

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

922B



REVIEWED BY EXECUTIVE OFFICE

DATE 5/27/2010
Tina Grande
Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 26, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 1094 (Community Development) – Applicant: Bang Kim – Engineer/Representative: Lench Design Studio, Inc. – Fifth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Dillon Road, southerly of Camino Idilio at 16650 Palm Drive – 1.0 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: The applicant proposes to amend the subject property's General Plan Designation from Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) to Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR) on an approximate 1.0 gross acre property containing an existing 1400 square foot commercial building.

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

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board.

Ron Goldman
Planning Director

Initials:
RG:jo

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
Nays: None
Absent: None
Date: June 8, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Dept's Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref. ATTACHMENTS FILED WITH THE CLERK OF THE BOARD District: Fifth Agenda Number:

The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

922B

DATE: May 24, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Desert Office

SUBJECT: GENERAL PLAN AMENDMENT NO. 1094

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing: NONE - GPIP

Please schedule on the June 8, 2010 BOS Agenda

**PLANNING COMMISSION
MINUTE ORDER APRIL 7, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 6.2: GENERAL PLAN AMENDMENT NO. 1094** - Entitlement / Policy - Applicant: Bang Kim - Engineer/Representative: Lynch Design Studios - Fifth Supervisorial District - Pass & Desert - Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 - 5 DU/AC) - Location: Northerly of Dillon Road, easterly of Palm Drive, located at 16650 Palm Drive, Desert Hot Springs, CA. - 1 Gross Acre - Zoning: Scenic Highway Commercial (C-P-S) - **APN: 657-11-013**
- II. PROJECT DESCRIPTION**
The applicant proposes to amend the General Plan from Community Development: Medium Density Residential (MDR) (2 - 5 DU/AC) to Community Development: Commercial Retail. The applicant's goal with this proposed general plan amendment is for a future used car sales and auto repair shop.
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner: Jay Olivas, Ph: (760) 863-7579 or E-mail jolivas@rctlma.org
- No one spoke in favor, neutral or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission commented on the General Plan Amendment. If you wish to listen to the entire discussion, see Section VI below. Additionally, the comments of individual Commissioners are summarized in the Planning Director's Report and Recommendation to the Board of Supervisors.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.:
Area Plan: Western Coachella Valley
Zoning District: Pass & Desert
Supervisorial District: Fifth
Project Planner: Jay Olivas
Planning Commission: April 7, 2010

General Plan Amendment No. 1094
(Entitlement/Policy Amendment)
Applicant: Bang Kim
Engineer/Representative: Lench Design Studio, Inc.

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The applicant proposes to amend the subject property's General Plan Designation from Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) to Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR) on an approximate 1.0 gross acre property containing an existing 1400-square-foot commercial building.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: None

Commissioner John Snell: None

Commissioner John Petty: None

Commissioner Jim Porras: None

Commissioner Jan Zappardo: None

Agenda Item No.: 6.2
Area Plan: Western Coachella Valley
Zoning District: Pass & Desert
Supervisory District: Fifth
Project Planner: Jay Olivas
Planning Commission: April 7, 2010

GENERAL PLAN AMENDMENT NO. 1094
Applicant: Bang Kim
Engineer/Rep.: Lench Design Studio, Inc.

J.O.
A.M.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the subject property's General Plan designation from Community Development: "Medium Density Residential" (MDR) (2-5 DU/AC) to Community Development: "Commercial Retail" (CR) (.20 - .35 FAR) on an existing 1.0 gross acre parcel. The applicant's stated goal with this proposed general plan amendment is to bring the property into conformity with existing and evolving commercial uses along Palm Drive and to open a used car sales and auto repair shop with a future Conditional Use Permit. This general plan initiation is a first step before a possible future implementing project.

The project is located adjacent to Palm Drive near Desert Hot Springs, more specifically, northerly of Dillon Road, southerly of Camino Idilio at 16650 Palm Drive.

BACKGROUND:

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

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

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

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

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

GENERAL PLAN AMENDMENT NO. 1094

PC Staff Report: April 7, 2010

Page 2 of 3

If the Board declines to adopt an order initiating proceedings, the proposed GPA shall not be processed. The Board established the initiation procedures for proposed GPAs in Ordinance No. 348.4573 which was effective May 8, 2008. Proposed GPA No. 1094 is considered an Entitlement/Policy GPA as described in Section 2.4 of that ordinance.

Proposed General Plan Amendment No. 1094 is a stand alone case. The applicant proposes to modify an existing 1.0 acre parcel of Community Development: "Medium Density Residential" land on the General Plan to Community Development: "Commercial Retail" (CR) (.20 - .35 FAR). The applicant supports this change to commercial retail due to an existing 1400 square foot commercial building used as a gift shop (PP18975) and existing commercial uses along Palm Drive. The applicant wishes to propose future used car sales and auto repair shop with a Conditional Use Permit. Surrounding land uses include a real estate office, food market, motel, and statuary. The "Commercial Retail" designation would be compatible since this region of Palm Drive is in transition to a greater urbanized area.

Currently, domestic water is available along Palm Drive from the Desert Water Agency. Sewer is not available along Palm Drive although there are some sewer lines immediately to the east within an abutting residential tract which this project would not be allowed to tie into. The existing commercial use on site is served by a septic system which will remain for the foreseeable future. The future right of width of Palm Drive is a total of 128 feet (right-of-way) with 59' half width which could support future commercial uses along the Palm Drive corridor.

A previous general plan amendment (GPA00716) in 2004 attempted to change the land use designation on this property since the site was planned Medium Density Residential with the RCIP update in 2003. This was largely because of existing commercial uses on-site. GPA00716 was partially rescinded and the Medium Density Residential designation has remained on the site. In order to change the land use designation, the applicant has filed GPA01094.

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

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing Land Use (Ex. #1): | Existing 1400 Sq. Ft. Commercial Building |
| 2. Surrounding Land Use (Ex. #1): | Real Estate Office, food market, motel, statuary |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S), Controlled Development Areas (W-2) |
| 5. Riverside County General Plan (Ex. #6): | "Medium Density Residential" (MDR) (2-5 du/ac) |
| 6. Project Data: | Total Acreage: 1.0 Gross Acres |
| 7. Environmental Concerns: | Not applicable at this time |

RECOMMENDATIONS:

The Planning Director's recommendation is **Initiation of General Plan Amendment No. 1094**. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. As of this writing, no letter in opposition or in favor of this project has been received.
 2. The project site is not located within:
 - a. General Plan Policy Overlay Area
 - b. California Gnatcatcher, Quino Checkerspot Butterfly habitat
 - c. Redevelopment Area
 - d. Conservation Area
 3. The project site is located within:
 - a. The boundaries of the Palm Springs Unified School District.
 - b. The boundaries of the Desert Water Agency.
 - c. The Coachella Valley MSHCP fee area.
 - d. Floodplain Management Area
 4. The project site is currently designated as Assessor's Parcel Number 657-111-013.
 5. This project was filed with the Planning Department on January 5, 2010.
 6. Deposit Based Fees charged for this project, as of the time of staff report preparation, totals approximately \$5000.00.
-

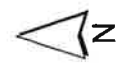
RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01094
VICINITY/POLICY AREAS

Supervisor Ashley
 District 5

Date Drawn: 2/22/2010
 Vicinity Map



Assessors Bk. Pg. 657-11
 Thomas Bros. Pg. 726 J1
 Edition 2009



Zoning District: Pass & Desert
 Township/Range: T3SR5E
 Section: 7

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

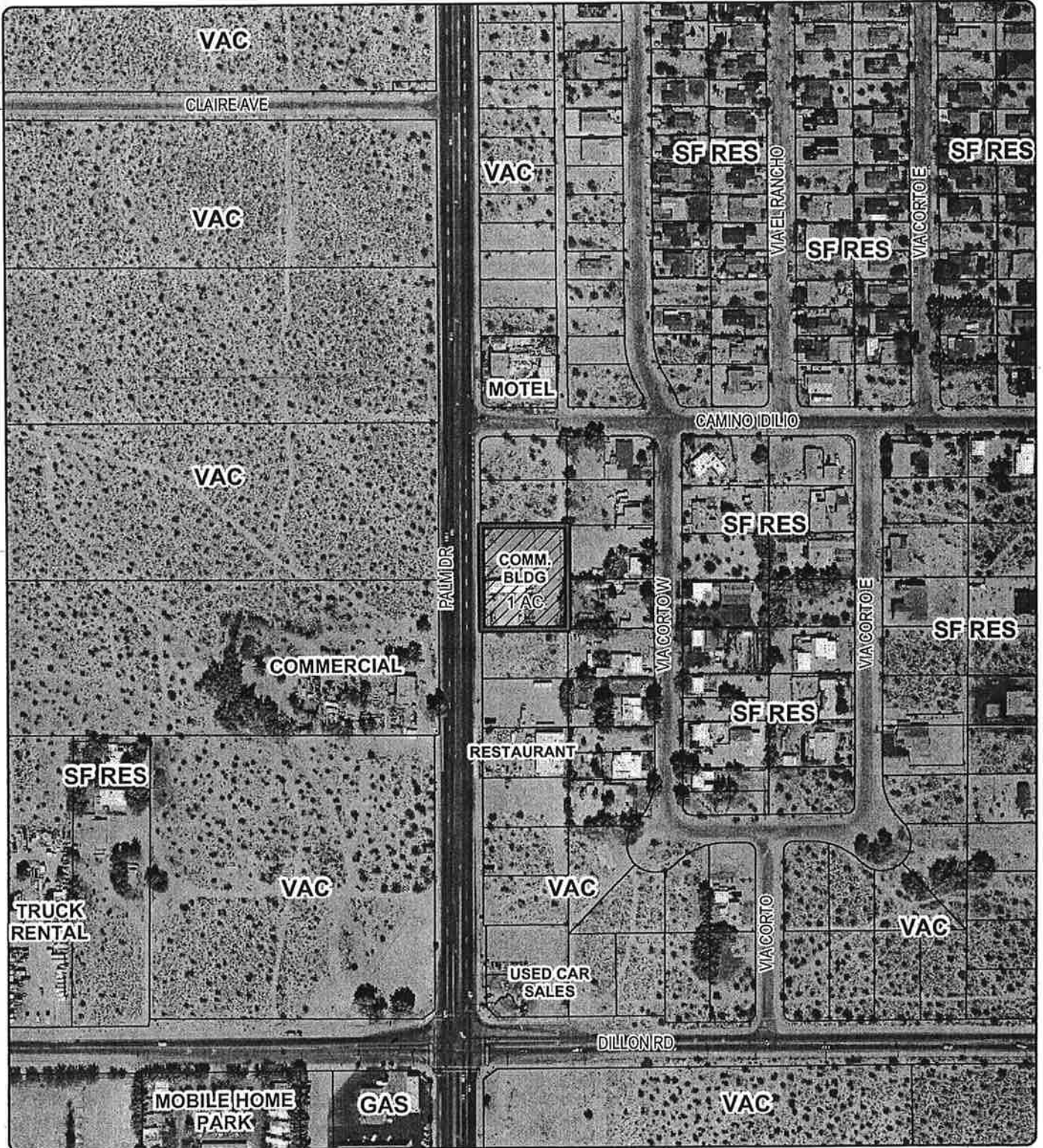
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01094

LAND USE

Supervisor Ashley
District 5

Date Drawn: 2/22/2010
Exhibit 1

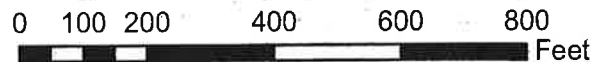


Zoning District: Pass & Desert
Township/Range: T3SR5E
Section: 7



Assessors Bk. Pg. 657-11
Thomas Bros. Pg. 726 J1
Edition 2009

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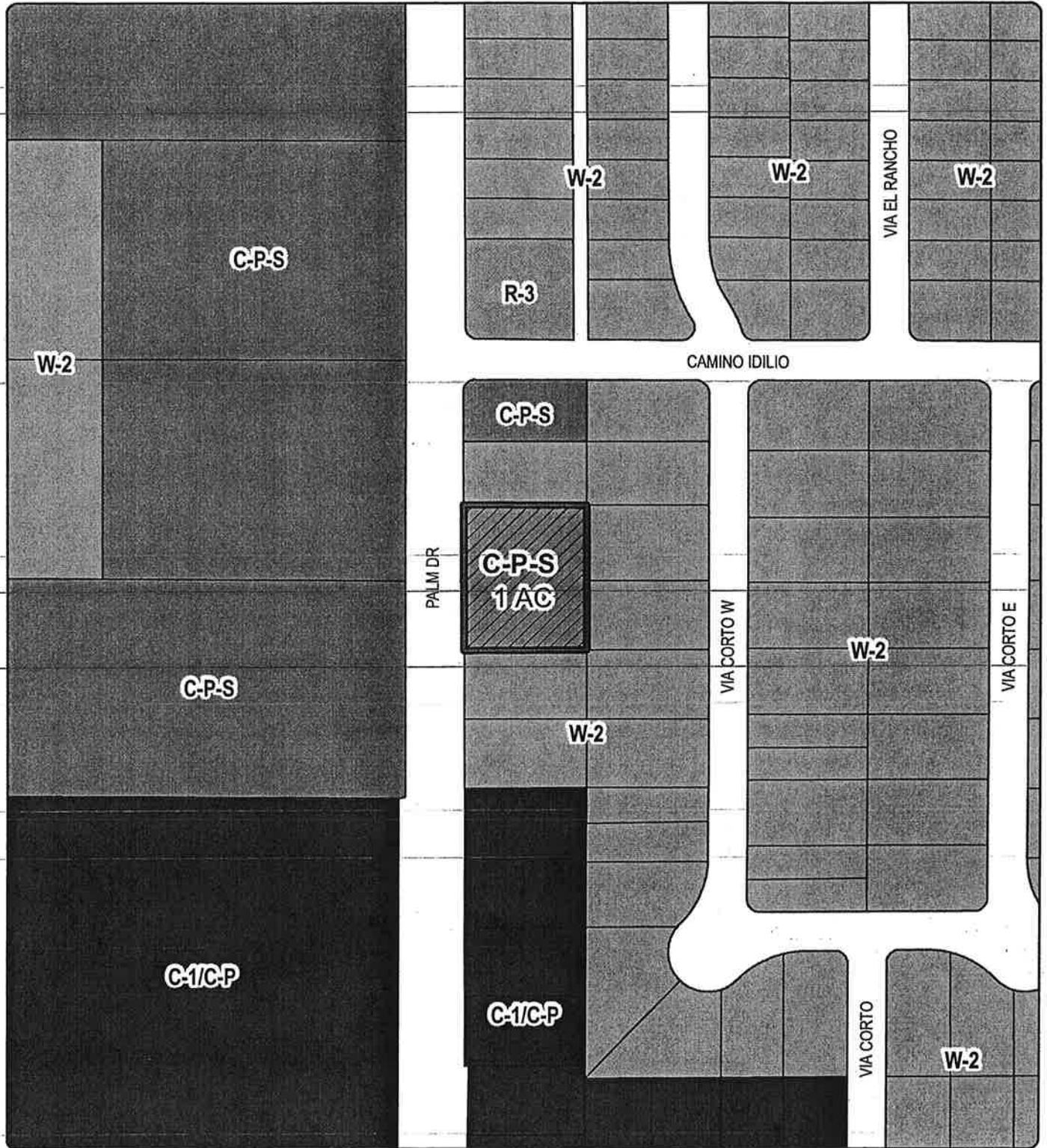
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01094

EXISTING ZONING

Supervisor Ashley
District 5

Date Drawn: 2/22/2010
Exhibit 2



Zoning District: Pass & Desert
Township/Range: T3SR5E
Section: 7

Assessors Bk. Pg. 657-11
Thomas Bros. Pg. 726 J1
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01094

PROPOSED GENERAL PLAN

Date Drawn: 2/22/2010

Exhibit 6

Supervisor Ashley
District: 5



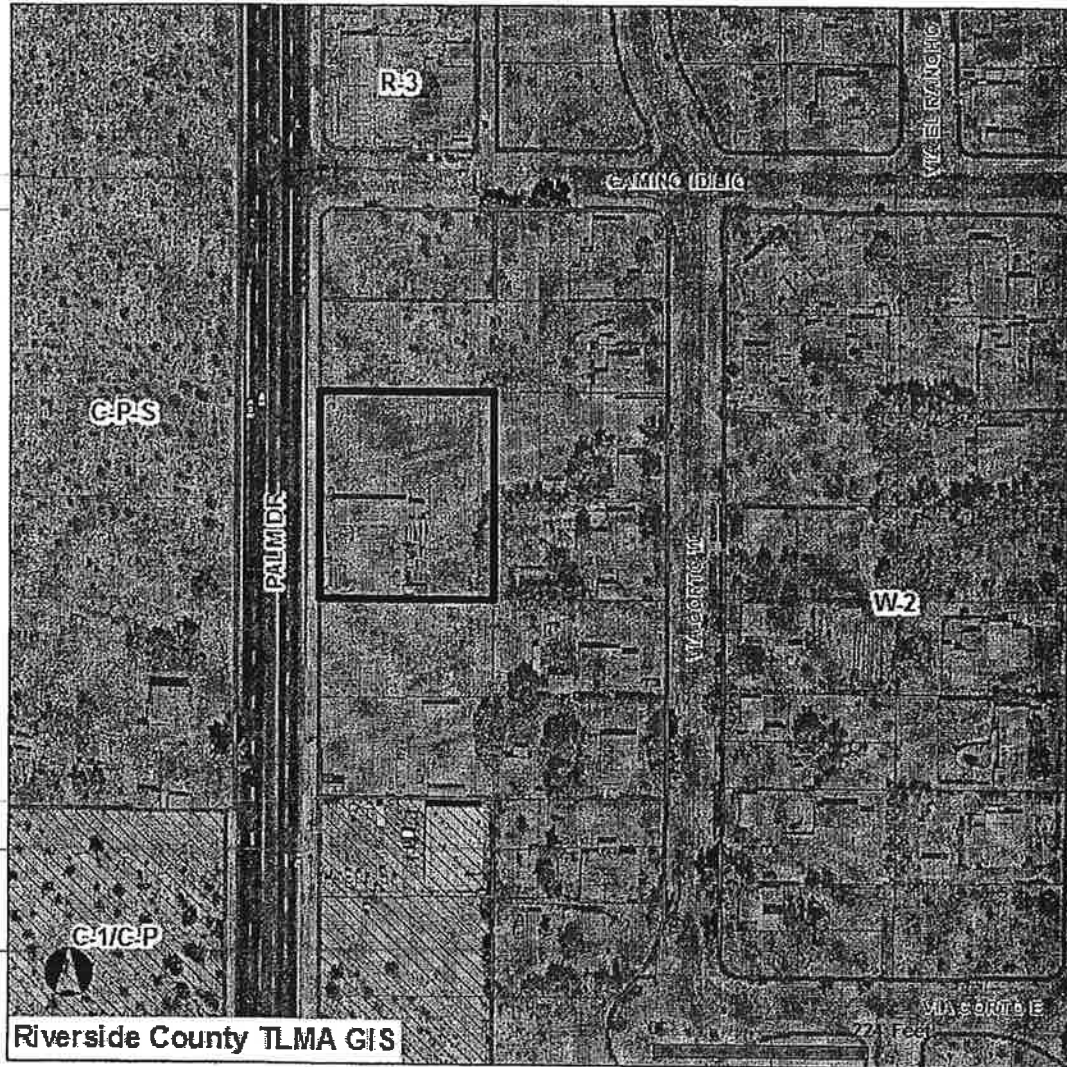
Zoning District: Pass & Desert
Township/Range: T3SR5E
Section: 7

Assessors Bk. Pg. 657-11
Thomas Bros. Pg. 726 J1
Edition 2009



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RIVERSIDE COUNTY GIS



Selected parcel(s):
657-111-013

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

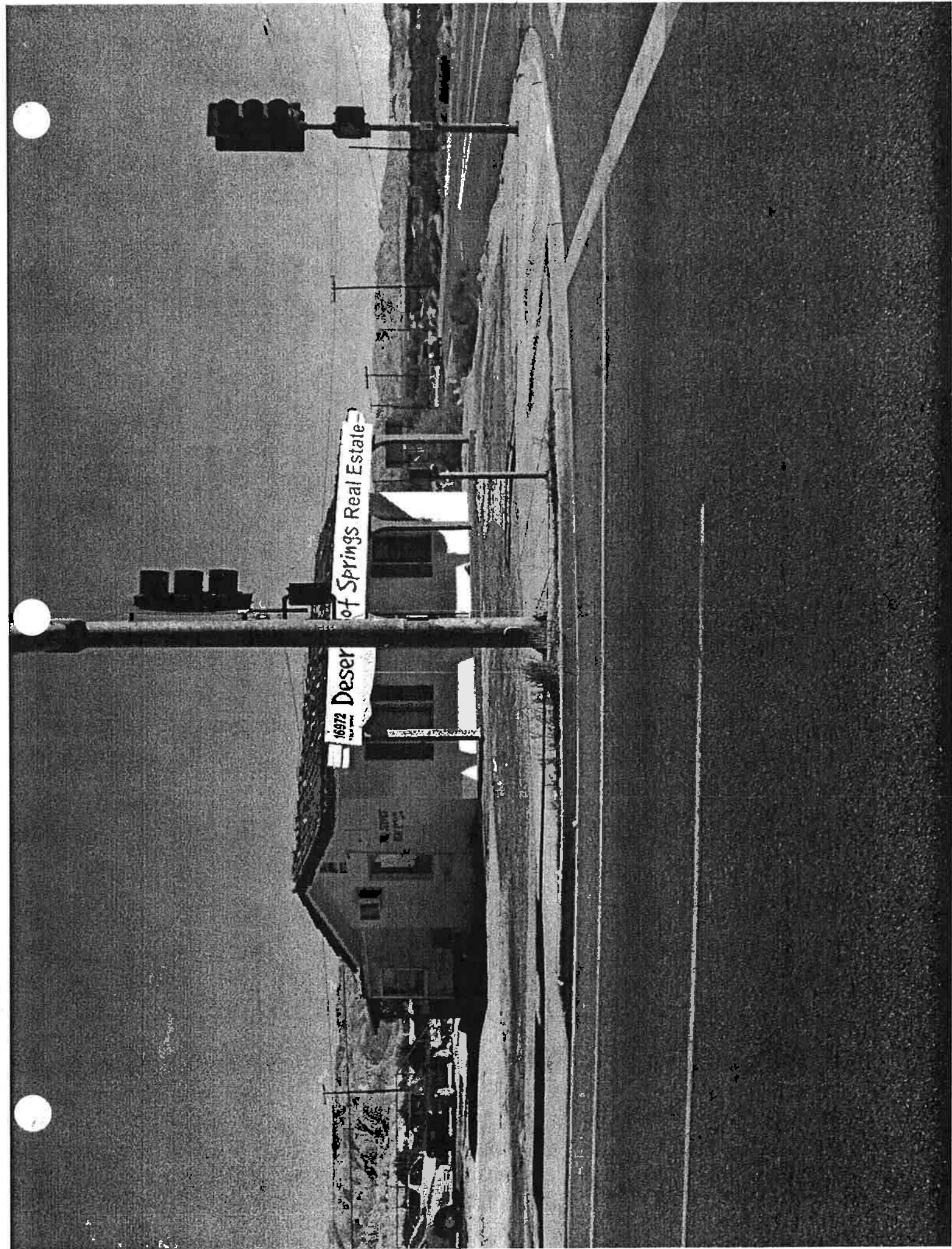
657-111-013-5

OWNER NAME / ADDRESS

TONY KYUNG SOO KIM
SU KIM
16650 PALM DR
DSRT HOT SPG, CA. 92240

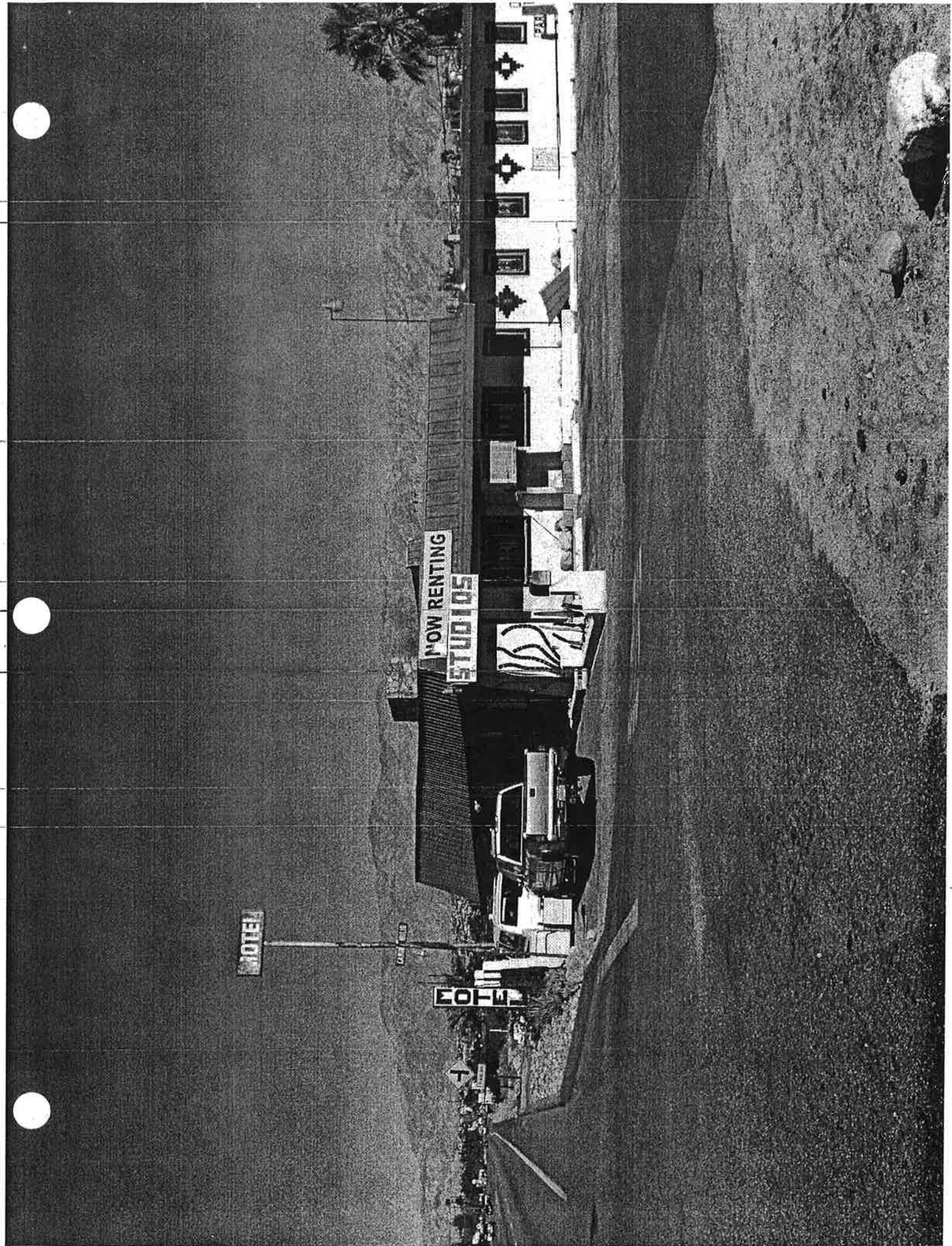
MAILING ADDRESS

(SEE OWNER)



of Springs Real Estate

16972 Desert



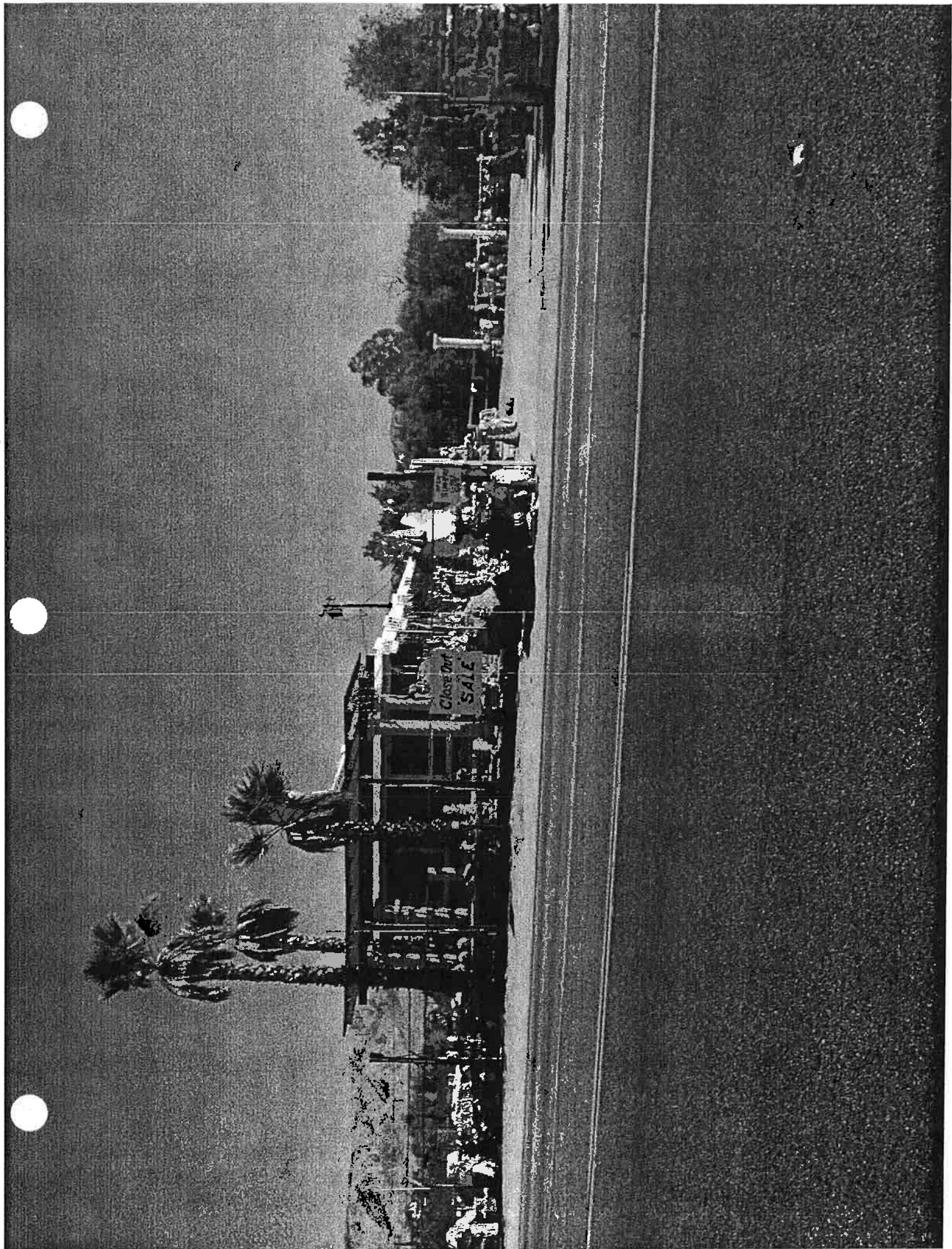
NOW RENTING
STUDIOS

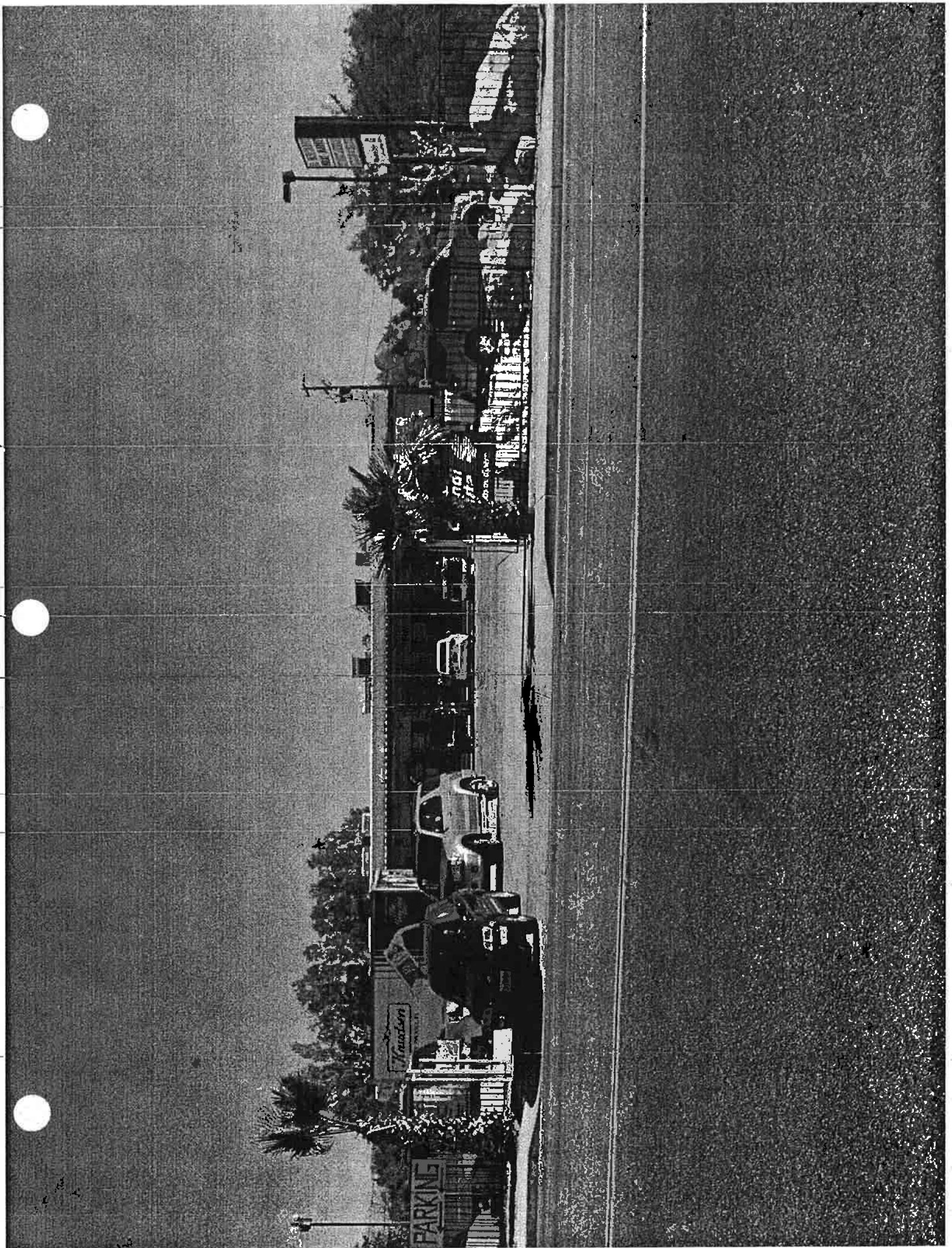
MOTEL

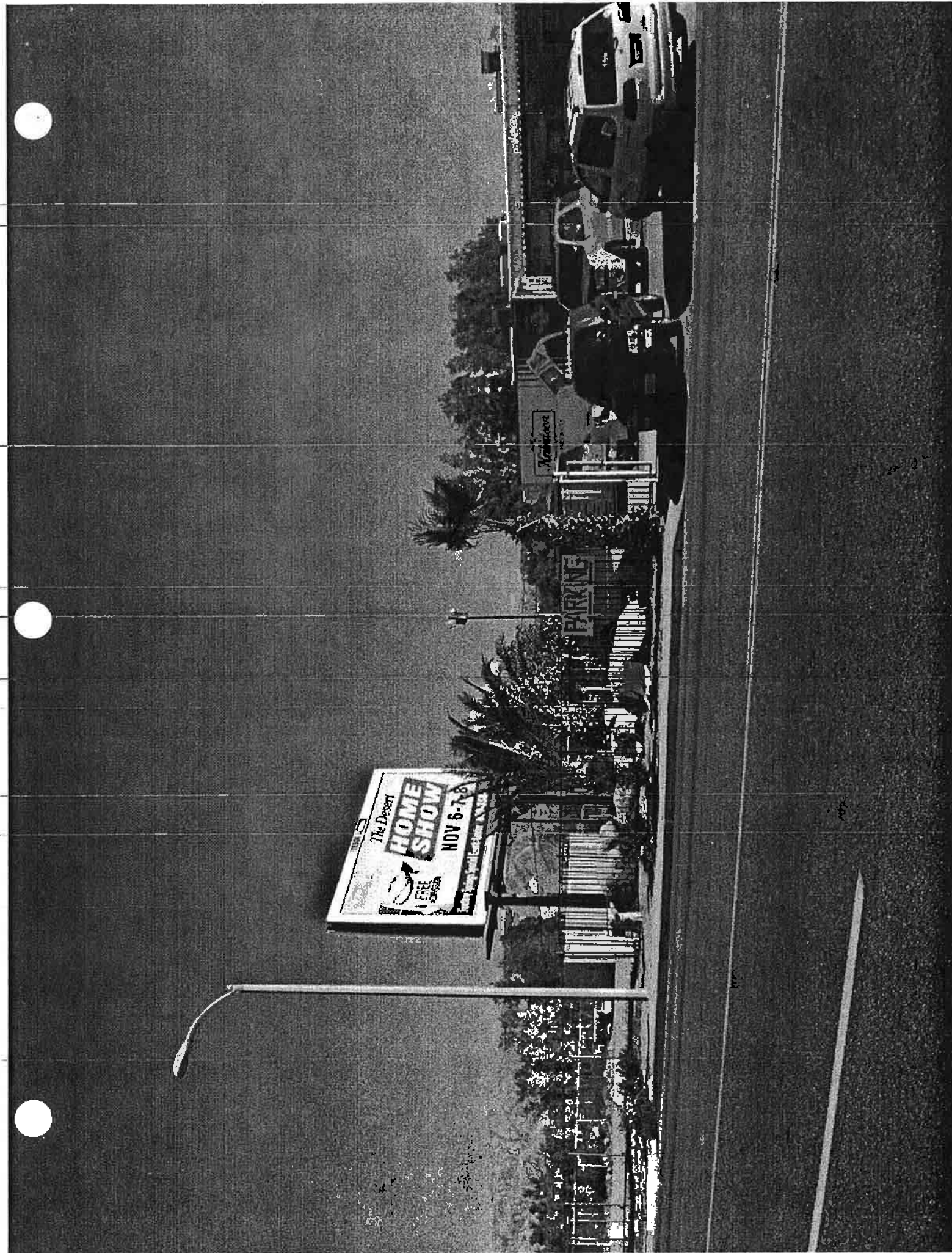
MOTEL

STATE ST

2300







ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1094 Supervisorial District: Fourth Existing Zoning: C-P-S

Area Plan: Western Coachella Valley
Acreage: 1.00 Gross Acres

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development (CD)

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

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

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

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

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

Proposed General Plan Foundation: Community Development (CD)

Proposed General Plan Land Use Designation: Commercial Retail (CR)

Proposed Change to Policy Area or Overlay: N/A

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

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

CHECKLIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	Within fee area
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A - 100 Year)	X		Floodplain management review required
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile		X	
Liquefaction Potential; Subsidence	X		Moderate
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues	X		Primary access from Palm Drive (128' R-O-W)
Water / Sewer Issues	X		Connection to water and sanitation system required.
City Sphere of Influence	X		City of Desert Hot Springs
Proposed Annexation/Incorporation Area		X	
Other Issues* (see below)		X	

ENTITLEMENT/POLICY FINDINGS

(Check all that apply)

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

Finding	Yes	No	Comment
The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.	X		The GPA responds to increased need for commercial retail land since there are existing commercial land uses on-site and within surrounding areas and this GPA would better match the site which land is currently zoned CPS within the Sphere of Influence (SOI) of the City of Desert Hot Springs.
The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.	X		The proposed amendment does contribute to the purposes of the General Plan as it proposes commercial retail land adjacent to Palm Drive north of Dillon Road which contains existing commercial uses such as a motel and food store.
Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.	X		The proposal supplies a need for commercial retail designated land within the community which the land contains existing commercial development containing a 1400 square foot building.
A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.		X	
An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.		X	
An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.		X	
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.		X	

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

STAFF COMMENTS:

Department	Comments
Planning	None at this time
Transportation	None at this time
EPD	None at this time
Fire	None at this time
Flood	None at this time
Building and Safety	None at this time
Geologist	None at this time

J.O.

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.

RECEIVED
JAN 05 2010

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA01094

DATE SUBMITTED: 1/5/10
Riverside County
Transportation & Land
Management Agency
GRADING - INDIO

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: BANG KIM E-Mail: N/A

Mailing Address: 16650 PALM DR.
DESERT HOT SPRINGS CA. 92240
City State ZIP

Daytime Phone No: (760) 250-4284 Fax No: () N/A

Engineer/Representative's Name: LENCH DESIGN STUDIO INC E-Mail: LENCHDESIGN@AOL

Mailing Address: P.O. Box 450
LA QUINTA CA. 92247
City State ZIP

Daytime Phone No: (760) 564-1866 Fax No: (760) 564-2627

Property Owner's Name: TONY KYUNG SOO KIM E-Mail: N/A

Mailing Address: 16650 PALM DR.
DESERT HOT SPRINGS CA. 92240
City State ZIP

Daytime Phone No: (760) 250-4284 Fax No: () N/A

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.

BANG KIM PRINTED NAME OF APPLICANT Young So Kim 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.

BANG KIM PRINTED NAME OF PROPERTY OWNER(S) Young So Kim SIGNATURE OF PROPERTY OWNER(S)
Young So Kim PRINTED NAME OF PROPERTY OWNER(S) Young So Kim 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): 657-111-013
Section: 7 Township: 35 Range: 5E
Approximate Gross Acreage: .860
General location (nearby or cross streets): North of DILLON RD., South of CAMINO IDILIO, East of PALM DR., West of VIA CORTO W.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: PAGE 726 GRID J1
2001 EDITION

Existing Zoning Classification(s): CPS

Existing Land Use Designation(s): _____

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

Related cases filed in conjunction with this request:
NONE

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No
 Case Nos. PP18975 ^{Gift Shop}, PP16767 ^{retail furniture store}, PP19487 ^{Sign for gift shop}, PP15010 ^{retail nursery + garden supplies}, PP17898 ^{Active Care for Medical Supply Store & Sign}

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

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Electric Company	EDISON	
Gas Company	NONE	
Telephone Company	VERIZON	
Water Company/District	MISSION SPRINGS WATER	
Sewer District	NONE	

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) UNKNOWN

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
 WHITEWATER

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) [Signature] Date 1-18-2010
Owner/Representative (2) [Signature] Date 1-15-2010

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 AREA PLAN
- EXISTING DESIGNATION(S): MDR
- PROPOSED DESIGNATION(S): CR

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

TO BRING PROPERTY INTO CONFORMITY WITH
EXISTING USE AS WELL AS MATCHING NEARBY
EXISTING AND EVOLVING USES. OWNER WANTS
TO OPEN USED CAR SALES & AUTO REPAIR SHOP

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: _____ Area Plan: _____

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

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