. Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 162.

Sincerely,



Brenda Ramirez
Assistant Transit Planner

cc: C. Mikel Oglesby, General Manager
Eunice Lovi, Director of Planning and Development

Kathy McAdara
Executive Director, Operation SafeHouse
9685 Hayes Street
Riverside, CA 92503
951-351-4418
www.operationsafehouse.org

-----Original Message-----

From: Patricia Saleh <ps8888@msn.com>

To: safehouse9 <safehouse9@aol.com>; 'Gialdini, Michael' <mjgialdini@rcbos.org>

Sent: Tue, Aug 23, 2011 8:44 pm

Subject: Thousand Palms Community Council Minutes March 31, 2011 - Table File.pdf

Here are the minutes of the March 31 Thousand Palms Community Council meeting during which the plans for the Safe House Expansion were approved in concept. I hope this will do the trick for you Kathy. Let me know if you need anything else.

Patricia Saleh, Council secretary

		<p>council he can apply.</p> <p>A sphere of influence, Gialdini said, merely gives CC the right to comment on a project that might eventually be in their city. Mitchell asked if a community vote is required for annexation to be approved. Gialdini deferred to Saleh to clarify that people must protest per the rules of LAFCO before a vote will be authorized.</p> <p>Ascani and attendee Pam McKay asked to redefine the votes needed to stop annexation. Saleh replied that the LAFCO Web site has all of the rules posted. Nokes told Nunez that community members protested these spheres of influence for over two and a half years, but "LAFCO shot us down."</p>
NEW BUSINESS	A.	GML, Landscape
		Presenter Juan Perez
		GML is building a 3,500 square foot commercial building on Rio del Sol. They've received Building and Safety approval, Environmental Health, etc. Gialdini said it's being processed through Planning but it hasn't been approved yet. They do HOA work. They need a "ground zero" to work out of and be professional. Nokes said he's read and reread these plans and can't find anything wrong. Mitchell moved to approve. Saleh seconded. Approved unanimously in concept.
		SunLine Transit Agency
		Presenters: Harvey Edwards, Kevin Fleming, architect
		Fleming said that Sun Line covers the whole Coachella Valley and they've been working out of portable buildings for the last 20 years so they need a new administration building. The plan up for approval at this meeting is a master plan that incorporates future plans as well. There will be 100 parking spaces for staff right off Harry Oliver Trail. The building will be 24,000 square feet. Public functions will be up front and administration will be separate. The back portion is two stories. Nokes asked about solar generation. Fleming said that they're looking at wind generation and they'll look at solar in the second phase of the administration building. Fleming said that the parking structure the Council has already approved will have solar panels on it. There is no funding for it now but they are hoping it will come in. It was engineered for solar, he said; all the conduits are there; we're getting close but it isn't there yet. Donnelly asked about where they're hoping to get funding for the building. Edwards said Federal and State funds will be used. As a public transit agency we've been able to put funds away for this so there are already funds set aside. Councilman Mitchell said that the majority of funds have been secured but they're aware that the governor is always taking away funds and they're required to take this into account.
		Safe House of the Desert
PUBLIC COMMENTS		Kathrine McIntire, director of Safe House, Tim Morneau architect
		Safe House will be constructing a new housing center for 18 to 24 year olds on the site of the old fire station on La Canada in Thousand Palms, adjacent to the Thousand Palms Chamber of Commerce and the present Safe House building. This new facility will house up to 20 young people, kids who have aged out of the foster system and have no family support for housing or to get launched in a

career. This will provide up to 18 months of housing, and jobs training to try and break the cycle of homelessness.

Tim Morneau said the architecture is two-story, 16-unit rental dwelling type building. It is directly north of the existing facility so it will be an expansion of the existing facility and complimentary to the existing building. "We wanted to make it private for the neighbors and the youth so we centered the building," he said. All the windows that are facing the exterior of the complex that could typically look into the neighbors properties contain bumpouts. The windows that are on the outside will be translucent rather than transparent glass so neither the neighbors nor the student will have to worry about being seen through the windows but the translucent windows will allow light to enter through the space to give them natural daylight for a better environment for the students. The architecture also creates a large buffer at the front that will be heavily landscaped and thereby increase the privacy. The stucco was selected to go with the colors in the area. They've studied the neighbors' homes and color palette to see which colors are being used in the area and they noted a muted palette so those colors will be used. Solar fittings are being used so solar can be implemented in the future.

Mitchell asked about what "transitional housing" means and if students can come back after 18 months. Morneau said that there will be six units on the bottom for handicapped youth who will be able to stay longer. The current facility has 24-hour awake staff so a manager's unit is all that will be placed in the new building.

Esposito asked what age group will be housed. McIntire said that it is for 18-24 year olds. She said that technically someone could stay in those indefinitely. Esposito said that because the architect has considered the intrusiveness of this project that perhaps he felt that this wouldn't be too acceptable to the neighbors. Morneau said that this wasn't the case but they do want to be good neighbors. Esposito said that she's only concerned about the neighborhood and the influx of the people and how it will affect the neighborhood. McIntire said that there was only one house in the neighborhood and it was gang infested and loaded with graffiti. Nokes said that there are actually a lot of questions about this project. He said that said that he supported the original Safe House project but these are troubled adults. Morneau said that these young people are not on parole, not felons, etc. These are mostly kids terming out in the foster care system. Nokes said that he is in support of youth but these are adults and they are different because they have the responsibility to look out for themselves. He said that the community needs to know all the ramifications involved in the project, including that the adults on property will not be entirely from Thousand Palms and that other communities are not providing facilities for these young adults. He thinks it's asking a lot of Thousand Palms to take on so many of these problems when other cities aren't providing the same types of facilities. McIntire said that all residents have to be drug tested and must be homeless. They must abide by their regulations. They must be going to school. Once they get a job 50% of everything they earn must go into a savings account.

Nokes said that he noticed that some of these are one bedroom and some are two bedrooms. McIntire said that some of these young adults are lonely and they've determined that they might be better off with another person in their room. That will be assessed, she said, since they're coming out of foster care. Care of these young adults is funded by grants and donations.

Saleh asked if there are maladjusted children there and McIntire said that they are not necessarily maladjusted but homeless. Saleh also asked if any psychological evaluations have been done on the translucent windows? Morneau said they will only be used in the bedrooms. Nokes asked if these are windows that will open.

		<p>Morneau said they must be able to be opened for fire safety reasons. Desert Recreation coordinator Manny Rujo said that he has observed that kids from Safe House are never a problem. Sharon Ballard said that these kids come to the library too and they're happy to have them. Nokes said that it's a tight squeeze to get into the building as it is designed for the fire department to have access. Morneau said that side yards are consistent with local zoning codes. Nokes said, "We will have to live with this project for a long time," so he said, "You're putting adults into the close proximity with the Emergency Shelter kids. Have you looked into this?" McIntire said that older kids are not allowed on the property unless there's something going on. Saleh said that translucent windows might be hard to live with for some of the residents since this is their only personal space and they'll probably open the windows, so the "privacy" for residents and homes nearby will be eliminated. McIntire said she doesn't want them to be in their bedrooms too much; that they need to be at school or at work or being part of the program. Nokes moved to accept the plan in concept. Mitchell seconded. Unanimously accepted.</p>
COMMITTEE REPORTS	A.	Desert Recreation District Report
		Reporting: Manny Rujo , temporary Thousand Palms Community Center Coordinator
		<p>Rujo said that Thousand Palms Community Center Coordinator Rob Carson will hopefully be here for the next Community Council meeting since he's been feeling better and coming in much more. Rujo reported that the afterschool program still has 23 participants with 10 on scholarship. They've been enjoying field trips, going to "First Tee" to practice their golfing skills, etc. The majority of kids on spring break enrollment are on scholarship. Thirty-nine adults are enrolled in zumba; karate has 32 participants. The soccer field is being used by Xavier College Prep teams. Everything is booming at the community center, he said. Nokes said, "Great job." Rujo said, "All the credit goes to Rob for building it up all this time with his two hands."</p>
	B.	Thousand Palms Library
		Reporting: Sharon Ballard, head librarian
		<p>Ballard said that the Library is booming too. Circulation is up. "We're holding our own with a limited budget." New this month are computer classes for Word, Internet and E-Mail. The Library's biggest community event, Day of the Child, Day of the Book, is scheduled for Saturday, April 30, at 10:30 AM and volunteers are needed. Attendees will be offered free hotdogs and kids can win a free book just by reading a book. The Library will be working with the Community Center, she said, to put this event on. If teenagers or adults that would like to win prizes for being volunteers, give the library a call.</p>
PUBLIC ANNOUNCEMENTS		<p>Palm Desert Development, Affordable Housing – Thomas Hodgin. Hodgin said that everything is going as scheduled and there's a new contact for updates on the project: Travis Simpson, construction supervisor, at 951-722-8267. Hodgin said it's gratifying to see so many projects on the Thousand Palms approval calendar. Palm Desert Development has already put in temporary power for the project and is evicting some of the local reptiles on the site, one being a seven-footer which was the biggest rattler he has seen. PD Development will be bringing in improvement in about 60 days. They'll come here monthly with construction</p>



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 Haves 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

5.2

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

RECEIVED

MAY 08 2010 P.M.

I. GENERAL INFORMATION

EA42317 / CF605679

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

City

CA

Street

State

92501

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
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:

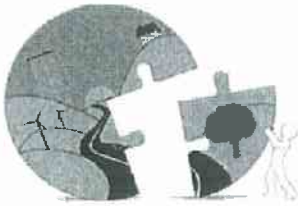
Element: n/a Area Plan: n/a

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

n/a

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

n/a



RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CC005987

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07757 DATE SUBMITTED: 3-2-11

APPLICATION INFORMATION

Applicant's Name: Operation SafeHouse, c/o Kathy McAdara 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 Concoors Street
Ontario Street CA 91764
City State ZIP

Daytime Phone No: (909) 989-9979 Fax No: (909) 483-1400

REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE

Property Owner's Name: See attachment "A" E-Mail: _____

Mailing Address: 3403 10th Street, Suite 500
Riverside Street CA 92501
City State ZIP

Daytime Phone No: (951) 955-3422 Fax No: (951) 955-9177

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

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

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

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.

Kathy McAdara / OPERATION SAFEHOUSE
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 For The County Of Riverside
PRINTED NAME OF PROPERTY OWNER(S) EMILIO RAMIREZ
SIGNATURE OF PROPERTY OWNER(S)

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

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 Way, East of Thelma Avenue, West of Monte Vista Way.

APPLICATION FOR CHANGE OF ZONE

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

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change existing zone classification from 'R1' to 'R3'

Related cases filed in conjunction with this request:


EA34466, PUP00876, GPA01101, EA42317, CFG05679

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

**APPLICATION FOR CHANGE OF ZONE
ATTACHMENT "A"**

Property Owner:

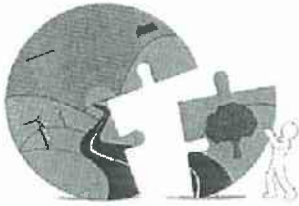
Redevelopment Agency for the County of Riverside

By: 

Emilio Ramirez
Assistant Director – Housing

Email: EmilioRamirez@rivcoeda.org

Property Owner Address
3403 10th St., Suite 500
Riverside, CA 92501



RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID# CC005987

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 24866 DATE SUBMITTED: 3-2-11

APPLICATION INFORMATION

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

REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE

Property Owner's Name: See attachment "A" E-Mail: _____

Mailing Address: 3403 10th Street, Suite 500

Riverside Street CA 92501

City State ZIP

Daytime Phone No: (951) 955-3422 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.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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 / OPERATION SAFEHOUSE
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.

Redevelopment Agency For The County Of Riverside
PRINTED NAME OF PROPERTY OWNER(S)

 Emilio Ramirez
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 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 _____

APPLICATION FOR LAND USE AND DEVELOPMENT

La Canada Way _____, East of Thelma Avenue _____, West of Monte Vista Way _____.

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

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

Construction of a 16 unit apartment building.

Related cases filed in conjunction with this request:

EA34466, PUP00876, GPA01101, EA42317, CFG05679

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: Geotechnical Report, Percolation Test

Is water service available at the project site: Yes No

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

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards Approximately 900 cubic yards

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

APPLICATION FOR LAND USE AND DEVELOPMENT

Import 900 CY Export 0 Neither _____

What is the anticipated source/destination of the import/export?
Import source has yet to be determined

What is the anticipated route of travel for transport of the soil material?
To be determined by contractor

How many anticipated truckloads? 90 truck loads anticipated truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 6,000 sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the development project area exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater 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 2-28-11

Owner/Representative (2) _____ Date _____

June 7, 2011

Mr. Jay T. Olivas, Project Planner IV
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501



Re: "Roy's Place" Operation SafeHouse of the Desert
72-910 La Canada Way, Thousand Palms
Request for Approval of an Alternative Parking Plan and a Variance
Case #PP24866 Parcel 650-131-018
HMC #4542001

Dear Mr. Olivas:

Please accept this correspondence on behalf of the Project Developer, Operation SafeHouse Inc., with respect to their request that the County Planning Department grant the above-referenced Project an Alternative Parking Program and a variance in the minimum floor area required for certain dwelling units within the project's design.

We respectfully request that the County give due consideration to the intended Transitional Living and Permanent Supportive Housing programs occupancy as described in the attached letter of explanation from the Applicant/Developer, dated May 19, 2011 and summarized in Footnote #1.¹

These requests are in response to the Planning Department concerns that were identified in the County's March 22, 2011 Conditions of Approval document, and from further discussions and meeting(s) held with yourself, Ken Baez, HMC and the Applicant on Wednesday, June 1, 2011. During this meeting it was suggested that we furnish a letter that succinctly outlines the basis for consideration of these variances/modifications because of special circumstances applicable to this project's parcel of property and its use.

Background

The idea for the proposed 16-unit development for 21 homeless youth was Supervisor Roy Wilson's last project in development before his death. He not

¹SafeHouse residents are homeless youth who are abused, runaway, and throw-away youth, not parolees from the Justice System. They are with us short-term, generally less than 18 months. We have 15 homeless youth in 15 bedrooms in 9 units. Sometimes, the girls have babies. 6 units are for Permanent Supportive Housing of homeless youth, which by definition means they have no parents. They rarely have spouses or children. They come to us with a few clothes and no other possessions. They are working on their education, working or finding work and learning life skills. The programs have them spending little time in their units. This occupancy is protected by 55-year Deed Restrictions by both the Redevelopment Agency of the County of Riverside and the Department of Housing and Community Development for the State of California.

only wanted to create more beds for homeless youth in the County, but he wanted SafeHouse to have the land that was the former fire station because it stood adjacent to their current project, SafeHouse of the Desert Emergency Shelter. He believed that all youth in our County should have the opportunity to succeed and become viable members of our community.

Supervisor Wilson believed in the development of this project so much that he personally pushed it through the Redevelopment Agency for financial assistance and for the sale of the property for \$1.00 to SafeHouse. The project will be named "Roy's Place" to reflect SafeHouse's admiration for all that Supervisor Wilson did to procure the Redevelopment Agency contract and for what he did for Riverside County while in office.

The number of units and bedrooms in the new project reflects minimum physical programmatic requirements needed to access federal, state, and local funds.

The property, the site of the recently-demolished County Fire Station, has limitations, but its immediate adjacency to SafeHouse of the Desert has access to extensive facilities including offices and conference rooms for counseling, a kitchen, and community rooms for various life skills training.

Request for an Alternative Parking Program per Ordinance 348

In recognition of the young people that will be supported and housed by these Transitional Living and Permanent Supportive Housing programs, and the realistic perspective of vehicle ownership and usage by the occupants/tenants of the adjacent SafeHouse facility and their Riverside facility, it is being proposed that the County support the provision of 10 vehicle stalls designed into the project (in lieu of the 27 stalls required by ordinance); coupled with the provision of 21 bicycles and racks; the Operation SafeHouse van used to take youth to doctor appointments, etc.; and, the active use of the adjacent SafeHouse facility for counseling and life skills courses. Historically, for the last ten years the Main Street Transitional Living Complex in Riverside has housed over 300 youth. Of those youth a very small percentage (3%) has owned a vehicle. Currently, in Riverside there is only one youth who has a vehicle out of the twelve who are living there. We believe this proposed Alternative Parking Program will be sufficient to accommodate the envisioned resident and visitor population of the project.

Additionally, as Thousand Palms is developing, Sunline Transit is expanding its services. County Planning approvals for a mass transit facility are in progress now within close proximity to our project site. Consequently, Operation SafeHouse requests that the County permit modifications to the project's parking layout requirements as a result of physical property conditions and program conditions which make it impractical to require strict compliance with the Zoning Ordinance 348.

Variance for Section 18.11. Size of Dwellings

Due to the restricted width and depth of the subject property's shape and size (100 ft. wide x 178 ft. deep), there is insufficient area within the property's "buildable area" to integrate all dwelling units that maintain the minimum floor area of 750 sq. ft. Taking into consideration the required minimum building setbacks from all property edges, the minimum site areas required for landscape coverage areas and storm water retention basins, as well as providing the maximum possible areas on-site that can be devoted to parking circulation and vehicle stalls, we find the remainder of the site footprint limits the buildable ground floor area for the design/construction of dwelling units. This ground floor area limitation corresponds to six (6) one-bedroom dwelling units that fall below the minimum floor area requirements (516 sq. ft.). Three second floor units are similarly affected by this non-conforming unit size, due to the "stackable" nature of the unit designs. Those second floor units are slightly larger (596 sq. ft.), but nevertheless are still undersized per the ordinance requirements.

From the residents' point of view, smaller units are better to provide services. For most youth, this will be their first real independent living unit. It needs to be small for ease of cleaning and to create a environment of comfort and security. An example is available to visit at our units at 4509-4539 Main Street in Riverside, California.

From the neighbors' point of view, we have reduced the size of units to reduce the scale of the architecture to be less intrusive. Similarly, we have scaled the architectural detail to be more intimate.

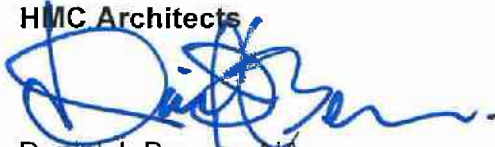
Given the physical constraints of the property size, coupled with the other required County development criteria and operational/funding agency requirements imposed upon the project, there is no means to furnish all units with the minimum 750 sq. ft. floor area, thereby justifying a variance for 9 of the 16 dwelling units to be less than the minimum.

Mr. Jay T. Olivas
Riverside County Planning
June 8, 2011
Page 4

Jay, please review this correspondence and offer any commentary or edits that you feel may be necessary to assist in your staff-level endorsement of our requests.

Sincerely,

HMC Architects



Daniel J. Benner, AIA
Principal

Enclosure: SafeHouse Letter to County 5-19-11
Alternate Parking Program
Variance for Unit Size
Aerial Photo of SafeHouse Properties

C: Kathy McAdara, (SafeHouse)
Diane Stewart, (Beacon Path LLC)
Tim Morneau, (HMC)



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9685 HAYES STREET
RIVERSIDE, CA 92503
(951) 351-4418
(951) 351-4265 FAX

www.operationssafehouse.org

TAX ID 33-0326090



May 19, 2011

Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

**Re: Operation SafeHouse of the Desert,
16 Units to be built at 72-695 La Canada Way, Thousand Palms, CA 92276
Request for Parking and Minimum Unit Size Variance**

To Whom It May Concern:

Operation SafeHouse of the Desert is a not-for-profit program which will be providing transitional and permanent supportive housing services to 21 homeless youth. It offers youth a place to learn the skills they need to make the transition from homeless to successful independent adults. These abused, runaway and throwaway youth are frequently homeless because they have had their 18th birthday and have emancipated from foster care, and/or are disabled and need to live in our permanent housing units. They do not come to from the Justice system as parolees. In all cases, they will fall below the federal poverty level, and are in the process of trying to build their lives as adults.

SafeHouse has been providing transitional living housing in the City of Riverside for over 13 years to this same population. Based on our experience, it is rare that a youth would come to us with a vehicle. Less than 5% of our population has had a car during the time they were living with us. Most are saving for a car, and once they leave the program they are able to purchase a vehicle with the money they have been saving.

We understand that the current Land Use Ordinance of Riverside County requires that a total number of (27) parking stalls be provided for the proposed (9) one bedroom and (7) two-bedroom units (Section 18.12). Our request is that the Planning Director permit a modification to this requirement as a variance or other appropriate process, to the proposed project's program due to inherent unique circumstances, as described in this letter, and allow for a reduction of the total parking to be a minimum (10) stalls, including (4) standard, (5) accessible, and (1) van accessible. In addition to the proposed parking, we will be providing more than the required minimum number of secured bicycle parking stalls.

SafeHouse has owned and continuously operated a similar transitional living program for twenty homeless youth at 4509-4539 Main Street in Riverside. This fifteen unit apartment building is a working example for the limited need for parking. The approval by the City of Riverside Planning Department allowed us to turn four parking places into a recreation space for the youth, with an agreement that there was no need for the parking. There has never been an issue with parking, because our youth do not have cars. The only spaces utilized are by our staff, social workers, or family members who may come to visit. In ten years we have never had an issue or complaint.



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The Operation SafeHouse of the Desert project has some additional features which make its need for parking even less.

- There will only be one staff member at the facility, and that person will be living on site. All of the other staff members will be located and parking at the adjacent Operation SafeHouse of the Desert campus at 72-710 Lynn Street.
- The youth will be able to walk directly to the adjacent SafeHouse facility with its counseling offices and school.
- All youth will be given bicycles, and will be able to ride their bikes to work, or take their bike to catch the bus.
- SafeHouse of the Desert will use our current van to transport youth when needed.
- SafeHouse of the Desert will purchase a separate van for the disabled clients in the six permanent supportive housing units. As is customary with all of our funders, a plan will be put in place for those clients' transportation.

The program is designed for young homeless individuals who arrive with very few possessions, and who are looking to build a life and move on in a period of no more than two years. During that time the participants are extremely busy—in school or at work where they can earn money to transition themselves into permanent housing. Ideally, they spend very little time in their apartment—the program is designed to keep them busy with life skills, counseling, school, and work. These uses are deed restricted for fifty-five years by the Redevelopment Agency of Riverside County as a part of providing the land for our homeless youth. The apartment units should be small and manageable for a number of reasons.

For most youth, this will be their first real independent living unit. It needs to be small for ease of cleaning and to create an environment of comfort and security. The larger the unit the more unmanageable it is for someone just starting out. They have very few belongings. As a part of developing life skills, we help them collect items during their time with us which we store for them in an offsite storage room. When they leave they have accumulated some belongings, or they have saved enough money to allow them to purchase their own things.

Additionally, we understand that the current zoning ordinance requires that no dwelling unit shall be constructed unless it has a minimum floor living area of not less than 750 square feet (Section 18.11). Our request is that the Planning Director consider the special circumstances relative to this property and its binding programmatic requirements, and grant a variance for a reduction to the minimum floor area per unit to 600 square feet for the (9) one-bedroom units. The one-bedroom units designated for the Transitional Living Program have occupancy of only one person each. Our homeless youth do not



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share bedrooms, and are not accompanied by other family members. The two-bedroom units exceed the minimum 750 square feet per unit, therefore do not require special consideration. We recognize that the (6) one-bedroom Permanent Supportive Housing units are technically defined as permanent, but the reality, as disclosed to SafeHouse by HUD senior staff, is that most of those residents stay only an average of eighteen months in the program. Our physically and/or mentally challenged clients would be thrilled to have a reasonably sized affordable unit to call home in our community in the short period of time while they learn to better manage their lives. Permanent Supportive Housing for homeless disabled youth allows for more flexibility in the number of occupants for the homeless youth; however, the reality of operations are these one-bedroom units usually house one homeless youth for less than two years.

The youth participating in the program are not supposed to be in their dwelling unit during the day, but are expected to be actively working on their education, or at work. They have few possessions, and after their limited stay with the program, they will have made friends, developed additional support systems, and are able to move on—generally with roommates. As they are ready to move on with their lives, they move back into affordable and traditional market rate apartments. This natural moving on frees up our units for other homeless youth, who need our support while they rebuild their lives.

We hope that this letter provides you with the information necessary to make an educated decision in favor of approving the requested modifications for reduction in the required total number of parking stalls and the minimum required dwelling unit size, due to the special circumstances related to this unique community based program in which the county of Riverside is protected by recorded 55-year deed restrictions. Please feel free to reach out to us to request any further information.

Regards,

Kathy McAdara
Kathy McAdara
Executive Director

Cc: Diane Stewart, Beacon Path, LLC
Dan Benner, HMC Architects
Tim Morneau, HMC Architects
File

d. REQUESTS FOR MODIFICATIONS FROM PARKING STANDARDS. The Planning Director may, without notice or hearing, permit modifications to the circulation and parking layout requirements where topographic or other physical conditions make it impractical to require strict compliance with these requirements.

e. ALTERNATIVE PROGRAMS FOR PARKING.

(1) A residential, commercial or industrial project may provide for alternative programs which reduce parking demand in return for a reduction in the number of off-street parking spaces required.

(2) Alternative programs that may be considered by the Planning Director under this provision include, but are not limited to, the following:

a) Private Car Pool/Van Pool Operations. Office or industrial developments which guarantee preferred parking spaces to employees who participate regularly in a car or van pool may have their parking requirement reduced by two parking spaces for every one space which is marked for car or van pool at a preferred location.

b) Mass Transit. Developments which are located within 150 feet of a mass transit facility may have their parking requirement reduced by two percent of the total number of required parking spaces.

c) Planned Residential Development - Senior Citizen. A 20 percent reduction in the total number of required parking spaces may be allowed when an alternative senior citizen transportation program is proposed.

d) Bicycle Parking. Developments which provide secured bicycle parking facilities exceeding the minimum requirement may reduce the number of required parking spaces by one vehicle space for every three additional bicycle spaces provided.

e) Shared Parking Requirements. The Planning Director may, upon application by the owner or lessee of any property, authorize shared use of parking facilities under the following conditions:

1. Sufficient evidence shall be presented to the Planning Director to demonstrate that no substantial conflict in the principal hours or periods of peak demand will exist between the uses or structures which propose to share parking.

2. The building or use for which an application for shared parking is being made shall be located within 150 feet of the parking area to be shared.

3. No more than 50 percent of the parking space requirement shall be met through shared parking.

4. Parties sharing off-street parking facilities shall provide evidence of a reciprocal parking agreement for such joint use by a proper legal instrument recorded in the office of the County Recorder with the number of copies as required and thereof filed with the County Building and Safety Department.

Amended Effective:
11-28-97 (Ord. 348.3804)

SECTION 18.27. VARIANCES.

a. **BASIS FOR VARIANCE.** Variances from the terms of this ordinance may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.

A variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements.

b. **APPLICATION.** Application for a variance shall be made in writing to the Planning Director on the forms provided by the Planning Department and shall be accompanied by the fees set forth in County Ordinance No. 671. If the use for which the variance is sought also requires approval of a conditional or public use permit pursuant to the land division ordinance, the two applications shall be filed concurrently.

(1) Applications for a variance that do not require an approval of a conditional or public use permit or land division ordinance approval shall supply the following information:

- a) Name and address of the applicant.
- b) Evidence of ownership of the premises or written permission of the owner to make the application.
- c) A statement of the specific provisions of the ordinance for which the variance is requested and the variance that is requested.
- d) A plot and development plan drawn in sufficient detail to clearly describe the following:
 1. Physical dimensions of property and structures.
 2. Location of existing and proposed structures.
 3. Setbacks.
 4. Methods of circulation.
 5. Ingress and egress.
 6. Utilization of property under the requested permit.
- e) Such additional information as shall be required by the application form.

(2) Applications for a variance that also require approval of a permit or land division, shall be accepted for filing only if the principal application is accepted, and shall set for the specific provisions of the ordinance for which the variance is being requested.

(3) If the application for a variance is in connection with a land division pursuant to the land division ordinance, the application shall be construed to be a waiver of any shorter time limitations on processing both a variance and a land division; including time limitations on appeals of either application, so that both applications are processed in the public hearing held under Section 18.26 of this ordinance as one unit to final decision.

c. **PUBLIC HEARING.** A public hearing shall be held on all variance applications in accordance with the provisions of Section 18.26 of this ordinance, and all the procedural requirements and rights of

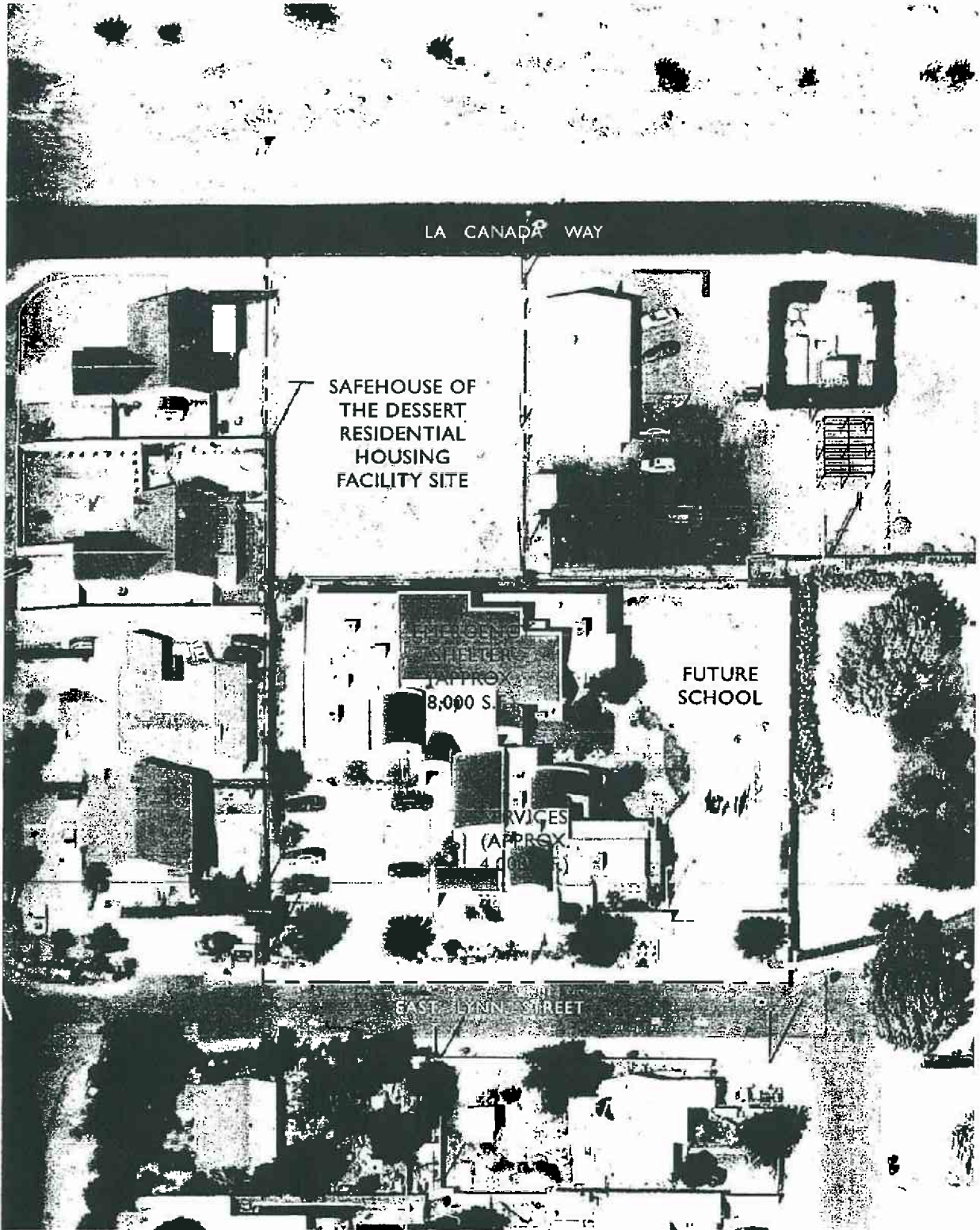
appeal as set forth therein shall govern the hearing. All public hearings on variances which require approval of a permit or land division shall be heard by the hearing body which has jurisdiction of the principal application. All public hearings on variances which do not require approval of a permit or land division within the area of jurisdiction of the East Area Planning Council shall be heard by the Council, and all public hearings on variances which do not require approval of a permit or land division outside the area jurisdiction of the East Area Planning Council shall be heard by the Planning Commission.

d. **CONDITIONS.** Any variance granted shall be subject to such conditions as are necessary so that the adjustment does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated, and which are necessary to protect the health, safety and general welfare of the community.

e. **USE OF VARIANCE.** Any variance that is granted shall be used within one year from the effective date thereof, or within such additional time as may be set in the conditions of approval, which shall not exceed a total of three years, except that a variance in connection with a land division may be used during the same period of time that the land division approval may be used; otherwise the variance shall be null and void. Notwithstanding the foregoing, if a variance is required to be used within less than three years, the permittee may, prior to its expiration, request an extension of time in which to use the variance. A request for extension of time shall be made to the Board of Supervisors, on forms provided by the Planning Department and shall be filed with the Planning Director, accompanied by a fee as set forth in County Ordinance No. 671. Within 30 days following the filing of a request for an extension, the Planning Director shall review the application, make a recommendation thereon, and forward the matter to the Clerk of the Board, who shall place the matter on the regular agenda of the Board. An extension of time may be granted by the Board upon a determination that valid reason exists for permittee not using the variance within the required period of time. If an extension is granted, the total time allowed for use of the variance shall not exceed a period of three years, calculated from the effective date of the issuance of the variance. The term "use" shall mean the beginning of substantial construction for which the variance has been granted, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized variance, or the recording of the final or parcel map in connection with an approved land division. The effective date of a variance shall be determined pursuant to Section 18.26 of this ordinance.

f. **REVOCATION OF VARIANCE.** Any variance granted may be revoked upon the findings and procedure contained in Section 18.31 of this ordinance.

Amended Effective: 08-28-86 (Ord. 348.2612)
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**OPERATION SAFEHOUSE: THOUSAND PALMS
RESIDENTIAL HOUSING FACILITY**

APRIL 19, 2011

HMC Architects

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

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

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

GPA01101