

Plan: CUP190030

Parcel: 764070001

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT(s).

080 - Planning. 2 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT(s).

080 - Planning. 3 0080-Planning-USE - FEE STATUS Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 4 0080-Planning-USE - LIGHTING PLANS Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 5 0080-Planning-USE - PLANS SHOWING BIKE RACKS Not Satisfied

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted.

080 - Planning. 6 0080-Planning-USE - REC & PARK DIST MITIG. Not Satisfied

The permit holder shall enter into an agreement with the County Service Area No. 125 (CSA# 125-Thermal street lighting) to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

080 - Planning. 7 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 8 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied

Impacts to the Coachella Valley Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 9 R2-CE1 Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops. The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant

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Planning

080 - Planning. 9 R2-CE1 (cont.) Not Satisfied

Improvement permits as tenants may change. Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation. As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

080 - Planning. 10 Recorded Final Map TPM37801 Not Satisfied

Prior to issuance of a building permit, the Final Map for TPM37801 must be recorded.

080 - Planning. 11 Recorded Reciprocal Access Not Satisfied

The project proponent shall provide recorded reciprocal legal access for Parcels Nos. 1 thru 5 for means of legal ingress/egress within the mixed use development; including parking, access, and trash or by other means as approved by County Survey and Transportation Department.

080 - Planning. 12 Use - Mitigation Monitoring Not Satisfied

*The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and CEQ190110 which must be satisfied prior to the issuance of a building permit. The Planning Director may require inspection or other monitoring to ensure such compliance.

Survey

080 - Survey. 1 RCTD - SURVEY MONUMENT Not Satisfied

Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Inspection Deposit Not Satisfied

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall: Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

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Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Not Satisfied
Landscape Plot Plan/Permit Required. This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall: Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TWWD, and EMWD may be required to approve plans prior to County approval.

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Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Not Satisfied

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Not Satisfied

Landscape Project Specific Requirements

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall: In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lessor water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 50% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as

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Transportation

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Not Satisfied
determined by the County and/or water district.

- Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 4 RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.
- (5) Trail

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from IID, SCE or other electric provider

080 - Transportation. 5 RCTD - COORDINATION WITH OTHERS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition.

1. The Project shall coordinate with TPM37801.
2. The project shall coordinate with the City of La Quinta.

080 - Transportation. 6 RCTD - LANDSCAING DESIGN PLANS Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within the streets associated with the project and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24x36 inches). Landscaping plans shall be submitted with the street improvement plans.

080 - Transportation. 7 RCTD - LIGHTING PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall

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Transportation

080 - Transportation. 7 RCTD - LIGHTING PLAN (cont.) Not Satisfied

be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

080 - Transportation. 8 RCTD - PAYMENT OF TRANSPORTATION FEES Not Satisfied

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

080 - Transportation. 9 RCTD - UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

080 - Transportation. 10 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 11 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details,

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Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area (cont.) Not Satisfied
e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources 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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2.

Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas. 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4.

Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 Hazmat BUS Plan Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 2 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

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90. Prior to Building Final Inspection

E Health

090 - E Health. 3 Hazmat Review Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

090 - E Health. 4 Hazmat Tanks Not Satisfied

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

090 - E Health. 5 Hazmat Waste Not Satisfied

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The hazardous waste report and fee is due at occupancy. If further review of the site indicates additional environmental health issues, the Division reserves the right to regulate the business in accordance with applicable County Ordinances. Contact (760) 863-8976 for more information.

Planning

090 - Planning. 1 0090-Planning USE - Ord. No. 875 CVMSHCP Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 190030 is calculated to be a total of 26.81 acres.

090 - Planning. 2 0090-Planning-ELECTRICAL VEHICLE PARKING Not Satisfied

A minimum of thirteen (13) electrical vehicle parking spaces shall be provided for the project per Ordinance 348, Section 18.12.A2.c1 and 2: Requirements: All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space. Signage and Charging Station Location Signage shall be installed designating spaces for electric vehicles only. Charging stations shall be installed in locations easily accessible to service an electrical vehicle. Charging stations and associated equipment or materials shall not encroach into the minimum required areas for driveways, parking spaces, garages or vehicle maneuvering.

090 - Planning. 3 0090-Planning-USE - LOADING SPACES Not Satisfied

A minimum of one (1) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT(s). The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance. This loading space will be to the east end of the pharmacy building of the project.

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Planning

090 - Planning. 4 0090-Planning-USE - WALL/BERM REQUIRED Not Satisfied

A minimum three (3) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along the Drive-Thru lanes. There will be two (2) decorative walls for the Drive-Thru lanes; one for the Drive-Thru Restaurant and one for the Drive-Thru Multi-Tenant Retail. The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

090 - Planning. 5 0090-Planning-USE - ACCESSIBLE PARKING Not Satisfied

A minimum of fourteen (14) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT(s). Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense.

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 6 0090-Planning-USE - CONDITION COMPLIANCE Not Satisfied

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

090 - Planning. 7 0090-Planning-USE - INSTALL BIKE RACKS Not Satisfied

Five (5) bicycle racks with a minimum of five (5) bike lock spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT(s). The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 8 0090-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has

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90. Prior to Building Final Inspection

Planning

090 - Planning. 8 **0090-Planning-USE - ORD NO. 659 (DIF) (cont.)** **Not Satisfied**
been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 190030 has been calculated to be at a total of 26.81 acres.

090 - Planning. 9 **0090-Planning-USE - PARKING PAVING MATERIAL** **Not Satisfied**
A minimum of three hundred twenty-two (322) parking spaces shall be provided as shown on the APPROVED EXHIBIT(s), unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 10 **0090-Planning-USE - ROOF EQUIPMENT SHIELDING** **Not Satisfied**
Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 11 **0090-Planning-USE - TRASH ENCLOSURES** **Not Satisfied**
Five (5) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT(s), and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block, landscape screening, and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosures or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 12 **0090-Planning-USE - UTILITIES UNDERGROUND** **Not Satisfied**
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 13 **0090-Planning-USE - WALL & FENCE LOCATIONS** **Not Satisfied**
Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT(s).

090 - Planning. 14 **0090-Planning-USE - CURBS ALONG PLANTERS** **Not Satisfied**
A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent

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Planning

090 - Planning. 14 **0090-Planning-USE - CURBS ALONG PLANTERS (cont.)** **Not Satisfied**
curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 15 **R2-CE1 Installed** **Not Satisfied**

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to occupancy for any tenant improvement building permit, the renewable energy facility as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 16 **Use - Mitigation Monitoring** **Not Satisfied**

*The permittee shall prepare and submit a written report to the Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and CEQ190110. The Planning Director may require inspection or other monitoring to ensure such compliance.

Transportation

090 - Transportation. 1 **90 - TRANSPORTATION - Landscape Inspection and** **Not Satisfied**

Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 **RCTD - COMPLETE ANNEXATION INTO L&LMD OR OTHER** **Not Satisfied**

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 RCTD - COMPLETE ANNEXATION INTO L&LMD OR OTHER Not Satisfied
A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 3 RCTD - IMPROVEMENT Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Monroe Street (from Airport Boulevard to the northern boundary of Phase 4) along project boundary is designated as ARTERIAL HIGHWAY and shall be improved with 43-56 foot half-width AC pavement, 8-inch concrete curb and gutter, concrete sidewalk, and d.g. trail (project side) and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 69-82 foot half-width dedicated right-of-way in accordance with County Standard No. 92, page (1 of 2) and page (2 of 2) and Standard 405, Ordinance 461 and with coordination of 'Vista Santa Rosa Design Guidelines'.

Note:

1. A 5 foot concrete sidewalks shall be improved within the 26 foot parkway.
2. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461.
3. The northerly driveway is a right in and right out access only and proper channelization shall be constructed to restrict a left out and left in movements as directed by the Director of Transportation.
4. An 8-inch raised curbed landscape median for Phase-I (from Airport Boulevard to the middle driveway) shall be constructed at the centerline per Standard No. 113, Ordinance 461.
5. The middle driveway is serving as an interim full-access for Phase 1 & Phase 2, however, in the event Phase 3 or Phase 4 is constructed the middle driveway is restricted to right in/right out access only and raised media shall be extended to the south boundary of Phase 2 as directed by the Director of Transportation.
6. Construct a transition AC pavement tapering lane from the Phase-II (Building No. 5) southern project boundary southerly for the design speed limit of 60 mph or as directed by the Director of Transportation.
7. A 10 foot d.g. multipurpose trail shall be improved within the 26 foot parkway per Standard No. 405, page (1 of 2) and (2 of 2), Ordinance 461 and as directed by the Planning Department and Director of Transportation.
8. Median at the entry driveway shall be constructed 35 feet radial from the adjacent street flowline.

Airport Boulevard along project boundary is designated as ARTERIAL HIGHWAY and shall be Improved with 66-79 foot (43-56 feet project side and 23 feet on the other side of the centerline) part-width AC pavement, 8-inch concrete curb and gutter, 8-inch concrete raised median, concrete sidewalk, and d.g. trail (project side) and MUST match up asphalt concrete paving; reconstruction; or

Plan: CUP190030

Parcel: 764070001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD - IMPROVEMENT (cont.) Not Satisfied

resurfacing of existing paving as determine by the Director of Transportation within the 90-103 foot (64-77 feet project side and 26 feet on the other side of the centerline), minimum, dedicated right-of-way in accordance with County Standard No. 92, Page (1 of 2) and (Page (2 of 2) and Standard No. 405, Ordinance 461 and with coordination of 'Vista Santa Rosa Design Guidelines'.

Note:

1. A 5 foot concrete sidewalks (project side) shall be improved within the 26 foot parkway.
2. A 5 foot concrete sidewalk shall be extended to join existing 'Westside School' sidewalks as directed by the Director of Transportation.
3. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461.
4. The westerly driveway along Airport Boulevard is a right in and right out access only and proper channelization shall be constructed to restrict a left out and left in movements as directed by the Director of Transportation.
5. An 8-inch raised curbed landscape median (project boundary) shall be constructed at the centerline per Standard No. 113, Ordinance 461.
6. A 14 foot two way center turn-lane shall be improved from the easterly project boundary to 100 feet east of school's eastern property line and the center turn lane shall be taper back as directed by the Director of Transportation.
7. A 10 foot d.g. multipurpose trail shall be improved within the 26 foot parkway per Standard No. 405, page (1 of 2) and (2 of 2), Ordinance 461 and as directed by the Planning Department and Director of Transportation.
8. Median at the entry driveway shall be constructed 35 feet radial from the adjacent street flowline.

090 - Transportation. 4 RCTD - LANDSCAPING INSTALLATION COMPLETION Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within streets associated with the project.

090 - Transportation. 5 RCTD - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

Plan: CUP190030

Parcel: 764070001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 RCTD - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 7 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 Waste - Mandatory Commercial Recycling and Organics Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to: www.rcwaste.org/business/planning/applications. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

090 - Waste Resources. 2 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

March 23, 2020

Native American Heritage Commission
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691

VIA Email to: Steven.Quinn@nahc.ca.gov, nahc@nahc.ca.gov

RE: Tribal Consultation List Request

To whom it may concern:

Pursuant to SB18, Riverside County requests a Tribal Consultation List for the project listed below:

Project Title: GPA190012, TPM37801, CUP190030

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

Valentina Lopez
Direct Phone Number: 951--955-8632
Fax Number: 951-955-2767
Email: vslopez@rivco.org

Specific Area Subject to Proposed Action:

County: Riverside USGS Quadrangle: La Quinta
Section: 23 Township: 6S Range: 7E

Local; Action Type:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> <u>Sacred Lands File Search Results</u> | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Tract Map |
| <input checked="" type="checkbox"/> <u>General Plan Amendment</u> | <input type="checkbox"/> Specific Plan Amendment | <input checked="" type="checkbox"/> Parcel Map |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Specific Plan – Planning Area Change | <input checked="" type="checkbox"/> Use Permit |

Project Description:

GENERAL PLAN AMENDMENT NO. 190012, CHANGE OF ZONE NO. 190034, TENTATIVE PARCEL MAP NO. 37801, CONDITIONAL USE PERMIT NO. 190030 – CEQ190110 - Applicant: Monroe Properties, LLC. – Engineer/Representative: Ancore Associates International, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Existing: Agriculture: Agriculture (AG); Proposed: Community Development: Mixed Use Planning Area (CD: MUA)

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

LOCATION: North of Otymar Lane, South of Airport Boulevard, East of Monroe Street – 25.88 Acres - Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) and Rural Commercial (C-R)

REQUEST: General Plan Amendment No. 190012 proposes to change the existing General Plan from Agriculture (AG) to Community Development: Mixed Use Planning Area (CD: MUA).

Change of Zone No. 190034 proposes to change the existing zone(s) from Light Agriculture – 20 Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU).

Tentative Parcel Map No. 37801 proposes to create seven parcels ranging from 1.13 acres to 6.48 acres for the Vista Santa Rosa Gateway Village.

Conditional Use Permit No. 190030 proposes to develop an 8,200 sqft. retail building; a 6,000 sqft. gas station with a convenience store and fueling pump stations; a 15,600 sqft. pharmacy retail building; a 2,900 sqft. fast food restaurant with a drive-thru; a 140,750 sqft two-story assisted living facility; and will remodel an existing restaurant building located on Assessor's Parcel Number 764-080-004. The project would also provide a school bus lane for the neighboring elementary school (Westside Elementary School). – APN: 764-070-001, 002, 003, 764-080-001, 002, 003, 004, 006, and 011

Riverside Office · 4080 Lemon Street, 12th Floor
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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

March 23, 2020

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP190030)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receipt of this notice to vslopez@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

GENERAL PLAN AMENDMENT NO. 190012, CHANGE OF ZONE NO. 190034, TENTATIVE PARCEL MAP NO. 37801, CONDITIONAL USE PERMIT NO. 190030 – CEQ190110 - Applicant: Monroe Properties, LLC. – Engineer/Representative: Ancore Associates International, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Existing: Agriculture: Agriculture (AG); Proposed: Community Development: Mixed Use Planning Area (CD: MUA)

LOCATION: North of Otymar Lane, South of Airport Boulevard, East of Monroe Street – 25.88 Acres - Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) and Rural Commercial (C-R)

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Sincerely,

John Hildebrand
TLMA Administrative Services Manager

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

Project Planner: Tim Wheeler
Email CC: twheeler@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

CLERK OF THE BOARD
Sylvia Bermudez

December 12, 2019

Tim Wheeler
Riverside County Planning Department
77588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Wheeler:

Subject: General Plan Amendment 190012, Change of Zone 190034, Tentative Parcel Map 37801, Conditional Use Permit 190030, APNS 764-070-001, 764-070-002, 764-070-003; 764-080-001, 764-080-002, 764-080-003, 764-080-004, 764-080-006 and 764-080-011

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

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

The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD 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 construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the tract map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

RECEIVED

DEC 16 2019

TRANSPORTATION DEPT.
PLAN CHECK

ASSISTANT GENERAL MANAGER
Robert Cheng

ASSISTANT GENERAL MANAGER
Dan Charlton

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

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

CVWD requires any business having the potential of discharging grease into a public sewer to install a grease interceptor, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the grease interceptor will be determined and approved by CVWD prior to installation. Installation of the interceptor will be inspected and subject to approval by CVWD.

CVWD requires any business having the potential of discharging oil/sand into a public sewer to install an oil and sand separator, including a sample box, sanitary tee and running trap with cleanout, prior to any discharge to its sanitation facilities. The size of the oil and sand separator will be determined and approved by CVWD prior to installation. Installation of the oil and sand separator will be inspected and subject to approval by CVWD.

There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. The County shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provided County with written confirmation that there is no interference. The USBR conflicts include but are not limited to Irrigation Lateral 122.7 and 122.7-2.4.

The project lies within the East 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.

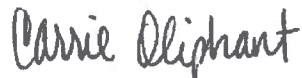
All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring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

Tim Wheeler
Riverside County Planning Department
December 12, 2019
Page 3

The Sustainable Groundwater Management Act (SGMA) is State law requiring that groundwater basins are made sustainable. In accordance with SGMA, CVWD submitted an alternative Groundwater Sustainability Plan (GSP) for the Indio Subbasin Coachella Valley Water Management Plan Update on December 29, 2016. On July 17, 2019, the Department of Water Resources (DWR) sent a notification approving the alternative GSP. The goal of the alternative GSP is to reliably meet current and future water demands in a cost-effective and sustainable manner. This development lies within the Indio Subbasin and will contribute to the total water demand in the basin. The elements and actions described in the alternative GSP shall be incorporated into the design, construction, and operation of this development to reduce its negative impact on the Indio groundwater basin.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Carrie Oliphant
Director of Engineering

cc: Andrew Simmons
Riverside County Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

Russell Williams
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201



RM. ms\Eng\Dev Svcs\2019\Dec\DRL PZ 2019-16017 Gen Plan.doc
File: 0163.1, 0421.1, 0721.1, 1150.11
Geo.060836-2
PZ 19-16017

Coachella Valley Water District
P.O. Box 1058 Coachella, CA 92236
Phone (760) 398-2651 Fax (760) 398-3711

www.cvwd.org

Allin, Jason

From: Jody Shapiro <shapiro.jody@gmail.com>
Sent: Tuesday, November 24, 2020 2:44 PM
To: Wheeler, Timothy
Subject: Re: Agenda for 12-2-2020 Planning Commission Hearing

Mr. Wheeler,

I appreciate your quick response. I will hold off submitting my form until I can confirm the agenda number.

Jody

Jonathan D. (Jody) Shapiro
The Chase Foundation
Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992
shapiro.jody@gmail.com

On Tue, Nov 24, 2020 at 2:39 PM Wheeler, Timothy <TWHEELER@rivco.org> wrote:

Afternoon Ms. Shapiro,

The agenda should be posted by the end of the day tomorrow. I believe this project will be [Agenda Item No. 4.2.](#)

There is no option for video, only speaking via telephone for the public hearing (Planning Commission).

Kind Regards,

Tim Wheeler

Urban Regional Planner IV

4080 Lemon St - 12th floor

Riverside, CA 92501

951-955-6060

[How are we doing? Click the Link and tell us](#)

From: Jody Shapiro [mailto:shapiro.jody@gmail.com]
Sent: Tuesday, November 24, 2020 2:31 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Agenda for 12-2-2020 Planning Commission Hearing

CAUTION: This email originated externally from the **Riverside County** email system.
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Mr. Wheeler,

Notice has been posted of a Public Hearing on December 2, 2020 concerning the Vista Santa Rosa Gateway Village project. I am planning on speaking in opposition of granting the General Plan Amendment.

The form posted on the County's website requires knowing the agenda item number. As far as I can tell, the agenda has not been posted yet. Do you know what item number this is?

Also, am I only allowed to speak via telephone, or is there an option to participate via video?

Thank you in advance for your assistance.

Sincerely,

Jody Shapiro

*Jonathan D. (Jody) Shapiro
The Chase Foundation
Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992*

shapiro.jody@gmail.com

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[County of Riverside California](#)

Allin, Jason

From: Jody Shapiro <shapiro.jody@gmail.com>
Sent: Tuesday, November 24, 2020 2:31 PM
To: Wheeler, Timothy
Subject: Agenda for 12-2-2020 Planning Commission Hearing

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Mr. Wheeler,

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Also, am I only allowed to speak via telephone, or is there an option to participate via video?

Thank you in advance for your assistance.

Sincerely,
Jody Shapiro

Jonathan D. (Jody) Shapiro
The Chase Foundation
Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992
shapiro.jody@gmail.com

Allin, Jason

From: Laurie M Davis <lmacdavis93@att.net>
Sent: Sunday, November 22, 2020 12:25 PM
To: Wheeler, Timothy
Subject: Information on December 2nd hearing before Planning Department

Dear Mr. Wheeler,

I am writing in regards to the scheduled hearing of the Planning Department at 9 AM on December 2nd. I am a part of a group of concerned residents of La Quinta, CA, opposed to a proposed development called the Vista Santa Rosa Gateway Village at the corner of Airport Boulevard and Monroe Street.

We have several representatives who would like to speak at the December 2nd meeting, and I have found the instructions for requesting to speak on the Planning Department's website. Is there a time allotted to each speaker? If so, may one speaker donate his time to another speaker? This will help us plan accordingly for the meeting.

May I also request an email copy of the project case file for our perusal and records? It can be emailed to me at lmacdavis93@att.net.

Thank you very much in advance for your assistance with these matters. We look forward to "attending" the December 2nd meeting.

Sincerely,

Laurie M. Davis
55120 Autumn Valley Court
La Quinta, CA 92253

Allin, Jason

From: Laurie Davis <Imacdavis93@att.net>
Sent: Monday, December 7, 2020 10:27 AM
To: Wheeler, Timothy
Subject: Re: Vista Santa Rosa Gateway Village Project (CUP190030)

Thanks for the information Tim. And we did find the request to speak form on the County website so will be requesting time to speak for several of our group.

Best,

Laurie Davis

> On Dec 7, 2020, at 10:24 AM, Wheeler, Timothy <TWHEELER@RIVCO.ORG> wrote:

>

> Ms. Davis,

>

> Yes, since the project is for a General Plan Amendment (GPA) and a Change of Zone (CZ); it will be hear at a Board of Supervisors meeting. The Planning Commission only recommends for approval to the Board on these types of projects. There is no date, for a Board of Supervisors meeting, set for this project. It will depend on how the Planning Commission hearing goes on December 16th.

>

> Since the beginning of the pandemic, many of our Board of Supervisors and Planning Commission meetings/hearings have been proceeding with a remote application to them (call in procedures). This project was noticed under those guidelines. There will be a way for you to call in if you wish. You can contact the PC Secretary, Elizabeth Sarabia at ESARABIA@RIVCO.ORG for more details. I do not know if the chambers will be closed to the public on that day of the hearing. Ms. Elizabeth Sarabia would also be someone to ask. I have included her on this reply.

>

> If I hear anything further, I will try to let you know.

>

> Kind Regards,

>

>

> Tim Wheeler

> Urban Regional Planner IV

> 4080 Lemon St - 12th floor

> Riverside, CA 92501

> 951-955-6060

> How are we doing? Click the Link and tell us

>

> -----Original Message-----

> From: Laurie M Davis [mailto:Imacdavis93@att.net]

> Sent: Friday, December 4, 2020 1:43 PM

> To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

> Subject: Vista Santa Rosa Gateway Village Project

>

> CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

>

> Hi Tim,

>

> Our group of concerned citizens opposed to the Vista Santa Rosa Gateway Village Project met this morning and we have a couple of questions.

>

> If this project should be approved by the Planning Commission, does it then go to the Supervisors for a vote, and if so, when would that happen.

>

> Also, we are wondering what will happen with the meeting on 16th if our Southern California Region should go into lockdown or stay-at-home order. Would the meeting be postponed should that happen?

>

> Thanks for your help Tim!

>

> Laurie Davis

> Confidentiality Disclaimer

>

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> County of Riverside California

<[https://urldefense.com/v3/__http://www.countyofriverside.us/__;!!JTyGX330HN5x6Ko!RCPxe_3a0-GyP9kliNkEAetTkKGO5KO4nKDzjWg3SW-vEZhZomCiK6V_CH7tZk\\$](https://urldefense.com/v3/__http://www.countyofriverside.us/__;!!JTyGX330HN5x6Ko!RCPxe_3a0-GyP9kliNkEAetTkKGO5KO4nKDzjWg3SW-vEZhZomCiK6V_CH7tZk$) >

Allin, Jason

From: Laurie M Davis <Imacdavis93@att.net>
Sent: Friday, December 4, 2020 1:43 PM
To: Wheeler, Timothy
Subject: Vista Santa Rosa Gateway Village Project

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tim,

Our group of concerned citizens opposed to the Vista Santa Rosa Gateway Village Project met this morning and we have a couple of questions.

If this project should be approved by the Planning Commission, does it then go to the Supervisors for a vote, and if so, when would that happen.

Also, we are wondering what will happen with the meeting on 16th if our Southern California Region should go into lockdown or stay-at-home order. Would the meeting be postponed should that happen?

Thanks for your help Tim!

Laurie Davis

Allin, Jason

From: Wheeler, Timothy
Sent: Monday, November 30, 2020 9:15 AM
To: Jody Shapiro
Cc: Baez, Ken; District 4 Supervisor V. Manuel Perez; Virgen, Stephanie; Laurie M Davis; John Hoffner; Valerie Murphy; Sarabia, Elizabeth
Subject: RE: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

Good Morning Ms. Shapiro,

Thank you for your email and I have forwarded this information to the Planning Commission Secretary, Elizabeth Sarabia, to distribute to the Planning Commissioners.

I did want to let you know that already, this project will be continued to the December 16, 2020 Planning Commission (PC) hearing date. No determination will be made at the PC hearing on Wednesday. Weather you wait until December 16th or Wednesday (or both) that is up to you. I will include these PDFs in the December 16th report package as well.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

[How are we doing?](#) Click the Link and tell us

From: Jody Shapiro [mailto:shapiro.jody@gmail.com]
Sent: Friday, November 27, 2020 8:31 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: hbaez@rivco.org; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; Virgen, Stephanie <SVirgen@rivco.org>; Laurie M Davis <lmacdavis93@att.net>; John Hoffner <johnhoffner@aol.com>; Valerie Murphy <valeriemurphy@bdhomes.com>
Subject: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

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Dear Mr. Wheeler,

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2. Objections to Vista Santa Rosa Gateway Village Development.
3. Letter of Objections and Petition from residents at The Palms community.
4. Letter of Objections from the Board of Directors of PGA West Fairways HOA*

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Thank you for your consideration and support of our request and best regards,

Jody Shapiro

Jonathan D. (Jody) Shapiro
The Chase Foundation
Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992
shapiro.jody@gmail.com

Cc: Ken Baez, Supervisor Perez, Stephanie Virgen, Laurie Davis, John Hoffner and Valerie Murphy

Allin, Jason

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Subject: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing
Attachments: Tim Wheeler 12-2-20 Hearing PDF.pdf; VSRGV Objections 12-2-20 Hearing.pdf; The Palms Objections and Petition for 12-2-20 Hearing.pdf; Letter from PGA West Fairways HOA for LQ City Council 11-17-20 Meeting.pdf

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shapiro.jody@gmail.com

Cc: Ken Baez, Supervisor Perez, Stephanie Virgen, Laurie Davis, John Hoffner and Valerie Murphy

Allin, Jason

From: Wheeler, Timothy
Sent: Monday, November 30, 2020 9:10 AM
To: Sarabia, Elizabeth
Cc: Baez, Ken
Subject: FW: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing (CUP190030)
Attachments: Tim Wheeler 12-2-20 Hearing PDF.pdf; VSRGV Objections 12-2-20 Hearing.pdf; The Palms Objections and Petition for 12-2-20 Hearing.pdf; Letter from PGA West Fairways HOA for LQ City Council 11-17-20 Meeting.pdf
Importance: High

Elizabeth,

Can you please forward this to the Commissioners? I know that the project is being continued until 12/16/20, but I want to make sure they have this information. Some people may still speak at the hearing on 12/2/20.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St - 12th floor
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Fax: 760.564.9075
Mobile: 818.292.1992
shapiro.jody@gmail.com

Cc: Ken Baez, Supervisor Perez, Stephanie Virgen, Laurie Davis, John Hoffner and Valerie Murphy

Allin, Jason

From: Sarabia, Elizabeth
Sent: Monday, November 30, 2020 11:01 AM
To: Bill Sanchez; Carl Bruce Shaffer; David Leonard; Eric Kroencke; Gary Thornhill
Cc: Wheeler, Timothy; Baez, Ken
Subject: FW: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing (CUP190030)
Attachments: Tim Wheeler 12-2-20 Hearing PDF.pdf; VSRGV Objections 12-2-20 Hearing.pdf; The Palms Objections and Petition for 12-2-20 Hearing.pdf; Letter from PGA West Fairways HOA for LQ City Council 11-17-20 Meeting.pdf
Importance: High

Good morning Commissioners,

Attached for your review are comment letters reg. CUP190030, agenda item 4.2.

Thank you,
Elizabeth

From: Wheeler, Timothy
Sent: Monday, November 30, 2020 9:10 AM
To: Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Cc: Baez, Ken <KBAEZ@RIVCO.ORG>
Subject: FW: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing (CUP190030)
Importance: High

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Fax: 760.564.9075
Mobile: 818.292.1992
shapiro.jody@gmail.com

Cc: Ken Baez, Supervisor Perez, Stephanie Virgen, Laurie Davis, John Hoffner and Valerie Murphy

Allin, Jason

From: Cassie Gertz <Cassie.Gertz@managementtrust.com>
Sent: Monday, November 30, 2020 2:49 PM
To: District 4 Supervisor V. Manuel Perez
Cc: Virgen, Stephanie; Wheeler, Timothy; Chuck Eckman; 'brilldeborah@gmail.com'; Baez, Ken
Subject: Vista Santa Rosa Gateway Village Development
Attachments: Letter to RIVCO re Vista Santa Rosa Gateway Village Development.pdf

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Dear Mr. Perez,

Please find the attached letter from the PGA WEST Fairways Board of Directors regarding the above noted development.

If you have any questions, please let me know.

Kind regards,

Cassie Gertz, CCAM, CMCA, AMS | Division Vice President of Onsite Communities
Champion Employee Owner



39755 Berkey Drive, Suite A • Palm Desert, California 92211
P: (760) 776-5100 x6337 | F: (760) 776-5111



HOW DID WE DO?

My goal as an employee owner is to create a wonderful customer experience. Please let me know how I am doing by taking this brief [survey](#).

*If I exceeded your expectations, or you have other feedback about your experience, please let my supervisor **Damian Jenkins** know at (760) 776-5100 x6317 or by email at damian.jenkins@managementtrust.com*

Allin, Jason

From: Wheeler, Timothy
Sent: Tuesday, December 1, 2020 12:06 PM
To: Jody Shapiro
Cc: Baez, Ken; Laurie M Davis; John Hoffner; Valerie Murphy
Subject: RE: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing
Attachments: Final MND (pdf) for CUP190030 dtd 11.10.20.pdf

Jody,

Please see the attached Initial Study (MND) that I just provided to Ms. Davis. I am finishing up the Staff Report package (Staff Report and Exhibits) for the December 16th hearing. When I have them finished I can provide those to you too as well.

If you provide me with your mailing address, I will make sure the revised notice for the December 16, 2020 hearing is sent to you. I am providing one to Ms. Davis as I have her mailing address already.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

[How are we doing?](#) [Click the Link and tell us](#)

From: Jody Shapiro [mailto:shapiro.jody@gmail.com]
Sent: Monday, November 30, 2020 3:32 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: Baez, Ken <KBAEZ@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; Virgen, Stephanie <SVirgen@rivco.org>; Laurie M Davis <lmacdavis93@att.net>; John Hoffner <johnhoffner@aol.com>; Valerie Murphy <valeriemurphy@bdhomes.com>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Re: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

Hi Tim,

Thank you for the quick response to my email, and for forwarding the materials.

I appreciate the heads-up on the postponement. We would like to wait until the December 16, 2020 Planning Commission hearing date, when this is on the agenda for discussion.

I understand one of our members, Laurie Davis, requested to have the "project case file" emailed to her. Can you please inform me when that file is available?

Additionally, I would also appreciate you adding me to any communications that are being sent to the public concerning this project.

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Jonathan D. (Jody) Shapiro
The Chase Foundation
Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992
shapiro.jody@gmail.com

On Mon, Nov 30, 2020 at 9:15 AM Wheeler, Timothy <TWHEELER@rivco.org> wrote:

Good Morning Ms. Shapiro,

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Mobile: 818.292.1992

shapiro.jody@gmail.com

Cc: Ken Baez, Supervisor Perez, Stephanie Virgen, Laurie Davis, John Hoffner and Valerie Murphy

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County of Riverside California

Allin, Jason

From: Wheeler, Timothy
Sent: Tuesday, November 24, 2020 2:40 PM
To: Jody Shapiro
Cc: Baez, Ken
Subject: RE: Agenda for 12-2-2020 Planning Commission Hearing

Afternoon Ms. Shapiro,

The agenda should be posted by the end of the day tomorrow. I believe this project will be [Agenda Item No. 4.2.](#)

There is no option for video, only speaking via telephone for the public hearing (Planning Commission).

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St - 12th floor
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951-955-6060
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Sent: Tuesday, November 24, 2020 2:31 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Agenda for 12-2-2020 Planning Commission Hearing

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Mr. Wheeler,

Notice has been posted of a Public Hearing on December 2, 2020 concerning the Vista Santa Rosa Gateway Village project. I am planning on speaking in opposition of granting the General Plan Amendment.

The form posted on the County's website requires knowing the agenda item number. As far as I can tell, the agenda has not been posted yet. Do you know what item number this is?

Also, am I only allowed to speak via telephone, or is there an option to participate via video?

Thank you in advance for your assistance.

Sincerely,
Jody Shapiro

*Jonathan D. (Jody) Shapiro
The Chase Foundation*

Allin, Jason

From: Wheeler, Timothy
Sent: Tuesday, December 1, 2020 2:12 PM
To: shapiro.jody@gmail.com
Cc: Baez, Ken; Laurie M Davis; John Hoffner; Valerie Murphy
Subject: RE: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

Jody,

There should not be since we are requesting a continuance to December 16th.

I will not be making any presentation nor is the applicant. I have not provided the Planning Commission with a Staff Report package to review. All of that would have and will occur on December 16th.

It should be just a matter of asking them to grant our request to continue the project to December 16th.

Thanks for your mailing address.

Kind Regards,

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951-955-6060

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From: shapiro.jody@gmail.com [mailto:shapiro.jody@gmail.com]
Sent: Tuesday, December 1, 2020 1:38 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: Baez, Ken <KBAEZ@RIVCO.ORG>; Laurie M Davis <Imacdavis93@att.net>; John Hoffner <johnhoffner@aol.com>; Valerie Murphy <valeriemurphy@bdhomes.com>
Subject: Re: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

Tim,

Thank you.

The agenda still lists 4.2 for this project. Will there be any discussion about it at tomorrow's hearing?

I apologize, I thought I had provided my address:

55525 Turnberry Way

La Quinta, CA 92253-8720

Jody

Jonathan D (Jody) Shapiro
Office: 760.564.2299
Cell: 818.292.1992
Fax: 760.564.9075

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County of Riverside California

<Final MND (pdf) for CUP190030 dtd 11.10.20.pdf>

Allin, Jason

From: Wheeler, Timothy
Sent: Monday, December 7, 2020 10:25 AM
To: Laurie M Davis
Cc: Baez, Ken; Sarabia, Elizabeth
Subject: RE: Vista Santa Rosa Gateway Village Project (CUP190030)

Ms. Davis,

Yes, since the project is for a General Plan Amendment (GPA) and a Change of Zone (CZ); it will be heard at a Board of Supervisors meeting. The Planning Commission only recommends for approval to the Board on these types of projects. There is no date, for a Board of Supervisors meeting, set for this project. It will depend on how the Planning Commission hearing goes on December 16th.

Since the beginning of the pandemic, many of our Board of Supervisors and Planning Commission meetings/hearings have been proceeding with a remote application to them (call in procedures). This project was noticed under those guidelines. There will be a way for you to call in if you wish. You can contact the PC Secretary, Elizabeth Sarabia at ESARABIA@RIVCO.ORG for more details. I do not know if the chambers will be closed to the public on that day of the hearing. Ms. Elizabeth Sarabia would also be someone to ask. I have included her on this reply.

If I hear anything further, I will try to let you know.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060

How are we doing? [Click the Link](#) and tell us

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

From: Laurie M Davis [mailto:lmacdavis93@att.net]
Sent: Friday, December 4, 2020 1:43 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Vista Santa Rosa Gateway Village Project

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tim,

Our group of concerned citizens opposed to the Vista Santa Rosa Gateway Village Project met this morning and we have a couple of questions.

If this project should be approved by the Planning Commission, does it then go to the Supervisors for a vote, and if so, when would that happen.

Allin, Jason

From: Wheeler, Timothy
Sent: Monday, November 30, 2020 3:09 PM
To: Cassie Gertz; District 4 Supervisor V. Manuel Perez
Cc: Virgen, Stephanie; Chuck Eckman; 'brilldeborah@gmail.com'; Baez, Ken
Subject: RE: Vista Santa Rosa Gateway Village Development

Afternoon Ms. Gertz,

Thank you for your email and letter regarding the proposed project.

Please note that Staff is requesting a continuance of the project from the December 2, 2020 Planning Commission public hearing to the December 16, 2020 public hearing. I will include your email/letter with the report package for the project.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

[How are we doing? Click the Link and tell us](#)

From: Cassie Gertz [mailto:Cassie.Gertz@managementtrust.com]
Sent: Monday, November 30, 2020 2:49 PM
To: District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>
Cc: Virgen, Stephanie <SVirgen@rivco.org>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Chuck Eckman <eckman.chuck@gmail.com>; 'brilldeborah@gmail.com' <brilldeborah@gmail.com>; Baez, Ken <KBAEZ@RIVCO.ORG>
Subject: Vista Santa Rosa Gateway Village Development

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Perez,

Please find the attached letter from the PGA WEST Fairways Board of Directors regarding the above noted development.

If you have any questions, please let me know.

Kind regards,

Cassie Gertz, CCAM, CMCA, AMS | Division Vice President of Onsite Communities
Champion Employee Owner



39755 Berkey Drive, Suite A • Palm Desert, California 92211

P: (760) 776-5100 x6337 | F: (760) 776-5111

HOW DID WE DO?

My goal as an employee owner is to create a wonderful customer experience. Please let me know how I am doing by taking this brief [survey](#).

*If I exceeded your expectations, or you have other feedback about your experience, please let my supervisor **Damian Jenkins** know at (760) 776-5100 x6317 or by email at damian.jenkins@managementtrust.com*

Allin, Jason

From: Wheeler, Timothy
Sent: Tuesday, December 1, 2020 11:52 AM
To: Laurie M Davis
Cc: Baez, Ken
Subject: RE: Dec. 2nd Planning Commission meeting
Attachments: Final MND (pdf) for CUP190030 dtd 11.10.20.pdf

Good Morning Ms. Davis,

Thank you your email. I have been trying to contact/email all parties that I have received comments or correspondence from regarding this project.

Staff is requesting a continuance for the project to the Planning Commission. Staff is requesting to continue the project from the December 2, 2020 public hearing date to the December 16, 2020 public hearing date for Planning Commission.

Additionally, per your request, I am providing you a copy of the Initial Study (MND) for the project (see attached). I am still finishing up the Staff Report package for December 16th (Staff Report and Exhibits) and will provide those to you as well when they are ready.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St – 12th floor
Riverside, CA 92501
951-955-6060

How are we doing? Click the Link and tell us

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

From: Laurie M Davis [mailto:lmacdavis93@att.net]
Sent: Tuesday, December 1, 2020 11:24 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: Dec. 2nd Planning Commission meeting

Hi Tim,

I just want to verify that the Vista Santa Rosa Gateway Village project is scheduled on the agenda for tomorrow's meeting, item number 4.2. I have found the agenda online and plan to listen in to the meeting so just want to confirm that it is still to be discussed.

Thanks very much,

Laurie Davis
La Quinta CA

Allin, Jason

From: shapiro.jody@gmail.com
Sent: Tuesday, December 1, 2020 2:15 PM
To: Wheeler, Timothy
Cc: Baez, Ken; Laurie M Davis; John Hoffner; Valerie Murphy
Subject: Re: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

Tim,
Thank you for the quick response & detailed answer.

Stay Safe,
Jody

Jonathan D (Jody) Shapiro
Office: 760.564.2299
Cell: 818.292.1992
Fax: 760.564.9075

On Dec 1, 2020, at 2:11 PM, Wheeler, Timothy <TWHEELER@rivco.org> wrote:

Jody,

There should not be since we are requesting a continuance to December 16th.

I will not be making any presentation nor is the applicant. I have not provided the Planning Commission with a Staff Report package to review. All of that would have and will occur on December 16th.

It should be just a matter of asking them to grant our request to continue the project to December 16th.

Thanks for your mailing address.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
[How are we doing? Click the Link and tell us](#)

From: shapiro.jody@gmail.com [mailto:shapiro.jody@gmail.com]
Sent: Tuesday, December 1, 2020 1:38 PM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Cc: Baez, Ken <KBAEZ@RIVCO.ORG>; Laurie M Davis <lmacdavis93@att.net>; John Hoffner

<johnhoffner@aol.com>; Valerie Murphy <valeriemurphy@bdhomes.com>

Subject: Re: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

Tim,

Thank you.

The agenda still lists 4.2 for this project. Will there be any discussion about it at tomorrow's hearing?

I apologize, I thought I had provided my address:

55525 Turnberry Way
La Quinta, CA 92253-8720

Jody

Jonathan D (Jody) Shapiro
Office: 760.564.2299
Cell: 818.292.1992
Fax: 760.564.9075

On Dec 1, 2020, at 12:12 PM, Wheeler, Timothy <TWHEELER@rivco.org> wrote:

Jody,

Please see the attached Initial Study (MND) that I just provided to Ms. Davis. I am finishing up the Staff Report package (Staff Report and Exhibits) for the December 16th hearing. When I have them finished I can provide those to you too as well.

If you provide me with your mailing address, I will make sure the revised notice for the December 16, 2020 hearing is sent to you. I am providing one to Ms. Davis as I have her mailing address already.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
[How are we doing? Click the Link and tell us](#)

From: Jody Shapiro [<mailto:shapiro.jody@gmail.com>]

Sent: Monday, November 30, 2020 3:32 PM

To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Cc: Baez, Ken <KBAEZ@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; Virgen, Stephanie <SVirgen@rivco.org>; Laurie M Davis <lmacdavis93@att.net>; John Hoffner <johnhoffner@aol.com>; Valerie Murphy <valeriemurphy@bdhomes.com>; Sarabia, Elizabeth <ESarabia@RIVCO.ORG>
Subject: Re: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

Hi Tim,

Thank you for the quick response to my email, and for forwarding the materials.

I appreciate the heads-up on the postponement. We would like to wait until the December 16, 2020 Planning Commission hearing date, when this is on the agenda for discussion.

I understand one of our members, Laurie Davis, requested to have the "project case file" emailed to her. Can you please inform me when that file is available?

Additionally, I would also appreciate you adding me to any communications that are being sent to the public concerning this project.

Best regards,
Jonathan D. (Jody) Shapiro

Jonathan D. (Jody) Shapiro
The Chase Foundation
Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992
shapiro.jody@gmail.com

On Mon, Nov 30, 2020 at 9:15 AM Wheeler, Timothy <TWHEELER@rivco.org> wrote:

Good Morning Ms. Shapiro,

Thank you for your email and I have forwarded this information to the Planning Commission Secretary, Elizabeth Sarabia, to distribute to the Planning Commissioners.

I did want to let you know that already, this project will be continued to the December 16, 2020 Planning Commission (PC) hearing date. No determination will be made at the PC hearing on Wednesday. Weather you wait until December 16th or Wednesday (or both) that is up to you. I will include these PDFs in the December 16th report package as well.

Kind Regards,

Tim Wheeler

Urban Regional Planner IV

4080 Lemon St - 12th floor

Riverside, CA 92501

951-955-6060

[How are we doing?](#) Click the Link and tell us

From: Jody Shapiro [mailto:shapiro.jody@gmail.com]

Sent: Friday, November 27, 2020 8:31 PM

To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

Cc: hbaez@rivco.org; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>;

Virgen, Stephanie <SVirgen@rivco.org>; Laurie M Davis <lmacdavis93@att.net>; John

Hoffner <johnfhoffner@aol.com>; Valerie Murphy <valeriemurphy@bdhomes.com>

Subject: Vista Santa Rosa Gateway Development 12-2-20 County Planning Commission Hearing

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler,

I represent a group of concerned citizens opposed to the Vista Santa Rosa Gateway Village project and the General Plan Amendment and Zoning Change related to it; Item # 4.2 on the December 2, 2020, Riverside Planning Commission Regular Meeting, Agenda.

Attached to this email are 4 PDFs of communications materials, which constitute our objections to this project and our request that it not be approved. Please be kind enough to distribute all of these PDFs (materials) to each member of the Riverside County Planning Commission and any other necessary parties.

We will be submitting "Request To Speak Remotely" forms for the Planning Commission hearing and will reference (not attach) each of these 4 PDFs (materials) as attachments on those forms.

Additionally, because of the holidays, the limitations imposed by the COVID virus restrictions, and because of the significant precedent-setting implications of this request, we agree with the City Council of La Quinta, and respectfully request that the Riverside County Planning Commission grant a 90-day postponement of the hearing on this matter.

I would appreciate it if you would please confirm by email to me that you have received this email and that you have distributed it and all 4 PDFs (materials).

Attachments:

1. Cover Letter to Mr. Wheller
2. Objections to Vista Santa Rosa Gateway Village Development.
3. Letter of Objections and Petition from residents at The Palms community.
4. Letter of Objections from the Board of Directors of PGA West Fairways HOA*

**We will soon be forwarding this same Letter of Objections addressed to the County, which the PGA West Fairways HOA Board sent to the La Quinta City Council.

Thank you for your consideration and support of our request and best regards,

Jody Shapiro

Jonathan D. (Jody) Shapiro
The Chase Foundation
Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992

shapiro.jody@gmail.com

Cc: Ken Baez, Supervisor Perez, Stephanie Virgen, Laurie Davis, John Hoffner and Valerie Murphy

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[County of Riverside California](#)

<Final MND (pdf) for CUP190030 dtd 11.10.20.pdf>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA 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.

CHECK ONE AS APPROPRIATE:

- GENERAL (WITHOUT SPECIFIC PLAN) CIRCULATION SECTION
 GENERAL (WITH SPECIFIC PLAN)

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant Name: MONROE PROPERTIES, LLC

Contact Person: VANCE CAMPBELL E-Mail: YANZCAM@YAHOO.COM

Mailing Address: 10685 ROSELLE ST. #200
SAN DIEGO CA 92121
City State ZIP

Daytime Phone No: (619) 884-7763 Fax No: (858) 857-1840

Engineer/Representative Name: ANCORE ASSOCIATES INTERNATIONAL, INC.

Contact Person: JOHN A. CORELLA E-Mail: ANCOREINT@AOL.COM

Mailing Address: 155 LOMA ST.
BEAUMONT CA 92223
City State ZIP

Daytime Phone No: (760) 404-8449 Fax No: (951) 849-7558

Property Owner Name: MONROE PROPERTIES, LLC

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Contact Person: VANCE CAMPBELL E-Mail: VANZCAM@YAHO.COM

Mailing Address: 10685 ROSELLE St. #200
SAN DIEGO CA 92121
City State ZIP

Daytime Phone No: (619) 884-7763 Fax No: (658) 857-1840

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

VANCE CAMPBELL MANAGER
MAN ROE PROPERTIES, LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature] MANAGER
SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): SEE ATTACHED ASSEMBLAGE DATA SPREADSHEET

Approximate Gross Acreage: 26.81

General location (nearby or cross streets): North of 58th AVENUE, South of AIRPORT BLVD., East of MONROE ST., West of JACKSON ST.

Existing Zoning Classification(s): AGRICULTURAL WITH 20ACRE LOT MIN (A-1-20)

Existing Land Use Designation(s): AGRICULTURAL G.P. FOUNDATION W/ AGRICULTURAL LAND USE DESIGNATION

Check the box(es) as applicable:

- Technical Amendment
- Entitlement/Policy Amendment
- Foundation Component Amendment-Regular
- Foundation Component Amendment-Extraordinary
- Agricultural Foundation Component Amendment

Proposal (describe the details of the proposed General Plan Amendment):

CHANGE THE CURRENT AGRICULTURAL GENERAL PLAN FOUNDATION WITH AGRICULTURAL LAND USE DESIGNATION TO A COMMUNITY DEVELOPMENT FOUNDATION COMPONENT GENERAL PLAN WITH A MIXED USE AREA (MUA) GENERAL PLAN

Related cases filed in conjunction with this request:

PAR No. 180023

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): INCLUDED AS PART OF THIS APPLICATION PACKAGE

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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	IMPERIAL IRRIGATION DISTRICT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	SOUTHERN CALIFORNIA GAS COMPANY	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	VERIZON	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	COACHELLA VALLEY WATER DISTRICT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	COACHELLA VALLEY WATER DISTRICT	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer - then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

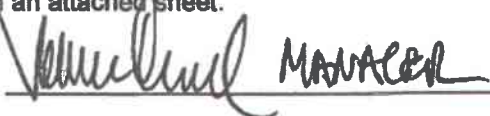
If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

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)  MANAGER Date 9/16/2019

Owner/Representative (2) _____ Date _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

EASTERN COACHELLA VALLEY AREA PLAN

EXISTING DESIGNATION(S): AGRICULTURAL G.P. FOUNDATION W/ AGRICULTURAL LAND USE DESIGNATION

PROPOSED DESIGNATION(S): COMMUNITY DEVELOPMENT FOUNDATION W/ (MLA)

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

PLEASE SEE ATTACHED:

"VISTA SANTA ROSA GATEWAY VILLAGE OVERVIEW"

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: VISTA SANTA ROSA POLICY AREA Area Plan: EASTERN COACHELLA VALLEY

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

VISTA SANTA ROSA POLICY AREA PLAN

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

SUBSTANTIALLY CONFORMS TO CURRENT VISTA SANTA ROSA POLICY AREA PLAN.

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): _____

PLEASE SEE ATTACHED:
"VISTA SANTA ROSA GATEWAY VILLAGE OVERVIEW"

IV. OTHER TYPES OF AMENDMENTS:

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: VISTA SANTA ROSA
(Please name)

Proposed Boundary Adjustment (Please describe clearly): N/A

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): N/A

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Road Segment(s) MONROE ST. AND AIRPORT BLVD.

Existing Designation: ARTERIALS

Proposed Designation: ARTERIALS PER VISTA SANTA ROSA AREA PLAN

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

NO CHANGE REQUESTED TO CIRCULATION

This completed application form, together with all of the listed requirements provided on the General Plan Amendment Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1019 GPA Condensed Application.docx
Created: 07/01/2015 Revised: 07/30/2018

Monroe Properties, LLC

**Vista Santa Rosa Gateway Village
Assemblage Data**

Parcel		Owner	Property Address	APN #	Size	Ours
Parcel #1a	Atkins A	Monroe Properties, LLC	56300 Monroe Street	764-080-002-3	4.72	4.72
Parcel #1b	Atkins B	Monroe Properties, LLC	56300 Monroe Street	764-080-001-2 well site		
Parcel #2	Waggoner	Monroe Properties, LLC	82071 Airport Rd (AKA 56th)	764-070-003-3	4.70	4.7
Parcel #3a	Gilleland A	Monroe Properties, LLC	Vacant land	764-070-004-4 well site		
Parcel #3b	Gilleland B	Monroe Properties, LLC	Vacant land	764-080-010-0		
Parcel #3c	Gilleland C	Monroe Properties, LLC	Vacant land	764-080-011-1	9.14	9.14
Parcel #4	Castro	Monroe Properties, LLC	56180 Monroe Street	764-070-002-2	1.91	1.91
Parcel #5		John Damien	Vacant land	764-070-001-1	2.52	2.52
Parcel #6		John Damien	Vacant land	764-080-005-8	0.27	0.27
Parcel #7		John Damien	Vacant land	764-080-006-7	0.27	0.27
Parcel #8		Gilbert Ramirez	Vacant land	764-080-003-4	2.8	2.8
Parcel #9		Gilbert Ramirez	Kennedy Store & Res.	764-080-004-5	0.48	0.48
TOTAL					26.81	26.81

LEGEND	
Yellow	Parcels Owned by Monroe Properties LLC that are part of the Parcel Map
Red	Parcels Owned by Others (Damian Family) that are part of the Parcel Map
Blue	Parcels Owner by Others (Ramirez) that are part of the GP Amendment, but not the Parcel Map

Vista Santa Rosa Gateway Village

Overview

General

Vista Santa Rosa Gateway Village (Project) submitted by Monroe Properties, LLC (Monroe) is comprised of twelve (12) parcels with three different landowners, making up a 26.81-acre Project land area. This Project is located in the Vista Santa Rosa area of the County of Riverside in the Eastern Coachella Valley at the southeastern corner of Airport Blvd. and Monroe Avenue (attached Vicinity Map, Assessor's Parcel Map of Parcels and Assemblage Data). The Project shares a property line with the Coachella Valley Unified School District's (CVUSD) Westside Elementary School.

There are four major components that Monroe is proposing. The first component of this application package is to create a Tentative Parcel Map with 8 of the parcels owned by Monroe Properties, LLC. and John Damien as designated on the Assemblage Date spreadsheet attached.

The second component of this application package is to secure a General Plan Amendment approval to change all twelve (12) Parcels owned by Monroe Properties, LLC., John Damien and Gilbert Ramirez from the current Agricultural General Plan Foundation with an Agricultural Land Use Designation to a Community Development Foundation Component General Plan with a Mixed Use Area (MUA) General Plan designation.

The third component of this application package is to secure a Zone Change approval to change all twelve (12) Parcels owned by Monroe Properties, LLC., John Damien and Gilbert Ramirez from the current Agricultural with a 20-acre lot minimum (A-1-20) and Commercial Retail (C-R) to a Mixed Use (MU) zoning designation.

The fourth component of this application package is to secure a Conditional Use Permit approval for alcohol sales on the parcel areas shown on the Change of Zone Map, included in the submittal package, on Parcels owned by Monroe Properties, LLC., John Damien and Gilbert Ramirez.

Monroe's intention for this Project is to create the actual visual and feel of the transition into the Vista Santa Rosa area that immediately gives motorist, bicyclist and/or pedestrians the sense and feel that they have transitioned into a unique area, hence the "Gateway." Correspondingly, the land use designations are intended to accommodate the Vista Santa Rosa Gateway Village retail/commercial and senior oriented living components that create this transition.

Currently the parcels are not under agricultural development. Due to the limited size of each of the parcels that comprise the Project, a commercial agricultural operation is not viable and could not sustain a significant commercial agricultural operation.

There are seven (7) existing structures on the Project site today, which are not economically viable to rehabilitate. These structures are proposed to be razed when a successful change of Land Use designation is achieved.

Commercial

Monroe's commercial center portion of the Project is proposed to embrace the architectural emphasis of the Vista Santa Rosa equestrian style. The Project will provide for a friendly and comfortable environment that encourages walking, shopping and dining, while making available essential and desirable services. These services will serve the senior oriented portion of the Project, as well as the residents and businesses in the immediate area.

Many uses may be included on the Project site, such as, and not limited to:

- Neighborhood Drug/Health Hub store.
- Dry Cleaners;
- Florist;
- Bike Shop;
- Local Hardware Store.
- Coffee Shop;
- Food Court;
- Gas Station;
- Other typical services that are allowed in the Zoning.

Senior Oriented Living

Monroe's Senior Oriented portion of the Project is will consist of Campus style low rise facilities, that again, are architecturally consistent with the Vista Santa Rosa equestrian style.

Some of the Senior Oriented uses proposed are, and not limited to:

- Senior Independent living units;
- Senior assisted living;
- Senior Nursing and Memory care;
- Fitness services;
- Senior recreation amenities;
- Educational amenities;
- Senior volunteering opportunities.

CVUSD Bus Drop On-Off

From the conception of the Project, Monroe has embraced the proximity and location of the CVUSD's Westside Elementary School. Through many discussions with Coachella Valley Unified School District (CVUSD) Staff, the need for a dedicated bus drop off for the Westside Elementary School (School) was determined as a benefit to the School.

As a result, Monroe is working in earnest with CVUSD to provide a dedicated bus pick up and drop off location for the School within the Monroe properties Project area.

As of recent, the Project was presented to the CVUSD Facilities Committee of the CVUSD Board and did not receive any negative comment. The direction was to work with the Staff to get down to the details of the bus drop off located on Monroe's property, work with the School and it's Principal and Parents on some outreach communication and then bring this back to the Facilities Committee prior to being presented to the CVUSD Board.

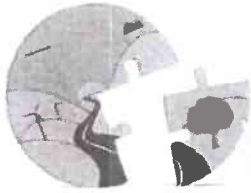
2012 Pre-Application Review (PAR) with Riverside County

Monroe had completed a significant amount of outreach in the 2011 – 2012 years when the Project was contemplated to be submitted at that time. The Project was presented to the Vista Santa Rosa Community Council in 2012 and was recommended for approval by all the members. The Project was also presented at the HOA meeting for the Village at the Palms development, located due west of the Project site within the City of La Quinta, and received enthusiastic support. Monroe also presented the Project to the neighboring City of La Quinta Planning Staff, where the Project met with support as well.

In 2012 a Pre-Application General Plan Amendment Review request for the Project was submitted by Monroe to the Riverside County Planning Department. Late in 2012 the Project was presented to the Planning Commission for comments and/or suggestions. The Project did not receive any negative comments from the Planning Commission nor public.

2018 Pre-Application Review (PAR) with Riverside County

The Project completed the PAR review process with the County in the summer of 2018. The process revealed that there were no significant obstacles in moving forward with the Project. All studies that were required by the County as outlined in the PAR process have been complete to date, October 2019, and the Project is ready for formal Parcel Map submittal as well as applications for a General Plan Amendment, Zone Change and Conditional Use Permit.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA 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.

APPLICATION INFORMATION

Applicant Name: MONROE PROPERTIES, LLC

Contact Person: VANCE CAMPBELL E-Mail: VANZCAM@YAHOO.COM

Mailing Address: 10685 ROSELLE ST. #200
SAN DIEGO CA 92121
City State ZIP

Daytime Phone No: (619) 884-7763 Fax No: (858) 857-1840

Engineer/Representative Name: ANCORE ASSOCIATES INTERNATIONAL, INC.

Contact Person: JOHN A. CORELLA E-Mail: ANCOREINT@AOL.COM

Mailing Address: 155 LOMA ST.
BEAUMONT CA 92223
City State ZIP

Daytime Phone No: (760) 404-8449 Fax No: (951) 849-7558

Property Owner Name: MONROE PROPERTIES, LLC

Contact Person: VANCE CAMPBELL E-Mail: VANZCAM@YAHOO.COM

Mailing Address: 10685 ROSELLE ST. #200
Street

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

SAN DIEGO CA 92121
City State ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) 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 applicant 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 this application, the applicant 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.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

VANCE CAMPBELL MANAGER
MON ROE PROPERTIES, LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature] MANAGER
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): SEE ATTACHED VSR GATEWAY VILLAGE
Approximate Gross Acreage: 26.81 ASSEMBLY DATA SPREADSHEET
General location (nearby or cross streets): North of 58th AVE., South of

APPLICATION FOR CHANGE OF ZONE

AIRPORT BLVD. East of MONROE ST., West of JACKSON ST.

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

CURRENT ZONE IS AGRICULTURE W/20-ACRE LOT MIN (A-1-20)
PROPOSED: MIXED USE (MU)

Related cases filed in conjunction with this request:

PAR. NO. 180023

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 07/30/2018

Monroe Properties, LLC
Vista Santa Rosa Gateway Village
Assemblage Data

Parcel		Owner	Property Address	APN #	Size	Ours
Parcel #1a	Atkins A	Monroe Properties, LLC	56300 Monroe Street	764-080-002-3	4.72	4.72
Parcel #1b	Atkins B	Monroe Properties, LLC	56300 Monroe Street	764-080-001-2 well site		
Parcel #2	Waggoner	Monroe Properties, LLC	82071 Airport Rd (AKA 56th)	764-070-003-3	4.70	4.7
Parcel #3a	Gilleland A	Monroe Properties, LLC	Vacant land	764-070-004-4 well site		
Parcel #3b	Gilleland B	Monroe Properties, LLC	Vacant land	764-080-010-0		
Parcel #3c	Gilleland C	Monroe Properties, LLC	Vacant land	764-080-011-1	8.14	8.14
Parcel #4	Castre	Monroe Properties, LLC	56180 Monroe Street	764-070-002-2	1.91	1.91
Parcel #5		John Damien	Vacant land	764-070-001-1	2.52	2.52
Parcel #6		John Damien	Vacant land	764-080-005-6	0.27	0.27
Parcel #7		John Damien	Vacant land	764-080-006-7	0.27	0.27
Parcel #8		Gilbert Ramirez	Vacant land	764-080-003-4	2.8	2.6
Parcel #9		Gilbert Ramirez	Kennedy Store & Res.	764-080-004-5	0.48	0.48
TOTAL					26.81	26.81

LEGEND	
Yellow	Parcels Owned by Monroe Properties LLC that are part of the Parcel Map
Red	Parcels Owned by Others (Damian Family) that are part of the Parcel Map
Blue	Parcels Owner by Others (Ramirez) that are part of the GP Amendment, but not the Parcel Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP TENTATIVE PARCEL MAP
 REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 AMENDMENT TO FINAL MAP VESTING MAP

MINOR CHANGE Original Case No. PAR No. 180023
 REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: MONROE PROPERTIES, LLC

Contact Person: VANCE CAMPBELL E-Mail: VANZCAM@YAHOO.COM

Mailing Address: 10685 ROSELLE ST. #200
SAN DIEGO CA 92121
City State ZIP

Daytime Phone No: (619) 884-7763 Fax No: (858) 857-1840

Engineer/Representative Name ANCORE ASSOCIATES INTERNATIONAL, INC.

Contact Person: JOHN A. CORELLA E-Mail: ANCOREINT@AOL.COM

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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

SAN DIEGO CA 92121
City State ZIP

Daytime Phone No: (619) 884-7763 Fax No: (858) 857-1840

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 85105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

VANCE CAMPBELL MANAGER
MONROE PROPERTIES, LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature] MANAGER
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): SEE ATTACHED VSR GATEWAY VILLAGE ASSEMBLAGE DATA SPREADSHEET
Approximate Gross Acreage: FOR PARCEL MAP = 22.99 ACRES.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of _____, South of AIRPORT BLVD., East of MONROE ST., West of _____.

SUBDIVISION PROPOSAL:

Map Schedule: _____ Minimum Developable Lot Size: _____
Number of existing lots: 8 Number of proposed developable lots: 7
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: _____ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): INCLUDED AS PART OF THIS APPLICATION.

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application. INCLUDED

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: MONROE PROPERTIES, LLC

Address: 10685 ROSELLE ST. #200, SAN DIEGO, CA 92121

Phone number: 619-884-7763

Address of site (street name and number if available, and ZIP Code): 56-180 MONROE ST., 92274

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: SEE ATTACHED ASSEMBLAGE DATA SPREADSHEET

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory identification number: _____

Date of list: _____

Applicant: *James D. [Signature]* Date 9/16/2019

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

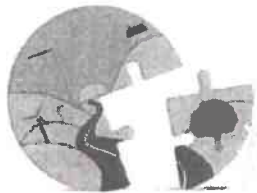
Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18

Monroe Properties, LLC

**Vista Santa Rosa Gateway Village
Assemblage Data**

Parcel		Owner	Property Address	APN #	Size	Ours
Parcel #1a	Atkins A	Monroe Properties, LLC	56300 Monroe Street	764-080-002-3	4.72	4.72
Parcel #1b	Atkins B	Monroe Properties, LLC	56350 Monroe Street	764-080-001-2 well site		
Parcel #2	Waggoner	Monroe Properties, LLC	82071 Airport Rd (AKA 56th)	764-070-003-3	4.70	4.7
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Parcel #5		John Damien	Vacant land	764-070-001-1	2.52	2.52
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Parcel #7		John Damien	Vacant land	764-080-006-7	0.27	0.27
Parcel #8		Gilbert Ramirez	Vacant land	764-080-003-4	2.6	2.6
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TOTAL					26.81	26.81

LEGEND	
Yellow	Parcels Owned by Monroe Properties LLC that are part of the Parcel Map
Red	Parcels Owned by Others (Damian Family) that are part of the Parcel Map
Blue	Parcels Owner by Others (Ramirez) that are part of the GP Amendment, but not the Parcel Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: MONROE PROPERTIES, LLC

Contact Person: VANCE CAMPBELL E-Mail: VANZCAM@YAHOO.COM

Mailing Address: 10685 ROSELLE ST. #200
SAN DIEGO CA 92121
City State ZIP

Daytime Phone No: (619) 884-7763 Fax No: (858) 857-1840

Engineer Representative Name: ANCORE ASSOCIATES INTERNATIONAL, INC.

Contact Person: JOHN A. CORELLA E-Mail: ANCOREINT@AOL.COM

Mailing Address: 155 LOMA ST.
BEAUMONT CA 92223
City State ZIP

Daytime Phone No: (760) 404-8449 Fax No: (951) 849-7558

Property Owner Name: MONROE PROPERTIES, INC.

Contact Person: VANCE CAMPBELL E-Mail: VANZCAM@YAHOO.COM

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Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

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APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

VANCE CAMPBELL MANAGER
MONROE PROPERTIES, LLC
PRINTED NAME OF PROPERTY OWNER(S)

Vance Campbell MANAGER
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): SEE ATTACHED VSR GATEWAY VILLAGE ASSEMBLAGE DATA SPREADSHEET

Approximate Gross Acreage: 11.28 (SHOWN ON ZONE CHANGE PLAN)

General location (nearby or cross streets): North of 58TH AVE., South of

AIRPORT BLVD. East of MONROE ST. West of JACKSON ST.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

PLEASE SEE ATTACHED:

"VISTA SANTA ROSA GATEWAY VILLAGE OVERVIEW"
 CUP SPECIFIC FOR ANY ALCOHOL SALES ON PARCELS SHOWN
 ON ATTACHED ZONE MAP.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): ARTICLE IX F MU ZONE (MU) ORDINANCE NO. 348-4896

Number of existing lots: 12

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1				EXISTING BUILDINGS TO BE RAZED AND REMOVED.	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	8,260	27'	1	RETAIL BLDG
2	6,030	22'	1	GAS STATION PLUS C STORE
3	15,624	22'	1	PHARMACY STORE
4	2,898	15'	1	FAST FOOD BLDG
5	1/1,120,000	47'	2	ASSISTED LIVING BLDG
6				
7				
8	SEE APPLICATION PACKAGE ARCHITECTURAL RENDERINGS.			
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	1/20,000	IN CONJUNCTION WITH SENIOR ORIENTED BLDG
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): SUBMITTED WITH APPLICATION PACKAGE

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer - then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: MONROE PROPERTIES, LLC
Address: 10685 ROSELLE ST. #200, SAN DIEGO, CA 92121
Phone number: -619-884-7763
Address of site (street name and number if available, and ZIP Code): 56180 MONROE ST., 92274
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: SEE ATTACHED VSR GATEWAY VILLAGE ASSEMBLY DATA SPREADSHEET
Specify any list pursuant to Section 65962.5 of the Government Code: N/A
Regulatory Identification number: N/A
Date of list: _____
Applicant: [Signature] MANAGER Date 9/16/2019

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) [Signature] Date 9/16/2019
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

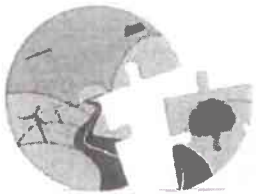
This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018

Monroe Properties, LLC
Vista Santa Rosa Gateway Village
Assemblage Data

Parcel		Owner	Property Address	APN #	Size	Ours
Parcel #1a	Atkins A	Monroe Properties, LLC	56300 Monroe Street	764-080-002-3	4.72	4.72
Parcel #1b	Atkins B	Monroe Properties, LLC	56300 Monroe Street	764-080-001-2 well site		
Parcel #2	Wagoner	Monroe Properties, LLC	82071 Airport Rd (AKA 58th)	764-070-003-3	4.70	4.7
Parcel #3a	Gilleland A	Monroe Properties, LLC	Vacant land	764-070-004-4 well site		
Parcel #3b	Gilleland B	Monroe Properties, LLC	Vacant land	764-080-010-0		
Parcel #3c	Gilleland C	Monroe Properties, LLC	Vacant land	764-080-011-1	9.14	9.14
Parcel #4	Castro	Monroe Properties, LLC	56180 Monroe Street	764-070-002-2	1.91	1.91
Parcel #5		John Damien	Vacant land	764-070-001-1	2.52	2.52
Parcel #6		John Damien	Vacant land	764-080-005-6	0.27	0.27
Parcel #7		John Damien	Vacant land	764-080-008-7	0.27	0.27
Parcel #8		Gilbert Ramirez	Vacant land	764-080-003-4	2.8	2.8
Parcel #9		Gilbert Ramirez	Kennedy Store & Res.	764-080-004-5	0.48	0.48
TOTAL					26.81	26.81

LEGEND	
Yellow	Parcels Owned by Monroe Properties LLC that are part of the Parcel Map
Red	Parcels Owned by Others (Damian Family) that are part of the Parcel Map
Blue	Parcels Owner by Others (Ramirez) that are part of the GP Amendment, but not the Parcel Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

* MONROE PROPERTIES, LLC  MANAGER OF
Property Owner(s) Signature(s) and Date 101 COASTAL INVESTORS LLC

MONROE PROPERTIES, LLC VANCE CAMPBELL MANAGER OF
Printed Name of Owner 101 COASTAL INVESTORS LLC
* SEE ATTACHED OWNERSHIP CLASSIFICATION MANAGER OF MONROE PROPERTIES, LLC

If the property is owned by multiple owners, the paragraph above must be signed by each owner.
Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

Monroe Properties LLC, A California LLC
Ownership and Management Information

Monroe Properties LLC (Monroe) is a California LLC. The Manager, and sole Member of Monroe is 101 Coastal Investors LLC. Vance Campbell is the Manager of 101 Coastal Investors LLC (Coastal) and is authorized to sign on behalf of both Monroe and Coastal.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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Assistant TLMA Director

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x *[Signature]* 10/31/2019 x *[Signature]* 10/31/19
Property Owner(s) Signature(s) and Date

LETICIA DAMIAN TERAN WHO ACQUIRED TITLE AS LETICIA DAMIAN
Printed Name of Owner

AND PATRICIA DAMIAN SILVA WHO ACQUIRED TITLE AS PATRICIA DAMIAN

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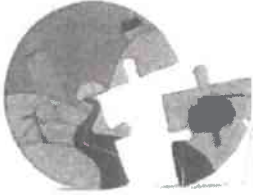
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FOR PARCEL 764-080-003-4
10/31/19
x *Gilbert Ramirez Jr.*
Property Owner(s) Signature(s) and Date

Gilbert Ramirez Jr.
Printed Name of Owner

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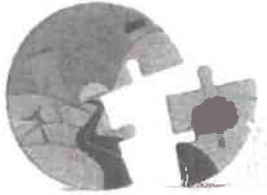
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x Patricia M. Ramirez
Property Owner(s) Signature(s) and Date

Patricia M. Ramirez
Printed Name of Owner

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NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

GENERAL PLAN AMENDMENT NO. 190012, CHANGE OF ZONE NO. 1900034, TENTATIVE PARCEL MAP NO. 37801, and CONDITIONAL USE PERMIT NO. 190030 – Intent to Adopt a Mitigated Negative Declaration – CEQ190110 – Applicant: Monroe Properties, LLC. – Engineer/Representative: Ancore Associates International, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Existing: Agriculture: Agriculture (AG) – Proposed: Community Development: Mixed Use Planning Area (CD-MUA) – Location: Northerly of Otymar Lane, southerly of Airport Boulevard, and easterly of Monroe Street – 27.11 Acres (GPA/CZ)/23.21 Acres (TPM/CUP) – Zoning: Existing: Light Agriculture – 20 Acre Minimum (A-1-20) – Rural Commercial (C-R) – Proposed: Mixed Use (MU) – REQUEST: General Plan Amendment No. 190012 is a proposal to change the existing General Plan Foundation Component and Land Use Designation from Agriculture: Agriculture (AG) to Community Development: Mixed Use Planning Area (CD-MUA) on 27.11 acres. Change of Zone No. 190034 is a proposal to change the existing Zoning Classifications for the project site from Light Agriculture, 20 Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU) on the 27.11 acres. Tentative Parcel Map No. 37801 is a proposal for a Schedule “E” subdivision of 23.21 gross acres into seven (7) parcels ranging from 1.13 acres to 6.48 acres. Conditional Use Permit No. 190030 is a proposal to construct a 7,550 sq. ft. multi-tenant retail building, a 5,800 sq. ft. gas station with a convenience store including sale of beer and wine, eight (8) fueling pump stations with a canopy (which offers 16 fueling positions), a 15,800 sq. ft. pharmacy retail building with sale of beer, wine, and liquor, a 2,400 sq. ft. fast food restaurant with a drive-thru, and a 158,800 sq. ft. two-story assisted living facility with 128 units on 23.21 acres. Parking for the project would consist of 322 parking spaces; including 13 electric vehicle and 14 disabled person parking spaces. Additionally, the project would also provide a school bus lane for the neighboring elementary school (Westside Elementary School). APN: 764-070-001 thru 004, and 764-080-001 thru 006, 010, 011.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	DECEMBER 16, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Tim Wheeler, P.O. Box 1409, Riverside, CA 92502-1409

**NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 2, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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Please send all written correspondence to:
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Attn: Tim Wheeler/P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 06, 2020,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ1900034/GPA190012/TPM37801/CUP190030 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

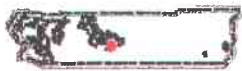
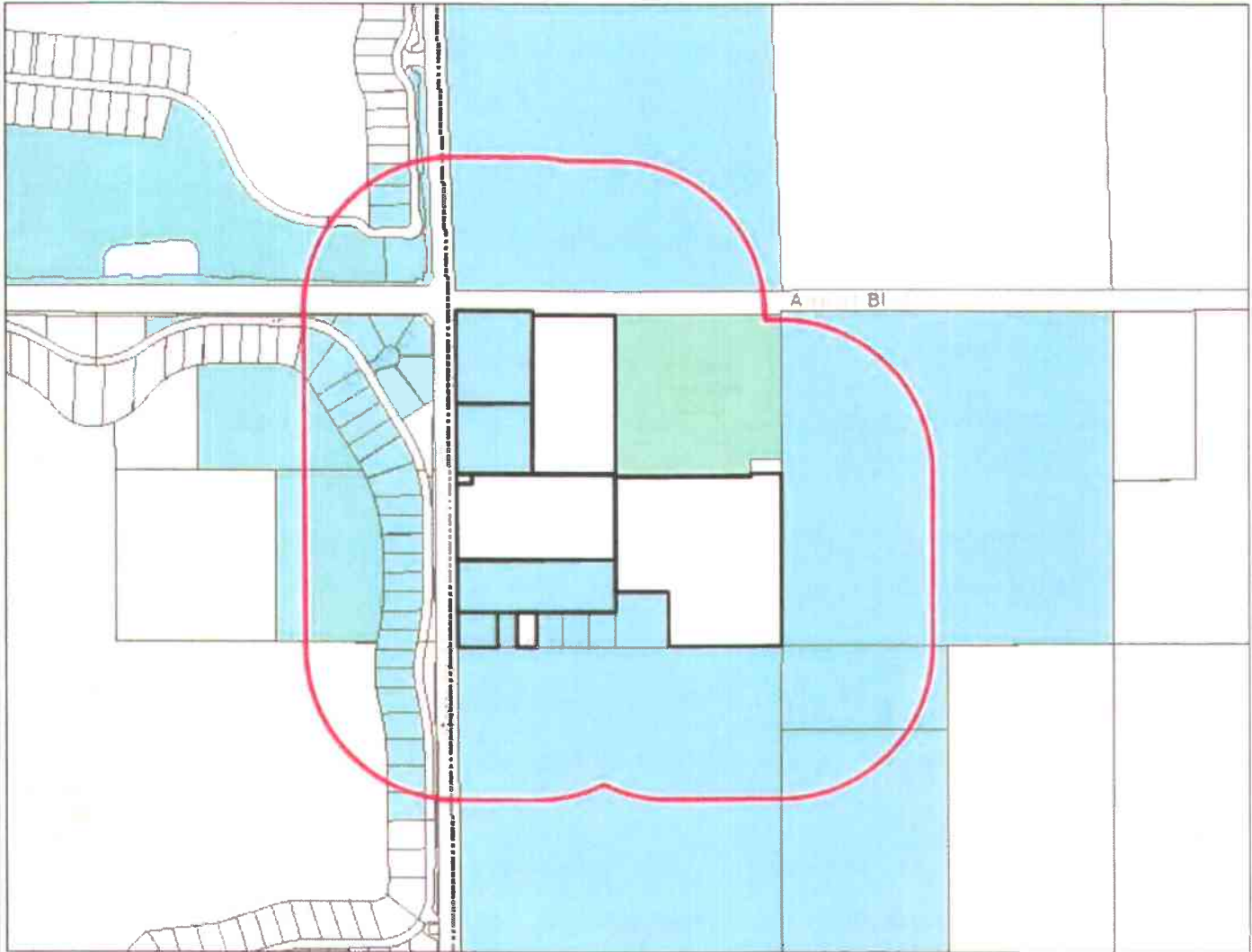
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CZ1900034 / GPA190012 / TPM37801 / CUP190030

(600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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REPORT PRINTED ON... 11/6/2020 9:11:16 AM

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764040012
CLIFFORD R. CUMMINGS
3377 VALENCIA AVE
SAN BERNARDINO CA 92404

764040014
DAVIS KELVIN L TRUST DATED 10/2/2015
PO BOX 102017
FORT WORTH TX 76185

764040019
VILLAGE AT THE PALMS INC
P O BOX 1032
PALM DESERT CA 92261

764040023
CHRISTOPHER THODE
81920 ELYNOR CT
LA QUINTA CA 92253

764040026
LINDGREN DAVID H FAMILY TRUST
81945 ELYNOR CT
LA QUINTA CA 92253

764040028
VILLAGE AT THE PALMS INC
39755 BERKEY DR NO A
PALM DESERT CA 92211

764050018
JOHN B. CAHOON
56665 VILLAGE DR
LA QUINTA CA 92253

764050026
RICHMOND MCKINNISH
3253 NEW HOLLAND RD
WAGENER SC 29164

764040013
BRIAN DOYLE
697 CYPRESS HILLS DR
ENCINITAS CA 92024

764040016
STANLEY S. HERR
56545 VILLAGE DR
LA QUINTA CA 92253

764040024
HUBERT JYH REN YEN
950 ROSALIND RD
SAN MARINO CA 91108

764050017
TOROS DZHINANYAN
6409 BLEWETT AVE
LAKE BALBOA CA 91406

764050029
JACK P. WADE
6893 VIA VALVERDE
LA JOLLA CA 92037

764070001
JOHN S. DAMIAN
41 226 BROADMOOR DR
INDIO CA 92203

764070006
COACHELLA VALLEY UNIFIED SCHOOL
PO BOX 847
THERMAL CA 92274

764080004
PATRICIA M. RAMIREZ
82562 PISA CT
INDIO CA 92203

764090001
PARS RANCH
10990 WILSHIRE BLVD # 1200
LOS ANGELES CA 90024

764010002
RANCHO ELDA
P O BOX 29
LA QUINTA CA 92253

764010003
PALMS GOLF CLUB INC
P O BOX 29
LA QUINTA CA 92253

780310012
PARS RANCH
10990 WILSHIRE BLVD # 1200
LOS ANGELES CA 90024

780170014
KSL DESERT RESORT
1 POST OFFICE SQ STE 3100
BOSTON MA 02109

764050019
JEFFREY DALE LAWHEAD
56685 VILLAGE DR
LA QUINTA CA 92253

764050020
BRUCE R. VOGEL
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764070005
RICHERT FAMILY PARTNERSHIP
83801 AVENUE 45
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764080008
JESUS P. TORRES
82170 OTYMAR LN
THERMAL CA 92274

764040010
OSCAR LYNN ROACH
2089 HUNTER CREST WAY
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764040025
JULIO CALERO
81964 ELYNOR CT
LA QUINTA CA 92253

764070002
MONROE PROP
10685 ROSELLE ST NO 200
SAN DIEGO CA 92121

764090002
JEROME B. BURNETT
5617 BEDFORD PINES CT
RALEIGH NC 27613

764090003
J BURTON BURNETT
82261 AIRPORT BLV
THERMAL CA 92274

780170011
PGA WEST FAIRWAYS ASSN
P O BOX 1690
LA QUINTA CA 92247

764040027
JIM LHOTKA
P O BOX 4209
LAGO VISTA CA 78645

764050016
JEFF KORMAN
488 VIA PALERMO DR
HENDERSON NV 89011

764050027
GARY T. MORTON
4144 RIDGE RD UNIT 30
STEVENVILLE MI 49127

764050028
AFFAITATI TRUST DATED 08/15/19
38380 WILD LILAC POINT
YUCAIPA CA 92399

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JESUS TORRES
82170 OTYMAR LN
THERMAL CA 92274

764040011
RICHARD A. COOMBS
9982 TROON CT
WINDSOR CA 95492

764050013
PAULA RUDIN KLUG
279 BROADWAY
COSTA MESA CA 92627

764050030
ADAM C. LIBMAN
150 N SANTA ANITA NO 740
ARCADIA CA 91006

764050001
TIMOTHY P. MURPHY
56745 VILLAGE DR
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764050002
JACK B. SNOW
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ZEPHYR COVE NV 89448

764050021
JOHN KONISZEWSKI
56725 VILLAGE DR
LA QUINTA CA 92253

764080007
SANCHEZ ERASMO A REVOCABLE TRUST
P O BOX 2314
INDIO CA 92202

764080009
JAMES T. HEDGER
82120 OTYMAR LN
THERMAL CA 92274

764040015
JOHN R. MATHESON
56525 VILLAGE DR
LAQUINTA CA 92253

780170009
BRE ICONIC LQR OWNER LLC
PO BOX 3879
CHICAGO IL 60690

780280004
A VICTOR KUBBEH
55885 TURNBERRY WAY
LA QUINTA CA 92253

764080003
SYLVIA CERVANTES
4625 W VARTIKIAN
FRESNO CA 93722

764080005
PATRICIA DAMIAN
41226 BROADMOOR DR
INDIO CA 92203

764050014
SIRIUS
8210 SE 30TH ST
MERCER ISLAND WA 98040

764050015
JEFFREY W. JOHNSON
118 BELLA VISTA AVE
BELVEDERE CA 94920

780170004
CVWD
P O BOX 1058
COACHELLA CA 92236

780280003
ROBERT L. CHAISSON
3209 5TH ST NW
CALGARY AB T2M3E1

780280005
STEVEN S. FOUNTAIN
55915 TURNBERRY WAY
LA QUINTA CA 92253

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 30, 2020,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ1900034/GPA190012/TPM37801/CUP190030 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

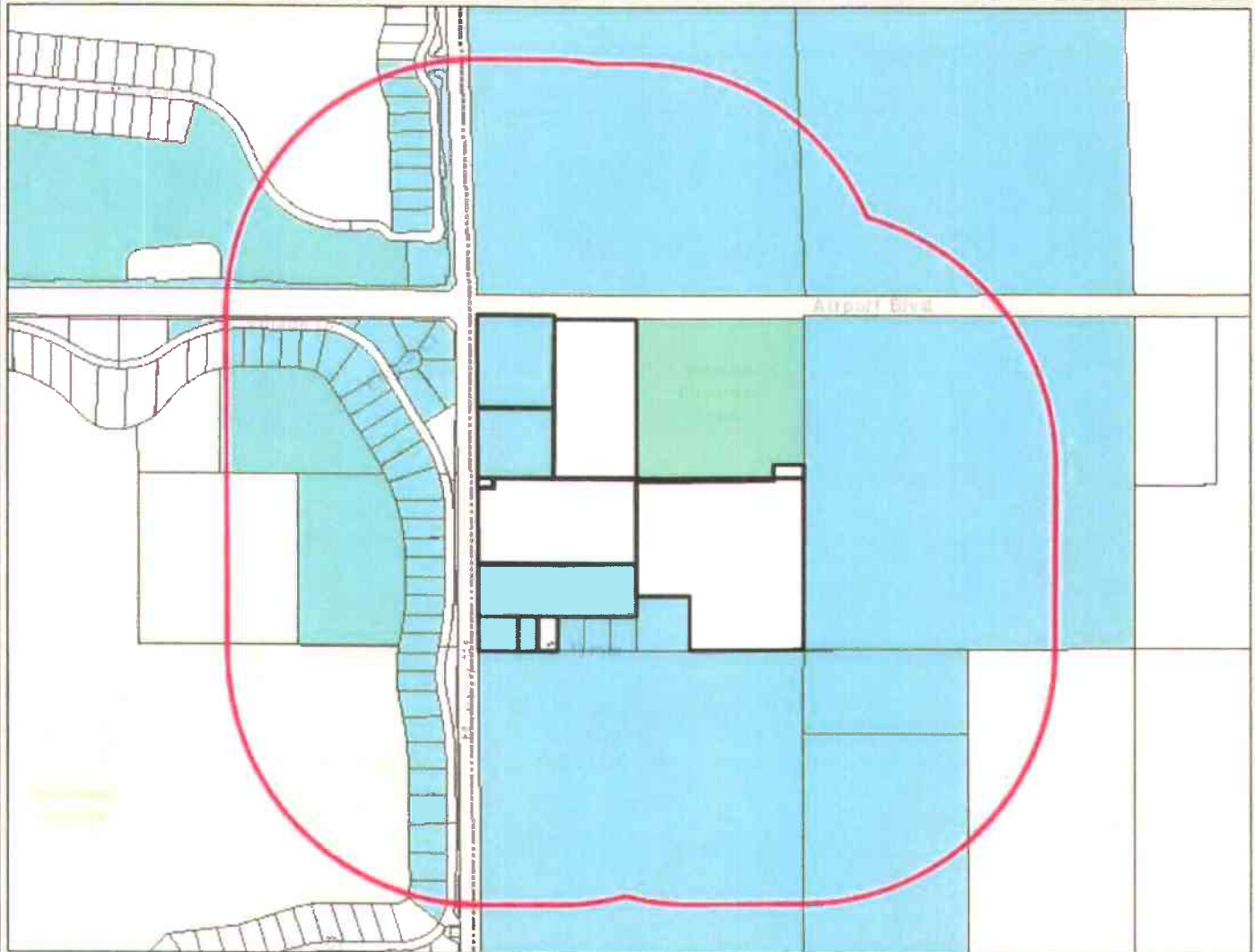
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels
CZ1900034/GPA190012/TPM37801/CUP190030
(1000 feet buffer)



Legend

-  County Boundary
-  Cities
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Notes



0 752 1,505 Feet



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REPORT PRINTED ON... 11/30/2020 1:24:21 PM

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764080007
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BOSTON MA 02109

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INDIO CA 92203

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PARS RANCH
10990 WILSHIRE BLVD # 1200
LOS ANGELES CA 90024

764040006
PATRICIA REILLY
448 EUCALYPTUS
REDLANDS CA 92373

764050001
TIMOTHY P. MURPHY
56745 VILLAGE DR
LA QUINTA CA 92253

780280004
A VICTOR KUBBEH
56885 TURNBERRY WAY
LA QUINTA CA 92253

780260014
TURNER FAMILY TRUST DTD 11/01/2004
24422 AVENIDA DE LA CARLATA STE 400
LAGUNA HILLS CA 92653

780310013
MAJID FAMILY LTD PARTNERSHIP
81709 DR CAREON BLV
INDIO CA 92201

780260013
SAM TORBATI
5016 N PARKWAY CALABASAS # 200
CALABASAS CA 91302

780260015
PERKINS CAROLE L FAMILY TRUST DATED
24 ANACAPA LN
ALISO VIEJO CA 92656

780260016
LAURENCE H. WAYNE
55765 TURNBERRY WAY
LA QUINTA CA 92253

780280001
PETER HENRICSSON
55795 TURNBERRY WAY
LA QUINTA CA 92253

780280003
ROBERT L. CHAISSON
3209 5TH ST NW
CALGARY AB T2M3E1

780280005
STEVEN S. FOUNTAIN
55915 TURNBERRY WAY
LA QUINTA CA 92253

780280002
CHARLES G. COLBY
59 ESTABAN DR
CAMARILLO CA 93010

Ancore Associates International, Inc.
155 Loma Street
Beaumont, CA 92223
Attn: John A. Corella

Christiansen & Company
5225 Canyon Crest Drive, Suite 251
Riverside, CA 92507
Attn: Keith A. Christiansen

Monroe Properties, LLC.
10685 Roselle Street #200
San Diego, CA 92121
Attn: Vance Campbell

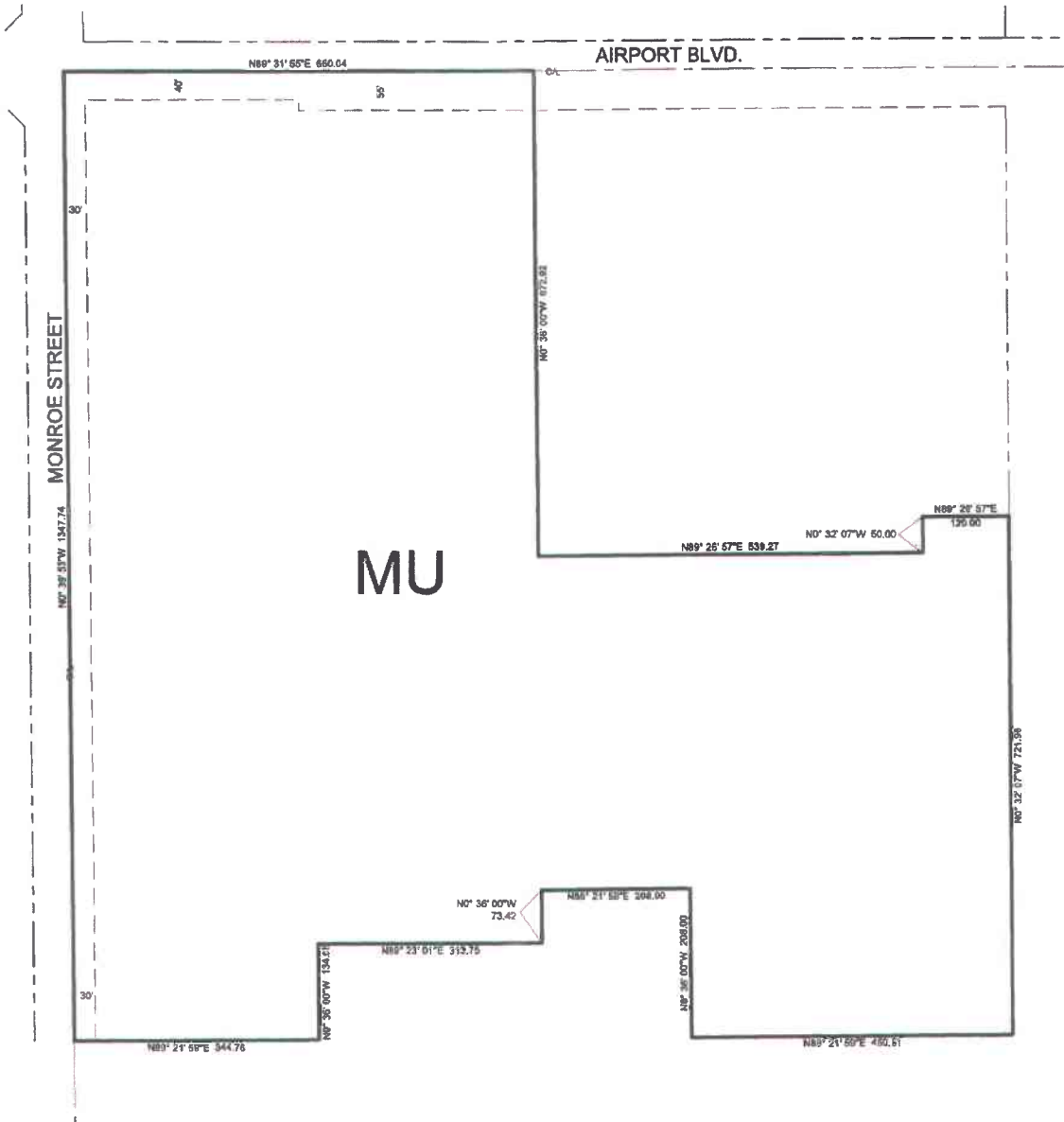
City of La Quinta
78495 Calle Tampico
La Quinta, CA 92253
Attn: Carlos Flores, Senior Planner

Agua Caliente Band Of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

Torres Martinez Desert Cahuilla Indians
P.O. Box 969
66725 Martinez Rd.
Thermal, CA 92274

Native American Heritage Commission
Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691

SEC. 23, T. 6 S., R. 7 E., S.B.M.



MU

MIXED USE

MAP NO. _____

CHANGE OF OFFICIAL ZONING PLAN
 LOWER COACHELLA VALLEY
 DISTRICT

CHANGE OF ZONE CASE NO. 1900034

AMENDING ORDINANCE 348

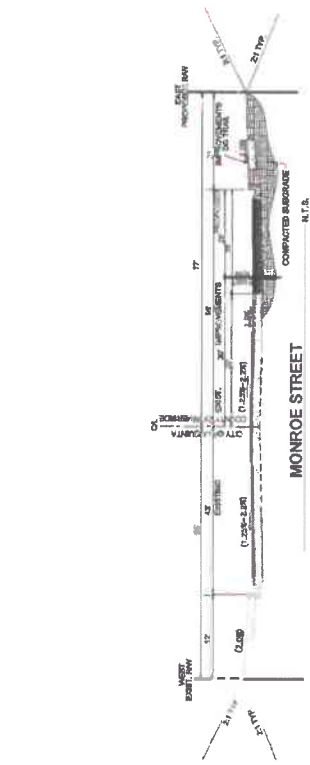
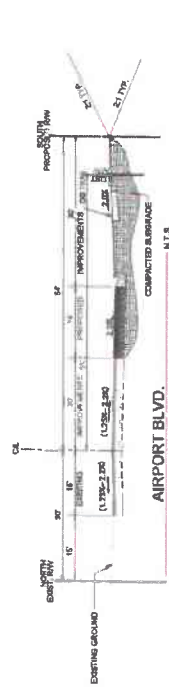
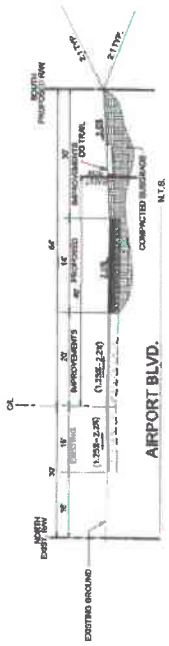
ADOPTED BY ORDINANCE NO. 384. _____

(DATE: _____)

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN(s): 764-070-001, 764-070-002,
 764-070-003, 764-070-004,
 764-080-001, 764-080-002,
 764-080-003, 764-080-004,
 764-080-005, 764-080-006,
 764-080-010, 764-080-011

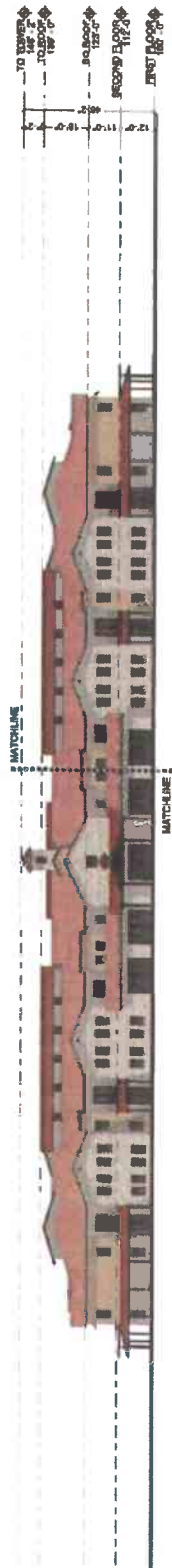




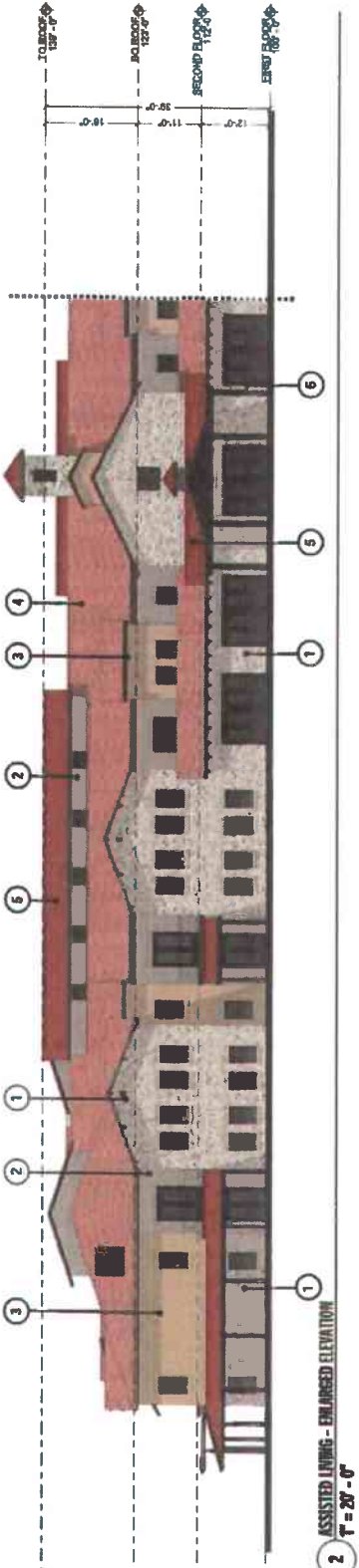
COUNTY OF ORANGE DEPARTMENT OF PUBLIC WORKS PLANNING AND DESIGN DIVISION		COUNTY OF ORANGE DEPARTMENT OF PUBLIC WORKS PLANNING AND DESIGN DIVISION	
SHEET NO. 2	OF 2	PROJECT NO. 17-000001-001	DATE 08/14/17
TENTATIVE PARCEL MAP 17801 MONROE PROPERTIES, LLC VISTA DEL MONTE TRACT, MONROE VILLAGE APN: 74-070001-001-000 74-080-001, 002, 004, 006, 008, & 011 BY RESOLUTION 2017-08-14 100% LOCAL PARCEL MAP		CHRISTIANSEN & COMPANY 3440 SOUTH STREET PLAINFIELD, CA 92676 PHONE: (714) 941-4447 EMAIL: info@christansen.com	
IN THE COUNTY OF ORANGE STATE OF CALIFORNIA TENTATIVE PARCEL MAP 17801 MONROE PROPERTIES, LLC VISTA DEL MONTE TRACT, MONROE VILLAGE APN: 74-070001-001-000 74-080-001, 002, 004, 006, 008, & 011 BY RESOLUTION 2017-08-14 100% LOCAL PARCEL MAP		CHRISTIANSEN & COMPANY 3440 SOUTH STREET PLAINFIELD, CA 92676 PHONE: (714) 941-4447 EMAIL: info@christansen.com	

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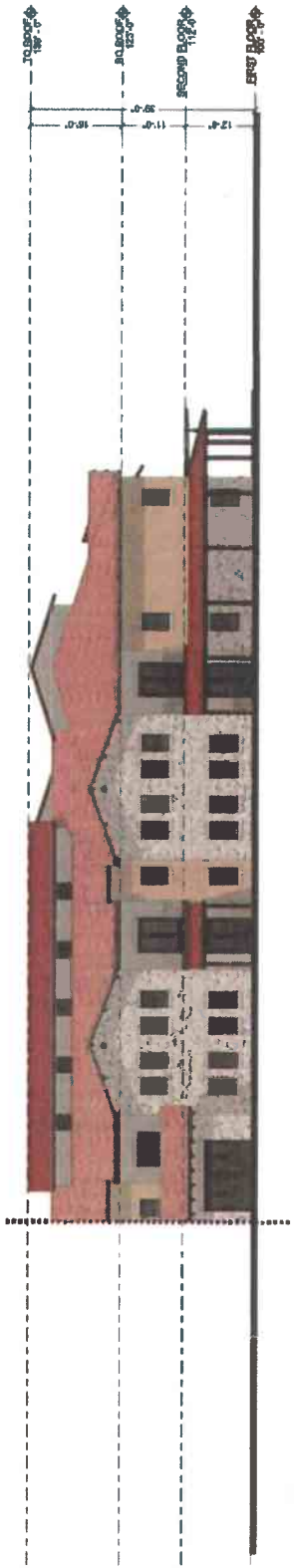
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- ② STUCCO - GRAY
- ③ STUCCO - TAN
- ④ CLAY TILE ROOFING
- ⑤ METAL ROOFING
- ⑥ WOOD



③ ASSISTED LIVING - OVERALL ELEVATION
 $\frac{1}{4}'' = 40' - 0''$



② ASSISTED LIVING - ENLARGED ELEVATION
 $\frac{1}{2}'' = 20' - 0''$



① ASSISTED LIVING - ENLARGED ELEVATION
 $\frac{1}{2}'' = 20' - 0''$

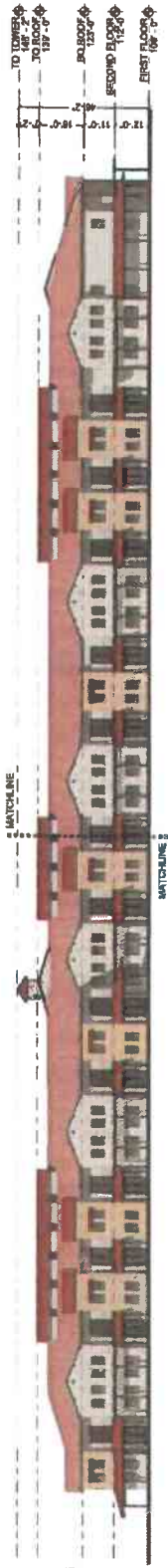


BUILDING ELEVATION - WEST
 ASSISTED LIVING BUILDING

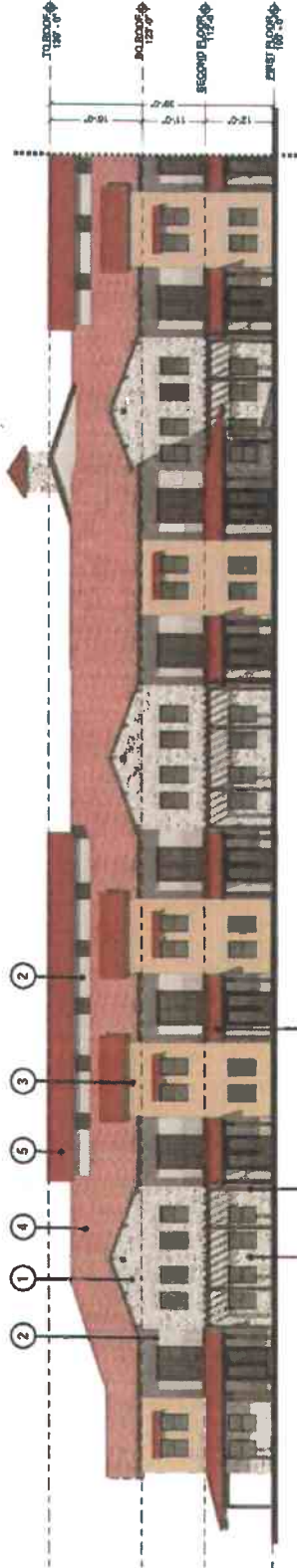


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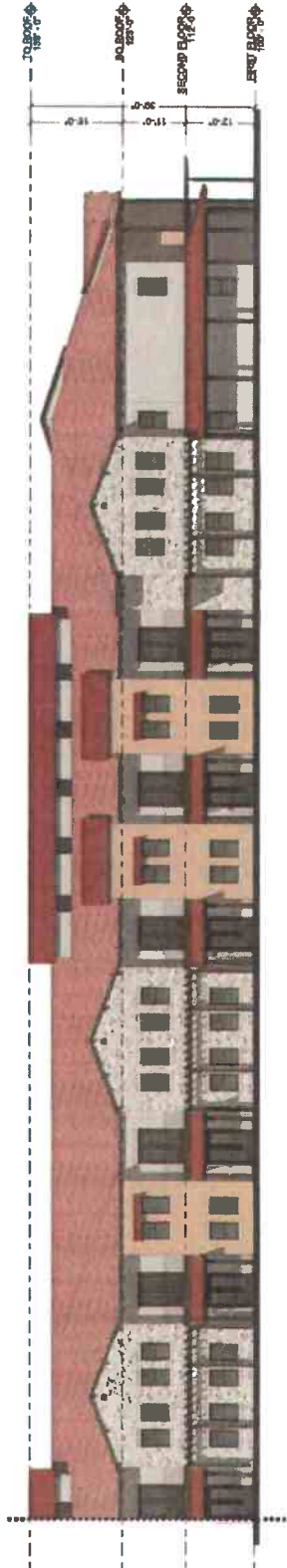
- 1 STONE
- 2 STUCCO - GRAY
- 3 STUCCO - TAN
- 4 CLAY TILE ROOFING
- 5 METAL ROOFING
- 6 WOOD



3 ASSISTED LIVING - OVERALL ELEVATION
T = 40' - 0"



2 ASSISTED LIVING - ENLARGED ELEVATION
T = 28' - 0"



1 ASSISTED LIVING - ENLARGED ELEVATION
T = 28' - 0"



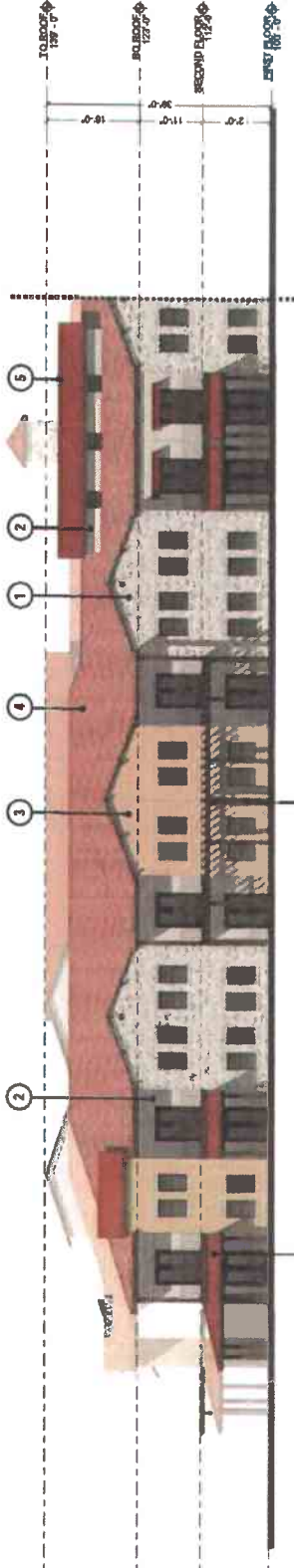
BUILDING ELEVATION - SOUTH (NORTH SIMILAR)
ASSISTED LIVING BUILDING

MATERIALS LEGEND

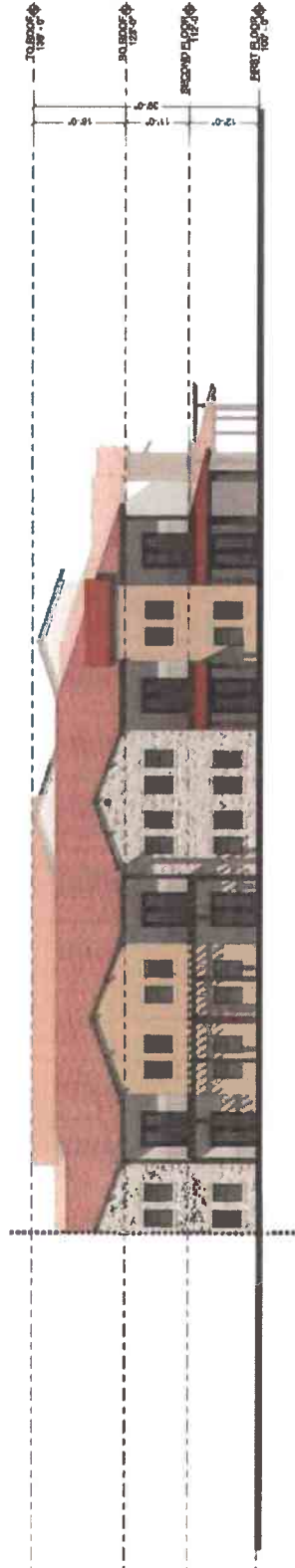
- 1 STONE
- 2 STUCCO - GRAY
- 3 STUCCO - TAN
- 4 CLAY TILE ROOFING
- 5 METAL ROOFING
- 6 WOOD



3 ASSISTED LIVING - OVERALL ELEVATION
T = 48' - 0"



2 ASSISTED LIVING - ENLARGED ELEVATION
T = 28' - 0"

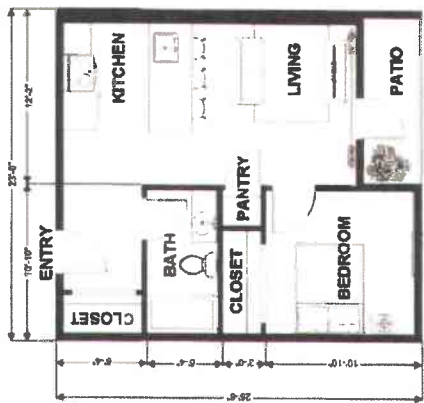


1 ASSISTED LIVING - ENLARGED ELEVATION
T = 28' - 0"

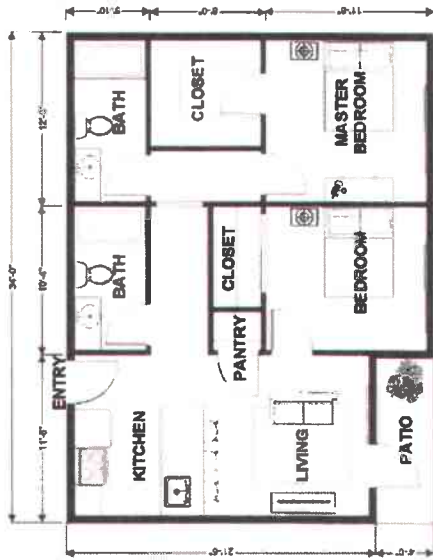
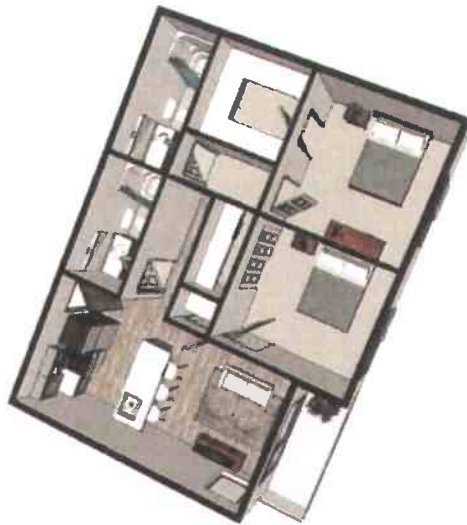


BUILDING ELEVATION - EAST
ASSISTED LIVING BUILDING





UNIT TYPE 1A / 480 GSF (1 BED/1 BATH)

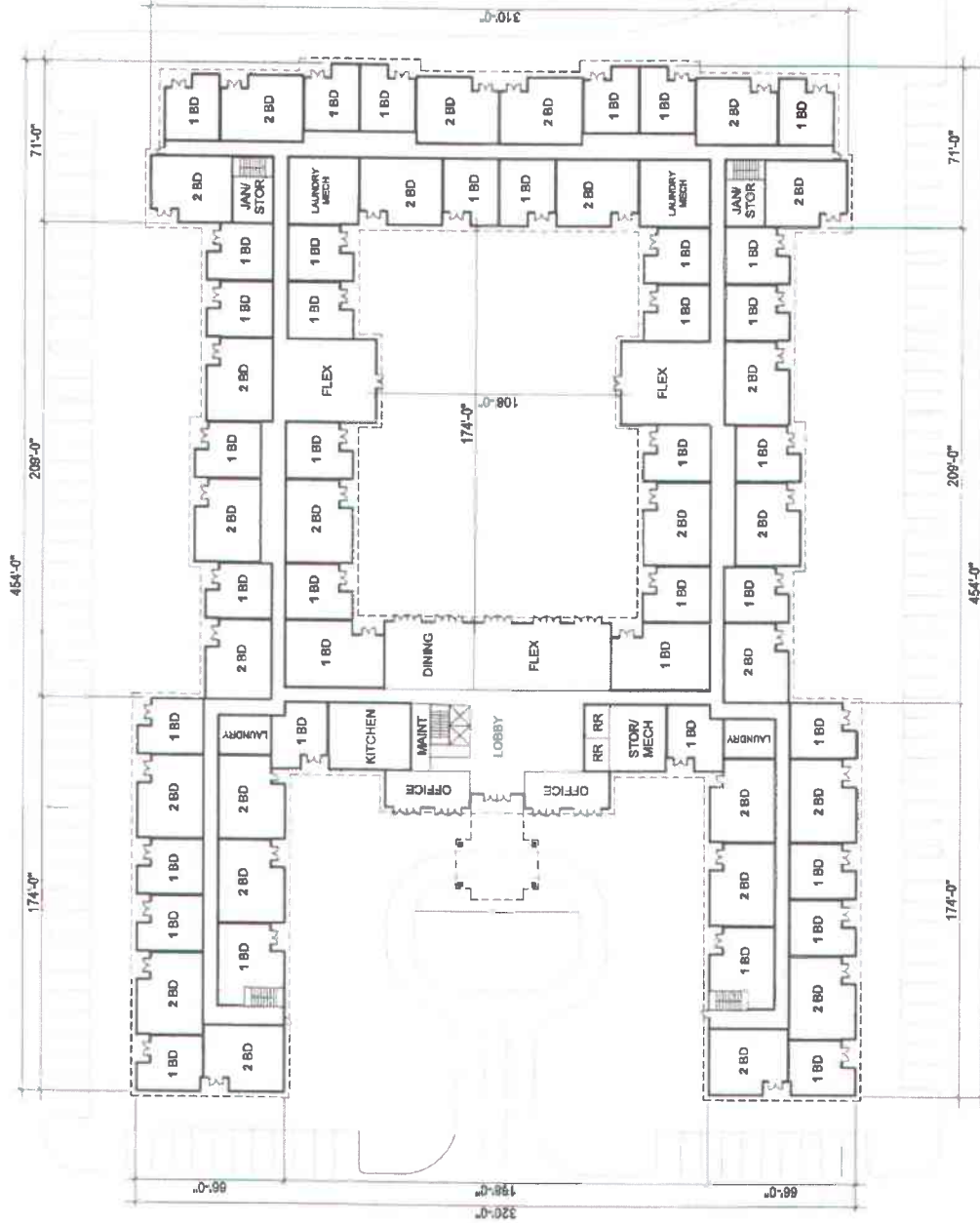


UNIT TYPE 2B / 750 GSF (2 BED/2 BATH)

SENIOR HOUSING FACILITY - UNIT PLANS

LEVEL 1 - UNIT SUMMARY

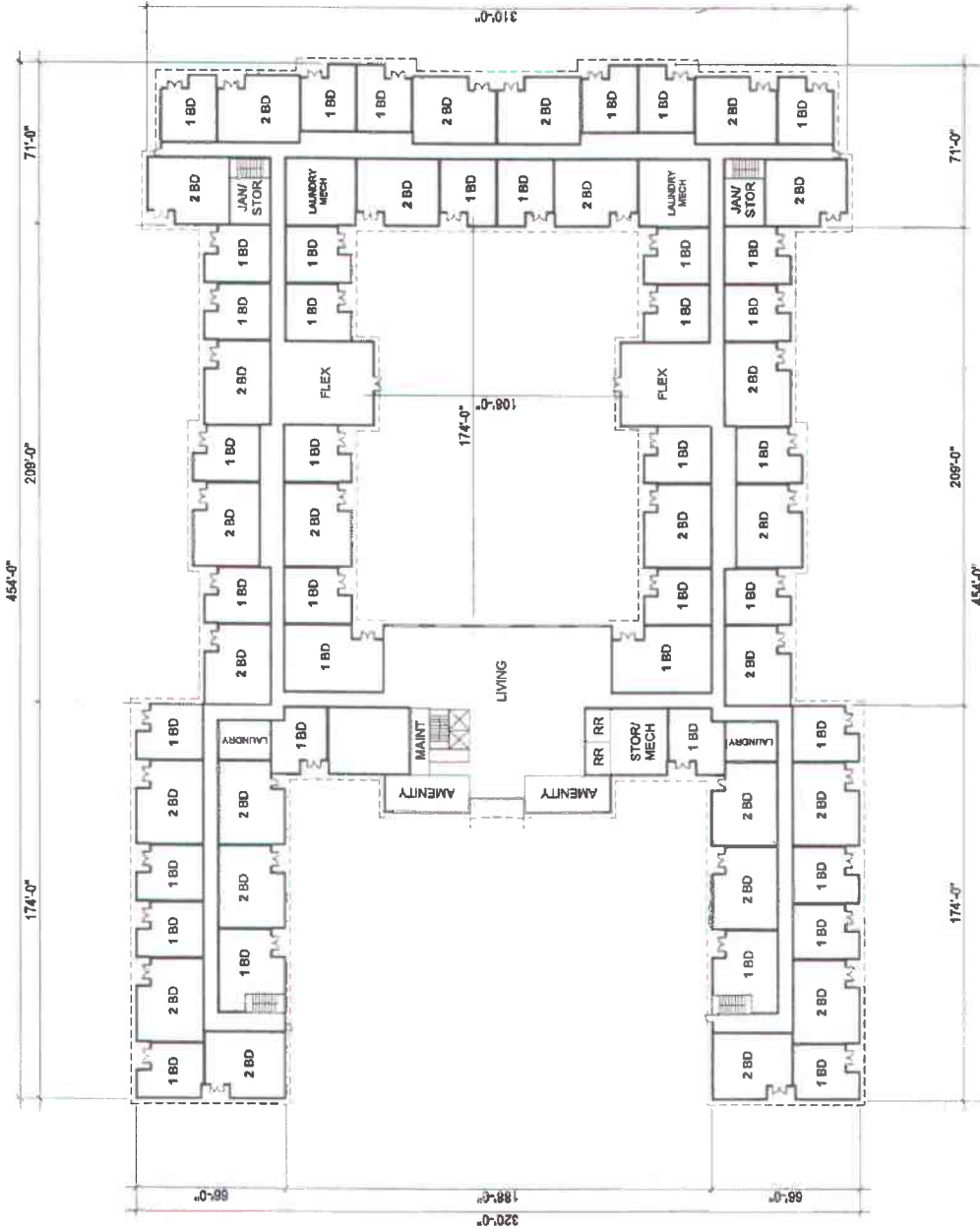
1 Bedroom Units = 38
 2 Bedroom Units = 26
 Total Level 1 Units = 64



SENIOR HOUSING FACILITY - FIRST FLOOR

LEVEL 2 - UNIT SUMMARY

1 Bedroom Units = 38
 2 Bedroom Units = 26
 Total Level 2 Units = 64



SENIOR HOUSING FACILITY - SECOND FLOOR

- MATERIALS LEGEND**
- ① STONE
 - ② STUCCO - BEIGE
 - ③ STUCCO - OLIVE
 - ④ CLAY TILE ROOFING
 - ⑤ METAL ROOFING
 - ⑥ WOOD



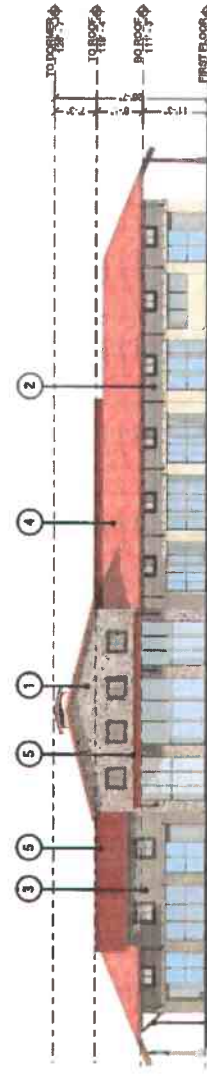
4 EAST ELEVATION
1/4" = 20' - 0"



2 NORTH ELEVATION
1/4" = 20' - 0"

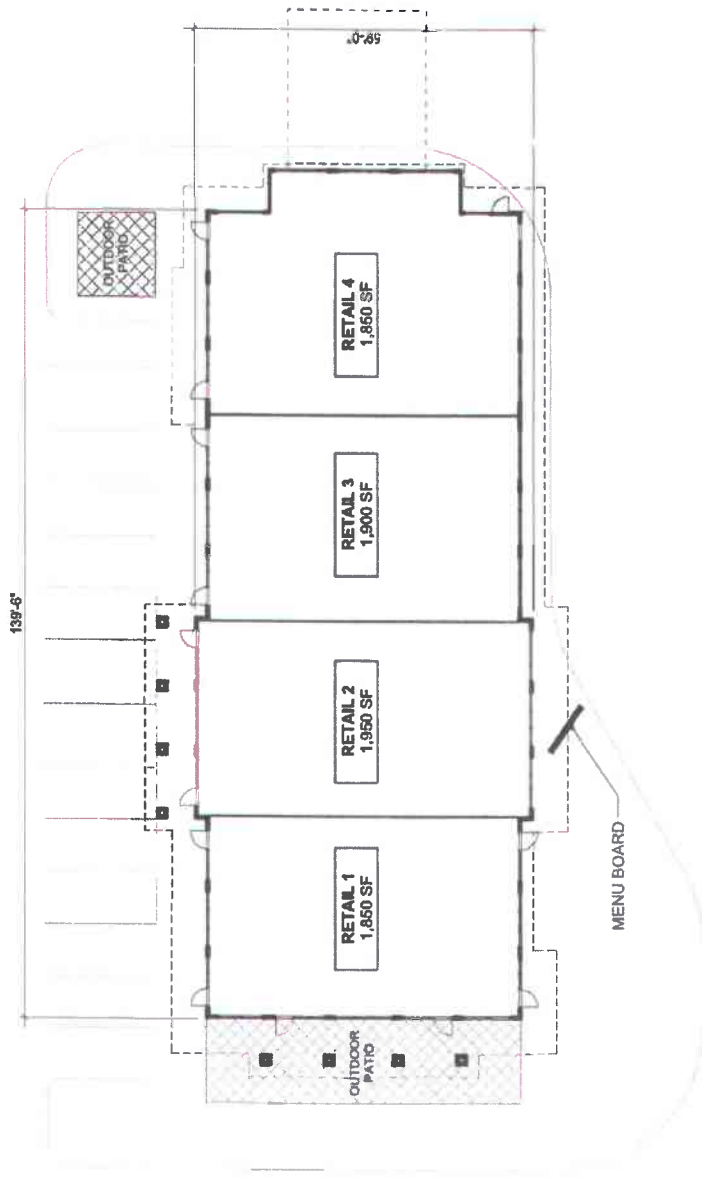


3 WEST ELEVATION
1/4" = 20' - 0"



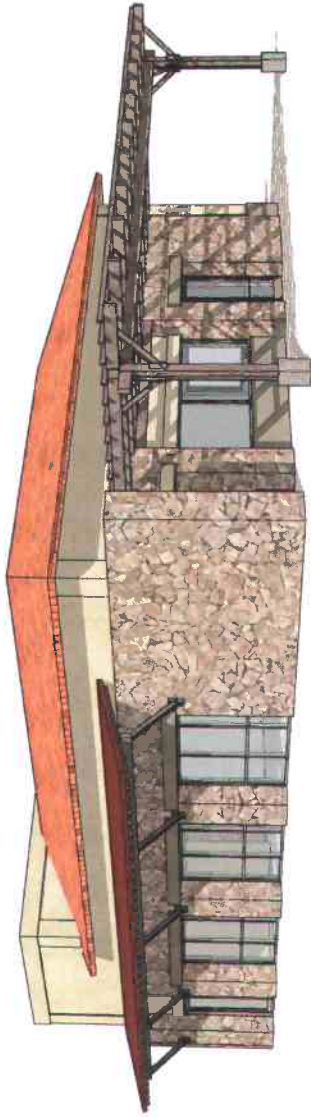
1 SOUTH ELEVATION
1/4" = 20' - 0"

RETAIL BUILDING - ELEVATIONS

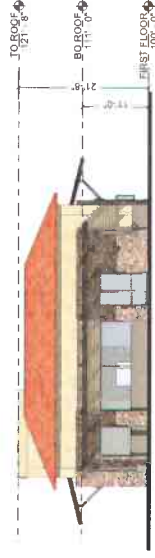


RETAIL BUILDING - FLOOR PLAN ϕ_N

- MATERIALS LEGEND**
- ① STONE
 - ② STUCCO - BEIGE
 - ③ STUCCO - OLIVE
 - ④ CLAY TILE ROOFING
 - ⑤ METAL ROOFING
 - ⑥ WOOD



④ WEST ELEVATION
1" = 20' - 0"



② NORTH ELEVATION
1" = 20' - 0"

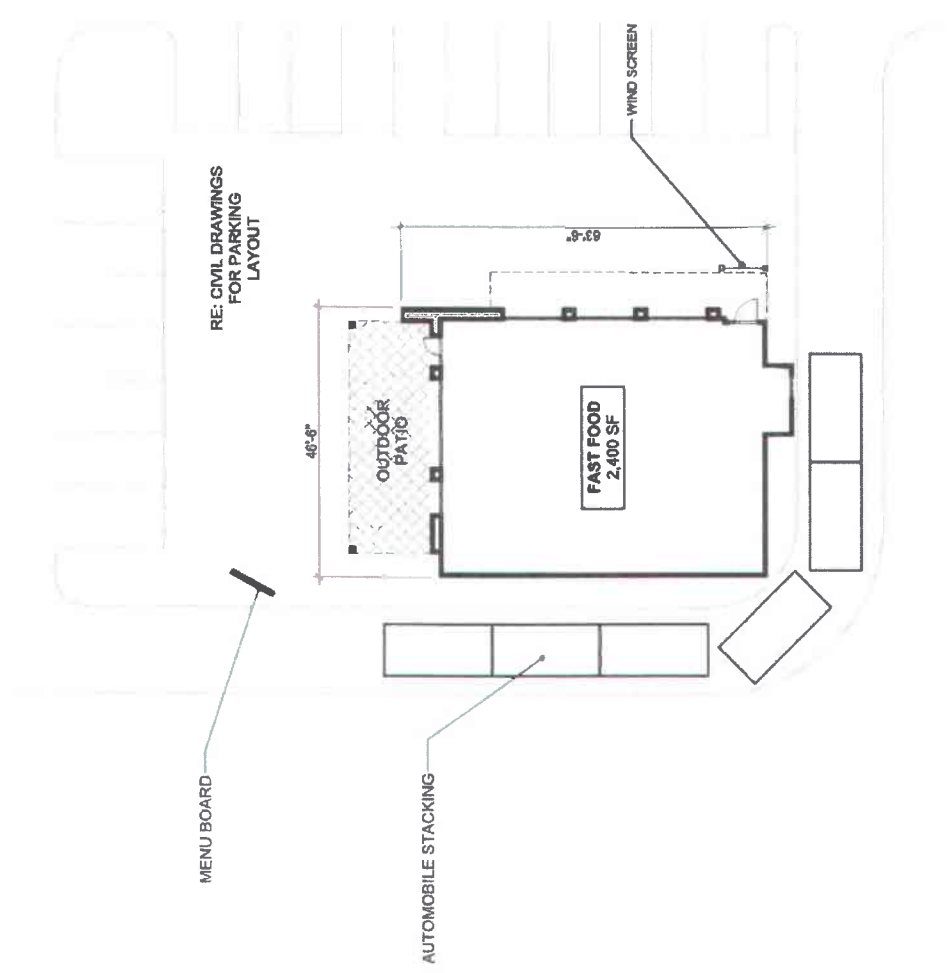


③ EAST ELEVATION
1" = 20' - 0"



① SOUTH ELEVATION
1" = 20' - 0"

FAST FOOD BUILDING - ELEVATIONS



FAST FOOD BUILDING - FLOOR PLAN Ⓞ_N

MATERIALS LEGEND

- ① EL DORADO STONE - "COUNTRY RUBBLE, POLERNAK"
- ② STUCCO - SHERWIN-WILLIAMS "EAGLET BEIGE" (SW 7573)
- ③ STUCCO - SHERWIN-WILLIAMS "RENNICK OLIVE" (SW 2818)
- ④ MCA CLAY ROOF TILE - "OLD SANTA BARBARA"
- ⑤ FIRESTONE METAL ROOFING - "TERRA COTTA"
- ⑥ WOOD - SHERWIN-WILLIAMS "KAFFEE" (SW 6104)



④ **NORTHEAST ELEVATION**
1" = 20' - 0"



① **SOUTHWEST ELEVATION**
1" = 20' - 0"

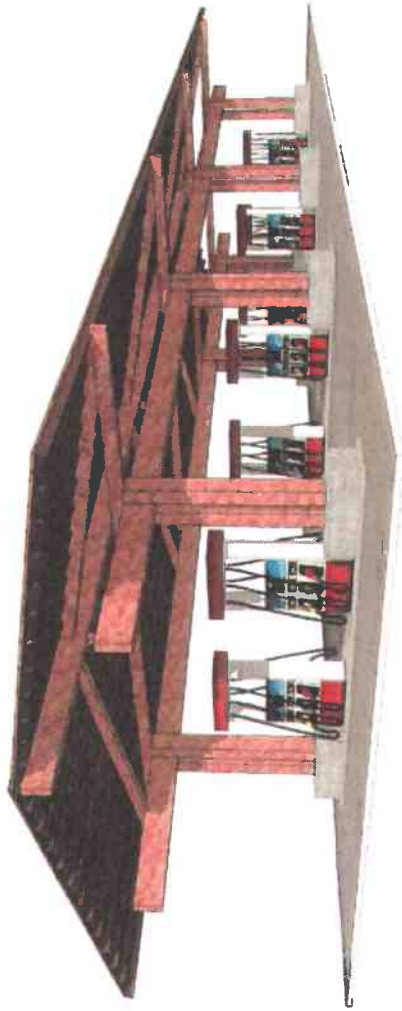


③ **SOUTHWEST ELEVATION**
1" = 20' - 0"



① **NORTHWEST ELEVATION**
1" = 20' - 0"

GAS STATION - ELEVATIONS



MATERIALS LEGEND

- 1 ELDORADO STONE - "COUNTRY RUBBLE, POLERNO"
- 2 STUCCO - SHERWIN-WILLIAMS "EAGLET BEIGE" (SW 7573)
- 3 STUCCO - SHERWIN-WILLIAMS "HENWICK OLIVE" (SW 2816)
- 4 MCA CLAY ROOF TILE - "OLD SANTA BARBARA"
- 5 FRESTONE METAL ROOFING - "TERRA COTTA"
- 6 WOOD - SHERWIN-WILLIAMS "KAFFEE" (SW 6104)

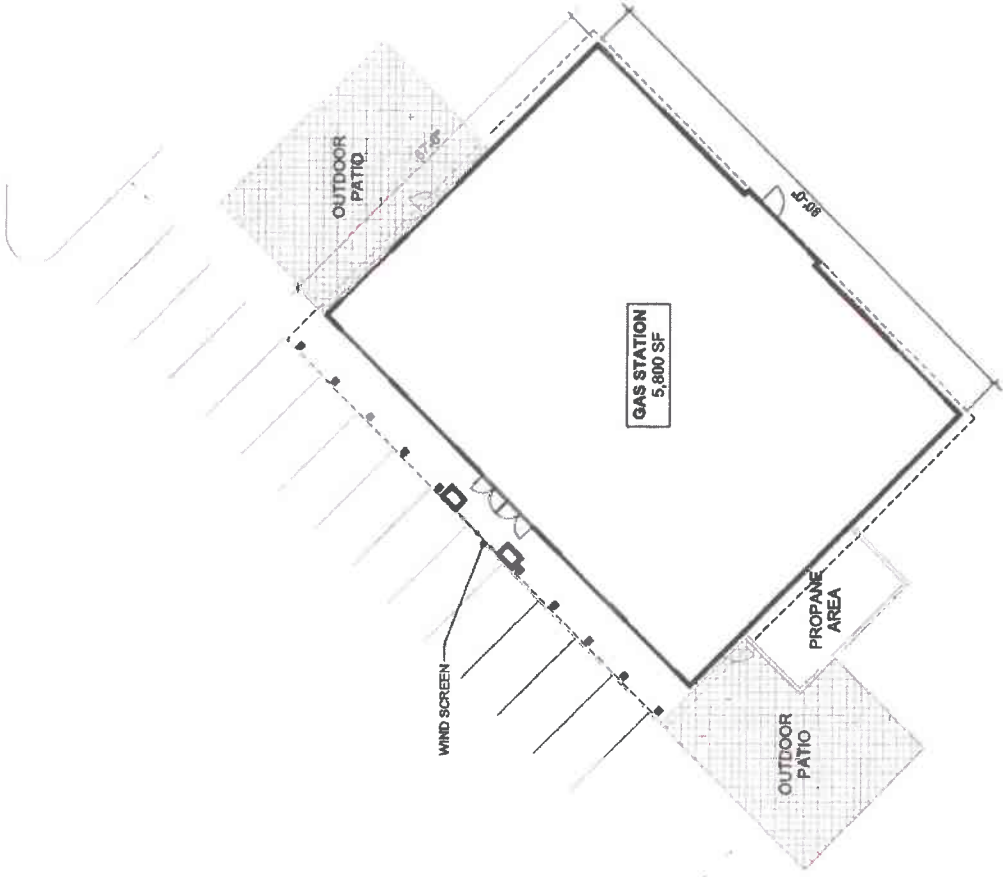


2 LONG ELEVATION
1" = 20' - 0"



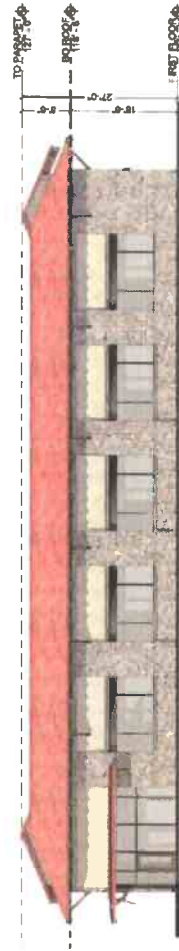
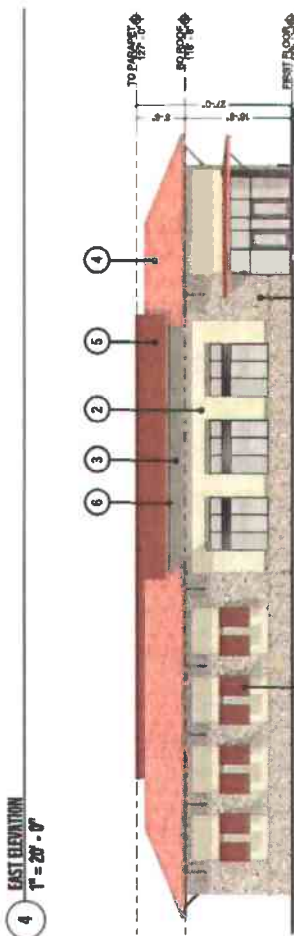
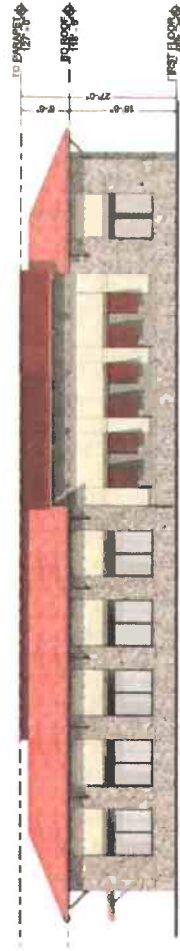
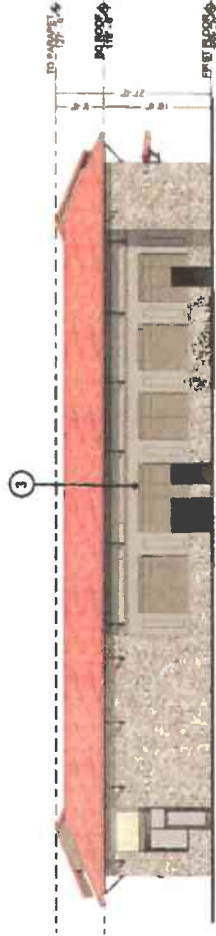
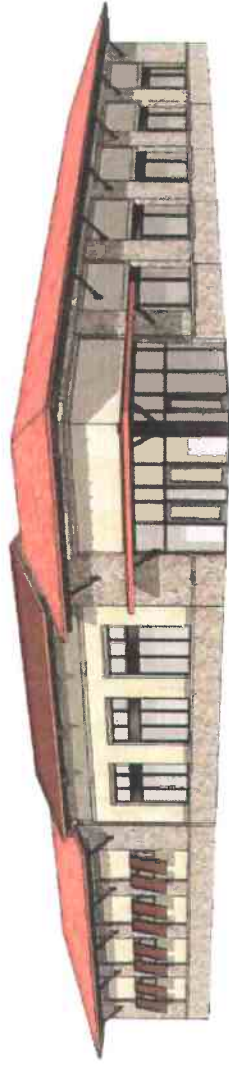
1 END ELEVATION
1" = 20' - 0"

GAS STATION CANOPY - ELEVATIONS

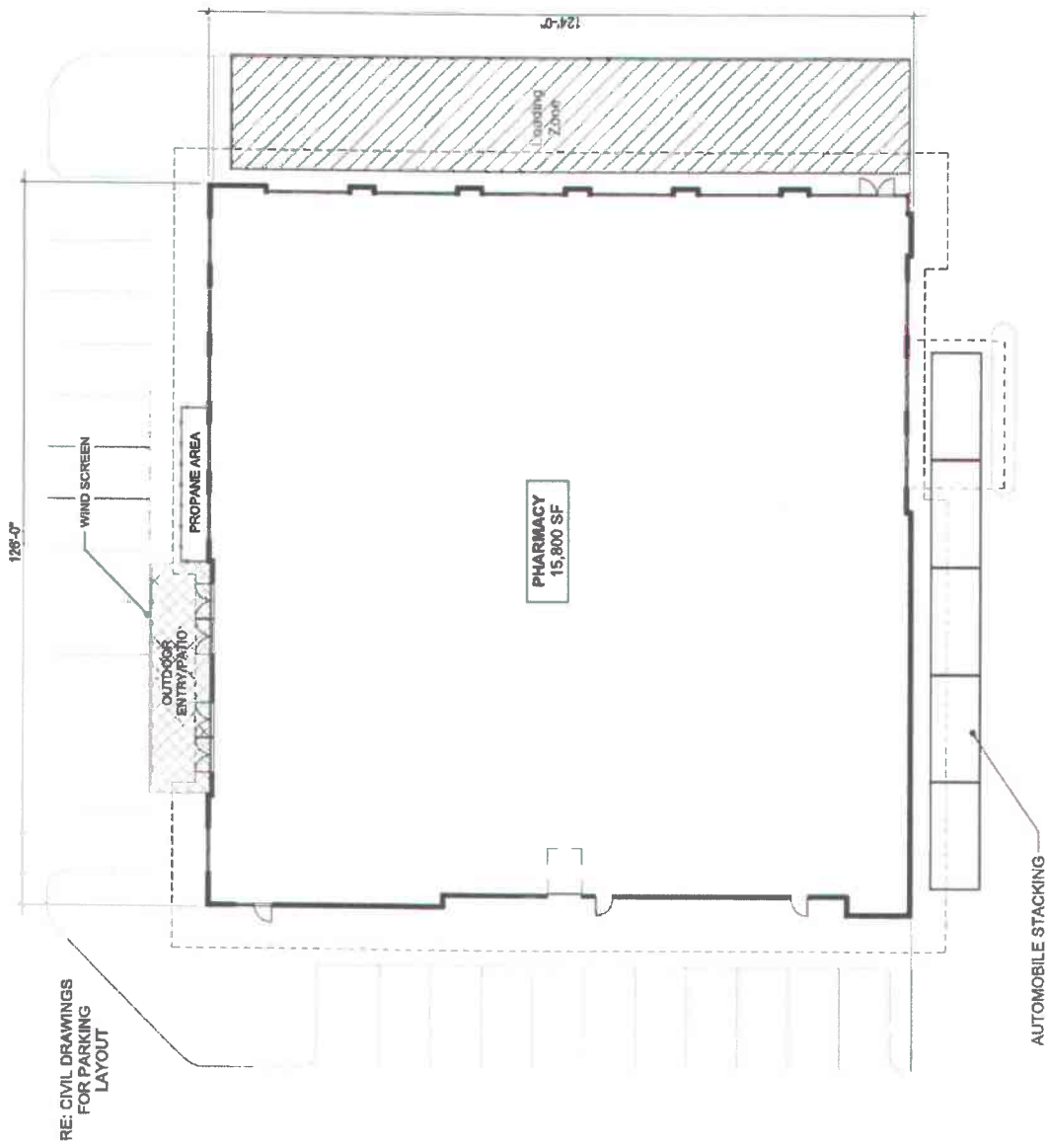


GAS STATION - FLOOR PLAN ϕ_N

- MATERIALS LEGEND**
- ① STONE
 - ② STUCCO - BEIGE
 - ③ STUCCO - OLIVE
 - ④ CLAY TILE ROOFING
 - ⑤ METAL ROOFING
 - ⑥ WOOD

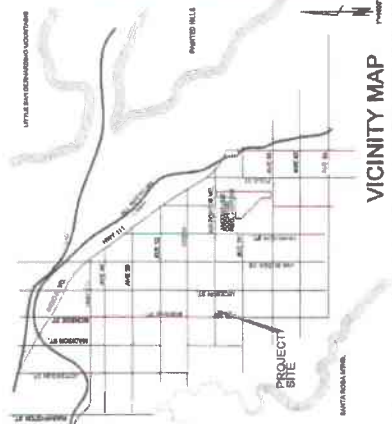
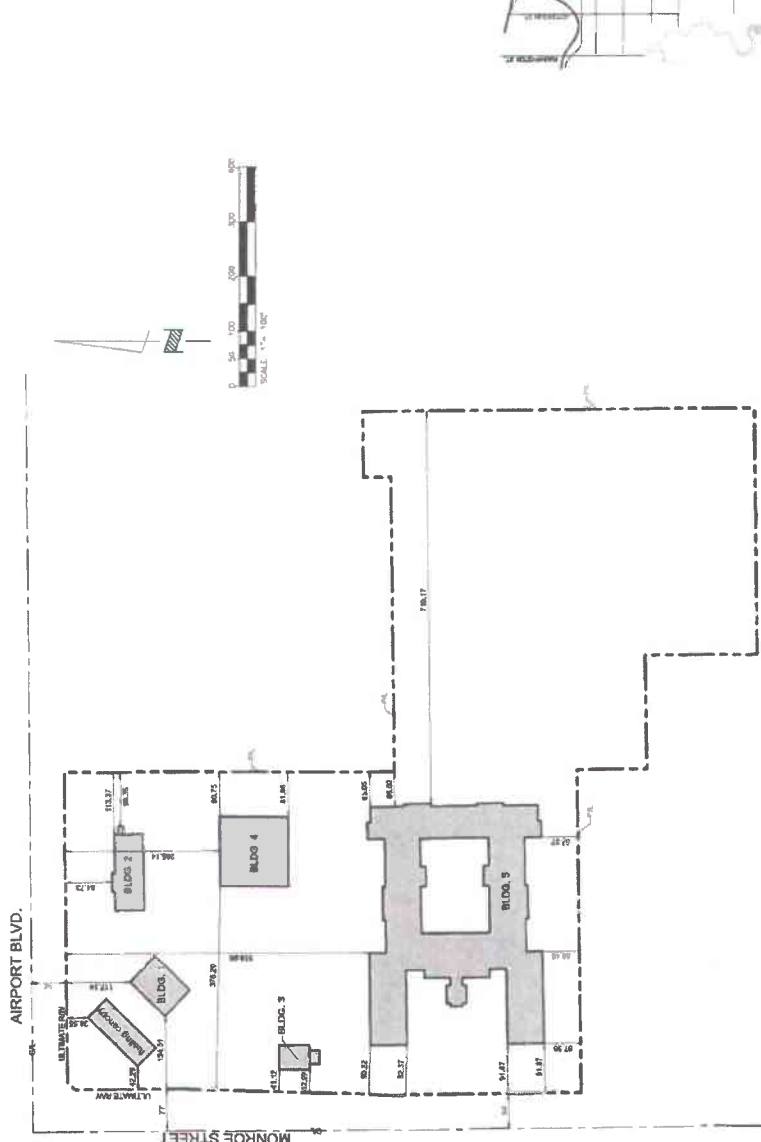


PHARMACY - ELEVATIONS



PHARMACY - FLOOR PLAN ϕ N

SETBACK MAP
 MONROE PROPERTIES, LLC
 VISTA SANTA ROSA GATEWAY VILLAGE
 APN# 784-220-001, 002, 003 & 004
 IN SECTION 23, T. 6 S., R. 7 E., S. 20N.



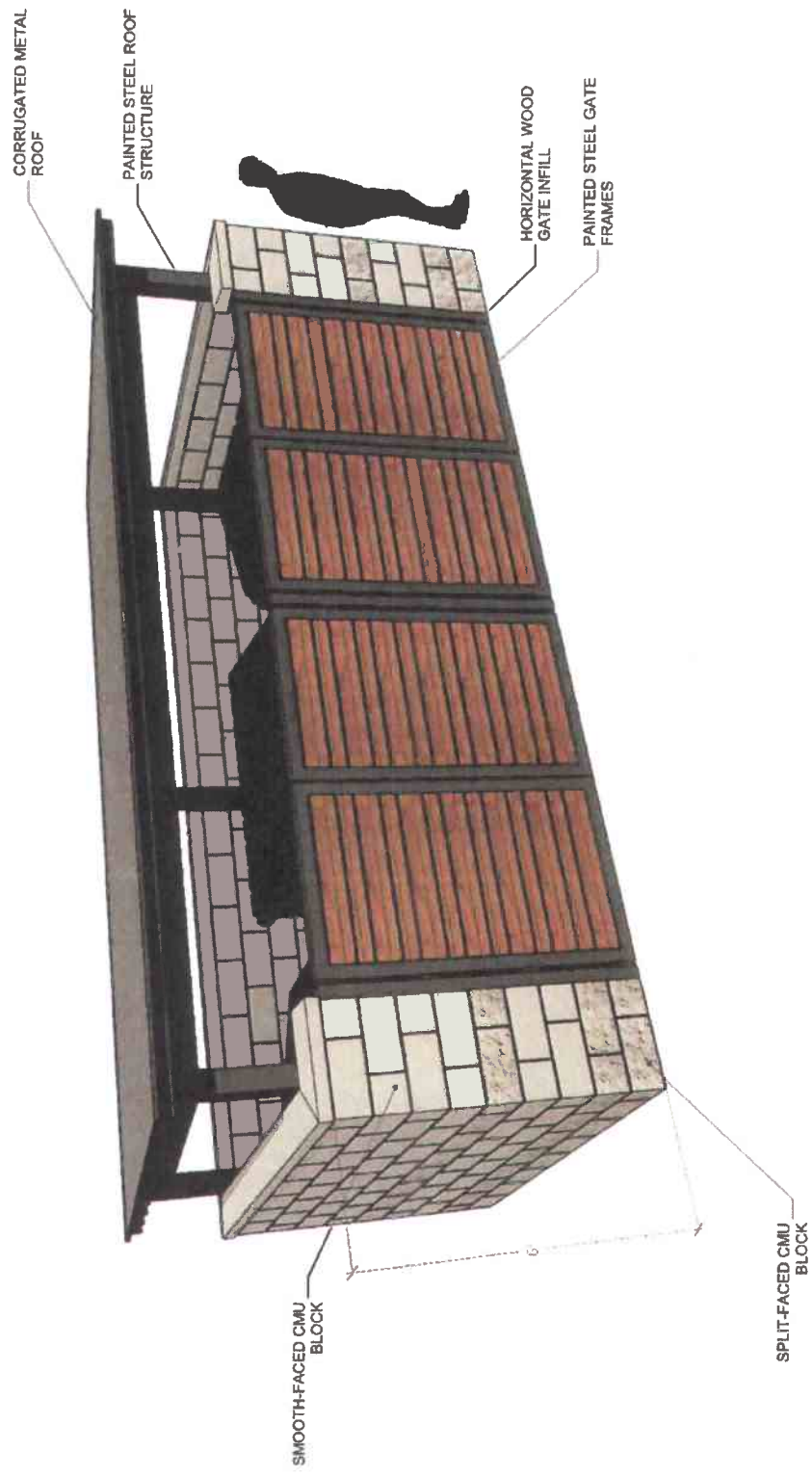
CASE: CUP190030
EXHIBIT : Setback Map
PLANNER: T. Wheeler
DATE: December 16, 2020



Christiansen & Company
 1000 S. GATEWAY BLVD., SUITE 200
 SANTA ROSA, CALIFORNIA 95401
 TEL: 707.534.4444
 FAX: 707.534.4444
 WWW.CHRISTIANSENANDCOMPANY.COM

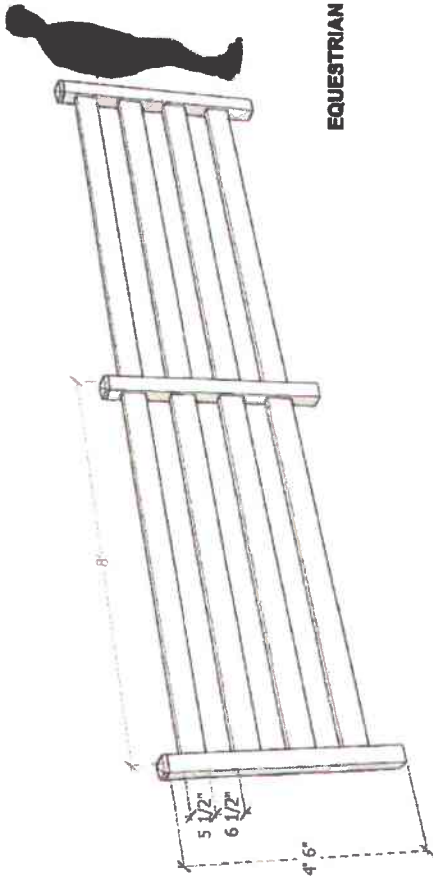
SETBACK MAP
 MONROE PROPERTIES, LLC
 VISTA SANTA ROSA GATEWAY VILLAGE
 APN# 784-220-001, 002, 003 & 004
 IN SECTION 23, T. 6 S., R. 7 E., S. 20N.
 FOR MONROE PROPERTIES, LLC

SHEET No. 1
OF 1 SHEETS
REV. No.

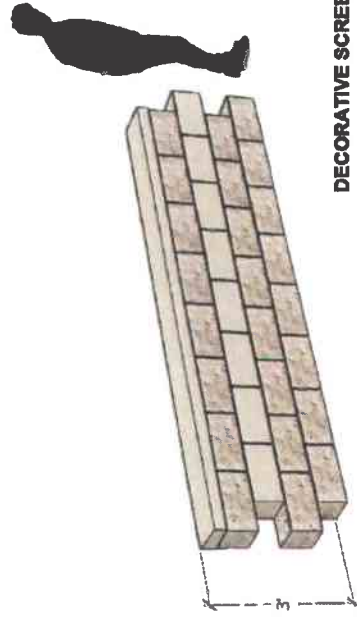


TYPICAL TRASH ENCLOSURE

CASE: CUP190030
 EXHIBIT D: Detail Plans (trash enclosure wall)
 PLANNER: T. Wheeler
 DATE: December 16, 2020



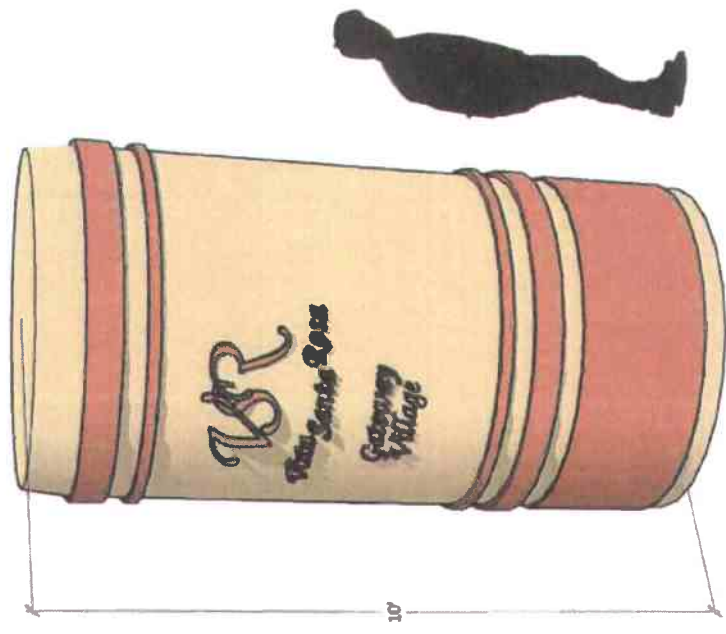
EQUESTRIAN STYLE



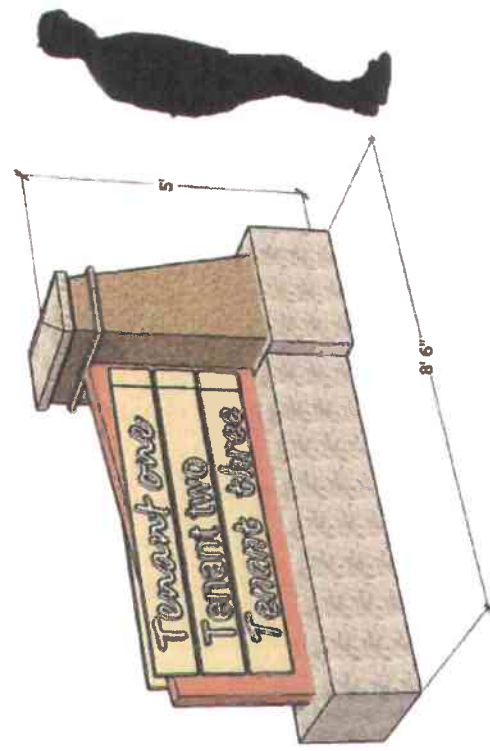
DECORATIVE SCREEN WALL STYLE

FENCE TYPES

CASE: CUP190030
EXHIBIT S: Signage Plans
PLANNER: T. Wheeler
DATE: December 16, 2020



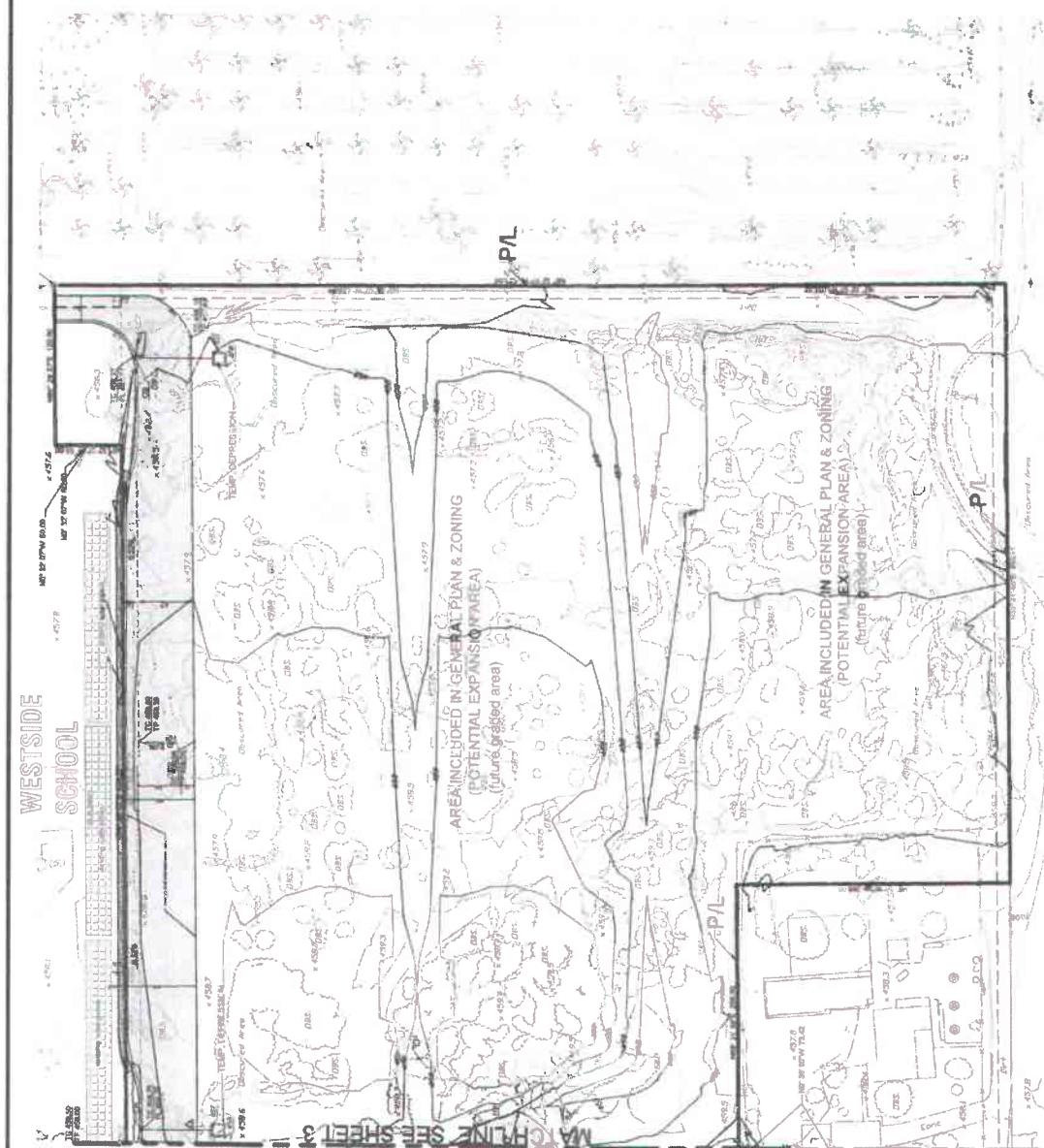
TYPICAL GATEWAY MONUMENT



TYPICAL ENTRANCE SIGNAGE



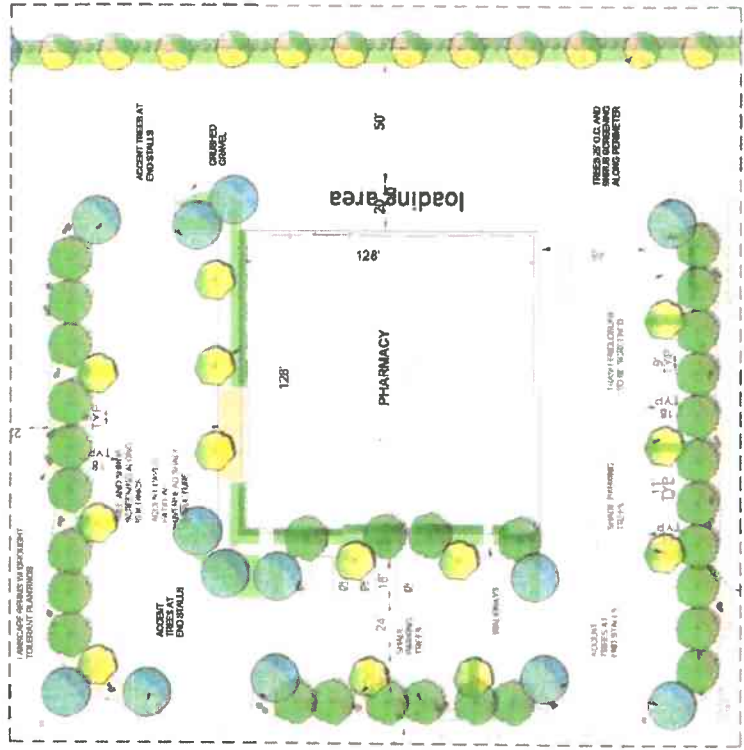
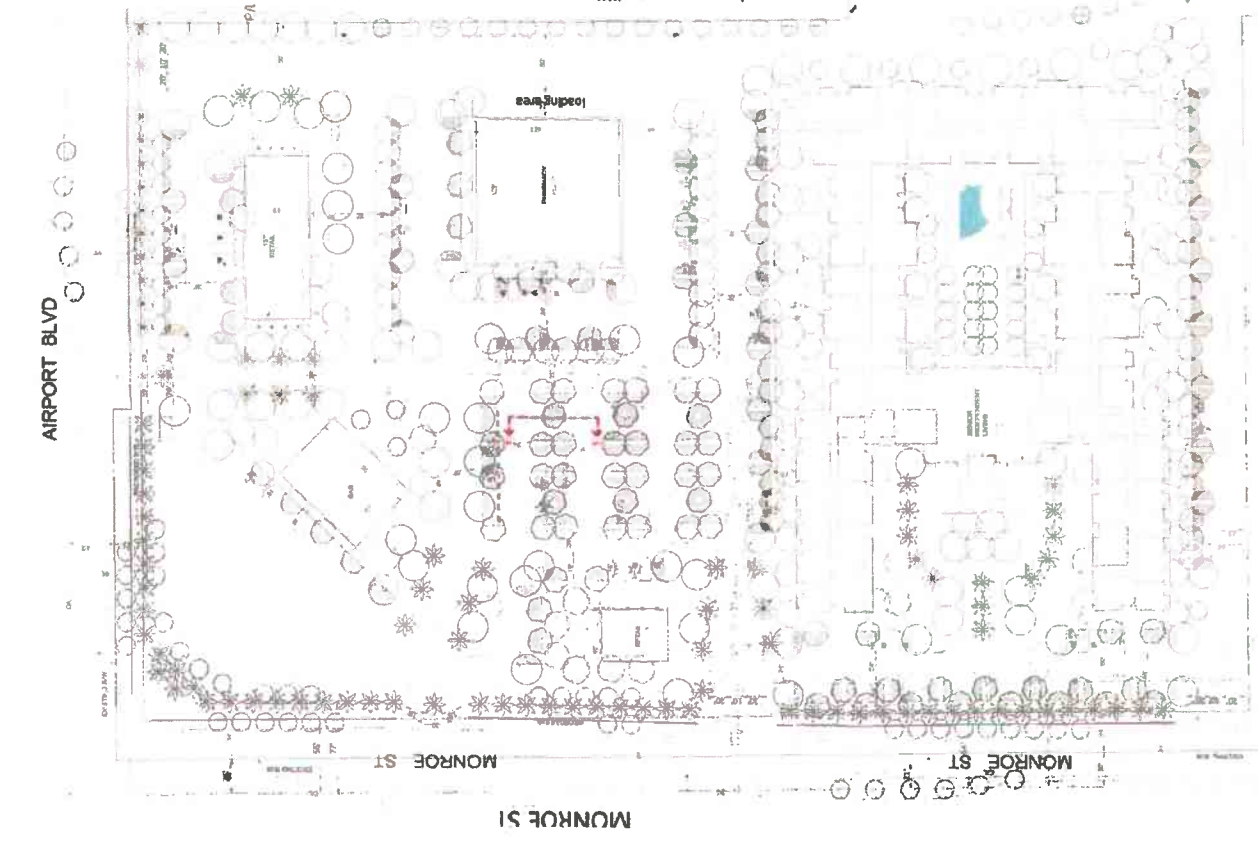
WESTSIDE SCHOOL



LEGEND

	3.0 SLOPE		FF FINISH FLOOR
	DRAINAGE FLOWLINE		FG FINISH GRADE
	PROPOSED CONTOUR		FS FINISH SURFACE
	EXISTING GROUND CONTOUR		FH FIRE HYDRANT
	P.C. PAVEMENT		FL FIRE FLOWLINE
	PROPOSED AC PAVEMENT		SB SHADE BREAK
	CENTERLINE		400' 400' POINT
	RETAINING WALL		INV. INVERT ELEVATION
	GRADED WALL		100' 100' ELEVATION
	TRACT BOUNDARY		PP POWER POLE
	MATCH LINE		50' 50' ELEVATION
	CONTOUR LINE		10' 10' ELEVATION
	G.W. CONVEYANCE		5' 5' ELEVATION
	EDGE OF PAVEMENT		1' 1' ELEVATION
	EXISTING STRUCTURE		BUILDING

<p>IN THE COUNTY OF INDIANA, STATE OF CALIFORNIA PRE APPLICATION REVIEW MONROE PROPERTIES, LLC VISTA SAN RAFAEL GOLF AND COUNTRY VILLAGE PARCEL 001, 002, 003, 004, 005, 006, 007, 008, 009, 010 & 011 SECTION 29, T. 6 S., R. 3 E., S. 11 N. MONROE PROPERTIES, LLC</p>		<p>SHEET NO. 4 OF 4 SHEETS</p>
<p>Christian & Company 2000 W. 10TH STREET, SUITE 200 SAN ANTONIO, TEXAS 78207 TEL: 214.343.4447 FAX: 214.343.4447 WWW.CHRIANDCOMPANY.COM</p>		
<p>DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____ DATE: _____</p>		
<p>APPROVED FOR THE CITY OF SAN ANTONIO CITY ENGINEER: _____ DATE: _____</p>		



SHADING NOTES:

- SHADING BASED ON CALIFORNIA MINIMUM REQUIREMENTS
- SHADING BASED ON 10' CANOPY TO ALLOWED BY COUNTY TO MEET CALIFORNIA MINIMUM REQUIREMENTS

GENERAL NOTES:

FOR PLANTING LEGEND, SEE SHEET C1.02

VISTA SANTA ROSA GATEWAY VILLAGE- ENLARGEMENTS & SHADING PLAN

56-180 Monroe Street, La Quinta, CA 92274

Prepared For:
MONROE PROPERTIES, LLC
 56-180 MONROE STREET, #100
 SAN DIEGO, CA 92121

PHASING PLAN

FOR
VISTA SANTA ROSA GATEWAY VILLAGE

DATE PREPARED: 07/20

OWNER/APPLICANT:
MONROE PROPERTIES LLC
1000 ROSELLE STREET, SUITE 2000
SAN JOSE, CALIFORNIA 95128
TEL: 408-262-7700 FAX: 408-262-7700
WWW.MONROEPROPERTIES.COM
CONTACT: VANCE CAMPBELL - MANAGING MEMBER
EMAIL: VANCECAMP@MONROE.COM

REPRESENTATIVE:
ANCORE ASSOCIATES INTERNATIONAL, INC.
1500 JAVIER STREET, SUITE 200
SAN JOSE, CALIFORNIA 95128
TEL: 408-444-4444 FAX: 408-444-4444
WWW.ANCOREASSOCIATES.COM
CONTACT: JOAN CORRELLA
EMAIL: JCORRELLA@AIAI.COM
PROFESSIONAL LICENSE NUMBERS:
70-480-001, 70-480-010, 70-480-011

MAP SCALE:
AS SHOWN

ADDRESS:
8540 MONROE STREET, THERMAL, CALIFORNIA 92374

ACREAGE: PHASE 1 8.86
PHASE 2 5.95
PHASE 3 8.35
PHASE 4 3.95
TOTAL 27.11

CONVENIENCE STORES
RESTAURANTS
OFFICE BUILDING
COMMERCIAL BUILDING
MULTI-FAMILY HOUSING
INDUSTRIAL BUILDING
WAREHOUSE
TRUCK TRAILER STORAGE

ZONING:
A-1.20
PROPOSED: M1 (PARCELS 5 & 7), M1 (C&P PARCELS 1, 2, 3 & 4)
SURROUNDING: M1-20

LAND USES:
AGRICULTURE
PROPOSED: M1 (PARCELS 5 & 7), M1 (C&P PARCELS 1, 2, 3 & 4)
SURROUNDING: M1-20

UTILITY PROVIDERS:
WATERS: COACHELLA VALLEY WATER DISTRICT (709) 325-3251
GAS: SOUTHERN CALIFORNIA GAS CO. (760) 333-1031
ELECTRIC: IMPERIAL IRRIGATION DISTRICT (760) 337-5900
TELEPHONE: CALIFORNIA CALIFORNIA (714) 835-4400
CABLE: SPECTRUM (951) 422-4178
TV: SPECTRUM (951) 422-4178
POSTAL: UNITED STATES POSTAL SERVICE (951) 422-2626

URBI-PARKING CALCULATION:
PHASING, OCCUPANCY GROUP, CORRELATION TYPE, AREA (SQ FT), PARKING PROVIDED

PHASE 1 8.86 AC
PHASE 2 5.95 AC
PHASE 3 8.35 AC
PHASE 4 3.95 AC
TOTAL 27.11 AC

PHASE 1 8.86 AC
PHASE 2 5.95 AC
PHASE 3 8.35 AC
PHASE 4 3.95 AC
TOTAL 27.11 AC

PHASE 1 8.86 AC
PHASE 2 5.95 AC
PHASE 3 8.35 AC
PHASE 4 3.95 AC
TOTAL 27.11 AC

PHASE 1 8.86 AC
PHASE 2 5.95 AC
PHASE 3 8.35 AC
PHASE 4 3.95 AC
TOTAL 27.11 AC

PHASE 1 8.86 AC
PHASE 2 5.95 AC
PHASE 3 8.35 AC
PHASE 4 3.95 AC
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PHASE 1 8.86 AC
PHASE 2 5.95 AC
PHASE 3 8.35 AC
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TOTAL 27.11 AC

PHASE 1 8.86 AC
PHASE 2 5.95 AC
PHASE 3 8.35 AC
PHASE 4 3.95 AC
TOTAL 27.11 AC

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TOTAL 27.11 AC

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TOTAL 27.11 AC

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PHASE 2 5.95 AC
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PHASE 4 3.95 AC
TOTAL 27.11 AC

PHASE 1 8.86 AC
PHASE 2 5.95 AC
PHASE 3 8.35 AC
PHASE 4 3.95 AC
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TOTAL 27.11 AC

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TOTAL 27.11 AC

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TOTAL 27.11 AC

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TOTAL 27.11 AC

PHASE 1 8.86 AC
PHASE 2 5.95 AC
PHASE 3 8.35 AC
PHASE 4 3.95 AC
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PHASE 1 8.86 AC
PHASE 2 5.95 AC
PHASE 3 8.35 AC
PHASE 4 3.95 AC
TOTAL 27.11 AC

PHASE 1 8.86 AC
PHASE 2 5.95 AC
PHASE 3 8.35 AC
PHASE 4 3.95 AC
TOTAL 27.11 AC

PHASE 1 8.86 AC
PHASE 2 5.95 AC
PHASE 3 8.35 AC
PHASE 4 3.95 AC
TOTAL 27.11 AC

CASE: CUP190030
EXHIBIT P: Project Phasing Map
PLANNER: T. Wheeler
DATE: December 16, 2020



PHASE	ACREAGE
PHASE 1	8.86 AC
PHASE 2	5.95 AC
PHASE 3	8.35 AC
PHASE 4	3.95 AC
TOTAL	27.11 AC

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PHASING PLAN
MONROE PROPERTIES LLC
VISTA SANTA ROSA GATEWAY VILLAGE
APNS: 70-480-001, 70-480-010, 70-480-011
PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Christian Hansen & Company
1000 NORTH STREET, SUITE 200
SAN JOSE, CALIFORNIA 95128
TEL: 408-262-7700 FAX: 408-262-7700
WWW.CHRIANHANSEN.COM

DESIGN NUMBER: 190030-01
DATE: 12/16/2020
SCALE: AS SHOWN

PROJECT NO. 1
SHEET NO. 1 OF 1
DATE: 12/16/2020

APPROVED BY: [Signature]
DATE: 12/16/2020

APPROVED BY: [Signature]
DATE: 12/16/2020

APPROVED BY: [Signature]
DATE: 12/16/2020

APPROVED BY: [Signature]
DATE: 12/16/2020

UNIVERSE®



Universe Medium



UCM2 ARCHITECTURAL AREA/SITE

FEATURES

- Reliable, uniform, glare-free illumination
- Types 1, 2, 3, 4W, 5Q, and 5W distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- 15 standard powder coat finishes
- Upgrade kits



See Connection Standard #1001

CONTROL TECHNOLOGY

WISCAPE®

SPECIFICATIONS

CONSTRUCTION

- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a flange lens, optional lenses is tempered glass
- All internal and external hardware is stainless steel
- Finish, fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

LED/OPTICS

- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives
- Molded silicone gasket ensures a weather-proof seal around each individual LED.
- Features revolutionary individual LED optical control based on high performance TIR optical designs
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 37J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control
- Driver and surge suppressor are mounted to a provided tray with quick disconnects that may be removed from the gear compartment

CONTROLS

- Egress adapter(s) shall slip over a 4"100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard

CONTROLS (CONTINUED)

- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others.

CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020. See <http://www.far.gov/52.225-11>.

WARRANTY

- See www.universe-lighting.com for additional information

KEY DATA	
LUMEN RANGE	1,821-9,336
WATTAGE RANGE	31.52-716
EFFICACY RANGE (LPW)	54.5-138.5
INPUT CURRENT RANGE (mA)	260/420/615 mA
WEIGHT	18 lbs 41 kg (a) 27 lbs 12.25 kg
EPA	53 to 105

TYPICAL LIGHT FIXTURE



*Charissa Leach, P.E.
Interim TLMA Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

Date: December 15, 2020

To: Riverside County Planning Commission

From: Tim Wheeler, Project Planner

RE: Item 3.2 – Comments Received in regarding to GPA190012/CZ1900034/TPM37801/CUP190030 (Vista Santa Rosa Gateway)

Since completion of the report package for Planning Commission, Staff has received the attached email comments from the City of La Quinta and the public regarding 'opposition to' the proposed project; General Plan Amendment 190012, Change of Zone No.1900034, Tentative Parcel Map No. 37801, and Conditional Use Permit No.190030. **These comments are from prior to the December 2, 2020 continuance and prior to the December 16, 2020 hearing:*

1. Jody Shapiro – email in opposition to the project with additional letters included from the PGA West Fairways and The Palms HOA (dated November 27, 2020); Staff replied
2. City of La Quinta letter dated November 27, 2020 – requesting a 90 day continuance; Staff replied and provided city with project documents
3. Laura Davis – email in opposition to the project (dated December 10, 2020); Staff replied
4. Heidi Snow – email received, via Valerie Murphy for Ms. Snow, in opposition to the project (dated December 12, 2020); Staff replied
5. Diane Volpicelli – email in opposition to the project (dated December 13, 2020); Staff replied
6. David Jahnke – email in opposition to the project (dated December 13, 2020); Staff replied
7. Richard Mills – email in opposition to the project (dated December 13, 2020); Staff replied
8. Tammy Almquist – email in opposition to the project (dated December 14, 2020); Staff replied
9. Victor Li – email in opposition to the project (dated December 14, 2020); Staff replied
10. Valerie Murphy – email in opposition to the project (dated December 14, 2020); Staff replied
11. Timothy Murphy – email in opposition to the project (dated December 14, 2020); Staff replied
12. Updated Objections email and letter from Valerie Murphy & Jody Shapiro in opposition to the project (dated December 14, 2020); Staff replied
13. Email of 'Thanks' from John Hoffner for Updated Objections sent by Valerie Murphy & Jody Shapiro (dated December 14, 2020). Staff Replied.
14. Lorraine Wilmoth – email in opposition to the project (dated December 15, 2020); Staff replied
15. Rick Hahn – email in opposition to the project (dated December 15, 2020); Staff replied
16. Mike Holman – email in opposition to the project (dated December 15, 2020); Staff replied
17. Received a letter by mail on December 15, 2020 from Jean Hoffner in opposition to the project
18. Received a letter by mail on December 15, 2020 from Brenda Recore in opposition to the project
19. Kathleen Rosa – email received, via Valerie Murphy for Ms. Rose, in opposition to the project (dated December 15, 2020); Staff replied

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

Stop the Vista Santa Rosa Gateway Village Development Task Force

November 27, 2002

Project Planner Tim Wheeler
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502

Via U.S. Mail and Email: twheeler@rivco.org
Ccs: Honorable Manny Perez: district4@rivco.org
Stephanie Virgen: SVirgen@rivco.org

Re: General Plan Amendment NO. 190012, Change of Zone NO. 190034,
Tentative Parcel Map NO. 37801, and Conditional Use Permit NO. 190030 Intent
to Adopt a Mitigated Negative Declaration - CEQ190110

Dear Mr. Wheeler:

Attached please find communications materials prepared and presented by a group of concerned La Quinta citizens who are opposed to the above-referenced Vista Santa Rosa Gateway Village commercial development project proposed to be located in an area south of Airport Blvd and east of Monroe Street.

These materials include the following:

1. Objections to the proposed General Plan Amendment and Zoning Changes requested for the Vista Santa Rosa Gateway Village development and the Impact on Current and Future Vista Santa Rosa and La Quinta residents.
2. A Letter and Petition from residents of The Palms community, some within 500 feet, located directly across Monroe from the proposed development, which lists out objections to the project and requests that it not be approved.
3. A Letter from the Board of Directors of the PGA West Fairways HOA, representing over 900 homes and approximately 1,500 residents, of which 227 homes are located within "The Norman" on Monroe just north of the proposed development, which lists out objections to the project and requests that it not be approved.

Additionally, because this proposed development sets such a dangerous precedent for ongoing commercial zoning changes, please be advised that this same information and all of these objections were presented to the La Quinta City Council at its meeting on November 17, 2020.

Because of the holidays, the limitations imposed by the COVID virus restrictions, and because of the significant precedent setting implications of this General Plan Amendment and Zoning change, we agree with the City Council of La Quinta, and respectfully request that the Riverside County Planning Commission grant a ninety (90) day postponement of its December 2, 2020 hearing on this matter.

Please be further advised that the next steps in this process of objections will be to send this information and all objections to the Vista Santa Rosa Community Council, concerned Vista Santa Rosa neighbors, and to the HOA governing boards of every community which borders Monroe from Avenue 50 to Avenue 64, with a request that these governing boards, and each of the residents they represent, send individual letters of objection to the County Board of Supervisors.

Members of our group are also requesting time to present these objections to the Riverside County Planning Commission at its hearing which is currently scheduled for December 2, 2020, and Laurie Davis of our group has also requested of you a copy of the case file on this project. We further formally request that you forward this Letter and all attached materials to each member of the County Planning Commission prior to the December 2 hearing.

Lastly, we are also respectfully requesting the same opportunity to be heard at the County Board of Supervisors meeting when this Amendment item is placed on the Board's agenda, and we have separately forwarded to them all of these same materials and objections.

We are deeply concerned about the impact of this proposed commercial development on our communities, and we have tried to present our objections to it in an organized, thoughtful, and respectful manner. We appeal to you for guidance in this process, and for support of our request that Vista Santa Rosa Gateway Village not be approved.

On behalf of our group, I am available for any questions or comments you may have, and I look forward to hearing from you at your convenience.

Thank you in advance for your consideration and your support.

Sincerely,

Jonathan D. (Jody) Shapiro

55525 Turnberry Way
La Quinta, CA 92253-8720
Home: 760-564-2299
Cell: 818-292-1992
Email: shapiro.jody@gmail.com

Attachments:

1. Objections to Vista Santa Rosa Gateway Village Development.
2. Letter of Objections and Petition from residents at The Palms community.
3. Letter of Objections from the Board of Directors of PGA West Fairways HOA*

*We will soon be forwarding this same Letter of Objections addressed to the County, which the PGA West Fairways HOA Board sent to the La Quinta City Council.

OBJECTIONS TO VISTA SANTA ROSA GATEWAY VILLAGE DEVELOPMENT

CURRENT ZONING and PROPOSED GENERAL PLAN AMENDMENT

1. Current Zoning: Agriculture (AG), Light Agriculture - 20 Acre Minimum (A-1-20), Rural Commercial (C-R).
2. Proposed General Plan amendment and zone changes: Community Development: Mixed Use Planning Area (CD:MUA), and Mixed Use (MU).
3. The proposed commercial properties are: a 5,800 sq ft, 24-hour Gas Station with a Convenience Store and 16 fueling pumps, a 15,800 sq ft Pharmacy retail building, a 2,400 sq ft Fast-Food Drive-thru restaurant, a 7,550 sq ft multi-tenant Retail Building with Drive-thru for Coffee, a 158,000 sq ft Assisted Living Facility, and "remodel an existing restaurant".
4. The Vista Santa Rosa (VSR) residents who live nearby on farms, have repeatedly opposed the General Plan amendment zoning changes at Vista Santa Rosa Community Council (VSRCC) meetings. They wish to maintain the low density rural nature of their community.
5. It is our understanding that the current VSRCC Plan designates zoning in VSR as: Agriculture (AG), Light Agriculture - 20 Acre Minimum (A-1-20), and Residential Agriculture (R-A). We urge the VSRCC and the County to produce and publish that Plan so it is a matter of official record.
6. If this Gateway Village *General Plan Amendment* and commercial zoning change is approved, it sets a dangerous precedent to turn the East side of Monroe Street into a commercial zone from Avenue 50 to Avenue 64.
7. Impacted La Quinta (LQ) Residential Developments: Andalusia, Capistrano, Carmela, Griffin Ranch, PGA West, Piazza Serena, Rancho Santana, The Estates at La Quinta, The Madison Club, The Palms and Trilogy.

COMMERCIAL REAL ESTATE REDUNDANCY

1. Every Commercial Retail Service proposed is already located within 5-6 miles: Citrus Plaza in Indio, Van Buren Plaza in Coachella, and the future Pavilion Palms in La Quinta (LQ).
2. Citrus Plaza has a Full-Size Grocery Store, 2 Drug Stores, 2 Coffee Shops, numerous Fast Food and Sit-Down eating options, additional Retail, and soon, 24/7 Gasoline.
3. Van Buren Plaza, completed in 2010, has a Gas Station/Convenience Store, and a Drug Store. The balance of over 85,000 sq ft of retail space has sat empty for over 10 years. This is closer to the center of Vista Santa Rosa.
4. Pavilion Palms, across the street from Citrus Plaza, will duplicate the Full-Size Grocery Store, Gas Station/Convenience Store, and the Retail and Sit-Down food options. The plans also include Fast Food Drive-thru restaurants.
5. SilverRock Resort currently under construction is just over 3 miles away. It will have Retail and Food Options.
6. 100% of the Grocery, Prepared Food, Coffee and Drug Store items proposed in this strip center can now be delivered to your door.

RESIDENT CONCERNS and OBJECTIONS

1. The VSRGV Traffic Study was conducted during the pandemic, and "adjusted" by the County. A new Traffic Study is needed post-pandemic to show heavier and more normal traffic flow.
2. The projected approximately 7,600 additional vehicle trips a day is a tremendous addition and strain around residential developments, farm land, an elementary school, and horse properties. We believe the projected traffic flow is underestimated.
3. The Environmental Study was conducted prior to the pandemic. A new Study is needed to reflect 1) Reported changes in animal nesting, mating, and living behaviors. 2) In August, 2019, USC researchers issued a dire warning about Adverse Respiratory conditions in the Coachella Valley causing high levels of asthma, especially in children. Exhaust from at least 7,600 additional vehicles a day by the school, will exacerbate this. 3) Fumes from the gas station and delivery trucks, may be too close to the school.
4. A 158,800 sq ft, two story Assisted Living Facility (ALF) does not belong near private homes, an elementary school, and farm land.
5. Zoning approval is being sought for the ALF, but there are no current plans to build in Phase 1. It's very possible the ALF will never be built.
6. Viable and successful ALFs typically must be built near supporting medical facilities; Hospitals, Medical Buildings, Senior Activity Centers, Physical Therapy, and Medical Supply Stores.
7. The 24-hour Gas Station/Convenience store parcel is improperly being advertised as in La Quinta, 92253, when it is in Thermal.

RESIDENT CONCERNS and OBJECTIONS, continued

8. Proposal to convert existing restaurant is reference to Kennedy's Market. This is not a restaurant.
9. Developer does not own Kennedy's, and does not have a contract to purchase the store or parcel.
10. If having commercial services near an ALF was true, when the ALF was first proposed in 2007, there were almost no services in the area.
11. Most existing Vista Santa Rosa and La Quinta residents, whose farms, horse properties, lots and homes have a combined taxable basis well over \$100 million, do not want to live within the Sight, Sound or Smell of these proposed commercial properties.
12. This zoning change is very likely to have a major negative effect on current and future property values of many VSR farms, LQ homes and Riverside County property tax revenues in the many communities abutting Monroe Street from Avenue 50 to Avenue 64.
13. La Quinta residents purchased their homes with the understanding that the land close by in Vista Santa Rosa is designated as AG, A-1-20, and C-R. The VSR residents who bought and improved their peaceful farms, lots, homes and horse properties, never envisioned being anywhere near a major commercial zone that had the potential of disrupting and disturbing their animals, operations, and the quiet enjoyment of their rural setting. It is now a breach of trust to make such a change to the quality of life in this long-standing rural and residential area.
14. This development is likely to materially retard future agriculture farms, horse properties, and residential development in VSR and LQ. Housing developers and residential buyers will not risk investing near this commercial belt, and the appeal of living around the current quiet and peaceful lifestyle of the surrounding VSR and LQ area will disappear.

MOVING FORWARD

1. These Objections to VSRGV and the Proposed General Plan Amendment and Zoning Change have been combined in a "Master Communications Package" along with the following items:
 - 1) a Letter of Objection from the PGA West Fairways HOA Board representing more than 900 residences and approximately 1,500 Riverside County residents which opposes this development, and
 - 2) a List of Objections and a Petition from residents in The Palms community located across Monroe, who oppose this development.
 - 3) an affirmation of agreement with the La Quinta City Council's written request for a 90-day postponement of the December 2 County Planning Commission hearing on this matter.

This "Master Communications Package" has been emailed to Supervisor Manny Perez and Project Manager Tim Wheeler, with requests that they distribute it to all members of the County Board of Supervisors and County Planning Commission. It has also been emailed to Ms. Stephanie Virgen with a request that it be distributed to all members of the Vista Santa Rosa Community Council.

2. We will soon circulate this "Master Communications Package" to every HOA Board of the communities bordering Monroe Street from Avenue 50 to Avenue 64. We will strongly encourage them to send individual Letters of Objection to the Riverside County Board of Supervisors on behalf of the residents they represent, just as the Fairways HOA Board did. And through them, we will also strongly encourage each of their residents to send individual Letters of Objection to the Board of Supervisors.
3. We plan to speak in opposition to this Amendment and Zoning Change at the County Planning Commission hearing scheduled for December 2, 2020, and we will request the same opportunity to speak in opposition at the County Board of Supervisors meeting if this item is placed on the Agenda for their discussion. Additionally, we will encourage HOA Boards and individuals residents to also speak in opposition at any public hearings the County may hold on this matter.

CALL TO ACTION

On behalf of highly concerned Vista Santa Rosa and La Quinta land and home owners, we respectfully request that Riverside County not approve this General Plan Amendment and Zoning Change

Keep Monroe Street in Vista Santa Rosa Zoned for Agriculture, Horse Properties, Rural Commercial, and Low Density Residential Development

THANK YOU FOR YOUR CONSIDERATION AND SUPPORT



FAIRWAYS ASSOCIATION

November 10, 2020

City of La Quinta
Attn: Mr. Jon McMillen, City Manager
78-495 Calle Tampico
La Quinta, CA 92253

Via U.S. Mail & Email: jmcmillen@laquintaca.gov

RE: Vista Santa Rosa Gateway Village Development

Dear Mr. McMillen,

The PGA WEST Fairways Board of Directors (Board) represents 967 Lots and approximately 1,500 La Quinta residents. This letter is intended to express the Board's concern regarding the Vista Santa Rosa Gateway Village development.

After having had the opportunity to review and discuss the proposed Vista Santa Rosa Gateway Village project and having received feedback from a number of our homeowners, the Board would like to express the following concerns:

1. The proposed project will be in close proximity to "The Norman" gated community within PGA WEST (227 high end homes)
2. This project will bring with it a commercial operation, lights, traffic and associated noise that is not in-keeping with the premier surrounding La Quinta neighborhood(s) including PGA WEST (and additionally The Palms)
3. The proximity of this commercial enterprise will have a negative impact on the quality of life for the adjacent homeowners and will likely result in negatively impacting property values within our community

We would additionally express:

The changing nature of this project leaves us suspect that this proposal will not ultimately take the form of its original concept. Recent discussions leave us uncertain the Long-Term Care Facility (originally an anchor aspect of this proposal) is not actively being pursued. This leaves only a fuel station, convenience store and fast food operation(s) as likely.

We ask for La Quinta to aggressively challenge the current status of the project in the interest of preserving the quality of lifestyle our community homeowners desired at time of purchase.

The Board requests that any action on this item be communicated to our General Manager, Cassie Gertz, so we may stay apprised of the situation. In addition, please forward this letter on to any other individual or department involved in the review of this development including, but not limited to, the members of the La Quinta Planning Department & Planning Commission, and the

Page 1 of 2

Members of the La Quinta City Council. As mentioned above, this matter is of significant concern to the Board and the community as a whole.

If you have any questions regarding this matter, please contact Cassie Gertz, General Manager for the PGA WEST Fairways Association. She can be reached at 760-862-6337 or by email at Cassie.Gertz@managementtrust.com.

Sincerely,

The PGA WEST Fairways Board of Directors

**The Palms Petitioner's
Objections to Vista Santa Rosa Gateway Village
November 25, 2020**

1) **STUDENT AND PARENT SAFETY:** Westside Elementary School is adjacent to the proposed project. Cars dropping off and picking up students at the Westside Elementary School already face a daunting task having to park across the street and walk their children across Airport Blvd. With the addition of a gas station, fast-food drive-thru, convenience store, café, cleaners, etc the traffic will be much worse for these parents and students to navigate.

2) **NOISE NUISANCE:** even if the proposed services close at 10 or 11 pm, there will still be tankers and delivery trucks coming in and out late at night and in the early morning hours. Furthermore, should these establishments be open 24/7 the noise nuisance will be an even bigger problem as many of our homes back right up to Monroe.

3) **LIGHT POLLUTION:** It is very likely that project signage will be unsightly and imposing in size, and will have harsh and bright lighting which will impact many Palms residents. Many could end up viewing large advertising signs as they walk out their front door or from their yards.

4) **LIQUOR LICENSES:** The Developer recently stated that he would require his tenants to obtain a liquor license. Adding liquor to the mix only elevates our concerns. A study done by a division of the National Institute of Health (NIH) suggests that a greater density of either on-premise or off-premise establishments with liquor licenses is associated with higher levels of at least some types of violent crime" end quote. ¹

5) **REDUNDANT PROJECT:** The development is redundant. We have multiple fast-food restaurants, gas stations, convenience stores, cleaners, cafes, etc within an 8-10-minute drive from this proposed project. These infrastructure services may have seemed important in 2005 when the Gateway Project was first presented, but since that time a shopping center has been added at Avenue 50 and Van Buren St. That project's track record has proven that these services aren't needed. This project has sat virtually empty since it was built and yet it is in the very heart of the VSR Community. It is our opinion that the only ones that will benefit from this project are the developers and not the VSR residents and certainly not those who live at The Palms or residential developments all along Monroe in the City of La Quinta.

6) **DECREASE IN PROPERTY VALUES:** One of our greatest concern is that property values in the Palms and other communities near Airport and Monroe will suffer a material decline because of these problems. No one wants to buy homes in ANY nice residential area - especially with golf courses - that is near a strip center with gas stations, convenience stores, fast-food restaurants and retail. Values WILL go down. Crime has a very real impact on property values and research shows that establishments with liquor licenses results in more crime to that area. Noise is also a major factor in home prices. If this project is passed, the noise level on Monroe will increase significantly.

7) PRECEDENT: If the County approves the re-zoning, then it will set a precedent for more commercial projects in our area. What I am hearing from many residents is that buying in this area of La Quinta was a planned choice based on known factors at the time - none of which included commercial zoning or commercial development. The quiet rural setting without commercial services was uppermost in everyone's minds when they made their choice of where to live - which is one of the most important decisions anyone ever makes in his/her life.

OUR ONGOING EFFORTS

We have in place a concerted effort to contact each of the 66 Palms residents who haven't had an opportunity to read and sign the Petition. We will also be asking all Palms residents to send individual letters of objection to the County

Based on these objections, and those of our neighbors in other communities along and near Monroe Street, we respectfully request that the Vista Santa Rosa Gateway Village project and its proposed zoning change not be approved.

¹ <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3412911/>

**Palms Petition of
Objections to Vista Santa Rosa Gateway Village
November 25, 2020**

BACKGROUND ON THE PETITION:

This Petition was circulated during the summer of 2020 when the majority of Palms neighbors were not in residence. The petition will now be updated with additional objections and be re-circulated to all Palms residents who have not yet had an opportunity to review and sign it.

THE PETITION:

June 22, 2020

Dear Palms Residents,

We the undersigned ask that The Palms HOA Board formally object to the proposed Vista Santa Rosa Gateway Village development at Airport and Monroe.

Other than the Assisted Living Facility, all other proposed services are completely redundant and are already available to the Vista Santa Rosa Community within a 10-15 minute drive. The VSR Community itself has expressed objections about this development.

Some of the objections that we have regarding the proposed development are:

- 1) **STUDENT AND PARENT SAFETY:** Cars dropping off and picking up students at the Westside Elementary School already face a daunting daily task by having to park across the street and walking the children across Airport Blvd. With the addition of a gas station, fast-food drive-thru, convenience store etc the traffic will be much worse for these parents and students
- 2) **NOISE NUISANCE:** even if the fast-food drive-thru, convenience store and gas station close at 10 or 11 pm, there will still be tankers and delivery trucks coming in and out late at night and in the early morning hours. . We already hear the racket at Kennedy's and the noise will be exponentially greater if this project is approved
- 3) **NEIGHBORHOOD SAFETY:** with more people drawn to the proposed project, The Palms will be very likely to experience increased levels of crime. The majority of Palms residents are seasonal, and their vacant homes are at higher risk for unwanted access from additional food and car traffic, especially late at night.

4) LIGHTING POLLUTION: It is very likely that project signage will be unsightly and imposing in size, and will have harsh and bright lighting which will impact many Palms residents.

5) REDUCTION OF PROPERTY VALUES: Our greatest concern is the likelihood that property values in the Palms and other communities near Airport and Monroe will suffer a material decline because of all these problems. It is highly unlikely that new residents will want to move into any residential golf course community, which is near a gas station, convenience store, and strip-type retail center.

SOME COMMENTS BY PETITIONERS:

- Traffic, lights and everything that goes along with a strip mall. *Commented by Jack Wade*
- Thanks Valerie! Yes, definitely don't need the noise/traffic for fast food and gas station/7-11 type stores. *Commented by John & Jane Koniszewski*
- We are against the project. We will see and hear it from our home. We are almost across the street from the project. We bought in The Palms because it is a small intimate quiet community... with no expectation a commercial center would be built on land not zoned for it. The developer should purchase property zoned for commercial not ruin our quiet peaceful place we live. *Commented by Heidi Snow*
- Very concerned about safety and theft exposures this would create for residents of the Palms development. Many homes are vacant for part of the year and very easy to scale a five-foot perimeter wall. *Commented by Timothy Murphy*
- This is a peaceful, residential area. Fast Food and a Gas Stations are the very reason we moved here. We wanted to get away from commercial noise & activity that they will generate. *Commented by Anonymous*
- This project does not belong in a residential area *Commented by Anonymous*



November 27, 2020

The Honorable V. Manuel Perez, Chairman
Riverside County Board of Supervisors – Fourth District
P.O. Box 1647
Riverside, CA 92502-1647

**Re: Vista Santa Rosa Gateway Village Project
County Planning Commission – December 2, 2020
Public Hearing - Intent to Adopt a Mitigated Negative Declaration
City of La Quinta - Request for 90-Day Continuance**

Dear Chairman Perez,

This letter is in reference to the Vista Santa Rosa Gateway Village Project and the scheduled County Planning Commission Meeting on December 2, 2020. The City of La Quinta respectfully requests a 90-day continuance to ensure the proper due diligence is exercised. The Vista Santa Rosa Gateway Village Project falls within the City's sphere of influence and will have a significant impact on our residents' quality of life. It is imperative that La Quinta City staff have sufficient time to fully review this Project with La Quinta's Planning Commission and City Council.

The public hearing is to consider a general plan amendment, change of zone, tentative tract map and an intent to adopt a mitigated negative declaration for this Project. A continuance will demonstrate a collaboration between our two agencies to address concerns. There are many residents of La Quinta who are opposed to this Project and/or have concerns about the negative impact to the surrounding La Quinta residential communities. It is crucial that all items of concern for the Project are fully vetted and discussed with the La Quinta Planning Commission and Council.

In accordance with the County's public hearing notice (attached), our City planning staff has not been provided the mitigated negative declaration, despite multiple requests, from County staff to conduct a review as to the impacts on the neighboring communities due to the zoning change request. Moreover, according to CEQA guidelines, the notice of intent to adopt a mitigated negative declaration drafted by the County of Riverside must provide the dates for the public review period. This mandated information was not included in the County's correspondence to the City.

The City is requesting that we be provided the opportunity to review the environmental analysis with adequate timing due to the Project's adjacency to the City of La Quinta. I respectfully request your immediate assistance with this matter and look forward to hearing from you that the extension has been granted. Thank you for your consideration and timely response.

Sincerely,



Linda Evans, Mayor
City of La Quinta

cc: Supervisor Kevin Jeffires, First District
Supervisor Karen Spiegel, Vice-Chair, Second District
Supervisor Chuck Washington, Third District
Supervisor, Jeff Hewitt, Fifth District
Carl Bruce Shaffer, Planning Commissioner – 1st District
David Leonard, Planning Commissioner – 2nd District
Gary Thornbill, Planning Commissioner – 3rd District
Guillermo Sanchez, 4th District
Eric Kroencke, 5th District
Mayor Pro Tem John Pena
Councilmember Kathleen Fitzpatrick
Councilmember Robert Radi
Councilmember Steve Sanchez
Jon McMillen, La Quinta City Manager
Danny Castro, La Quinta Design & Development Director

Wheeler, Timothy

From: Laurie Davis <Imacdavis93@att.net>
Sent: Thursday, December 10, 2020 6:08 PM
To: Wheeler, Timothy
Subject: Objection to Vista Santa Rosa Gateway Village
Attachments: HPSCAN_20201211012804023_2020-12-11_012954279.pdf

Re: Objections to Vista Santa Rosa Gateway Village

We are writing to voice our concerns and objections to the proposed commercial project at the corner of Airport Boulevard and Monroe Street, to be named Vista Santa Rosa Gateway Village. This project calls for a gas station/convenience store, a fast food drive-thru restaurant, a drug store, a retail building that has a drive-thru coffee shop, and a 158,800 sq ft, 2 story Assisted Living Facility. This is directly east of the Palms community and to the southeast of the PGA West Norman Course residential community.

Some of our major objections are:

1. Greatly increased traffic and noise. A traffic analysis estimates an additional 7,600 vehicle trips per day if this project comes to fruition.
2. A twenty-four hour gas station and convenience store will mean food and fuel delivery trucks making deliveries on a daily basis, often at night and in the early morning hours.
3. Increased light pollution caused by lighted signage which could also be imposing and unattractive.
4. The Developer states he will request some of his tenants to have a liquor license. This very likely will bring increased crime to this rural and residential area.
5. A loss of property value, potentially in the hundreds of millions of dollars, to residents who now live near the west side of Monroe, due to devalued home prices.
6. A large loss of tax revenue to Riverside County and La Quinta from the decline in property values along Monroe.
7. Residents in this area currently have all the retail services provided by this project within 5 miles: Citrus Plaza in Indio, Van Buren Plaza in Coachella (which currently has 85,000 sq ft of empty retail space), and Pavilion Palms which will duplicate Citrus Plaza across the street in La Quinta. Soon SilverRock in La Quinta will also have promised retail and food options.
8. Increased safety issues for children and parents of Westside Elementary School who will be adversely affected by increased traffic.
9. Should this project be approved, this will set a dangerous precedent for future commercial developments from Avenue 50 to Avenue 64.

We strongly appeal to you for your support of our objections to this project and respectfully request that it not be approved. Thank you for your time and consideration of this appeal.

Printed Name Louise Davis Signature Louise Davis

Address 5512 Autumn Valley Phone # 760-289-6040
Ct. La Quinta CA 92253

INSTRUCTIONS: Please email this signed Resident's Letter of Objection to Mr. Tim Wheeler at twheeler@rivco.gov or mail your signed letter to Mr. Wheeler at Riverside County Planning Commission, 4080 Lemon St. 12th Floor, Riverside, CA 92502

Wheeler, Timothy

From: Valerie Van Horn Murphy <valeriemurphy@bdhomes.com>
Sent: Saturday, December 12, 2020 8:11 PM
To: Wheeler, Timothy
Subject: Objections to Vista Santa Rosa Gateway Village
Attachments: MONROE DEVELOPMENT.pdf

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Wheeler,
I am forwarding this to you at the request of my neighbors Heidi and Jack Snow who live at 56765 Village Drive at The Palms in La Quinta.

The Snows are currently in Bend, Oregon. Heidi emailed the attached to you and it bounced back. She sent it to me asking that I forward it to you as they are now on the road driving to LQ. Please let me know if this is an acceptable way to provide you with her Objections to Vista Santa Rosa

Thank you,

Valerie Murphy
56745 Village Dri
La Quinta, CA

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

From: tahoesnow1@aol.com
To: vanhorns@aol.com <vanhornins@aol.com>
Sent: Sat, Dec 12, 2020 4:44 pm
Subject: SNOW

I TRIED TO SEND THIS BUT IT CAME BACK....I WILL ATTACHED AND MAYBE YOU CAN SEND IT FOR ME. WE ARE PACKING TO LEAVE FOR THE DESERT AND I'M OUT OF TIME...THANKS, HEIDI

All my best,

Valerie Murphy

Realtor

Mobile. (626) 536-1378

Email. valeriemurphy@bdhomes.com

44530 San Pablo Suite 101 Palm Desert, CA 92260
DRE 02105664



Re: Objections to Vista Santa Rosa Gateway Village

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Some of our major objections are:

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2. A twenty-four hour gas station and convenience store will mean food and fuel delivery trucks making deliveries on a daily basis, often at night and in the early morning hours.
3. Increased light pollution caused by lighted signage which could also be imposing and unattractive.
4. The Developer states he will request some of his tenants to have a liquor license. This very likely will bring increased crime to this rural and residential area.
5. A loss of property value, potentially in the hundreds of millions of dollars, to residents who now live near the west side of Monroe, due to devalued home prices.
6. A large loss of tax revenue to Riverside County and La Quinta from the decline in property values along Monroe.
7. Residents in this area currently have all the retail services provided by this project within 5 miles: Citrus Plaza in Indio, Van Buren Plaza in Coachella (which currently has 85,000 sq ft of empty retail space), and Pavilion Palms which will duplicate Citrus Plaza across the street in La Quinta. Soon SilverRock in La Quinta will also have promised retail and food options.
8. Increased safety issues for children and parents of Westside Elementary School who will be adversely affected by increased traffic.
9. Should this project be approved, this will set a dangerous precedent for future commercial developments from Avenue 52 to Avenue 64.

We strongly appeal to you for your support of our objections to this project and respectfully request that it not be approved. Thank you for your time and consideration of this appeal.

Printed Name HEIDI SNOW Signature Heidi Snow
Address 56765 VILLAGE DR Phone # 541-388-6767
LA QUINTA, Ca

INSTRUCTIONS: Please email this signed Resident's Letter of Objection to Mr. Tim Wheeler at tim.wheeler@rcplanning.com or mail your signed letter to Mr. Wheeler at Riverside County Planning Commission, 4080 Lemon St. 12th Floor, Riverside, CA 92502

Wheeler, Timothy

From: David Jahnke <david.l.jahnke@gmail.com>
Sent: Sunday, December 13, 2020 11:55 AM
To: Wheeler, Timothy
Subject: Objection to Gateway Village Project
Attachments: Gateway Village.pdf

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Wheeler,

Please see attached expressing my objection to the proposed subject project.

Regards,

Dave

Re: Objections to Vista Santa Rosa Gateway Village

We are writing to voice our concerns and objections to the proposed commercial project at the corner of Airport Boulevard and Monroe Street, to be named Vista Santa Rosa Gateway Village. This project calls for a gas station/convenience store, a fast food drive-thru restaurant, a drug store, a retail building that has a drive-thru coffee shop, and a 158,800 sq ft, 2 story Assisted Living Facility. This is directly east of the Palms community and to the southeast of the PGA West Norman Course residential community.

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7. Residents in this area currently have all the retail services provided by this project within 5 miles: Citrus Plaza in Indio, Van Buren Plaza in Coachella (which currently has 85,000 sq ft of empty retail space), and Pavilion Palms which will duplicate Citrus Plaza across the street in La Quinta. Soon SilverRock in La Quinta will also have promised retail and food options.
8. Increased safety issues for children and parents of Westside Elementary School who will be adversely affected by increased traffic.
9. Should this project be approved, this will set a dangerous precedent for future commercial developments from Avenue 50 to Avenue 64.

We strongly appeal to you for your support of our objections to this project and respectfully request that it not be approved. Thank you for your time and consideration of this appeal.

Printed Name DAVID JAHUKE Signature 

Address 55375 TURNBERRY WAY Phone # _____
LA QUINTA

INSTRUCTIONS: Please email this signed Resident's Letter of Objection to Mr. Tim Wheeler at twheeler@rivco.gov

Wheeler, Timothy

From: Diane Volpicelli <dcelli@cox.net>
Sent: Sunday, December 13, 2020 2:11 PM
To: Wheeler, Timothy
Subject: Vista Santa Rosa Gateway Village project
Attachments: Vista Santa Rosa Gateway Village.pdf

Dear Mr. Wheeler,

Please see the attached regarding my OPPOSITION to proposed Vista Santa Rosa Gateway Village project.

Thank you for your time and consideration.

Sincerely,
Diane Volpicelli


Re: Objections to Vista Santa Rosa Gateway Village

We are writing to voice our concerns and objections to the proposed commercial project at the corner of Airport Boulevard and Monroe Street, to be named Vista Santa Rosa Gateway Village. This project calls for a gas station/convenience store, a fast food drive-thru restaurant, a drug store, a retail building that has a drive-thru coffee shop, and a 158,800 sq ft, 2 story Assisted Living Facility. This is directly east of the Palms community and to the southeast of the PGA West Norman Course residential community.

Some of our major objections are:

1. Greatly increased traffic and noise. A traffic analysis estimates an additional 7,600 vehicle trips per day if this project comes to fruition.
2. A twenty-four hour gas station and convenience store will mean food and fuel delivery trucks making deliveries on a daily basis, often at night and in the early morning hours.
3. Increased light pollution caused by lighted signage which could also be imposing and unattractive.
4. The Developer states he will request some of his tenants to have a liquor license. This very likely will bring increased crime to this rural and residential area.
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We strongly appeal to you for your support of our objections to this project and respectfully request that it not be approved. Thank you for your time and consideration of this appeal.

Printed Name Diane Volpicelli Signature 
Address 55585 Turnberry Way Phone # 310.480.2306
La Quinta

INSTRUCTIONS: Please email this signed Resident's Letter of Objection to Mr. Tim Wheeler at twheeler@rivco.gov

Wheeler, Timothy

From: W. Richard Mills <dmillshome@wrmcpas.com>
Sent: Sunday, December 13, 2020 5:05 PM
To: Wheeler, Timothy
Subject: Vista Santa Rosa Gateway Village

Gentlemen/ Ladies –

I object to the proposed Vista Santa Rosa Gateway Village.

I reside in the Norman complex at PGA West and It will destroy my neighborhood.

Dick Mills
81-600 Tiburon Drive
La Quinta, CA 92253

Wheeler, Timothy

From: Tammy Almquist <almquist5@cox.net>
Sent: Monday, December 14, 2020 10:40 AM
To: Wheeler, Timothy
Subject: Objection to the Vista Santa Rosa Gateway Village
Attachments: Letter of Objection to Vista Santa Rosa Gateway Village.pdf

Dear Mr. Wheeler,

Attached please find my signed Letter of Objection to Vista Santa Rosa Gateway Village. As a homeowner in the Palms, I am completely against the configuration of this proposed center for a multitude of reasons. I hope you can see what this will do to our community and please vote against this proposal. Our property values will plummet if this is approved, please help us maintain our community and keep our property prices for your property tax revenues high!

Thank you for your time and assistance with this important matter. I really appreciate your help to save the quiet enjoyment of our properties in La Quinta. We purchased our home this far out into La Quinta to get away from the noise, neon signs and crowds.

Sincerely,

Tammy Almquist

Re: Objections to Vista Santa Rosa Gateway Village

We are writing to voice our concerns and objections to the proposed commercial project at the corner of Airport Boulevard and Monroe Street, to be named Vista Santa Rosa Gateway Village. This project calls for a gas station/convenience store, a fast food drive-thru restaurant, a drug store, a retail building that has a drive-thru coffee shop, and a 158,800 sq ft, 2 story Assisted Living Facility. This is directly east of the Palms community and to the southeast of the PGA West Norman Course residential community.

Some of our major objections are:

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8. Increased safety issues for children and parents of Westside Elementary School who will be adversely affected by increased traffic.
9. Should this project be approved, this will set a dangerous precedent for future commercial developments from Avenue 50 to Avenue 64.

We strongly appeal to you for your support of our objections to this project and respectfully request that it not be approved. Thank you for your time and consideration of this appeal.

Printed Name Tammy Almqvist Signature Tammy Almqvist

Address 8530 Couples Ct Phone # (714) 612-7200
LA Quinta CA 92253

INSTRUCTIONS: Please email this signed Resident's Letter of Objection to Mr. Tim Wheeler at twheeler@rivco.org.

Wheeler, Timothy

From: victor li <vicli98@yahoo.com>
Sent: Monday, December 14, 2020 11:23 AM
To: Wheeler, Timothy
Subject: Fw: Objections to Vista Santa Rosa Gateway Village

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Re: Objections to Vista Santa Rosa Gateway Village

We are writing to voice our concerns and objections to the proposed commercial project at the corner of Airport Boulevard and Monroe Street, to be named Vista Santa Rosa Gateway Village. This project calls for a gas station/convenience store, a fast food drive-thru restaurant, a drug store, a retail building that has a drive-thru coffee shop, and a 158,800 sq ft, 2 story Assisted Living Facility. This is directly east of the Palms community and to the southeast of the PGA West Norman Course residential community.

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9. Should this project be approved, this will set a dangerous precedent for future commercial developments from Avenue 50 to Avenue 64.

We strongly appeal to you for your support of our objections to this project and respectfully request that it not be approved. Thank you for your time and consideration of this appeal.

Victor LI_
81665 Brown Deer Park, La Quinta, CA 92253
310.886.9564

Wheeler, Timothy

From: Valerie Van Horn Murphy <valeriemurphy@bdhomes.com>
Sent: Monday, December 14, 2020 2:08 PM
To: Wheeler, Timothy
Subject: Objection to the Development at Airport and Monroe
Attachments: Letter of Objection VVHM.pdf

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Wheeler,

Please find attached my Letter of Objection for the proposed zone change at Monroe and Airport Blvd in La Quinta. I am extremely against such a change as is outlined in my letter.

Thank you,

All my best,

Valerie Murphy

Realtor



Mobile. (626) 536-1378
Email. valeriemurphy@bdhomes.com
44530 San Pablo Suite 101 Palm Desert, CA 92260
DRE 02105664



Re: Objections to Vista Santa Rosa Gateway Village

We are writing to voice our concerns and objections to the proposed commercial project at the corner of Airport Boulevard and Monroe Street, to be named Vista Santa Rosa Gateway Village. This project calls for a gas station/convenience store, a fast food drive-thru restaurant, a drug store, a retail building that has a drive-thru coffee shop, and a 158,800 sq ft, 2 story Assisted Living Facility. This is directly east of The Palms community and to the southeast of the PGA West Norman Course residential community.

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9. Should this project be approved, this will set a dangerous precedent for future commercial developments from Avenue 52 to Avenue 64.

We strongly appeal to you for your support of our objections to this project and respectfully request that it not be approved. Thank you for your time and consideration of this appeal.

Printed Name Valerie Murphy Signature 

Address 56745 Village Dr. La Quinta, CA 92253 Phone # (626) 536- 1378

INSTRUCTIONS: Please email this signed Resident's Letter of Objection to Mr. Tim Wheeler at twheeler@rivco.gov or mail your signed letter to Mr. Wheeler at Riverside County Planning Commission, 4080 Lemon St. 12th Floor, Riverside, CA 92502

Wheeler, Timothy

From: Timothy P. Murphy, Esq. <tpmurphy@pankowfoundation.org>
Sent: Monday, December 14, 2020 3:47 PM
To: Wheeler, Timothy
Subject: Fw: Ltr in Opposition to the Gateway Project at Airport and Monroe
Attachments: Email to Co Planning Dept TPM.pdf

Dear Mr. Wheeler,

Please find my letter expressing my very strong opposition to this project.

Thank you,

Timothy Murphy, Esq.
Secretary and Chief Financial Officer
Charles Pankow Foundation

Re: Objections to Vista Santa Rosa Gateway Village

We are writing to voice our concerns and objections to the proposed commercial project at the corner of Airport Boulevard and Monroe Street, to be named Vista Santa Rosa Gateway Village. This project calls for a gas station/convenience store, a fast food drive-thru restaurant, a drug store, a retail building that has a drive-thru coffee shop, and a 158,800 sq ft, 2 story Assisted Living Facility. This is directly east of the Palms community and to the southeast of the PGA West Norman Course residential community.

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8. Increased safety issues for children and parents of Westside Elementary School who will be adversely affected by increased traffic.
9. Should this project be approved, this will set a dangerous precedent for future commercial developments from Avenue 50 to Avenue 64.

We strongly appeal to you for your support of our objections to this project and respectfully request that it not be approved. Thank you for your time and consideration of this appeal.

Printed Name Tim Murphy Signature T. P. Murphy

Address 56745 Village Dr. La Quinta CA 92253 Phone # (509) 389-2957

INSTRUCTIONS: Please email this signed Resident's Letter of Objection to Mr. Tim Wheeler at twheeler@rivco.org or mail your signed letter to Mr. Wheeler at Riverside County Planning Commission, 4080 Lemon St. 12th Floor, Riverside, CA 92502

Wheeler, Timothy

From: Valerie Van Horn Murphy <valeriemurphy@bdhomes.com>
Sent: Monday, December 14, 2020 7:55 PM
To: Wheeler, Timothy; Sarabia, Elizabeth
Cc: Jody Shapiro; John Hoffner; Laurie Davis
Subject: Updated Objections to Vista Santa Rosa Gateway Village
Attachments: Updated Objections to Vista Santa Rosa Gateway Village Dec 10 .pdf

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Tim and Elizabeth,

Please find attached a copy of our Master List of Objections, which has been slightly updated from the version previously sent to you and the Planning Commission. Will you please see that this attachment gets distributed to the Planning Commission?

Our group will use this List of Objections to speak from during our presentation at the December 16th hearing. If permitted, I will be there in person to speak, and Laurie Davis and Valerie Murphy will be on the phone to speak. If I am not permitted to speak in person, I will speak by phone, so would you please let me know what my options are?

Regardless of whether we speak in person or by phone, we respectfully ask that we be permitted to speak in this order and back-to-back, with no other speakers in between us: Jody Shapiro, Laurie Davis, and Valerie Murphy. Can you please advise, using my email address below, if that request can and will be granted?

Thank you for your help with my request. I would appreciate hearing from you at your earliest convenience.

Sincerely,

Jody Shapiro

shapiro.jody@gmail.com

Office: 760.564.2299

Cell: 818.292.1992

Fax: 760.564.9075

All my best,

Valerie Murphy

Realtor



Mobile. (626) 536-1378

Email. valeriemurphy@bdhomes.com

44530 San Pablo Suite 101 Palm Desert, CA 92260

DRE 02105664



OBJECTIONS TO VISTA SANTA ROSA GATEWAY VILLAGE DEVELOPMENT

CURRENT ZONING and PROPOSED GENERAL PLAN AMENDMENT

1. Current Zoning: Agriculture (AG), Light Agriculture - 20 Acre Minimum (A-1-20), Rural Commercial (C-R).
2. Proposed General Plan Amendment and Zoning Changes: Community Development: Mixed Use Planning Area (CD:MUA), and Mixed Use (MU).
3. The proposed commercial properties are: a 5,800 sq ft, 24-hour Gas Station with a Convenience Store and 16 fueling pumps, a 15,800 sq ft Pharmacy retail building, a 2,400 sq ft Fast-Food Drive-thru restaurant, a 7,550 sq ft multi-tenant Retail Building with Drive-thru for Coffee, an 158,800 sq ft, 128 unit Assisted Living Facility, and "remodel an existing restaurant".
4. The Vista Santa Rosa (VSR) residents who live nearby on farms have repeatedly opposed the General Plan Amendment Zoning Changes at Vista Santa Rosa Community Council (VSRCC) meetings. They wish to maintain the low density rural nature of their community.
5. It is our understanding that the current VSRCC Plan designates zoning in VSR as: Agriculture (AG), Light Agriculture - 20 Acre Minimum (A-1-20), and Residential Agriculture (R-A). We urge the VSRCC and the County to produce and publish that Plan so it is a matter of official record.
6. If this Gateway Village *General Plan* Amendment and commercial zoning change is approved, it sets a dangerous precedent to turn the East side of Monroe Street into a commercial zone from Avenue 52 to Avenue 64.
7. Impacted La Quinta (LQ) Residential Developments: Andalusia, Capistrano, Carmela, Griffin Ranch, PGA West, Piazza Serena, Rancho Santana, The Estates at La Quinta, The Madison Club, The Palms, and Trilogy.

COMMERCIAL REAL ESTATE REDUNDANCY

1. Every Commercial Retail Service proposed is already located within 5-6 miles: Citrus Plaza in Indio, Van Buren Plaza in Coachella, and the future Pavilion Palms in La Quinta (LQ).
2. Citrus Plaza has a Full-Size Grocery Store, 2 Drug Stores, 2 Coffee Shops, numerous Fast Food and Sit-Down eating options, additional Retail, and soon, 24/7 Gasoline.
3. Van Buren Plaza, completed in 2010, has a Gas Station/Convenience Store, and a Drug Store. The balance of over 85,000 sq ft of retail space has sat empty for over 10 years. This is closer to the center of Vista Santa Rosa.
4. Pavilion Palms, across the street from Citrus Plaza, will duplicate the Full-Size Grocery Store, Gas Station/Convenience Store, and the Retail and Sit-Down food options. The plans also include Fast Food Drive-thru restaurants.
5. SilverRock Resort currently under construction is just over 3 miles away. It will have Retail and Food Options.
6. Virtually all of the Grocery, Prepared Food, Coffee, and Drug Store items proposed in this strip center can now be delivered to your door

RESIDENT CONCERNS and OBJECTIONS

1. The VSRGV Traffic Study was conducted during the pandemic, and "adjusted" by the County. A new Traffic Study is needed post-pandemic to show heavier and more normal traffic flow.
2. The projected approximately 7,600 additional vehicle trips a day, and the planned 332 parking spaces, are a tremendous addition and strain around residential developments, farmland, an elementary school, and horse properties. We believe the projected traffic flow is underestimated.
3. The Environmental Study was conducted prior to the pandemic. A new study is needed to reflect 1) Reported changes in animal nesting, mating, and living behaviors. 2) In August 2019, USC researchers issued a dire warning about Adverse Respiratory conditions in the Coachella Valley causing high levels of asthma, especially in children. Exhaust from at least 7,600 additional vehicles a day by the school, will exacerbate this. 3) Fumes from the gas station and delivery trucks, may be too close to the school.
4. A 158,800 sq ft, two story, 128 unit Assisted Living Facility (ALF) does not belong near private homes, an elementary school, and farmland.
5. A large ALF in this rural and residential area will only bring even more traffic, congestion, disruption, and property devaluation than is currently being estimated.
6. Viable and successful ALFs typically must be built near supporting medical facilities; Hospitals, Medical Buildings, Senior Activity Centers, Physical Therapy, and Medical Supply Stores. Addition of these support facilities and services will significantly increase the problems mentioned in Point 5. Such exacerbated negative impacts on the surrounding communities must be considered in any current decisions regarding approval of this Gateway Village project.
7. The 24-hour Gas Station/Convenience store parcel was improperly being advertised as in La Quinta, 92253 when it is in Thermal.
8. Proposal to convert an existing restaurant is a reference to Kennedy's Market. This is not a restaurant.

RESIDENT CONCERNS and OBJECTIONS, continued

9. The Developer has previously stated they do not own Kennedy's Market and do not have a contract to purchase the store or parcel.
10. When the ALF was first proposed in 2007, there were almost no services in the area.
11. **Liquor Licenses:** The Developer recently stated he would request that several tenants obtain a liquor license. Adding liquor to the mix only elevates our concerns. A study done by a division of the National Institute of Health (NIH) "suggests that a greater density of either on-premise or off-premise establishments with liquor licenses is associated with higher levels of at least some types of violent crime" end quote.
12. Existing Vista Santa Rosa and La Quinta residents, whose farms, horse properties, lots and homes have a combined taxable basis well over \$100 million, prefer to continue to live in the rural and residential communities they purposefully invested in under the current zoning classifications, which did not include ANY commercial properties.
13. This zoning change is very likely to have a major negative effect on current and future property values of many VSR farms, LQ homes, and Riverside County property tax revenues in the many communities abutting Monroe Street from Avenue 52 to Avenue 64.
14. La Quinta residents purchased their homes with the understanding that the land close by in Vista Santa Rosa is designated as AG, A-1-20, and C-R. The VSR residents who bought and improved their peaceful farms, lots, homes, and horse properties, never envisioned being anywhere near a major commercial zone that had the potential of disrupting and disturbing their animals, operations, and the quiet enjoyment of their rural setting. It seems like a breach of trust to make such a change to the quality of life in this long-standing rural and residential area.
15. This development is likely to materially retard future agriculture farms, horse properties, and residential development in VSR and LQ. Housing developers and residential buyers will not risk investing near this commercial belt, and the appeal of living around the current quiet and peaceful lifestyle of the surrounding VSR and LQ area will disappear.

MOVING FORWARD

1. These Objections to VSRGV and the Proposed General Plan Amendment and Zoning Change have been combined in a "Master Communications Package" along with the following items:
 - 1) a Letter of Objection from the PGA West Fairways HOA Board representing more than 900 residences and approximately 1,500 Riverside County residents which opposes this development, and
 - 2) a List of Objections and a Petition from residents in The Palms community located across Monroe, who oppose this development.
 - 3) an affirmation of agreement with the La Quinta City Council's written request for a 90-day postponement of the December 16, 2020 County Planning Commission hearing on this matter.

This "Master Communications Package" has been emailed to Supervisor Manny Perez and Project Manager Tim Wheeler, with requests that they distribute it to all members of the County Board of Supervisors and County Planning Commission. It has also been emailed to Ms. Stephanie Virgen, liaison from Mr. Perez's office and the VSRCC, and distributed to all members of the Vista Santa Rosa Community Council.

2. We will soon circulate this "Master Communications Package" to every HOA Board of the communities bordering Monroe Street from Avenue 52 to Avenue 64. We will strongly encourage them to send individual Letters of Objection to the Riverside County Board of Supervisors on behalf of the residents they represent, just as the Fairways HOA Board did. And through them, we will also strongly encourage each of their residents to send individual Letters of Objection to the Board of Supervisors.
3. We plan to speak in opposition to this Amendment and Zoning Change at the County Planning Commission hearing scheduled for December 16, 2020, and we will request the same opportunity to speak in opposition at the County Board of Supervisors meeting if this item is placed on the Agenda for their discussion. Additionally, we will encourage HOA Boards and individual residents to also speak in opposition at any public hearings the County may hold on this matter.

CALL TO ACTION

On behalf of highly concerned Vista Santa Rosa and La Quinta land and homeowners, we respectfully request that Riverside County not approve this General Plan Amendment and Zoning Change

Keep Monroe Street in Vista Santa Rosa Zoned for Agriculture, Horse Properties, Rural Commercial, and Low Density Residential Development

THANK YOU FOR YOUR CONSIDERATION AND SUPPORT

Wheeler, Timothy

From: John Hoffner <johnhoffner@aol.com>
Sent: Monday, December 14, 2020 8:12 PM
To: Valerie Van Horn Murphy
Cc: Wheeler, Timothy; Sarabia, Elizabeth; Jody Shapiro; Laurie Davis
Subject: Re: Updated Objections to Vista Santa Rosa Gateway Village

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Thank you once again, Valerie. John

Sent from my iPad

On Dec 14, 2020, at 7:54 PM, Valerie Van Horn Murphy <valeriemurphy@bdhomes.com> wrote:

Tim and Elizabeth,

Please find attached a copy of our Master List of Objections, which has been slightly updated from the version previously sent to you and the Planning Commission. Will you please see that this attachment gets distributed to the Planning Commission?

Our group will use this List of Objections to speak from during our presentation at the December 16th hearing. If permitted, I will be there in person to speak, and Laurie Davis and Valerie Murphy will be on the phone to speak. If I am not permitted to speak in person, I will speak by phone, so would you please let me know what my options are?

Regardless of whether we speak in person or by phone, we respectfully ask that we be permitted to speak in this order and back-to-back, with no other speakers in between us: Jody Shapiro, Laurie Davis, and Valerie Murphy. Can you please advise, using my email address below, if that request can and will be granted?

Thank you for your help with my request. I would appreciate hearing from you at your earliest convenience.

Sincerely,

Jody Shapiro

shapiro.jody@gmail.com

Office: 760.564.2299

Cell: 818.292.1992

Fax: 760.564.9075

Wheeler, Timothy

From: Lorraine Wilmoth <lorrainewilmoth@gmail.com>
Sent: Tuesday, December 15, 2020 7:03 AM
To: Wheeler, Timothy
Subject: Fwd: petition
Attachments: Petiton Monroe st.pdf

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Please acknowledge receipt of my signed letter of objection to the Vista Santa Rosa development project on Monroe St. This current plan is nowhere close to the original plan of many years ago. The commercial side has significantly outgrown residential

Sent from my iPad

Begin forwarded message:

From: Bill Bryan <billbryan.lq@gmail.com>
Date: December 14, 2020 at 12:41:21 PM PST
To: Lorraine Wilmoth <lorrainewilmoth@gmail.com>
Subject: petition

Re: Objections to Vista Santa Rosa Gateway Village

We are writing to voice our concerns and objections to the proposed commercial project at the corner of Airport Boulevard and Monroe Street, to be named Vista Santa Rosa Gateway Village. This project calls for a gas station/convenience store, a fast food drive-thru restaurant, a drug store, a retail building that has a drive-thru coffee shop, and a 158,800 sq ft, 2 story Assisted Living Facility. This is directly east of the Palms community and to the southeast of the PGA West Norman Course residential community.

Some of our major objections are:

1. Greatly increased traffic and noise. A traffic analysis estimates an additional 7,600 vehicle trips per day if this project comes to fruition.
2. A twenty-four hour gas station and convenience store will mean food and fuel delivery trucks making deliveries on a daily basis, often at night and in the early morning hours.
3. Increased light pollution caused by lighted signage which could also be imposing and unattractive.
4. The Developer states he will request some of his tenants to have a liquor license. This very likely will bring increased crime to this rural and residential area.
5. A loss of property value, potentially in the hundreds of millions of dollars, to residents who now live near the west side of Monroe, due to devalued home prices.
6. A large loss of tax revenue to Riverside County and La Quinta from the decline in property values along Monroe.
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8. Increased safety issues for children and parents of Westside Elementary School who will be adversely affected by increased traffic.
9. Should this project be approved, this will set a dangerous precedent for future commercial developments from Avenue 52 to Avenue 64.

We strongly appeal to you for your support of our objections to this project and respectfully request that it not be approved. Thank you for your time and consideration of this appeal.

Printed Name Lorraine L. Smith Signature [Handwritten Signature]
Address 8816 Coups Ct Phone # 362 884 9020
CA 92253

INSTRUCTIONS: Please email this signed Resident's Letter of Objection to Mr. Tim Wheeler at twheeler@rivco.gov or mail your signed letter to Mr. Wheeler at Riverside County Planning Commission, 4080 Lemon St. 12th Floor, Riverside, CA 92502

Wheeler, Timothy

From: hahnwright@earthlink.net
Sent: Tuesday, December 15, 2020 8:02 AM
To: Wheeler, Timothy
Subject: Gateway Project
Attachments: Gateway-Project-Comments.docx

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Morning Mr. Wheeler,

I am asking that you please include my comments (seen below) with those to be submitted at tomorrow's Planning Commission meeting. I have also included the same comments as an attachment in a WORD document format if that is easier for you to print and submit.

Thank you, R. Hahn

TO: Riverside County Planning Commission – December 16th, 2020
RE: Gateway Project Comments

I am writing as a resident of Vista Santa Rosa and also as one of the Council Members on the Community Council. I am asking that the Commission postpone a final decision on this project until Supervisor Perez can conduct the series of community forums on the future vision for Vista Santa Rosa that was mentioned at the last VSR meeting in November. The input from those meetings will provide some insight as to the current thinking of residents about density concerns and proposed commercial development in the area.

I would like to point out that at the two most recent VSR Community Council meetings regarding this project, there were no public comments of support for the project as it is currently proposed (this is in contrast to what the applicant stated was the case in the past, when they first proposed the project to the community a few years back). The current objections from the residents who spoke at the recent VSR meetings are recorded in both the minutes from those meetings and in the **Community Council Advisory Project Review Report-Fourth District Planning Projects** (a.k.a. Action Forms) from the same meetings. The only voiced support came from two of the Council Members, not from those residents who chose to speak.

In my case I chose to abstain on a recommendation vote, as I feel more time is needed to obtain current community input before a decision is made. Voting to move the project forward at this time sets a precedent for future commercial development in our area. The question remains to be answered, that if approved in its current format, would this level of commercial development be considered the maximum standard for

future development in the area, or a minimum standard? I believe issues of commercial density and business types should be resolved after Supervisor Perez has completed his series of forums.

Consequently, I request that project approval be postponed until more current feedback can be obtained.

Rick Hahn
Resident of V.S.R.
Council Member VSR Community Council

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Consequently, I request that project approval be postponed until more current feedback can be obtained.

Rick Hahn
Resident of V.S.R.
Council Member VSR Community Council

Wheeler, Timothy

From: mike holman <mjholman@gorge.net>
Sent: Tuesday, December 15, 2020 8:20 AM
To: Wheeler, Timothy
Subject: Vista Santa Rosa Gateway Village

Mr. Wheeler,

We reside in Greg Norman Estates in La Quinta, near the proposed development. We oppose this development. We would not be affected by noise, traffic, etc., but we feel strongly it would be unwise to add new retail space to an area struggling or near desperate with vacancy and weak market conditions. The effects of the coronavirus will be with us long after the vaccines roll out. Please look out for our small business owners.

Sincerely,

Mike and Judy Holman
La Quinta

Re: Objections to Vista Santa Rosa Gateway Village

We are writing to voice our concerns and objections to the proposed commercial project at the corner of Airport Boulevard and Monroe Street, to be named Vista Santa Rosa Gateway Village. This project calls for a gas station/convenience store, a fast food drive-thru restaurant, a drug store, a retail building that has a drive-thru coffee shop, and a 158,800 sq ft, 2 story Assisted Living Facility. This is directly east of the Palms community and to the southeast of the PGA West Norman Course residential community.

Some of our major objections are:

1. Greatly increased traffic and noise. A traffic analysis estimates an additional 7,600 vehicle trips per day if this project comes to fruition.
2. A twenty-four hour gas station and convenience store will mean food and fuel delivery trucks making deliveries on a daily basis, often at night and in the early morning hours.
3. Increased light pollution caused by lighted signage which could also be imposing and unattractive.
4. The Developer states he will request some of his tenants to have a liquor license. This very likely will bring increased crime to this rural and residential area.
5. A loss of property value, potentially in the hundreds of millions of dollars, to residents who now live near the west side of Monroe, due to devalued home prices.
6. A large loss of tax revenue to Riverside County and La Quinta from the decline in property values along Monroe.
7. Residents in this area currently have all the retail services provided by this project within 5 miles: Citrus Plaza in Indio, Van Buren Plaza in Coachella (which currently has 85,000 sq ft of empty retail space), and Pavilion Palms which will duplicate Citrus Plaza across the street in La Quinta. Soon SilverRock in La Quinta will also have promised retail and food options.
8. Increased safety issues for children and parents of Westside Elementary School who will be adversely affected by increased traffic.
9. Should this project be approved, this will set a dangerous precedent for future commercial developments from Avenue 52 to Avenue 64.

We strongly appeal to you for your support of our objections to this project and respectfully request that it not be approved. Thank you for your time and consideration of this appeal.

Printed Name Brenda Recore Signature Brenda Recore

Address 5513S Autumn Valley Phone # 949-2807195
La Quinta, Ca. 92253

INSTRUCTIONS: Please email this signed Resident's Letter of Objection to Mr. Tim Wheeler at twheeler@rivco.gov or mail your signed letter to Mr. Wheeler at Riverside County Planning Commission, 4080 Lemon St. 12th Floor, Riverside, CA 92502

Re: Objections to Vista Santa Rosa Gateway Village

We are writing to voice our concerns and objections to the proposed commercial project at the corner of Airport Boulevard and Monroe Street, to be named Vista Santa Rosa Gateway Village. This project calls for a gas station/convenience store, a fast food drive-thru restaurant, a drug store, a retail building that has a drive-thru coffee shop, and a 158,800 sq ft, 2 story Assisted Living Facility. This is directly east of the Palms community and to the southeast of the PGA West Norman Course residential community.

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We strongly appeal to you for your support of our objections to this project and respectfully request that it not be approved. Thank you for your time and consideration of this appeal.

Printed Name Jean H. Hoffner Signature Jean H. Hoffner

Address 55122 Summer Lynn Ct. Phone # 706-247-3191
La Quinta, CA 92253

INSTRUCTIONS: Please email this signed Resident's Letter of Objection to Mr. Tim Wheeler at twheeler@rivco.gov or mail your signed letter to Mr. Wheeler at Riverside County Planning Commission, 4080 Lemon St. 12th Floor, Riverside, CA 92502

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8. Increased safety issues for children and parents of Westside Elementary School who will be adversely affected by increased traffic.
9. Should this project be approved, this will set a dangerous precedent for future commercial developments from Avenue 50 to Avenue 64.

We strongly appeal to you for your support of our objections to this project and respectfully request that it not be approved. Thank you for your time and consideration of this appeal.

Printed Name Kathleen Rose Signature *Kathleen Rose*

Address 81967 Couples Ct La Quinta CA. 92263 Phone # 602 493 2667

INSTRUCTIONS: Please email this signed Resident's Letter of Objection to Mr. Tim Wheeler at twheeler@rivco.org.

From: Maxwell, Sue
Sent: Tuesday, February 9, 2021 8:25 AM
To: Perez, Juan <JCPEREZ@RIVCO.ORG>; Young, Alisa <AYoung@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG) <District4@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 <District3@Rivco.org>; District5 <District5@Rivco.org>; Supervisor Jeffries - 1st District (district1@rivco.org) <district1@rivco.org>
Subject: February 9 2021 Item No 21.3 - VSR Gateway Project UPDATED Memorandum for BOS from Planning
Importance: High

FYI...

With best regards,

Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org



From: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Sent: Tuesday, February 9, 2021 7:46 AM
To: Maxwell, Sue <smaxwell@RIVCO.ORG>
Cc: Baez, Ken <KBAEZ@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>
Subject: RE: UPDATED Memorandum for BOS meeting 2.9.21 - Agenda Item No. 21.3 - VSR Gateway Project
Importance: High

Good Morning Sue,

I have UPDATED the Memorandum for BOS today for Agenda Item No. 21.3 yesterday evening.

Please forward this Updated Version to the Supervisors. Planning is trying to get this to get to the Supervisors before the meeting.

Thank you in advance for your assistance.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

How are we doing? Click the Link and tell us

From: Wheeler, Timothy
Sent: Monday, February 8, 2021 6:10 PM
To: Maxwell, Sue <smaxwell@RIVCO.ORG>
Cc: Baez, Ken <KBAEZ@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>
Subject: Memorandum for BOS meeting 2.9.21 - Agenda Item No. 21.3 - VSR Gateway Project
Importance: High

21.3
Oksana,
Please advise if
Tim Wheeler doesn't
(hasn't) given you
printed mou to
scan (78 pages)
... or may be in MT
Thank you
Sue
2/9/21

2/9/21 21.3

Sue,

I will have copies on hand to the Clerk of the Board in chambers (if able); but I wanted to provide these the Clerk of the Board in advance to possibly provide a chance for the Supervisors to see these comments prior to the meeting and agenda item 21.3.

Thank you in advance for your assistance.

Kind Regards,

Tim Wheeler

Urban Regional Planner IV

4080 Lemon St - 12th floor

Riverside, CA 92501

951-955-6060

How are we doing? Click the Link and tell us

From: Maxwell, Sue

Sent: Monday, February 8, 2021 12:22 PM

To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>; Perez, Juan <JCPEREZ@RIVCO.ORG>; Young, Alisa <AYoung@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG) <District4@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 <District3@Rivco.org>; District5 <District5@Rivco.org>; Supervisor Jeffries - 1st District (district1@rivco.org) <district1@rivco.org>

Cc: Lumanauw, Hannah <HLumanauw@RIVCO.ORG>; Baez, Ken <KBAEZ@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>

Subject: Agenda Item 21.3 for February 9, 2021 - VSR Community Land Use Concept Plan (Jonathan D. Shapiro-Chase Foundation)

Importance: High

Good morning Tim (all),

The Clerk of the Board of Supervisors is in receipt of your email and attachments from Jonathan D. Shapiro for February 9, 2021 Item No 21.3 and forwarding to the Board as requested, and will include with Agenda back-up.

I'll reach out to Mr. Shapiro, as his Request to Speak has not yet been received.

Thank you kindly and please take care,

Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org
website: <http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

2/9/21 21.3

From: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Sent: Monday, February 8, 2021 10:44 AM
To: Lumanauw, Hannah <HLumanauw@rivco.org>
Subject: Agenda Item 21.3 for February 9, 2021 - FW: VSR Community Land Use Concept Plan
Importance: High

Attached is a letter and documents coming from a member of the public, near to this project, that wanted this information provided to the Board of Supervisors prior to tomorrow meeting. I will also include these documents in a Memo I provide to the Supervisors tomorrow at the meeting as well.

The member of the public had a difficult time trying to get this material to the Clerk of the Board. They have also had additional family hardships as well.

Thank you for your assistance.

Kind Regards,

Tim Wheeler
Urban Regional Planner IV
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060
How are we doing? Click the Link and tell us

From: Jody Shapiro <shapiro.jody@gmail.com>
Sent: Monday, February 8, 2021 9:35 AM
To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: VSR Community Land Use Concept Plan

Tim,

I just registered to speak at Tuesday's meeting. I tried to attach 2 files, but I think it only took 1 of them. Can you please forward both of the attachments to the Clerk so they can be included in the package given to the Board, prior to the hearing?

Thank you & Stay Safe,
Jody

Jonathan D. (Jody) Shapiro
The Chase Foundation
Phone: 760.564.2299
Fax: 760.564.9075
Mobile: 818.292.1992
shapiro.jody@gmail.com

2/9/21 21.3

VISTA SANTA ROSA COMMUNITY Land Use Concept Plan Map

Approved by the Riverside County Board of Supervisors on June 17, 2008 *

- Parcels
- Highways
- Trail Bridge
- View Corridor
- Lifestyle Corridor
- Other Non-VSR Design Guidelines Trails
- Transitional Area
- Policy Area (PA1, PA2, PA3, PA4)
- Jacqueline Cochran Regional Airport Airport Compatibility Land Use Zone
- Cities
- Community Center Overlay
- Community Center
- Public Facilities
- Business Park
- Commercial Tourist
- Commercial Retail
- Estate Density Residential (Max. Dens. 1 DU** / 2 AC)
- Very Low Density Residential (Max. Dens. 1 DU** / AC)
- Medium High Density Residential (5-8 DU** / AC)
- Medium Density Residential (2-5 DU** / AC)
- Low Density Residential (Max. Dens. 2 DU** / AC)
- High Density Residential (8-14 DU** / AC)
- Open Space-Rural (Max. Dens. 1 DU** Per 20 AC)
- Torres-Martinez Reservation Trust Lands
- Torres-Martinez Reservation Fee Lands

** Dwelling Unit (s)



0 1,500 3,000 6,000
Feet

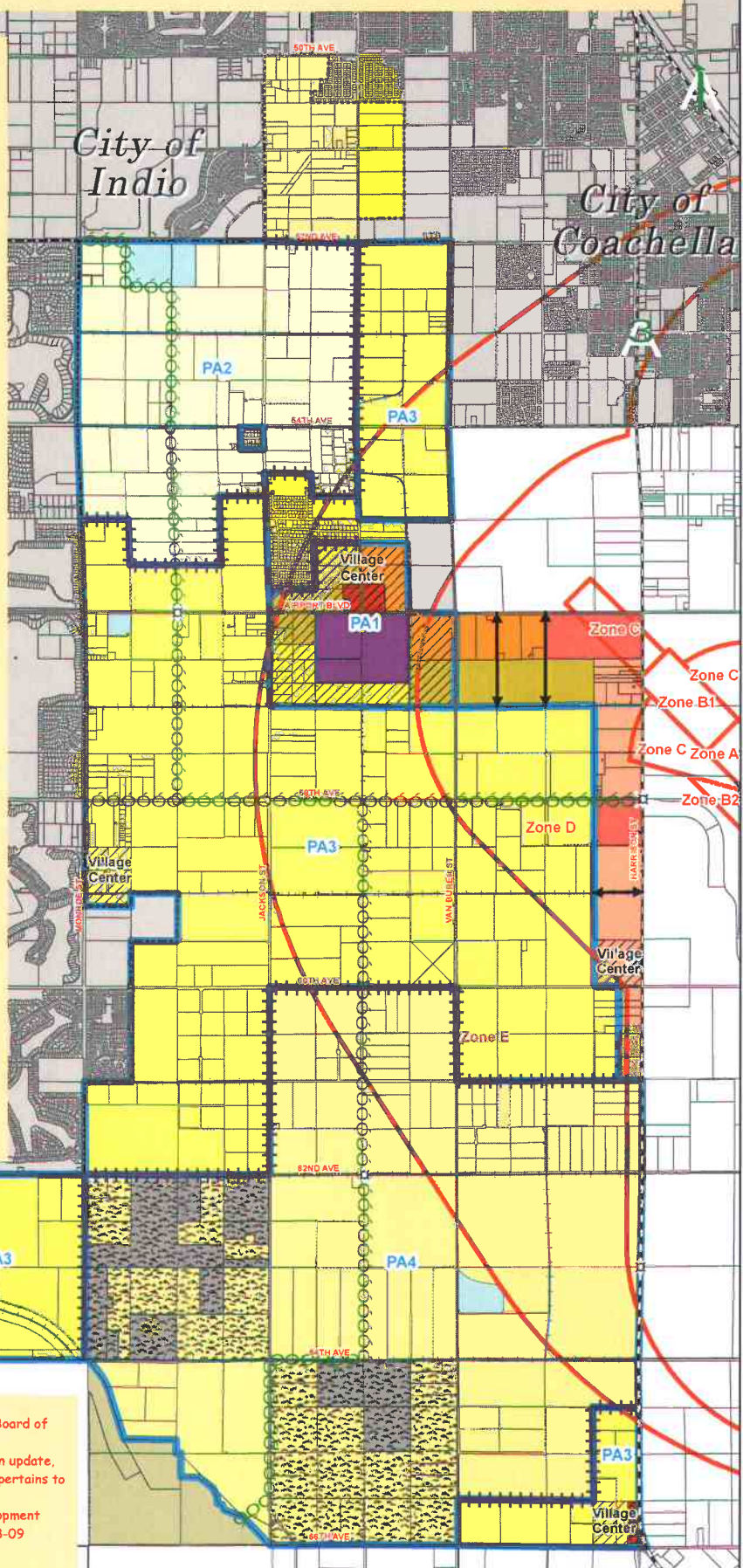
Revised June 20, 2008

Disclaimer: 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.

Source : County of Riverside
 Author : Vinne Nguyen
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City of
La Quinta

* Approved on June 17, 2008 by the Riverside County Board of Supervisors for the purposes of:
 1: Incorporation into the proposed 2008-09 General Plan update, as the proposed revision of the Land Use Element as it pertains to Vista Santa Rosa, and
 2: Providing "community context guidance" for all development proposals in Vista Santa Rosa until adoption of the 2008-09 General Plan update by the Board of Supervisors.



Honorable Manny Perez
Chair
Board of Supervisors
Riverside County

Dear Mr. Perez:

This letter is to express continued opposition to the proposed Vista Santa Rosa Gateway Village project. This letter is comprised of four parts: 1) Summary of Opposition; 2) Rebuttal to Developer's Presentation to Planning Commission; 3) Critique of Public Commentary Process; and 4) Forecast for Future of Vista Santa Rosa.

Summary of Opposition

For the Planning Commission hearing, the County received 19 individual letters of opposition, including a petition of opposition from some residents of The Palms community, a letter of opposition from the Fairways HOA Board representing more than 900 homes in PGA West, and a letter of opposition from Jody Shapiro - addressed personally to you - which contained a Master List of more than 35 individual objections to this project.

Additionally, the County received a written request from the City of La Quinta to provide more time to research this project before bringing it to a vote. Additionally, during the Commission hearing, Valerie Murphy, Laurie Davis, two Vista Santa Rosa residents, and I, spoke in opposition to the project, and Linda Evans, Mayor of La Quinta, was present to speak to the City's request for a continuance.

According to Tim Wheeler, the Planning Commission received NO written letters of support for the project, and the only people who spoke in favor of it at the hearing were the developer, and two people who were associated with the project or with the development industry itself.

Despite the considerable amount of public opposition and the negligible amount of public support, the Commission essentially ignored this input and voted to move ahead with this project. That seems to be a disrespectful disregard for the sentiment and beliefs of Riverside County residents, and it does not reflect well on our County's governance processes.

Since the Commission hearing, the County has also received letters of opposition from Vista Santa Rosa residents.

Rebuttal to Developer

During the hearing, the Developer was allowed unlimited time to present its case, and was also allowed unlimited time to rebut opposition arguments. Public speakers were afforded no such courtesy, reflecting an unfair and disrespectful disregard of the recorded public sentiment against this project. Again, that does not reflect well on the County's governance processes.

In summary, the developer represented that during its communications with various communities regarding the project, it received only support for and no opposition to its Gateway Village proposals. During our research, we could find no formal or documented evidence of any such support anywhere in the communities surrounding Gateway Village - including within Vista Santa Rosa itself.

To that same point, there is no formal record anywhere of any affirmative vote by the Vista Santa Rosa Community Council in support of this project, and Council meeting minutes at best reflect varying positions and split votes over the course of their deliberations on the matter.

The only formal record of support came from the school district, which provided that support in exchange for a commitment to improve traffic flow near the elementary school. This "support" hardly constitutes an objective, reliable and broad form of representative public sentiment regarding all the pros and cons associated with the impacts of this development on the community. It appears to reflect a quid pro quo arrangement between the district and the developer.

We therefore strongly dispute the developer's claims about having widespread support for the Gateway Village project in any of the surrounding communities.

The developer also made disparaging remarks about the communities bordering Monroe to the west, which essentially bordered on being discriminatory and which inappropriately invoked class distinctions when making development decisions which affect ALL residents in exactly the same manner, regardless of any such distinctions.

One such reference related to the valid objection against permitting alcohol to be sold to the general public within Gateway Village. The developer argued that if it was OK to sell alcohol in private clubs that was no different than selling it to the public. For obvious reasons, that comparison is totally invalid, and furthermore, it is disrespectful.

Another such disparaging reference from the developer was that the communities west of Monroe did not care about the residents of Vista Santa Rosa and wanted to deprive them of some advantages and benefits they themselves desired and deserved. That reference is also totally incorrect and invalid, and this is proven by the simple fact that throughout this entire process there has been NO formal expression of any level of

support for this project by the residents of Vista Santa Rosa. Had there been, our group would have known about, and would have completely respected, this desired support, and would not have opposed the project as strongly as we did. Vista Santa Rosa residents are our friends and neighbors, and ALL communities on both sides of Monroe live in harmony and respect with one another.

Because of these mis-representations and mis-characterizations by the developer, and for the many objective reasons we have previously provided to the Commission and the Supervisors, we continue to re-iterate our strong opposition to the Gateway Village project.

Critique of Public Commentary Process

In summary, we suggest that the process used by the County to elicit and facilitate input from County residents on development projects like Gateway Village is inadequate, biased, and disingenuous, and needs to be improved. We respectfully offer the following reasons for these conclusions and also some recommendations on how this process can and should be improved going forward:

1. There are not enough public hearings throughout the development process. Such hearings should be scheduled by the Planning Commission and/or Board of Supervisors at regular intervals throughout the project, with a Master Notice of all such hearings sent out to the public well in advance so they can be scheduled and attended. In this situation, Mrs. Murphy and I attended numerous presentations arranged by the Developer. The project was "pitched" differently each time. If a resident only attended an early meeting, where the Assisted Living Facility was the main focus, than you would not know that the project was now a commercial development that may, or may not, have an Assisted Living Facility maybe built eventually. Those meetings should all have been Noticed by the Planning Commission, and a representative from the Planning Commission should be at all these meetings so that the meeting records would be objective and accurate. I suggest the Planning Commission should have a standard Master Schedule of Hearings, to be set-up and published by the County at the beginning of the development process so residents and attendees could set those dates on their calendars well in advance. The longer the development process, the more regular hearings should be scheduled - at the behest of the County, not the developer.
2. Individual Notices of Hearing should also be sent out one month in advance of the hearings themselves, not two weeks in advance. Two weeks is simply not enough time to schedule and prepare for.
3. Notices of Hearing should be sent to a broader array of residents who are impacted by these developments. We suggest sending to all residents within an 1 (one) mile radius of the proposed development.

4. Any developer hearings with or presentations to residents should always have a Planning Commissioner, or Supervisor, or their official representative, present so public feedback does not get filtered only through the developer.

5. Such developer hearings should always be held with official community representative leaders present, not just with the general public. HOA Boards, Community Councils, etc., and minutes should be taken at these hearings and should be required documentation for Planning Commissioners and Board of Supervisors to read prior to any actions being taken.

6. Rules for public speaking should be relaxed and made more flexible. Public speakers should be given 3-5 minutes each to speak, unless there are so many speakers on the docket that time pressures require a more strict limit. That decision can be made meeting by meeting and announced at the beginning.

7. No speaker should be given more time than another speaker. If a developer is allowed unlimited time to present or rebut, then the public should be afforded the same courtesy and respect. That is only fair and respectful.

8. The Commission and the Board of Supervisors should be required at each hearing to publicly communicate on the record the sum total of ALL input received from the public reflecting both opposition to and support of EACH development project so the entire public has a complete perspective on all sentiments being expressed BEFORE any actions are taken by the Commission or the Supervisors.

9. Any requests for postponement should be formally and respectfully addressed and dealt with by the Commission or the Board of Supervisors as a business item in the hearing. In this case, the formal written request for a continuance made by the City of La Quinta, with the Mayor personally present to speak to that request, was essentially dismissed and ignored. This was not only poor governance process, it was most discourteous and disrespectful.

10. All people providing input to the Commission or the Board on these matters should be thanked for their input and for their participation in the process. And, for any occasion where a Commission or a Board vote to approve or disapprove a project runs counter to the majority of public sentiment expressed, each Commissioner or Supervisor should be required to state for the record - in specific and fact-based terms - why he or she voted the way they did. The public has a right to that level of objective and reasoned transparency.

We hope you will give these recommendations for improving this public input process serious consideration and will make changes to strengthen the public's confidence in ensuring that their voices are being heard and being acted upon in a fair, reasonable, and respectful manner.

Forecast for Future of Vista Santa Rosa

While no one holds a crystal ball which can tell the future, it is our educated and experienced opinion that the following outcomes are likely to occur if the Gateway Village project proceeds and is implemented as planned:

1. Because of the Assisted Living Facility, it is inevitable that more commercial development will occur than is currently being planned for. As such, there will be more traffic and more congestion and more noise and more light pollution than currently planned or represented.
2. Gateway Village is likely to set a precedent for more commercial development all along the east side of Monroe, resulting in an unattractive and undesirable juxtaposition of 100% residential communities on one side of Monroe and very possibly 100% commercial development on the other side.
3. There is no question that the evidence shows in such situations that residential property values will decline due to the negative factors listed above. The by-products of such de-valuations will be a material reduction in property tax revenues paid to the County and the City, as well as a major deterrent to growth from more people moving away from and fewer people moving into the area. Property values will NOT go up, and more people will NOT want to move into this area.
4. The entire character and makeup of this area will be transformed forever with this commercial development. What was once a beautiful rural, pastoral, peaceful community which many, many people moved to PURPOSEFULLY and EXACTLY because of that special character, will now become just another congested, unappealing commercial zone with a great deal more transiency and congestion, and all of the problems that come with that in terms of their impact on quality of life. Adding commercial development to this area essentially amounts to a breach of trust with existing residents - NONE OF WHOM ever anticipated this major change when they decided to move here, and NONE OF WHOM have spoken in favor of this project to any measurable degree.

5. Riskiest and possibly saddest of all future predictions is that there is no guarantee that Gateway Village will even be successful. Many of the services proposed to be offered in this development are already offered by other establishments not very far away, so the risk of redundancy and limited demand is greater. Perhaps there is no more visible evidence of this problem than Van Buren Plaza, which is already located within Vista Santa Rosa, and which already has a very high vacancy rate from under-utilization. Why would anyone possibly want to put another similar commercial development in this same community with one which is already struggling and failing? It fundamentally makes no economic, societal, or logistical sense, and the facts show that Gateway Village is more likely than not to become just another Van Buren Plaza.

Conclusion

Based on all of the above, as well as on all of the comprehensive input previously provided to the Planning Commission, we re-iterate our strong objections to the Gateway Village project and request that the Board of Supervisors vote to not approve it. Thank you for your consideration of this input and of our request.

Sincerely,

Jonathan D. Shapiro
55525 Turnberry Way
La Quinta, CA 92253-8720

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT
AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director



VISTA SANTA ROSA COMMUNITY
LAND USE CONCEPT PLAN

(This plan consists of two documents: this text document, plus the VSR Community Land Use Concept Plan Map, dated Revised: June 20, 2008)

Approved* by the
Riverside County Board of Supervisors
On June 17, 2008

*The VSR Community Land Use Concept Plan was approved on June 17, 2008 by the Riverside County Board of Supervisors for the purposes of:

- 1) incorporation into the proposed 2008-09 General Plan update, as the proposed revision of the General Plan's Land Use Element as it pertains to the Vista Santa Rosa area, and
- 2) providing "community context guidance" for all development proposals in the Vista Santa Rosa area until adoption of the 2008-09 General Plan update by the Board of Supervisors, currently (June 2008) anticipated to occur about December 2009.

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Map

Vista Santa Rosa Community Land Use Concept Plan Map

Appendix

Appendix A – Table 2A, Basic Compatibility Criteria (from Riverside County Airport
Land Use Compatibility Plan Policy Document

Vista Santa Rosa Community Land Use Concept Plan

The Vista Santa Rosa (VSR) community was recognized by the Riverside County Board of Supervisors in 2001, with the establishment of the Vista Santa Rosa Community Council. In 2003, when Riverside County adopted its most recent General Plan (internet link <http://www.rctlma.org/genplan/default.aspx>), Vista Santa Rosa was provided with its own special land use policies. At the time of the adoption of the General Plan, however, VSR's land use plan was not completely finished. It is the purpose of this VSR Community Land Use Concept Plan to provide more detailed guidance for development activities in the VSR community until the adoption of the next major Riverside County General Plan update during 2008-09, at which time the General Plan will be updated to incorporate these policies, with whatever changes are deemed appropriate by the Board of Supervisors as a result of the General Plan update process.

The boundaries of Vista Santa Rosa are, in general, Avenue 50 on the north, Monroe Street on the west, Avenue 66 on the south, and Harrison Street on the east. Although not a part of the area covered by the existing Vista Santa Rosa Plan Policy Area in the General Plan's Eastern Coachella Valley Area Plan, or a part of the area covered by the VSR Community Council, for the purposes of these policies, a small unincorporated area located between Avenues 62 and 64, west of Monroe Street, has also been included in this Vista Santa Rosa Community Land Use Concept Plan.

Vista Santa Rosa is a special community where more traditional styles of suburban development interface with agricultural and rural, equestrian-oriented lifestyles. In order to ensure that the community develops in a harmonious manner that protects and enhances its value to area residents and landowners and the County, this Vista Santa Rosa Community Land Use Concept Plan has been prepared.

Also, several other jurisdictional factors can or may in the future affect land use planning and public facilities development and financing in Vista Santa Rosa. The southerly portion of Vista Santa Rosa, that area lying between Avenues 60 and 66, and between Monroe and Harrison Streets, is also part of the larger South Valley Implementation Program, which also stretches eastward to the vicinity of State Highway 86S Expressway. The portion of VSR located between Avenues 54 and 62, and between Monroe and Harrison Streets, is located within the County's Thermal-Jacqueline Cochran Regional Airport Redevelopment Area. The City of La Quinta's Sphere of Influence covers most of Vista Santa Rosa, specifically all of the area between Avenues 52 and 62. The City of Coachella Sphere of Influence covers the area north of Avenue 52, east of Calhoun Street, and the area north of Avenue 51, west of Calhoun Street.

I. Overall Land Use Concept.

The overall purpose of the Vista Santa Rosa Land Use Concept Plan is to refine the land use plan for VSR that was adopted as part of the County's General Plan in 2003, in order to provide better guidance for development activities until the County's General Plan undergoes its next major update in 2008-09. It is not the intent of this plan to significantly alter the basic goals, objectives, or land use patterns established by the 2003 General Plan. However, in order to increase the amount and value of community amenities, and their affordability, and in order to provide additional opportunities for rural and equestrian lifestyles and other important community objectives, some significant changes in land use planning are recommended for the community in order to support these objectives.

The most important changes would occur to the areas designated as Agriculture within Vista Santa Rosa that are not overlain by the Community Development Overlay designation. For the most part, these areas would be changed to the General Plan's Rural Community Foundation Component, to allow for additional equestrian and rural residential lifestyles, to support the community's interest in encouraging this type of development, while also allowing the expansion of the urban edge in such a manner that three lifestyles—suburban, rural, and agricultural—can co-exist. Any land use proposal would need to be compatible with adjacent active (current or anticipated in the future) agricultural uses, through the use of site design mechanisms and significant structural and/or use set-backs where needed. The northwest and southern portions of the community would be largely devoted to continuing agriculture, rural residential, and equestrian uses, a limited amount of small lot residential, and a very limited amount of commercial development. This overall land use concept is intended to provide for a mixture of lifestyle and village housing opportunities throughout the community and to support the provision of important community recreational and public amenities.

The heart of the community would be centered along Airport Boulevard, between Jackson and Van Buren Streets. Here, a mixed-use Village Center is proposed. Surrounding that would be the higher intensity development in Vista Santa Rosa. It will be important in this area to ensure that Vista Santa Rosa's relatively open rural character and appearance are evoked through development standards that acknowledge the legacy of Vista Santa Rosa, including set-backs that preserve frequent long views, and narrow, landscaped street designs to calm traffic and to soften the visual appearance of roads. It will also be important to ensure that ongoing agricultural operations are adequately buffered from surrounding development, until the cessation of those agricultural uses, if ever.

Other major areas of future development will be in the northeast portion of the community, adjacent to the City of Coachella, and along Harrison Street, which would include commercial, business park, higher density residential, and tourist-oriented uses, in an area largely subject to special land use restrictions and opportunities, due to its proximity to the Jacqueline Cochran Regional Airport.

A. Community Lifestyles to be Accommodated.

This land use concept plan is intended to accommodate and encourage a harmonious blend of agricultural, rural residential, equestrian, country club, resort, tourist-oriented, and the more suburban residential lifestyles. It will incorporate important community identity and image creation/preservation mechanisms, such as the Vista Santa Rosa Design Guidelines (adopted by the Riverside County Board of Supervisors in 2004 - see internet link, http://www.rctlma.org/planning/content/devproc/guidelines/design_guide.html#vsr), cross - community enhanced trail systems, called Lifestyle Corridors, numerous other trails, enhanced setbacks to preserve long views, softened transitions between potentially incompatible land use types, and other features.

B. Land Use Concept Plan.

The Land Use Concept Plan includes this text of policies plus the Vista Santa Rosa Land Use Concept Plan Map (separate), dated Revised June 20, 2008. The Land Use Concept Plan Map is intended to work hand-in-hand with these policies to create a harmonious blend of agricultural, rural residential, equestrian, country club, resort, tourist-oriented, and suburban residential lifestyles. The Land Use Concept Plan Map primarily displays the plan's proposed land use designations. However, most of the VSR area is also proposed to be overlain by four Policy Areas. The nature and intentions for the Policy Areas are described in more detail starting on Page 6. However, in general, the Policy Areas provide for both a base density of residential development that would be permitted, plus an increased density if certain requirements are met.

C. Lifestyle Corridors and Trail System.

To protect and enhance Vista Santa Rosa's open, rural character, and to provide for community gathering places, linear parks, and trail corridors, two "Lifestyle Corridors" are planned to be developed through VSR, one oriented north-south, generally located between and away from major streets wherever possible, and one oriented east-west, along Avenue 58, connecting the south end of the Horse Shows in the Sun (HITS) facility with Lake Cahuilla. These corridors would allow for multiple forms of non-vehicular means of circulation, including equestrian, bicycle, electric cart, and pedestrian modes. The Lifestyle Corridors would be used to provide a major system of connectivity between important community facilities and geographic locations (either directly, or by spur trails). Such connections will link polo fields, rural home sites, and future neighborhood parks and schools, and smaller scale neighborhood commercial uses, community centers, etc.

The concept envisioned is that one could choose to drive, but frequently they'd prefer to use the Lifestyle Corridors, which would be convenient for many different daily purposes. The Lifestyle Corridors would be inviting, and, of course, they would be designed for active

recreation. The Lifestyle Corridors would consist of public facilities (such as trails, buffering landscaping, parks, schools, a community center, and a library, for example), quasi-public [Homeowners' Association (HOA) open space, recreational areas, including trails, and occasionally golf courses, visible and part of the broader open space aspect of the Lifestyle Corridors, even if they're not open to general public usage], and private lands, including in particular, larger, rural home sites (2 acres or larger), farmland, and small businesses, such as coffee shops, restaurants, bed & breakfasts, etc., having some natural orientation to the Lifestyle Corridors. The Lifestyle Corridors would also include as many community "icons" as possible. In reality, though, because they're scattered throughout the community, most community icons would not be located along the Lifestyle Corridors, but there should be an attempt to include as many of these along the corridors, as possible. The Lifestyle Corridors would rarely be narrower than 50 feet wide, and could attain the appearance of being wider where there are open (without foliage, opaque fencing, or wall screening) rural home-sites, parks, polo fields, pastureland, golf courses, or other open space-type land uses along them.

See Page 27 for additional information regarding the intended uses along the Lifestyle Corridors.

II. Land Use Policies.

A. Policy Areas.

In order to provide for distinctly different lifestyles and development opportunities in VSR, while ensuring that the community harmoniously accommodates and blends various lifestyles, the Policy Areas system has been developed. Under this system, a basic development type or types, with maximum permitted land use intensities, are specified, and increases may be permitted under certain specified circumstances, where specific beneficial enhancements are made to the community's lifestyles, vistas, recreational opportunities, etc.

The Policy Areas are:

1. Policy Area 1.

Located along both sides of Airport Boulevard, between Jackson and Van Buren Streets, Policy Area 1 is envisioned to become Vista Santa Rosa's primary community center. This area is entirely located in the General Plan's Community Development Foundation Component. Development in this area would be focused on an interwoven mix of retail commercial, office, higher density residential, and public uses. In order to develop this area, a long-term, multi-use and multi-stage plan of development will be required through a specific plan. The specific plan will be used to ensure that the various smaller developments that occur within the community center are truly linked together in a mutually supportive manner. The minimum size of the initial specific plan application will be 250 acres, and must include the 120-acre area of the designated Village Center.

The designated Village Center is required to be a mixed-use development that is in compliance with the Riverside County General Plan's Community Center Guidelines (Appendix J, Riverside County General Plan - please see the internet link as follows: <http://www.rctlma.org/genplan/content/appendix/appendixj.html>), for core and core support areas within Village Centers. Areas outside the community center, but designated with the Community Center Overlay, will have the option of being developed in accordance with either the underlying land use designations—Commercial Retail, or Medium, Medium High, or High Density Residential Land Use designations—or, with an alternate mix of land uses in implementing the Community Center Overlay. In neither the designated Village Center nor in the Community Center overlay, will Commercial Retail-type land uses be permitted within one-eighth mile of the Coachella Valley High School campus.

The designated Village Center and Community Center Overlay area around it are envisioned to become the future heart of the Vista Santa Rosa community. Rather than develop as one large project, at one time, this area probably will be developed in a phased manner over a period of many years, as Vista Santa Rosa and surrounding communities grow, and as the needs of the community grow and change for various types of commercial and public services, and as the need grows for higher density housing conveniently located near commercial uses and public facilities. It is therefore important to ensure that the plan's vision for this area as a vital, higher intensity mixed-use Village Center area is eventually realized, and that the site of the envisioned Village Center not be developed in its early and mid-term phases of development into narrowly-focused, non use-mixed development patterns that would eventually negate the area's value as the site of the community's main Village Center.

Accordingly, it is the policy of the County for the total area of the designated Village Center and Community Center Overlay around it, which taken together cover approximately 460 acres, that prior to a certificate of occupancy being issued that would result in the 1,000th residential unit in this combined area, certificates of occupancy shall have been issued that result in 250,000 square feet of gross leasable area of retail and office commercial building space.

In addition, it is also the County's policy for the development of the Village Center/Community Center overlay area that by the time the benchmarks above have been reached, a minimum of 250 of the residential units must have been in the density range of High Density Residential (8-14 dwelling units/acre), a minimum of 250 of the residential units must have been in the density range of Medium High Density Residential (5-8 DU/acre), certificates of occupancy shall have been issued for a minimum of 175,000 square feet of gross leasable area of retail commercial uses, and certificates of occupancy shall have been issued for a minimum of 50,000 square feet of

gross leasable area of either office commercial or public uses, or any combination of the two types of use categories.

2. Policy Area 2.

Policy Area 2 is bounded generally by Avenues 52 and 55, and by Monroe Street and (or, co-linear with) Calhoun Street. There is a small area included that is located south of Avenue 55. This is an area primarily having a mix of agricultural, rural residential, and equestrian-oriented uses. Policy Area 2 is located almost entirely in the General Plan's Rural Community Foundation Component, except for existing and potential school sites.

The majority of Policy Area 2 is designated as Estate Density Residential. Development permitted in this area will continue to be primarily agriculture, rural residential, equestrian-oriented uses, recreational uses, and public facilities. In addition to all other applicable policies of this plan, the following policies shall pertain particularly to development proposals in Policy Area 2:

- a. Horse and other animal-keeping that is conducted in accordance with County codes, and which is permitted in rural use-permitting zones of generally 20,000 net square feet minimum lot size, shall not be prohibited by either the particular zoning category applied, nor by CC&Rs, on any residential lot that would be 20,000 net square feet, or larger.
- b. Development may proceed in any of the following three ways:
 - 1) Development of any parcel is permitted where the minimum lot size is 2 gross acres. While individual projects may require, on a case-by-case basis, buffers between them and other existing or proposed land uses, projects proposed in accordance with this policy will be regarded as automatically complying with Policies II.2.C.1., Policy Area Transitions (Page 16), where Transition Areas exist on or adjacent to a project site, and II.2.C.2., Buffers Between Projects (Page 18).

With respect to Policy II.2.C.6., Protection of Vistas and View-sheds (Page 24), in recognition that residential units built on 2 acre parcels will generally be placed visually far apart, the minimum required set-back for such uses shall remain 50' from curb face, but the minimum average required set-back from curb face is reduced from 150' to 75'.

With respect to Policy II.2.C.5., Agriculture Buffers (Page 23), whenever set-backs under this policy would be required due to a neighboring farmer's intention of continuing farming into the foreseeable future, the minimum

set-back for residential units where they would adjoin that agriculture shall be 50'.

- 2) Development is permitted on sites of between 40 and 80 gross acres, with a maximum density not to exceed 1.0 dwelling unit per acre, provided that all of the following occur:
 - a) the minimum size of residential lots shall be one gross acre;
 - b) horse and other animal-keeping in accordance with County codes shall not be prohibited on any residential lot,
 - c) at least 25% of the project site shall be used for "Open Space and Community Amenities" ("OSCA" - definition provided in Section II. D.1. - Page 25) - common area landscaping and "community icon" preservation or establishment, and/or open space, pastureland, polo fields, parks, trails, community facilities, and/or other types of open space-oriented community amenities,
 - d) a minimum 100 foot-wide landscaped building set-back shall occur from all property lines adjoining the project,
 - e) the project shall comply with all other requirements of these policies, including but not necessarily limited to policies relating to view-shed protection, buffers between projects, and agricultural buffers; and
 - f) no residential structures taller than one story shall be permitted within 150 feet of the outside boundaries (adjoining both streets, as measured from curb face, and other properties) of the project.
- 3) Development is permitted on sites of at least 80 gross acres, with a maximum density not to exceed 0.7 dwelling unit per acre, provided that all of the following occur:
 - a) the minimum size of residential lots shall be one-half gross acre; however,
 - i. all lots smaller than one gross acre shall be located within the interior of the project, and
 - ii. the minimum size of lots at or near the perimeter of the project shall not be less than 1 gross acre where the border is a street, nor less than two gross acres where the border is an adjacent (without an intervening street) property;

- b) at least 25% of the project site shall be used for “OSCA” (definition provided in Section II.D.1. - Page 25) - common area landscaping and “community icon” preservation or establishment, and a comprehensive package of equestrian-oriented facilities, such as equestrian boarding and exercise facilities, pastureland, polo fields, trails, etc.,
- c) a minimum 100 foot-wide landscaped building set-back shall occur from all property lines adjoining the project,
- d) the project shall comply with all other requirements of this Vista Santa Rosa Community LUCP, including but not necessarily limited to policies relating to view-shed protection, buffers between projects, and agricultural buffers; and
- e) no residential structures taller than one story shall be permitted within 150 feet of the outside boundaries (adjoining both streets, as measured from curb face, and other properties) of the project.

3. Policy Area 3.

Policy Area 3 mostly lies between Avenues 55 and 61, and between Monroe and Harrison Streets, except for the area covered by Policy Area 1, and the proposed land uses bordering Harrison Street. This Policy Area also includes the following smaller, detached areas: a) east of Calhoun Street, between Avenues 50 and 55, b) west of Monroe Street, south of Avenue 62, and c) along Avenue 66 and Harrison Streets near their intersection. Existing uses in this area are primarily agriculture and rural residential and equestrian-oriented uses.

Policy Area 3 lies entirely within the General Plan’s Community Development Foundation Component. Most of this area is designated as Low Density Residential, with a maximum residential density of 2 dwelling units per acre, but, the area also includes 2 Community Center Overlays for potential Village Centers. The owner or owners of properties lying within the Community Center Overlays will have the option of developing their properties either in accordance with the underlying land use designations, Retail Commercial or Low Density Residential, or as mixed-use Village Centers, or as some combination of the two approaches.

The majority of the area designated as Low Density Residential in Policy Area 3 is envisioned to be developed eventually as a series of small residential, resort, and possibly country club communities, with open spaces and trails between and linking them. In the near term, and in some cases possibly for many years, agriculture will continue in production here. Therefore, it is important that adequate buffers be

provided between new residential communities and agricultural uses that are expected to remain.

Development is permitted that results in greater densities in areas designated as Low Density Residential, up to 3 dwelling units per gross acre, provided that the following policies are met:

- a. Development of any parcel is permitted where the maximum density is 1 dwelling unit per gross acre. While individual projects may require, on a case-by-case basis, buffers between them and other existing or proposed land uses, projects proposed in accordance with this policy will be regarded as automatically complying with Policy II.2.C.2., Buffers Between Projects (Page 18).

With respect to Policy II.2.C.5., Agriculture Buffers (Page 23), whenever setbacks under this policy would be required due to a neighboring farmer's intent to continue farming for the foreseeable future, the minimum set-back for residential units where they adjoin that agriculture shall be 50'.

- b. Development of any parcel is permitted where the maximum density is 2 dwelling units per gross acre, and provided that at least 25% of the project site is used for "OSCA" (definition provided in subsection II.D.1. - Page 25) - common area landscaping, and "community icon" preservation or establishment, and/or open space, pastureland, polo fields, parks, trails, community facilities, and/or other types of open space-oriented community amenities.
- c. Any project covering at least 160 gross acres, or a quarter-section, is permitted a residential density of up to 2.5 dwelling units per gross acre, provided that at least 30% of the site is provided in OSCA. Projects proposing amounts of OSCA between 25% and 30% are permitted residential densities between 2.0 and 2.5 dwelling units per acre, in accordance with a "sliding scale," whereby for each additional percentage point of OSCA proposed, an additional 0.1 (one-tenth) dwelling unit may be approved.

It is anticipated that at least 160 gross acres would be needed to ensure that such a project could be master-planned in the proper way to adequately incorporate buffer areas, transition areas, trails, set-backs, and all of the other requirements of the VSR LUCP policies. However, a project covering less than 160 gross acres, but not less than 40 gross acres, is permitted to be submitted and potentially ultimately approved, but the project will be required to comply fully, without exception, with all other policies of the VSR

LUCP, regardless of the project's size. Also, special attention will be required to be given to the project's design at and near the project's perimeter, to ensure that it would be compatible with adjacent agricultural and rural/equestrian uses.

- d. Any project covering at least 160 gross acres, or a quarter-section, is permitted a residential density of up to 3 dwelling units per gross acre, provided that at least 35% of the site is provided in OSCA. Projects proposing amounts of OSCA between 30% and 35% are permitted residential densities between 2.5 and 3.0 dwelling units per acre, in accordance with a "sliding scale," whereby for each additional percentage point of OSCA proposed, an additional 0.1 (one-tenth) dwelling unit may be approved.

It is anticipated that at least 160 gross acres would be needed to ensure that such a project could be master-planned in the proper way to adequately incorporate buffer areas, transition areas, trails, setbacks, and all of the other requirements of the VSR LUCP policies. However, a project covering less than 160 gross acres, but not less than 40 gross acres, is permitted to be submitted and potentially ultimately approved, but the project will be required to comply fully, without exception, with all other policies of the VSR LUCP, regardless of the project's size. Also, special attention will be required to be given to the project's design at and near the project's perimeter, to ensure that it would be compatible with adjacent agricultural and rural/equestrian uses.

- e. Any project will qualify for a residential density of up to 2.5 dwelling units per gross acre and a minimum OSCA of 25%, provided that the project covers at least 240 gross acres. The project shall comply fully, without exception, with all other applicable policies of the VSR Community Land Use Concept Plan.
- f. Any project will qualify for a residential density of up to 3 dwelling units per gross acre and a minimum OSCA of 30%, provided that the project covers at least 240 gross acres.

Projects proposing amounts of OSCA between 25% and 30% are permitted residential densities between 2.5 and 3.0 dwelling units per acre, in accordance with a "sliding scale," whereby for each additional percentage point of OSCA proposed, an additional 0.1 (one-tenth) dwelling unit may be approved. The project shall comply fully, without exception, with all other applicable policies of the VSR Land Use Concept Plan.

4. Policy Area 4.

Policy Area 4 covers most of the area south of Avenues 60 and 61. Existing uses in this area are mostly agricultural, rural residential, and equestrian-oriented. This area is unique in Vista Santa Rosa, in that it includes two areas, covering a section each, of Torrez-Martinez (T-M) Indian Reservation land. The T-M Reservation areas include both fee and non-fee parcels.

Policy Area 4 lies entirely within the General Plan's Rural Community Foundation Component. Policy Area 4, however, would permit localized general plan amendments to establish small nodes of Community Development Foundation Component (i.e.—lots smaller than one-half acre) neighborhoods where a proposed project would be consistent with all other policies of this Land Use Concept Plan.

Any such Community Development neighborhoods shall be located in the interiors of projects, and particular attention shall be given toward ensuring that both the Community Development neighborhoods and the overall projects are designed so as to be compatible with any agricultural and rural uses that are adjacent to the projects. This allowance exists because due to the generally larger parcels in this area (compared with Policy Area 2), it will be possible to create wide development setbacks to ensure adequate land use buffers, and additional development will enhance the ability to provide and operate enhanced open space and community amenities.

Some of Policy Area 4 is envisioned to be developed in accordance with the basic land use designation of this area, the Very Low Density Residential land use designation, which allows up to 1 dwelling unit per gross acre. A project proponent will have the option of developing either 1 gross acre lots, or clusters of lots as small as one-half net acre (20,000 sq. ft. minimum lot size), which are surrounded by belts of parkland, open space, trails, etc.

Development is permitted that results in higher densities in areas designated as Very Low Density Residential, up to 2 dwelling units per gross acre, provided that the following policies are met:

- a. Development of any parcel is permitted where the maximum density is 1 dwelling unit per 2 gross acres. While individual projects may require, on a case-by-case basis, buffers between them and other existing or proposed land uses, projects proposed in accordance with this policy will be regarded as automatically complying with Policies II.2.C.1., Policy Area Transitions (Page 16), where Transition Areas occur, and II.2.C.2., Buffers Between Projects (Page 17), wherever lots of at least two gross acres are proposed directly on relevant project edges.

With respect to Policy II.2.C.5., Agriculture Buffers (Page 23), whenever setbacks under this policy would be required due to a neighboring farmer's intent to continue farming for the foreseeable future, the minimum setback for residential units where they adjoin that agriculture shall be 50'.

- b. Development of any parcel is permitted where the maximum density is 1 dwelling unit per gross acre, provided that at least 25% of the project site is used for "OSCA" (definition provided in section II.D.1. - Page 25) - common area landscaping, and community "icon" preservation or establishment, and/or open space, pastureland, polo fields, parks, trails, community facilities, and/or other types of open space-oriented community amenities.
- c. Any project covering at least 160 gross acres, or a quarter-section, will qualify for a residential density of up to 1.5 dwelling units per gross acre, provided that at least 35% of the site is provided in OSCA. It is anticipated that at least 160 gross acres would be needed to ensure that such a project could be master-planned in the proper way to adequately incorporate buffer areas, transition areas, trails, set-backs, and all of the other requirements of the VSR LUCP policies.

However, a project covering less than 160 gross acres, but not less than 40 gross acres, is permitted to be submitted and potentially ultimately approved; but the project will be required to comply fully, without exception, with all other policies of the VSR LUCP, regardless of the project's size. Also, special attention will be required to be given to the project's design at and near the project's perimeter, to ensure that it would be compatible with adjacent agricultural and rural/equestrian uses.

- d. Any project covering at least 160 gross acres, or a quarter-section, will qualify for a residential density of up to 2 dwelling units per gross acre, provided that at least 40% of the site is provided in OSCA. Projects proposing amounts of OSCA between 35% and 40% are permitted residential densities between 1.5 and 2.0 dwelling units per acre, in accordance with a "sliding scale," whereby for each additional percentage point of OSCA proposed, an additional 0.1 (one-tenth) dwelling unit may be approved.

It is anticipated that at least 160 gross acres would be needed to ensure that such a project could be master-planned in the proper way to adequately incorporate buffer areas, transition areas, trails, setbacks, and all of the other requirements of the VSR LUCP policies. However, a project covering less than 160 gross acres, but not less than 40 gross acres, is permitted to be submitted and potentially ultimately approved, but the project will be required to comply fully, without exception, with all other policies of the VSR LUCP,

regardless of the project's size. Also, special attention will be required to be given to the project's design at and near the project's perimeter, to ensure that it would be compatible with adjacent agricultural and rural/equestrian uses.

B. Other Land Use Types.

The Vista Santa Rosa Land Use Concept Plan includes other land use types, in addition to those specified previously for the four Policy Areas. Primary among those are four areas:

1. West side of Harrison Street, between Airport Boulevard and Avenue 61 (Near the Jacqueline Cochran Regional Airport), is planned for Business Park and Commercial Tourist uses, and one Community Center Overlay, allowing for a potential mixed-use Village Center,
2. South side of Airport Boulevard, across from Coachella Valley High School, and near Harrison Street, is planned for High Density Residential and Commercial Tourist uses, and
3. in the portion of VSR located north of Avenue 52, west of Calhoun Street, is an area planned for Very Low Density Residential, and east of Calhoun Street, is an area planned for Medium Density Residential.

In addition, small-scale commercial uses specifically oriented to serve the local rural residential and equestrian community, and providing light-intensity commercial services for tourists to the area, are permitted anywhere in the VSR LUCP, provided that they are determined to be compatible with surrounding land uses, are designed in a low-key manner that blends in with existing development, agriculture, and/or equestrian facilities nearby, and whose developed areas do not exceed 5-8 (five to eight) net acres, with up to a maximum of 5 net acres allowable for the commercial use itself [building(s), parking area, etc.], and up to a maximum of an additional 3 (three) net acres allowable for the site of the commercial use, to accommodate both the commercial use itself, plus all set-backs, buffers, trails, etc. required by the policies of the VSR LUCP. Some examples of commercial uses that will be appropriate under this policy include: produce stores, farm implement stores, small-scale restaurants, tack shops, small "country" style grocery stores, boutique hotels, "bed and breakfasts," date shops, farmers' markets, art galleries, neighborhood gas stations, and neighborhood convenience stores.

C. Transitions and Buffers.

The Vista Santa Rosa Community Land Use Concept Plan requires buffers and set-backs under several different situations, as described below. Often, a particular project may be required to provide for buffers and set-backs to address two or more different issues, along the same edge of a proposed project. Wherever two or more buffers and/or set-backs

are required along the same project edge to address different issues, the buffers/set-backs required shall be the minimum composite buffer/set-back area that results when the two–or more–buffers/set-backs are overlain over each other. It is not intended that two or more buffers/set-backs be established in an additive, side-by-side manner.

1. Policy Area Transitions.

Transitional Areas are planned to be provided between Policy Areas 2 and 3, between Policy Areas 3 and 4, and between Policy Area 1 and the existing residential neighborhood to its north. The purpose of these Transitional Areas is to provide for meaningful set-backs and open space buffers between uses that are often inherently incompatible, but also to provide the opportunity for parkland and landscaped edges between distinctly different areas of the VSR community, to assist in image-making for these areas. The Transitional Areas will be required to be a minimum average width of 150 feet, with a minimum width of 50 feet.

Except for large rural residential parcels (2 acres or larger), Transitional Areas are not appropriate locations for transitional housing types or lot sizes; instead, they are primarily intended to be open space “breaks” between different types of land uses and intensities of land usage.

The Transitional Areas will be required to be provided on the side of such edges where the more intense development would occur, but their precise location may vary due to localized circumstances relating to land usage and circulation. Particularly sensitive uses, such as agriculture (see Policy II.C.5. - Page 23) and equestrian-oriented uses will generally require the wider Transitional Areas.

Transitional Areas are most particularly suitable as trail routes, but are also appropriate locations for such features as elongate landscaped detention basins, landscaped open space, and golf courses. Transitional Areas may be in either public or private ownership; however, it is intended that at least one trail route inside each Transitional Area, longitudinally oriented with the Transitional Area, be placed in public ownership.

Where a Transitional Area separates Torres-Martinez Tribal Lands from non-tribal lands, the County will consult with the tribe with the goal of ensuring that the Transitional Area is established in a way that is agreeable to both the County and the tribe, to provide for the best possible level of compatibility with the VSR community, as planned through the VSR LUCP. In the event that the tribe does not agree to assist in the establishment of such a Transitional Area and is planning to establish a use that is more intense than what is planned for the adjacent non-tribal land, the owner of the adjacent non-tribal land will only be required to provide for buffering and varying set-backs as provided for under Policy No. II.C. 6., Protection of Views and View-sheds

(Page 24). If the use proposed on the non-tribal land is more intense than what is planned on the adjacent tribal land, the non-tribal land owner's project will be required to provide for most or all of the Transitional Area, in accordance with the general policies regarding Transitional Areas.

On any side of a project that borders a Transitional Area that is not along or near (close enough to be prominently visible) mile-spaced streets (the streets named after presidents, and even-numbered avenues), the Transitional Area may also include residential equestrian parcels of at least two gross acres, including any portions of planned adjacent trails that would be dedicated to public usage between such lots and the edge of the project.

A Transitional Area is also planned along the southerly edge of the existing single-family residential neighborhood, where it adjoins Policy Area 1, located between Jackson and Calhoun Streets. In order to ensure compatible, and where appropriate, complementary development in Policy Area 1 where it adjoins this existing neighborhood, the following policies shall guide development in and immediately near the Transitional Area:

- a) the Transitional Area shall be planned with some combination of the following elements: a mixture of one-story, single-family residential uses on lots of no smaller than 7,200 square feet net; buffering neighborhood or community parks (not sports parks or other outdoor facilities planned for intense use at night, with high levels of lighting), trails (primarily for pedestrians and bicyclists) to connect the existing neighborhood with the uses planned in Policy Area 1, and appropriate neighborhood-oriented public facilities such as libraries, community centers, etc.; and
- b) new local streets shall not be developed that provide through-traffic connections between the existing residential neighborhood and Policy Area 1. Local streets, cul-de-sacs, knuckles, and other street designs that are needed to access single-family residential development, parks, and community facilities, can encroach into the Transitional Area from either the north or south, but not connect to provide through north-south traffic routes across this Transitional Area.

2. Buffers Between Projects.

Buffers are required as needed between projects along the boundaries between land use designations, and often between adjoining projects within the same designation. Buffers are needed to ensure that adjacent land uses will be compatible with each other. Buffers are mostly needed between agriculture and most other land use types (addressed separately on Page 23), and between rural and non-rural uses,

between Community Development residential uses of differing intensities, and between residential and non-residential projects (such as commercial or industrial).

Detention basins designed in an elongate fashion, trail corridors, including Lifestyle Corridors, open space, including parks, and golf courses, rows of trees and shrubs, and very occasionally, walls, where they do not impair long views (i.e.—away from major streets), and other concepts, are all suitable for use as buffers, depending on the characteristic potential nuisance being buffered. As such, buffers will range from very narrow, to as much as 150 feet wide, or more, and may be combined, as in the case of an adjacent Lifestyle Corridor or park, with other land use types to achieve 150 feet, or more, of separation between uses.

3. Compatibility with Area Schools.

The Coachella Valley Unified School District (CVUSD) has several existing and proposed school facilities at all levels, K-12, located within and adjacent to the Vista Santa Rosa area. As development occurs in the area in the future, it will be important to ensure that new land uses and the effects of them, such as traffic, are compatible with existing and proposed school facilities.

The proposed VSR LUCP map shows both the CVUSD's current facilities, and currently planned future facilities, at all levels, K-12.

Airport Boulevard, which is adjacent to the Coachella Valley High School (located within the City of Coachella, adjacent to Vista Santa Rosa) is designated as an Urban Arterial (152' ultimate ROW) on the County General Plan's Circulation Element map. The portion of Airport Boulevard westerly of the high school is designated as an Arterial (128' ultimate ROW). Both the Urban Arterial and Arterial designations provide for raised medians, which are necessary adjacent to the high school, and they will help contain and control traffic in the vicinity of the school in the future as surrounding development occurs.

The planned VSR trail system, which is very extensive, will be coordinated in its development with existing school facilities and those that are proposed. Bicycle, pedestrian, and equestrian access to schools are all important in VSR.

The Airport Boulevard area Village Center contains a policy prohibiting retail commercial uses within one-eighth mile of the CVHS campus.

4. Compatibility with Jacqueline Cochran Regional Airport.

The eastern portion of the Vista Santa Rosa Community Land Use Concept Plan is overlain by the Airport Influence Area and several Airport Compatibility Zones

associated with the Jacqueline Cochran Regional Airport, which lies nearby, to the east of Vista Santa Rosa. Aircraft activity linked to the airport can result in potential safety hazards and noise complaints today, and those hazards and complaints could increase in the future as the area around the airport, including the portion of Vista Santa Rosa lying within the Airport Influence Area, develops with more residential, commercial, industrial, and other uses in the future.

While such development occurs, it is important to ensure both a high level of public safety and comfort, while also ensuring the long-term, continued viability of the Jacqueline Cochran Regional Airport. In order to ensure that these objectives are attained, the policies listed below have been established for development activities in the Airport Influence Area of the Jacqueline Cochran Regional Airport.

- a. Airport Compatibility Zones B1, C, D, and E affect land use planning and development activities within the boundaries of the Vista Santa Rosa Land Use Concept Plan. Therefore, these zones are superimposed on the Vista Santa Rosa Community Land Use Concept Plan Map, and are hereby incorporated into this plan.
- b. Table 2A, entitled "Basic Compatibility Criteria," of the Countywide Policies of the Riverside County Airport Land Use Compatibility Plan, specifies for each of the Airport Compatibility Zones, permitted maximum densities/intensities of residential and other land types of land uses, whether and how much open land is required, prohibited uses, and other requirements for development. Table 2A is hereby incorporated into this plan by reference, and it is attached as Appendix "A" (Riverside County Airport Land Use Compatibility Plan internet link http://www.rcaluc.org/plan_new.asp)
- c. Residential land uses within the portion of Policy Area 1 that is located within Airport Zone D shall not be developed with less than five dwelling units per acre.
- d. Policy Areas 3 and 4 include policies that require new residential units (other than individual dwelling units on existing legal lots and second units) in Airport Compatibility Zone D to either comply with the density criteria of Table 2A (which allows clustered development envelopes of five or more dwelling units per acre, but otherwise restricts density to a maximum of one dwelling unit per five acres, in accordance with Option A below), or with the specifications of Option B or Option C, as stated below.
- e. All "legislative" actions in the Airport Influence Area (Compatibility Zones B1, C, D, and E) shall be submitted to the Airport Land Use Commission for mandatory review, and all major land use actions as defined in the Riverside

County Airport Land Use Compatibility Plan within the Airport Influence Area shall be submitted to the Airport Land Use Commission for advisory review.

- f. All projects ten acres or larger within Airport Compatibility Zone D shall set aside ten percent of land area in “qualified open areas” – areas not less than 300 feet in length and 75 feet in width and free from obstructions, as defined by the Airport Land Use Compatibility Plan, unless the project is located in a development area within which a 50-acre contiguous open space area has been established or is being concurrently established. The “qualified open areas” may include pastures, polo and soccer fields, golf course fairways, drainage easements, and roadways. Trees, light poles exceeding four feet in height, and trash enclosures are not permitted in such open areas.
- g. At the time of the adoption of the Vista Santa Rosa Concept Plan or sooner, the County shall amend the Eastern Coachella Valley Area Plan to incorporate the current compatibility criteria for Jacqueline Cochran Regional Airport in the Plan’s Policy Areas text and tables.
- h. Schools, lakes, streams, and water features (other than existing water features) will not be permitted to be located in the portion of the east-west Lifestyle Corridor located in Airport Compatibility Zone D, and any commercial and public-use structures and uses that may be located within the east-west Lifestyle Corridor are required to comply with the person intensity limits specified in the Airport Land Use Compatibility Plan.
- i. If the property at the northwest corner of 60th Avenue and Harrison Street is developed pursuant to the Community Center Overlay, residential densities there shall not be less than five dwelling units per acre.
- j. Airport Compatibility Zone B1 overlays a small area designated Business Park along Harrison Street, between Airport Boulevard and Avenue 58. Airport Compatibility Zone C overlays an area designated Commercial Tourist southwesterly of the intersection of Airport Boulevard and Harrison Street, and an area designated Business Park along the west side of Harrison Street, northerly of Avenue 58. The intensity of uses in the areas designated Business Park and Commercial Tourist that are overlain by Airport Compatibility Zones B1 and C shall comply with the person intensity limits of the applicable Airport Compatibility Zone, as specified in Table 2A.
- k. The land use designations of the portions of Policy Areas 3 and 4 within Airport Compatibility Zone D for residential development at densities of 0.5 to 3.0 dwelling units per acre is inconsistent with the 2005 Jacqueline Cochran

Regional Airport Land Use Compatibility Plan, in that Airport Zone D prohibits intermediate residential densities greater than 0.2 dwelling units per acre and less than 5.0 dwelling units per net acre, unless special findings are made pursuant to Section 3.3.6 of the 2004 Riverside County Airport Land Use Compatibility Plan.

However, the community's overall vision of open space, agriculture, and roadways with wide setbacks to preserve vistas is compatible with appropriate design for residential communities in the vicinity of airports. These types of open areas, collectively, are regarded as "qualified open areas," for purposes of airport safety landing opportunity purposes, and are described in more detail under Section II.D.1., Open Space and Community Amenities (Page 26), of this plan.

In reviewing this matter, there are several factors that are unique to the Vista Santa Rosa community as it relates to the Jacqueline Cochran Regional Airport:

- 1) The Vista Santa Rosa Concept Plan is built around the concept of "open space-oriented community amenities" and requires minimum proportions of project acreage that must be allocated to such amenities in order for a project with a density greater than one dwelling unit per acre to be approved.
- 2) The Plan was initiated in response to citizen action by residents of Vista Santa Rosa interested in maintaining the rural atmosphere of the community.
- 3) The entire Vista Santa Rosa area lies outside the 55 dB(A) CNEL contour on maps depicting noise contours based on the ultimate activity levels for Jacqueline Cochran Regional Airport.
- 4) The inclusion of Vista Santa Rosa in Airport Zone D (with the exception of the easterly 500 feet) is attributable to Runway 12-30. The standard lateral distance from Runway 17-35 used in demarcating Zones D and E at this airport is 8,000 feet, and only the easterly 500 feet is located within this 8,000-foot lateral distance.
- 5) According to the Airport Activity Data Summary of the adopted Airport Land Use Compatibility Plan, Runway 12-30 is expected to account for not more than 10% of annual activity by single engine and twin-engine piston aircraft and not more than 4% of annual

activity by twin-engine turboprop aircraft, helicopters, and small business jets.

- 6) The maximum pavement strength of Runway 12-30 is 20,000 pounds, compared with a maximum pavement strength of 174,000 pounds for Runway 17-35. Therefore, it is unlikely that Runway 12-30 would be utilized for air cargo service in the future.
- 7) The VSR Community Land Use Concept Plan offers an opportunity for the community to be designed in a manner that improves safety in the long term by assuring that, as the community transitions from agricultural to suburban estate residential uses, provision will be made for either a larger proportion of land area available for emergency landing or one large emergency landing area that would be clearly visible to aircraft pilots.
- 8) In light of all of the factors presented above, the Airport Land Use Commission has agreed that there is reasonable justification for consideration of special criteria to be applied when evaluating the proposed intermediate densities within the Vista Santa Rosa community. These special criteria would allow for development at an overall density of 0.2 to 2.5 dwelling units per acre provided that aviation easements are conveyed to the Riverside County Economic Development Agency as owner-operator of Jacqueline Cochran Regional Airport and that a substantially larger proportion or area of open space is provided.
- 9) The alternatives for residential development in the Airport Zone D area are as follows:

a) **OPTION A:**

Development at a density of one dwelling unit per five acres, development at an overall density of five or more dwelling units per acre within residential areas, or development within clustered pods of five or more dwelling units per acre (net density of residential planning areas including roads less than 74 feet in width): Such development is subject to recordation of a deed notice and, if the project is 10 acres or larger in area, the required 10% of project acreage in qualified ALUC open area. (Option A is consistent with Table 2A density criteria.)

b) **OPTION B:**

Development at an overall density of 0.2 to 1.5 dwelling units per acre may be found consistent pursuant to Section 3.3.6, provided that an avigation easement is recorded and that not less than 15% of project acreage is dedicated to qualified open areas not less than 75 feet in width and not less than 600 feet in length.

Development at an overall density of 1.5 to 2.5 dwelling units per acre may be found consistent pursuant to Section 3.3.6, provided that an avigation easement is recorded and that not less than 20% of project acreage is dedicated to qualified open areas not less than 75 feet in width and not less than 600 feet in length.

c) **OPTION C:**

Development at an overall density of 0.2 to 2.5 dwelling units per acre may be found consistent pursuant to Section 3.3.6, provided that an avigation easement is recorded. In lieu of dedicating the percentages of open areas specified in OPTION B above, the development may choose to set aside an area of 50 contiguous acres of qualified open area with no linear dimension less than 600 feet, with such qualified open area to be dedicated as open area in perpetuity. Once such an area is set aside for this purpose, this area will meet the open area requirement for up to 450 acres of development area (excluding that open area) within the portion of Airport Zone D located northerly of 60th Avenue.

5. Agriculture Buffers.

(Equestrian uses will be considered agricultural uses for the purposes of this section).

Vista Santa Rosa contains a large amount of agriculture, which can be either crop or animal-related, and agriculture is expected to remain important in the area into the foreseeable future. The need for buffering will depend on whether the owner of the lands in agricultural use expects that use to continue in the foreseeable future (i.e.-at least 5 years). Buffers will generally be at least 150 feet wide, depending on the type of use proposed adjacent to agriculture; i.e.-houses or more intense development vs. open

space, trails, parks, detention basins, golf courses, rows of trees and shrubs, and fences, where they do not impair long views.

In the event buffered land converts to land uses other than agriculture, areas within projects that are designated as agricultural buffers are permitted to be converted to other uses, such as residential lots, subject to the other existing requirements in the VSR LUCP.

Riverside County Ordinance No. 625, the "Right-to-Farm" ordinance, provides some protection for agriculture, but that protection is often not sufficient in the face of major residential growth in an area. The County will explore revision of its "Right-to-Farm" ordinance, an extension of the ordinance's "Notice" area to 1,320 feet from agricultural property, and additional means of disseminating information to the public about its "Right-to-Farm" ordinance, to make the ordinance more effective.

6. Protection of Vistas and View-sheds.

One of the main elements of the image of Vista Santa Rosa is the openness of this very rural area, which leads to spectacular views of the nearby Santa Rosa Mountains to the south, the Little San Bernardino Mountains to the north, and the open pastoral views of near-at-hand agriculture and rural lifestyles, including farm animals and horses. It is also an area of tall trees, and because of the openness of the area, these trees can often be seen from long distances across the community.

All of this is in contrast to many other areas in the Coachella Valley, where although mountains can usually be seen to some degree, most views of landscaping, walls, buildings, etc. are close-up, and while those views can be beautiful and varied, they generally do not have an open feel to them. In Vista Santa Rosa, it will be important to protect these views and the general feel of openness of the community as development occurs.

Therefore, building set-backs along the primary mile-spaced streets and avenues will be required to be significant enough to help preserve open views. Generally, building set-backs from the future right-of-way constructed curb face of the primary mile-spaced streets shall be a minimum average of 150 feet, but are permitted to vary widely so that architecturally significant buildings, and existing or future "icons," may occasionally encroach close to the street, to enhance their visibility and profile in the community. The minimum set-back from curb face shall be 50 feet. Areas of set-back deeper than 150 feet should be designed to provide open and long views of trails, parks, golf courses, polo fields, and farmland, wherever possible. Straight-line set-backs of all buildings are to be avoided. The resulting highly varied and weaving pattern of setbacks will lend more visual interest to the streets, and to the views between groupings of buildings.

It is recognized that the 150 foot average building set-back could present a significant and unreasonable constraint to development on smaller parcels where development would otherwise comply with these VSR Land Use Concept Plan policies. Therefore, flexibility will be granted on a case-by-case basis where the parcel involved is smaller than 10 acres. On smaller parcels, iconic architecture can also be used to justify occasional street encroachments. In any event, on parcels less than 10 acres, set-backs from the face of curb shall vary wherever possible, but it is recognized and accepted that they will mostly be at or near the minimum of 50 feet.

To protect distant views, no part of any single-family residential unit located within 150 feet of the curb face any primary mile-spaced street and avenue shall exceed one story in height.

D. Open Space and Community Amenities; Community Icons; Lifestyle Corridors.

1. Open Space and Community Amenities.

Whenever the terms “Open Space and Community Amenities” (OSCA) are used in these Land Use Concept Plan policies, the definitions of this subsection are intended to apply. OSCA is to include all open space areas of a project site, other than areas where open space or landscaping is already required by the regular application of standard subdivision and zoning ordinance regulations (example: parkway landscaping in a standard cross-section of a road dedicated to public usage or proposed for such, whether or not the road is designated by the General Plan’s Circulation Element, is not includable as OSCA). Other publicly or quasi-publicly (HOA, for example) owned open space, and privately owned properties with open space characteristics, as defined herein, (including agriculture of all types and rural residential parcels 2 gross acres or larger, provided that they are dedicated to such usage on a permanent basis), would count toward the percentages required for “open space and community amenities,” for any project for which higher densities are sought in accordance with these policies.

Examples of other items that would count toward OSCA include decorative neighborhood landscaping, whether green or natural desert or made-to-appear desert landscaping, elongate landscaped detention basins, parks, golf courses, community stables (including a caretaker’s residence, which will not count toward a project’s overall residential density), libraries, pools, tennis courts, including parking areas for them, benches, community gardens, watering troughs, trailhead facilities, and other facilities if determined appropriate. All open areas, landscaping, and water features shall be planned, installed, and maintained so as to responsibly conserve water resources, and to adhere to the policies of the Board of Supervisors and Riverside County Ordinance No. 859.1 (Water-Efficient Landscape Requirements) regarding water conservation and drought-tolerant landscaping, with very little lush greenery. To

receive credit for OSCA percentage calculations, OSCA facilities need to be mostly (but not necessarily entirely) visible and must contribute to long or iconic vistas when a project is seen from primary mile-spaced streets.

Except where significant environmental effects would occur due to road noise, and no other feasible mitigation measures are available, walls, earthen berms, and similar types of project elements that present barriers to an open, rural-in-character view into a development when the development is viewed from the street, shall not be permitted along the mile-spaced streets. Split-rail fences and other edge features that allow for an open view and evoke a rural character are encouraged.

For projects not located along primary mile-spaced streets, frontage along a trail system or a Lifestyle Corridor presents opportunities for OSCA percentage calculations. Community Icons and Lifestyle Corridors, described in subsections II.D.2. - Page 27, and II.D.3. - Page 27, respectively, will both generally qualify for OSCA percentage credit.

“Qualified Open Land” (For Airport Compatibility Zone D application purposes): In the event that a light aircraft is forced to land away from the airport, the risks to the people on board can best be minimized by providing as much open land area as possible within the airport vicinity. This concept is based upon the fact that the majority of light aircraft accidents and incidents occurring away from an airport runway are controlled emergency landings in which the pilot has a reasonable opportunity to select the landing site.

- a. In order to be classified as “qualified open land,” an area should be:
 1. Free of most structures and other major obstacles such as walls, large trees or poles (greater than 4 inches in diameter, measured 4 feet above the ground), and overhead wires.
 2. Have minimum dimensions of approximately 75 feet by 300 feet.
- b. Roads and automobile parking lots are acceptable as open land areas if they meet the above criteria.
- c. Open land requirements for each compatibility zone are to be applied with respect to the entire zone. Individual parcels may be too small to accommodate the minimum-size open area requirement. Consequently, the identification of open land areas must initially be accomplished at the general plan or specific plan level or as part of large (10 acres or more) development projects.

- d. Clustering of development, subject to the limitations noted below, and providing contiguous landscaped and parking area is encouraged as a means of increasing the size of open land areas.
- e. Building envelopes and the airport compatibility zones should be indicated on all development plans and tentative maps for projects located within the influence area of airports covered by this Compatibility Plan. Portraying this information is intended to ensure that individual development projects provide the open land areas identified in the applicable general plan, specific plan, or other large-scale plan.

2. Community Icons.

Buildings that reflect VSR's unique character, tall trees, interesting architecture, and even specially adorned gates and neighborhood entry monuments, and open vistas of the Santa Rosa Mountains and Little San Bernardino Mountains are all examples of community icons. Some community icons already exist. Others will be built in the future as part of privately initiated or public projects. It is important to build upon and enhance Vista Santa Rosa's unique identity as the community develops, so that it does not lose the characteristics that make it special.

Therefore, the preservation, enhancement, and construction of new community icons will all count toward "OSCA" (definition provided in subsection II.D.1. - Page 25) percentage calculations, as described previously.

3. Lifestyle Corridors.

As described previously, amid Vista Santa Rosa's proposed trail network, two specially amenitized, cross-community Lifestyle Corridors are planned. One Lifestyle Corridor will be routed north-south, mid-block between primary mile-spaced streets, from the northwest corner of Vista Santa Rosa to the southern end of the community. The second Lifestyle Corridor is planned along a future traffic-calmed Avenue 58, linking the Olympics event-grade Horse Shows in the Sun (HITS) equestrian training facility, to Lake Cahuilla in the City of La Quinta, thereby providing a linkage to the foot of the Santa Rosa Mountains.

The Lifestyle Corridors would primarily be landscaped trail linkages, for a variety of potential users, connecting the various parts of the community. These corridors would be major elements of community identity, and would be used by equestrians, pedestrians, bicyclists, and golf carts, frequently, for recreation, to visit friends or community facilities, such as schools and libraries, and to access some commercial services compatible with the Lifestyle Corridors such as restaurants, convenience

stores, coffee shops, etc., in a pleasant, convenient, recreational manner without having to use a car.

Lifestyle Corridors will generally be a minimum of 50 feet wide, but may very occasionally be narrower, and may flare wider at “portals” to the corridors, such as where they cross primary mile-spaced streets, where parking, parks, and other facilities may be placed. They should also be wider, wherever possible, at parks and other public and private facilities oriented to outdoor human and equestrian use or open space uses. They can be used to separate inherently incompatible uses, such as commercial vs. residential development or rural residential vs. small lot residential development.

Where they pass by polo fields, farmland, parks, etc., they can also be used to provide the visual feel of even more openness, even though many bordering uses will be private and inaccessible to the general public, and some may not be permanent in nature. Water features, including artificial lakes, streams, and canals, should be incorporated into either the Lifestyle Corridors or adjacent uses, wherever possible. However, all open areas, landscaping, and water features shall be planned, installed, and maintained so as to responsibly conserve water resources, and to adhere to the policies of the Board of Supervisors and Riverside County Ordinance No. 859.1 (Water-Efficient Landscape Requirements) regarding water conservation and drought-tolerant landscaping, with very little lush greenery.

While through-trail systems will need to be owned and managed by public agencies, some portions of the Lifestyle Corridors and many of the uses along them should be private in nature, wherever possible, to minimize the public costs associated with building and maintaining the corridors, and to ensure that there are a wide variety and number of potential users sited along them. Also, to contain maintenance costs, grass, shrubs, and the incorporation of existing mature trees shall be employed wherever possible.

While the corridors have generally been proposed along existing 50' wide drainage easements, their location is not intended to be fixed. In fact, it would be desirable for them to meander as they travel through the community. Quiet and road-related safety, though, are major objectives. Therefore, for the north-south corridor, its location can vary, but should never encroach laterally closer than 1/8 of a mile to a primary mile-spaced street.

The following are examples of some of the types of public uses that could be sited along or near (within 1/8 mile to 1/4 mile) Lifestyle Corridors: community gardens, neighborhood and community parks, community pools, recreation centers, community centers, senior centers, libraries, schools, golf courses, tennis courts, water fountains and water troughs (for horses), lakes and streams, decorative landscaping, iconic existing trees, including date groves or portions of them, where development occurs,

non-motorized (except for electric golf carts) trails of all types, trailheads, benches, and restrooms.

The following are examples of some of the types of private uses that could occur along Lifestyle Corridors: community stables, tack shops, restaurants (including specialty coffee shops), convenience stores, offices, low, medium, and high density residential uses, and large and small-parcel rural residential uses and agriculture, provided that there is adequate buffering of them from incompatible uses.

Lifestyle Corridors will be developed in conjunction with adjacent development proposals, and may be built off-site of, or in advance of, development, for "OSCA" [definition provided in Section II.D.1] percentage calculations credit.

Maxwell, Sue

From: cob@rivco.org
Sent: Tuesday, February 9, 2021 10:55 AM
To: COB; sam@spinellocompanies.com
Subject: Board comments web submission



First Name: Sam
Last Name: Spinello
Address (Street, City and Zip): 75535 Desierto Drive, Indian Wells, Ca 92210
Phone: 760-455-7591
Email: sam@spinellocompanies.com
Agenda Date: 02/09/2021
Agenda Item # or Public Comment: 21.3
State your position below: Support
Comments: I support the Vista Santa Rosa commercial project because i feel it will bring needed services to the region of the desert that currently remains under served

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210204. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Tuesday, February 9, 2021 9:45 AM
To: COB; apace@petra-inc.com
Subject: Board comments web submission



First Name: Alan
Last Name: PACE
Address (Street, City and Zip): 42335 Washington Street, F-314
Phone: 7602509747
Email: apace@petra-inc.com
Agenda Date: 02/09/2021
Agenda Item # or Public Comment: 21.3
State your position below: Support

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210204. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Tuesday, February 9, 2021 9:52 AM
To: COB; nef.galarza@gmail.com
Subject: Board comments web submission

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First Name: Neftali
Last Name: Galarza
Address (Street, City and Zip): 52755 Calle Avila
Phone: 7602359404
Email: nef.galarza@gmail.com
Agenda Date: 02/09/2021
Agenda Item # or Public Comment: 21.3
State your position below: Support

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210204. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Maxwell, Sue

From: cob@rivco.org
Sent: Tuesday, February 9, 2021 9:26 AM
To: COB; daniel@marksarchitects.com
Subject: Board comments web submission

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First Name: Daniel
Last Name: Marks
Address (Street, City and Zip): 57695 Salida Del Sol, La Quinta 92253
Phone: 619-840-2171
Email: daniel@marksarchitects.com
Agenda Date: 02/09/2021
Agenda Item # or Public Comment: Public comment for VSR Gateway Project
State your position below: Support
Comments: This project appears well designed and seems to fit into the community well.
It provides needed services to an area that has very few.
As a resident of La Quinta I approve of this project.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210204. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

From: COB

Sent: Tuesday, February 9, 2021 11:17 AM

To: Perez, Juan <JCPEREZ@RIVCO.ORG>; Young, Alisa <AYoung@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG) <District4@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 <District3@Rivco.org>; District5 <District5@Rivco.org>; Supervisor Jeffries - 1st District (district1@rivco.org) <district1@rivco.org>

Cc: Baez, Ken <KBAEZ@RIVCO.ORG>; Hildebrand, John <JHildebr@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>

Subject: Agenda Item 21.3 for February 9, 2021 - VSR Community Land Use Concept Plan - 4 Public Comments and Requests to Speak

FYI...

With best regards,

Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org
website: <http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

From: cob@rivco.org <cob@rivco.org>

Sent: Monday, February 8, 2021 7:55 PM

To: COB <COB@RIVCO.ORG>; garyfuntas@dc.rr.com

Subject: Board comments web submission



First Name: Gary
Last Name: Funtas
Address (Street, City and Zip): 80125 Ave 49
Phone: 760 564 1018
Email: garyfuntas@dc.rr.com
Agenda Date: 02/09/2021
Agenda Item # or Public Comment: Agenda item 21.3
State your position below: Support
Comments:

A project that is needed for this blighted area to better serve the community. The development is well thought out providing many essential services in a convenient location not only for now but in the future as that area expands with new homes.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210204. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

2/9/21 21.3

From: Rector, Kimberly <KRECTOR@RIVCO.ORG>

Sent: Tuesday, February 9, 2021 3:28 PM

To: COB <COB@RIVCO.ORG>

Subject: RE: Question on February 9 2021 Board comments web submission for Vista Santa Rosa Commercial Project (Doug Montgomery)

Hi Sue,

Item 21.3 of February 9, 2021.

Kimberly

From: COB <COB@RIVCO.ORG>

Sent: Tuesday, February 9, 2021 2:08 PM

To: Rector, Kimberly <KRECTOR@RIVCO.ORG>

Subject: Question on February 9 2021 Board comments web submission for Vista Santa Rosa Commercial Project (Doug Montgomery)

Hi Kimberly,

Please advise how to process the web comment and request to speak below.

Unsure what Item No (unable to locate on Agenda), and did not see Mr. Montgomery's name on the Yellows (so I don't think he called in).

Your direction will be appreciated.

Thank you kindly,

Sue Maxwell

Board Assistant

Riverside County Clerk of the Board of Supervisors

(951) 955-1069 Fax (951) 955-1071

smaxwell@rivco.org

website: <http://rivcocob.org/>

<https://www.facebook.com/RivCoCOB/>



From: cob@rivco.org <cob@rivco.org>

Sent: Tuesday, February 9, 2021 11:58 AM

To: COB <COB@RIVCO.ORG>; Doughickory@gmail.com

Subject: Board comments web submission



First Name:	Doug
Last Name:	Montgomery
Address (Street, City and Zip):	PO Box 11393, Palm Desert, ca. 92255
Phone:	7602724540
Email:	Doughickory@gmail.com
Agenda Date:	02/09/2021
Agenda Item # or Public Comment:	Vista Santa Rosa Commercial Project
State your position below:	Support
Comments:	This neighborhood community center would be a great benefit to the residences and neighboring schools.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210204. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

2/9/21 21.3

Maxwell, Sue

From: cob@rivco.org
Sent: Tuesday, February 9, 2021 9:26 AM
To: COB; daniel@marksarchitects.com
Subject: Board comments web submission

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.



First Name: Daniel
Last Name: Marks
Address (Street, City and Zip): 57695 Salida Del Sol, La Quinta 92253
Phone: 619-840-2171
Email: daniel@marksarchitects.com
Agenda Date: 02/09/2021
Agenda Item # or Public Comment: Public comment for VSR Gateway Project
State your position below: Support
Comments: This project appears well designed and seems to fit into the community well.
It provides needed services to an area that has very few.
As a resident of La Quinta I approve of this project.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210204. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: NOH - GPA190012, CZ1900034, TPM37801, CUP190030,

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01/30/2021

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: January 30, 2021
At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011438391-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, CHANGE OF ZONE, CONDITIONAL USE PERMIT, AND A TENTATIVE PARCEL MAP IN THE EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 09, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 190012 (GPA 190012)**, which proposes to change the existing General Plan Foundation Component and Land Use Designation from Agriculture: Agriculture (AG) to Community Development: Mixed Use Planning Area (CD:MUA) on 27.11 acres. **Change of Zone No. 1900034 (CZ1900034)**, which proposes to change the existing Zoning Classifications for the project site from Light Agriculture - 20-Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU) on the 27.11 acres. **Tentative Parcel Map No. 37801**, which proposes for a Schedule "E" subdivision of 23.21 gross acres into seven parcels ranging from 1.13 acres to 6.48 acres. **Conditional Use Permit No. 190030 (CUP190030)**, which proposes to construct a 7,550-square-foot multi-tenant retail building, a 5,800-square-foot gas station with a convenience store including sale of beer and wine, 8 fueling pump stations with a canopy (which offers 16 fueling positions), a 15,800-square-foot pharmacy retail building with sale of beer, wine, and liquor, a 2,400-square-foot fast food restaurant with a drive-thru, and a 158,000-square-foot two-story assisted living facility with 128 units on 23.21 acres. Parking for the project would consist of 322 parking spaces; including 13 electric vehicle and 14 disabled person parking spaces. Additionally, the project would also provide a school bus lane for the neighboring elementary school (Westside Elementary School). This project is north of Otyrmar Lane, south of Airport Boulevard, east of Monroe street of Fourth Supervisorial District.

The Planning Department recommends that the Board of Supervisors tentatively approve the project and adopt a Mitigated Negative Declaration.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, URBAN REGIONAL PLANNER IV, AT (951)-955-6060 OR EMAIL TWHEELER@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: January 21, 2021
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Press-Enterprise: 1/30

TCMA / Planning
Item 21.3 at 02/09/2021



PROOF OF PUBLICATION

STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

RIVERSIDE CA 92501

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

01/30/2021

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 1st of February 2021 in Green Bay, WI, County of Brown.


DECLARANT

Ad#: 0004570292
P O : GPA190012

This is not an invoice

of Affidavits: 1

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, CHANGE OF ZONE, CONDITIONAL USE PERMIT, AND A TENTATIVE PARCEL MAP IN THE EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT

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The Planning Department recommends that the Board of Supervisors tentatively approve the project and adopt a Mitigated Negative Declaration.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: January 21, 2021
By: Hannah Lumanauw, Board Assistant
Kecia R. Harper, Clerk of the Board
Pub: 1/30/2021

TCMA/Planning
Item 21.3 of 02/09/2021
2021 FEB - 9 AM 11:24

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, CHANGE OF ZONE, CONDITIONAL USE PERMIT, AND A TENTATIVE PARCEL MAP IN THE EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: January 21, 2021

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

January 22, 2021

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: GPA190012, CZ1900034, TPM37801, CUP190030,
CEQ190110

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, January 30, 2021.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE PAGE FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

Board Assistant to:
KECIA R. HARPER, CLERK OF THE BOARD



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

January 22, 2021

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

E-MAIL: legals@thedesertsun.com
TEL: (760)778-4578

RE: NOTICE OF PUBLIC HEARING: GPA190012, CZ1900034, TPM37801, CUP190030,
CEQ190110

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, January 30, 2021.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE PAGE FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

Board Assistant to:
KECIA R. HARPER, CLERK OF THE BOARD

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Hannah Lumanauw, Board Assistant to Kecia Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on January 26, 2021, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA190012, CZ1900034, TPM37801, CUP190030, CEQ190110

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: February 09, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: January 26, 2021
Hannah Lumanauw

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on January 26, 2020, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA190012, CZ1900034, TPM37801, CUP190030, CEQ190110

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: February 09, 2021 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw
Hannah Lumanauw

DATE: January 26, 2021



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DATE: January 19, 2021

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – Tim Wheeler, Project Planner 5-6060 (BOS date 2.9.21)

SUBJECT: GPA190012/CZ1900034/TPM37801/CUP190030/CEQ190110

(Charge your time to these case numbers)

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON THE PLANNING COMMISSION'S DECISION TO RECOMMEND APPROVAL OF GENERAL PLAN AMENDMENT NO. 190012, CHANGE OF ZONE NO. 1900034, TENTATIVE PARCEL MAP NO. 37801, and CONDITIONAL USE PERMIT NO. 190030 – Intent to Adopt a Mitigated Negative Declaration – CEQ190110 – Applicant: Monroe Properties, LLC. – Engineer/Representative: Ancore Associates International, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Existing: Agriculture: Agriculture (AG); Proposed: Community Development: Mixed Use Planning Area (CD: MUA) – Location: North of Otymar Lane, South of Airport Boulevard, East of Monroe Street – 27.11 Acres (GPA.CZ) / 23.21 Acres (TPM/CUP) – Zoning: Existing: Light Agriculture – 20 Acre Minimum (A-1-20) and Rural Commercial (C-R); Proposed: Mixed Use (MU) – **REQUEST: General Plan Amendment No. 190012 is a proposal to change the existing General Plan Foundation Component and Land Use Designation from Agriculture: Agriculture (AG) to Community Development: Mixed Use Planning Area (CD: MUA) on 27.11 acres. Change of Zone No. 190034 is a proposal to change the existing Zoning Classifications for the project site from Light Agriculture – 20-Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU) on the 27.11 acres. Tentative Parcel Map No. 37801 is a proposal for a Schedule “E” subdivision of 23.21 gross acres into seven parcels ranging from 1.13 acres to 6.48 acres. Conditional Use Permit No. 190030 is a proposal to construct a 7,550-square-foot multi-tenant retail building, a 5,800-square-foot gas station with a convenience store including sale of beer and wine, 8 fueling pump stations with a canopy (which offers 16 fueling positions), a 15,800-square-foot pharmacy retail building with sale of beer, wine, and liquor, a 2,400-square-foot fast food restaurant with a drive-thru, and a 158,800-square-foot two-story assisted living facility with 128 units on 23.21 acres. Parking for the project would consist of 322 parking spaces; including 13 electric vehicle and 14 disabled person parking spaces. Additionally, the project would also provide a school bus lane for the neighboring elementary school (Westside Elementary School). Applicant Fees 100%**

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

- Place on Administrative Action
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Publish in Newspaper:
 - (4th Dist) Desert Sun and Press Enterprise
 - Mitigated Negative Declaration
 - 10 Day 20 Day 30 day
 - Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist) Desert Sun and Press Enterprise

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

“Planning Our Future... Preserving Our Past”

2021 JAN 19 PM 1:24

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 30, 2020,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ1900034/GPA190012/TPM37801/CUP190030 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

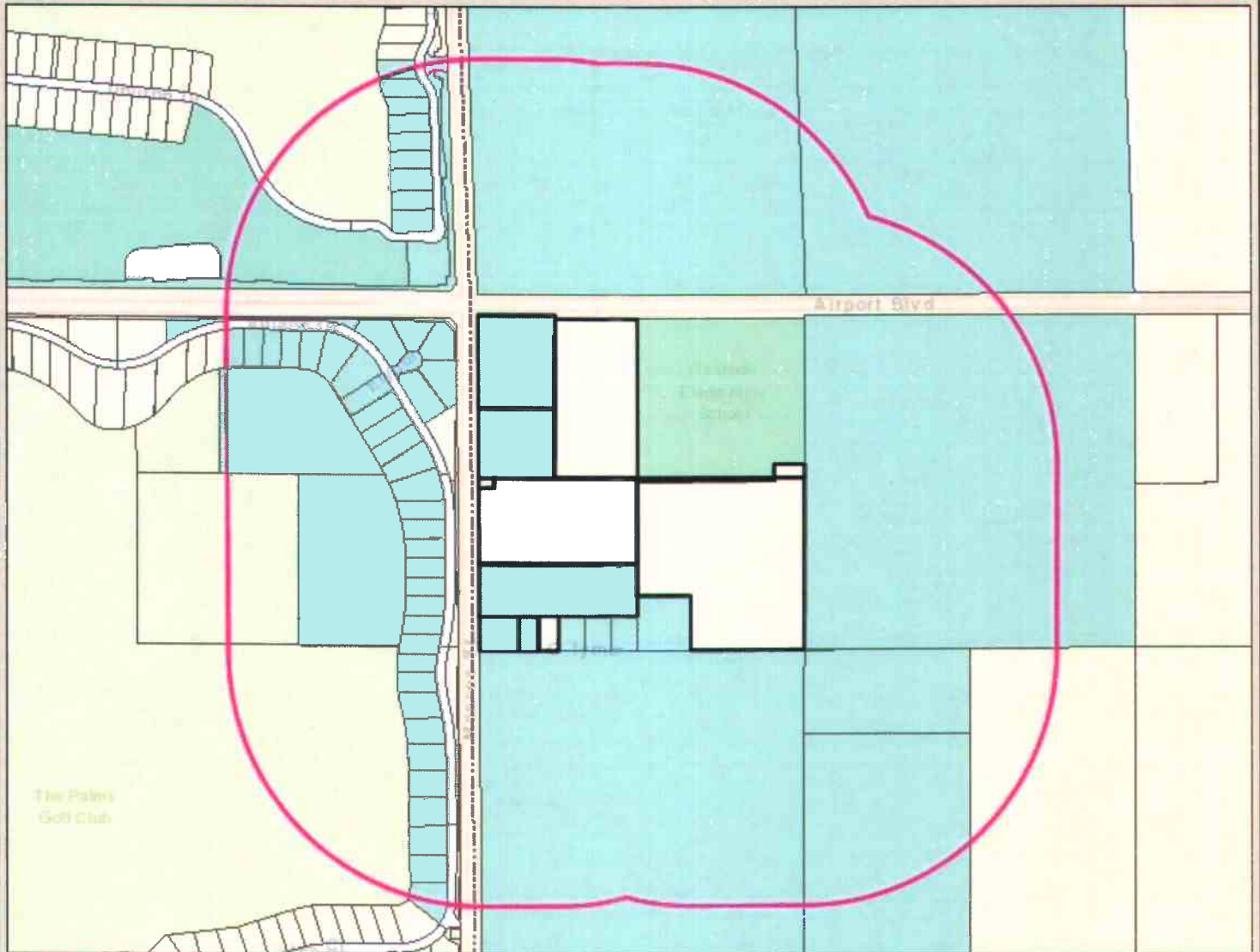
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CZ1900034/GPA190012/TPM37801/CUP190030

(1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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.

REPORT PRINTED ON... 11/30/2020 1:24:21 PM

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Native American Heritage Commission
Environmental & Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691

Ancore Associates International, Inc.
155 Loma Street
Beaumont, CA 92223
Attn: John A. Corella

Christiansen & Company
5225 Canyon Crest Drive, Suite 251
Riverside, CA 92507
Attn: Keith A. Christiansen

Monroe Properties, LLC.
10685 Roselle Street #200
San Diego, CA 92121
Attn: Vance Campbell

City of La Quinta
78495 Calle Tampico
La Quinta, CA 92253
Attn: Carlos Flores, Senior Planner

Agua Caliente Band Of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

Torres Martinez Desert Cahuilla Indians
P.O. Box 969
66725 Martinez Rd.
Thermal, CA 92274

Laurie M. Davis
55120 Autumn Valley Court
La Quinta, CA 92253

Jonathan D (Jody) Shapiro
55525 Turnberry Way
La Quinta, CA 92253-8720

764080007
SANCHEZ ERASMO A REVOCABLE TRUST
P O BOX 2314
INDIO CA 92202

764080009
JAMES T. HEDGER
82120 OTYMAR LN
THERMAL CA 92274

764040012
CLIFFORD R. CUMMINGS
3377 VALENCIA AVE
SAN BERNARDINO CA 92404

764040013
BRIAN DOYLE
697 CYPRESS HILLS DR
ENCINITAS CA 92024

764040008
RICHARD CHARLES ZORETIC
505 INNSBRUCK AVE
GREAT FALLS VA 22066

764040014
DAVIS KELVIN L TRUST DATED 10/2/2015
PO BOX 102017
FORT WORTH TX 76185

764040019
VILLAGE AT THE PALMS INC
P O BOX 1032
PALM DESERT CA 92261

764040005
CRAIG G. NELSON
3249 NW ONEIL PL
BEND OR 97701

764040016
STANLEY S. HERR
56545 VILLAGE DR
LA QUINTA CA 92253

764040024
HUBERT JYH REN YEN
950 ROSALIND RD
SAN MARINO CA 91108

764040023
CHRISTOPHER THODE
81920 ELYNOR CT
LA QUINTA CA 92253

764040026
LINDGREN DAVID H FAMILY TRUST
81945 ELYNOR CT
LA QUINTA CA 92253

764040028
VILLAGE AT THE PALMS INC
39755 BERKEY DR NO A
PALM DESERT CA 92211

764050014
SIRIUS
8210 SE 30TH ST
MERCER ISLAND WA 98040

764050015
JEFFREY W. JOHNSON
118 BELLA VISTA AVE
BELVEDERE CA 94920

764040010
OSCAR LYNN ROACH
2089 HUNTER CREST WAY
VIENNA VA 22181

764040025
JULIO CALERO
81964 ELYNOR CT
LA QUINTA CA 92253

764050017
TOROS DZHINANYAN
6409 BLEWETT AVE
LAKE BALBOA CA 91406

764050029
JACK P. WADE
6893 VIA VALVERDE
LA JOLLA CA 92037

764040009
FRED COUPLES
2089 HUNTERS CREST WAY
VIENNA VA 22181

764060057
MORTON DAN PATRICK GROVES
133 BUCKTHORN WAY
MENLO PARK CA 94025

764070002
MONROE PROP
10685 ROSELLE ST NO 200
SAN DIEGO CA 92121

764040027
JIM LHOTKA
P O BOX 4209
LAGO VISTA CA 78645

764050016
JEFF KORMAN
488 VIA PALERMO DR
HENDERSON NV 89011

764050027
GARY T. MORTON
4144 RIDGE RD UNIT 30
STEVENVILLE MI 49127

764050028
AFFAITATI TRUST DATED 08/15/19
38380 WILD LILAC POINT
YUCAIPA CA 92399

764040011
RICHARD A. COOMBS
9982 TROON CT
WINDSOR CA 95492

764050013
56565 VILLAGE DR
LA QUINTA CA 92253

764060056
HOWARD A. SMITH
3851 SWEETWATER CANYON DR
MALIBU CA 90265

764070001
JOHN S. DAMIAN
41 226 BROADMOOR DR
INDIO CA 92203

764090002
JEROME B. BURNETT
5617 BEDFORD PINES CT
RALEIGH NC 27613

764090003
J BURTON BURNETT
82261 AIRPORT BLV
THERMAL CA 92274

764070006
COACHELLA VALLEY UNIFIED SCHOOL
PO BOX 847
THERMAL CA 92274

764080004
PATRICIA M. RAMIREZ
82562 PISA CT
INDIO CA 92203

764090001
PARS RANCH
10990 WILSHIRE BLVD # 1200
LOS ANGELES CA 90024

764050030
ADAM C. LIBMAN
150 N SANTA ANITA NO 740
ARCADIA CA 91006

764080012
JESUS TORRES
82170 OTYMAR LN
THERMAL CA 92274

764040007
STEPHANIE M. RILEY
56365 VILLAGE DR
LA QUINTA CA 92253

764040015
JOHN R. MATHESON
56525 VILLAGE DR
LAQUINTA CA 92253

764050002
JACK B. SNOW
PO BOX 67
ZEPHYR COVE NV 89448

764050021
JOHN KONISZEWSKI
56725 VILLAGE DR
LA QUINTA CA 92253

764010002
RANCHO ELDA
P O BOX 29
LA QUINTA CA 92253

764010003
PALMS GOLF CLUB INC
P O BOX 29
LA QUINTA CA 92253

764050019
JEFFREY DALE LAWHEAD
56685 VILLAGE DR
LA QUINTA CA 92253

764050020
BRUCE R. VOGEL
56705 VILLAGE DR
LA QUINTA CA 92253

780170004
CVWD
P O BOX 1058
COACHELLA CA 92236

780170009
BRE ICONIC LQR OWNER LLC
PO BOX 3879
CHICAGO IL 60690

780170011
PGA WEST FAIRWAYS ASSN
P O BOX 1690
LA QUINTA CA 92247

780170019
KSL LAND CORP
1 POST OFFICE SQ STE 3100
BOSTON MA 02109

780170014
KSL DESERT RESORT
1 POST OFFICE SQ STE 3100
BOSTON MA 02109

764070005
RICHERT FAMILY PARTNERSHIP
83801 AVENUE 45
INDIO CA 92201

764080008
JESUS P. TORRES
82170 OTYMAR LN
THERMAL CA 92274

764060004
KALLIANA R. KRISHNAN
737 RICHARDSON DR
BRENTWOOD CA 94513

764050018
JOHN B. CAHOON
56665 VILLAGE DR
LA QUINTA CA 92253

764050026
RICHMOND MCKINNISH
3253 NEW HOLLAND RD
WAGENER SC 29164

764080003
SYLVIA CERVANTES
4625 W VARTIKIAN
FRESNO CA 93722

764080005
PATRICIA DAMIAN
41226 BROADMOOR DR
INDIO CA 92203

780310012
PARS RANCH
10990 WILSHIRE BLVD # 1200
LOS ANGELES CA 90024

764040006
PATRICIA REILLY
448 EUCALYPTUS
REDLANDS CA 92373

764050001
TIMOTHY P. MURPHY
56745 VILLAGE DR
LA QUINTA CA 92253

780280004
A VICTOR KUBBEH
55885 TURNBERRY WAY
LA QUINTA CA 92253

780260014
TURNER FAMILY TRUST DTD 11/01/2004
24422 AVENIDA DE LA CARLATA STE 400
LAGUNA HILLS CA 92653

780310013
MAJID FAMILY LTD PARTNERSHIP
81709 DR CAREON BLV
INDIO CA 92201

780260013
SAM TORBATI
5016 N PARKWAY CALABASAS # 200
CALABASAS CA 91302

780260015
PERKINS CAROLE L FAMILY TRUST DATED
24 ANACAPA LN
ALISO VIEJO CA 92656

780260016
LAURENCE H. WAYNE
55765 TURNBERRY WAY
LA QUINTA CA 92253

780280001
PETER HENRICSSON
55795 TURNBERRY WAY
LA QUINTA CA 92253

780280003
ROBERT L. CHAISSON
3209 5TH ST NW
CALGARY AB T2M3E1

780280005
STEVEN S. FOUNTAIN
55915 TURNBERRY WAY
LA QUINTA CA 92253

780280002
CHARLES G. COLBY
59 ESTABAN DR
CAMARILLO CA 93010

C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, CHANGE OF ZONE, CONDITIONAL USE PERMIT, AND A TENTATIVE PARCEL MAP IN THE EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 09, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 190012 (GPA 190012)**, which proposes to change the existing General Plan Foundation Component and Land Use Designation from Agriculture: Agriculture (AG) to Community Development: Mixed Use Planning Area (CD:MUA) on 27.11 acres. **Change of Zone No. 1900034 (CZ1900034)**, which proposes to change the existing Zoning Classifications for the project site from Light Agriculture – 20-Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU) on the 27.11 acres. **Tentative Parcel Map No. 37801**, which proposes for a Schedule "E" subdivision of 23.21 gross acres into seven parcels ranging from 1.13 acres to 6.48 acres. **Conditional Use Permit No. 190030 (CUP190030)**, which proposes to construct a 7,550-square-foot multi-tenant retail building, a 5,800-square-foot gas station with a convenience store including sale of beer and wine, 8 fueling pump stations with a canopy (which offers 16 fueling positions), a 15,800-square-foot pharmacy retail building with sale of beer, wine, and liquor, a 2,400-square-foot fast food restaurant with a drive-thru, and a 158,000-square-foot two-story assisted living facility with 128 units on 23.21 acres. Parking for the project would consist of 322 parking spaces; including 13 electric vehicle and 14 disabled person parking spaces. Additionally, the project would also provide a school bus lane for the neighboring elementary school (Westside Elementary School). This project is north of Otymar Lane, south of Airport Boulevard, east of Monroe street of Fourth Supervisorial District.

The Planning Department recommends that the Board of Supervisors tentatively approve the project and adopt a Mitigated Negative Declaration.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, URBAN REGIONAL PLANNER IV, AT (951)-955-6060 OR EMAIL TWHEELER@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

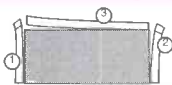
If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: January 21, 2021

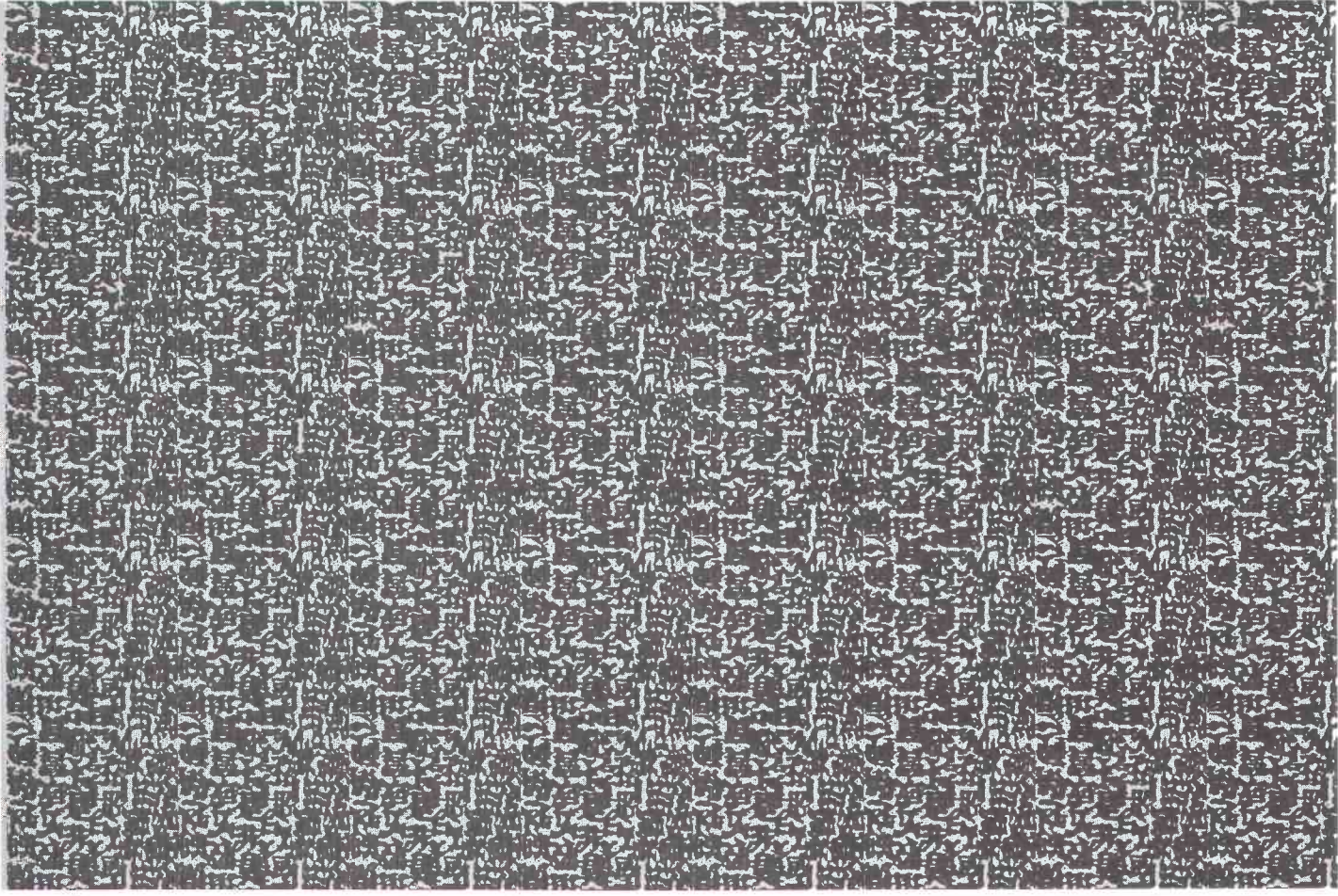
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



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THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

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FOLD, CREASE AND TEAR ALONG PERFORATION

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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
This may affect your property

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FIRST CLASS



U.S. POSTAGE PITNEY BOWES



ZIP 92504 \$ 000.45⁰
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0000348270 JAN 27 2021

SEE OTHER SIDE FOR
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2021 FEB -5 AM 10:12

764040027
JIM LHOTKA
P O BOX 4209
LAGO VISTA CA 78645

NIXIE 787 DE 1260 0002/02/21

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC BC: 92502114747 T0893-00864-02-16

92502114747

C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, CHANGE OF ZONE, CONDITIONAL USE PERMIT, AND A TENTATIVE PARCEL MAP IN THE EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT

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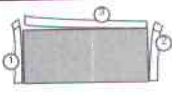
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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: January 21, 2021

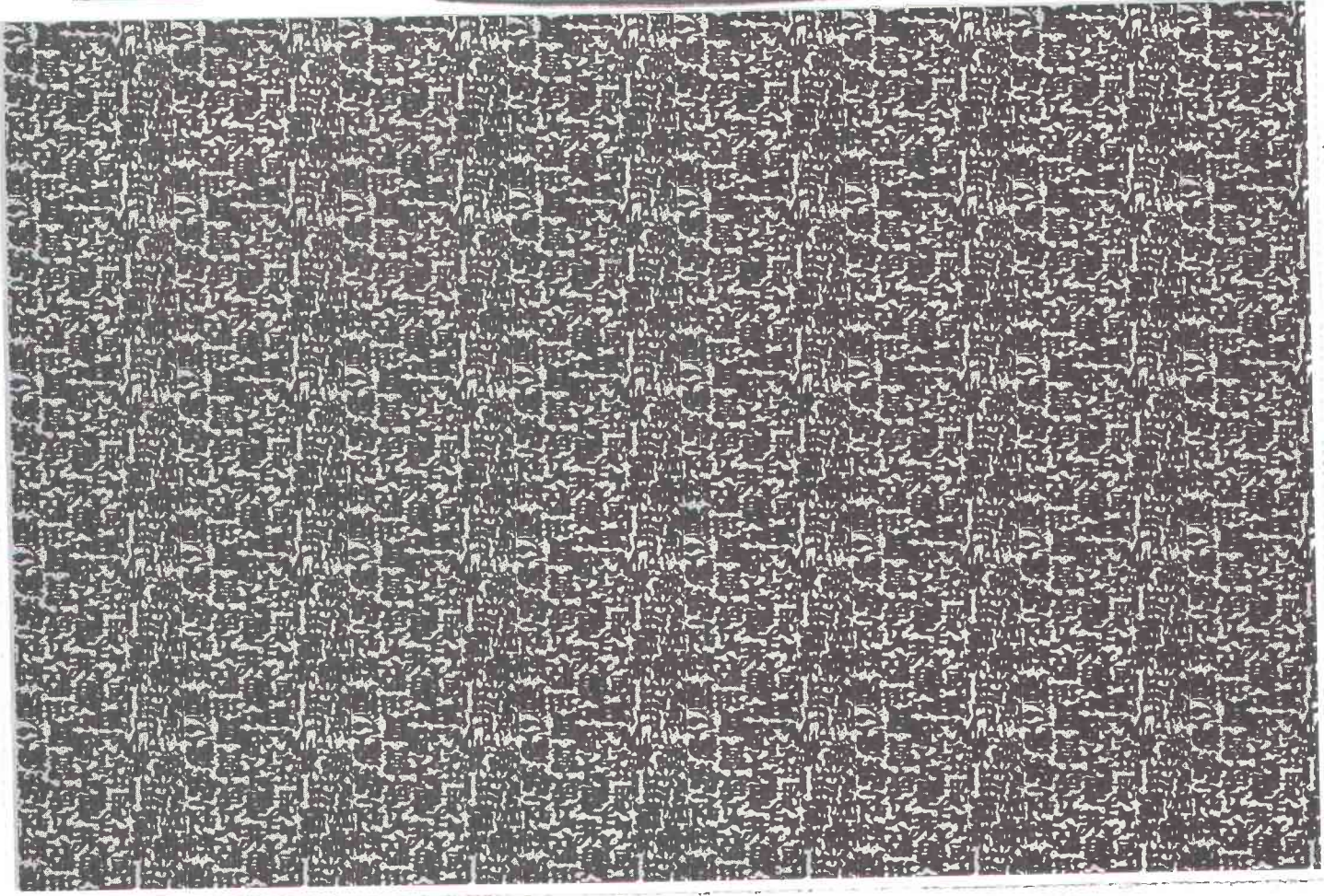
Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant



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REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

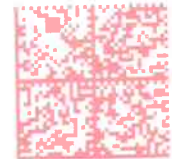
REMOVE THESE EDGES FIRST
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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
This may affect your property

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U.S. POSTAGE PITNEY BOWES
ZIP 92504 \$ 000.45⁰
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2021 FEB 10 AM 10:19

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OPENING INSTRUCTIONS

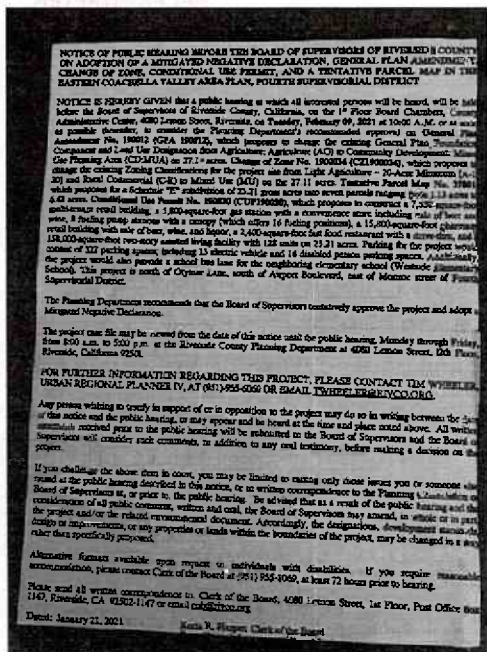
764060004
KALLIANA R. KRISHNAN
737 RICHARDSON DR
BENTWOOD CA 94513

moved
UT7

NIXIE 017 NEE 2200 21 0002/07/21

RETURN TO SENDER
NOT DELIVERABLE
ADDRESS NOT KNOWN

BC: UNDELIVERABLE AT DESTINATION



On Feb 19, 2021, at 11:16 AM, Maxwell, Sue <smaxwell@RIVCO.ORG> wrote:

Good morning,

Please provide the project name or case no. to help determine which department and/or project planner to forward your email comment, as they will appreciate receiving it.

Thank you kindly, and please stay well and safe,

Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org
website: <http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>
<pastedImagebase640.png>

NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

From: Omar Sanchez <tallamericano@me.com>
Sent: Thursday, February 11, 2021 3:24 PM
To: COB <COB@RIVCO.ORG>
Subject: Challenge to project north of Otymar Lane

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

After discussing the project with the neighbors of Otymar Lane. We would like to have oppose this project as it would disrupt the peacefulness of our community.

Thanks, Omar Sanchez for Erasmo Sanchez
82080 Otymar Ln.
Thermal, CA 92274

2/19/21 21-3

From: Maxwell, Sue
Sent: Monday, February 22, 2021 4:32 PM
To: Omar Sanchez <tallamericano@me.com>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: RE: Challenge to project north of Otymar Lane in Thermal (Omar and Erasmo Sanchez)

Greetings,

This is exactly what I needed; thank you.

Due to your public comment being received by the Clerk of the Board of Supervisors after the Public Hearing on February 9, 2021 (Agenda Item No 21.3), it will not be included as an official part of the record.

I'm forwarding your email and comment to Tim Wheeler, the Principal Project Planner, who may be able to assist you further.

Thank you kindly, and please stay well and safe,

Clerk of the Board of Supervisors
4080 Lemon Street, 1st Floor, Room 127
Riverside, CA 92501
(951) 955-1069 Fax (951) 955-1071
Mail Stop #1010
cob@rivco.org
website: <http://rivcocob.org/>
<https://www.facebook.com/RivCoCOB/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

From: Omar Sanchez <tallamericano@me.com>
Sent: Monday, February 22, 2021 2:13 PM
To: Maxwell, Sue <smaxwell@RIVCO.ORG>
Subject: Re: Challenge to project north of Otymar Lane in Thermal (Omar and Erasmo Sanchez)

Hi Sue,

I have the following information and am not sure if these pertain to the case number.

General Plan Amendment No. 190012 (GPA 190012)

Change of Zone No. 1900034 (CZ1900034)

Conditional Use Permit No. 190030 (CUP190030)

Thanks for your help,
Omar Sanchez for Erasmo Sanchez

P.S. I have attached the notice that arrived in the mail but may have some information cut off; I hope that it's helpful.

2/9/21 21.3

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

2021 MAR - 1 PM 12:14

Receipt #: 21-36499

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY CLERK OF THE BOARD OF SUPERVISORS Date: 01/26/2021

County Agency of Filing: RIVERSIDE Document No: E-202100067

Project Title: NOPH GPA 190012, CZ1900034, TPM 37801, CUP190030

Project Applicant Name: RIVERSIDE COUNTY CLERK OF THE BOARD OF Phone Number: (951) 955-1060

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR ROOM 127, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report _____
 - Negative Declaration _____
 - Application Fee Water Diversion (State Water Resources Control Board Only) _____
 - Project Subject to Certified Regulatory Programs _____
 - County Administration Fee _____ \$0.00
 - Project that is exempt from fees (DFG No Effect Determination (Form Attached))
 - Project that is exempt from fees (Notice of Exemption)
- Total Received** _____ **\$0.00**

Signature and title of person receiving payment:

U. Sandral

Deputy _____

Notes:

2/9/21 21-3
2021-3-148893



Lead Agency: Clerk of the Board of Supervisors
ATTN: Tim Wheeler
Address: 4080 Lemon Street 1st fl. Rm 127
Riverside, Ca. 92501

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202100067
01/26/2021 11:23 AM Fee: \$ 0.00
Page 1 of 2

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(SPACE FOR CLERK'S USE)

Project Title

Notice of Public Hearing General Plan Amendment No. 190012, Change of Zone No. 1900034, Tentative Parcel Map No. 37801, Conditional Use Permit No. 190030

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: Notice of Public Hearing

Notes

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, CHANGE OF ZONE, CONDITIONAL USE PERMIT, AND A TENTATIVE PARCEL MAP IN THE EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 09, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **General Plan Amendment No. 190012 (GPA 190012)**, which proposes to change the existing General Plan Foundation Component and Land Use Designation from Agriculture: Agriculture (AG) to Community Development: Mixed Use Planning Area (CD:MUA) on 27.11 acres. **Change of Zone No. 1900034 (CZ1900034)**, which proposes to change the existing Zoning Classifications for the project site from Light Agriculture -- 20-Acre Minimum (A-1-20) and Rural Commercial (C-R) to Mixed Use (MU) on the 27.11 acres. **Tentative Parcel Map No. 37801**, which proposes for a Schedule "E" subdivision of 23.21 gross acres into seven parcels ranging from 1.13 acres to 6.48 acres. **Conditional Use Permit No. 190030 (CUP190030)**, which proposes to construct a 7,550-square-foot multi-tenant retail building, a 5,800-square-foot gas station with a convenience store including sale of beer and wine, 8 fueling pump stations with a canopy (which offers 16 fueling positions), a 15,800-square-foot pharmacy retail building with sale of beer, wine, and liquor, a 2,400-square-foot fast food restaurant with a drive-thru, and a 158,000-square-foot two-story assisted living facility with 128 units on 23.21 acres. Parking for the project would consist of 322 parking spaces; including 13 electric vehicle and 14 disabled person parking spaces. Additionally, the project would also provide a school bus lane for the neighboring elementary school (Westside Elementary School). This project is north of Otymar Lane, south of Airport Boulevard, east of Monroe street of Fourth Supervisorial District.

The Planning Department recommends that the Board of Supervisors tentatively approve the project and adopt a Mitigated Negative Declaration.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, URBAN REGIONAL PLANNER IV, AT (951)-955-6060 OR EMAIL TWHEELER@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: January 21, 2021

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

CLERK / BOARD OF SUPERVISORS
2021 MAR -1 PM 12:13

Receipt #: 21-36355

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY CLERK OF THE BOARD OF SUPERVISORS Date: 01/26/2021

County Agency of Filing: RIVERSIDE Document No: E-202100064

Project Title: NOTICE OF PUBLIC HEARING CZ NO. 1900012, LUO NO. 348

Project Applicant Name: RIVERSIDE COUNTY CLERK OF THE BOARD OF Phone Number: (951) 955-1060

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR ROOM 127, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report _____
 - Negative Declaration _____
 - Application Fee Water Diversion (State Water Resources Control Board Only) _____
 - Project Subject to Certified Regulatory Programs _____
 - County Administration Fee _____ \$0.00
 - Project that is exempt from fees (DFG No Effect Determination (Form Attached)) _____
 - Project that is exempt from fees (Notice of Exemption) _____
- Total Received** _____ **\$0.00**

Signature and title of person receiving payment: *U. Sandval* Deputy

Notes:

2/9/21 21.3
2021-3-148894

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND ASSOCIATED ORDINANCE

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 09, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval of **Change of Zone (CZ) No. 1900012**, which is a text amendment to **Ordinance No. 348** (Land Use Ordinance) that (1) adds a new article establishing regulations for Single-Room Occupancy units ("SROs"); (2) adds a new article establishing regulations for Tiny Homes and Container Housing; (3) updates existing regulations and definitions related to Supportive and Transitional Housing, Employee Housing and Family Day Care Homes; (4) modifies the existing R-3 Zone (General Residential), R-6 Zone (Residential Incentive), R-7 Zone (Highest Density Residential), and the MU Zone (Mixed Use); (5) adds a new section providing allowances for density bonus and other incentives, and (6) makes clarifying revisions to ensure consistency with Ordinance No. 348. CZ No. 1900012 and the associated text amendment is designated as Ordinance No. 348.4950 and is hereinafter referred to as the "Project" which affects and applies only to all unincorporated areas of the County of Riverside.

The Planning Department recommends that the Board of Supervisors adopt the **Negative Declaration** for **CEQA Analysis No. CEQ 180084**, approve **Change of Zone No. 1900012** and the associated text amendment to Ordinance No. 348 as designated as **Ordinance No. 348.4950**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KYLE FECIK, URBAN & REGIONAL PLANNER II, AT (951) 955-6184 OR EMAIL KFECIK@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: January 19, 2021

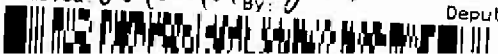
Kecia Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

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01/26/2021 10:57 AM Fee: \$ 0.00
Page 1 of 1

Removed: 02/19/21 By: *JCA* Deputy



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, CHANGE OF ZONE, CONDITIONAL USE PERMIT, AND A TENTATIVE PARCEL MAP IN THE EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT

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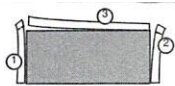
Dated: January 21, 2021

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

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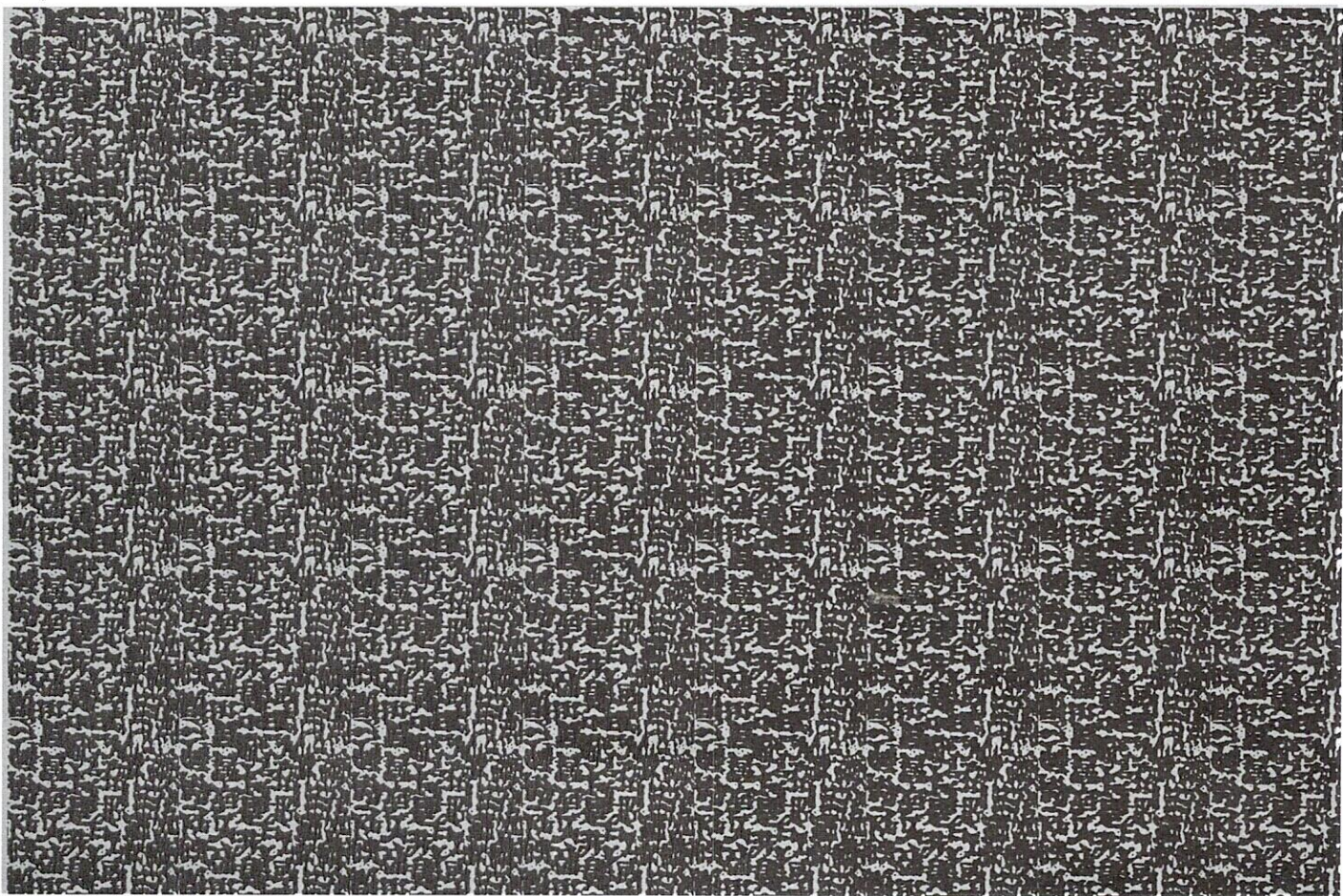


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County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

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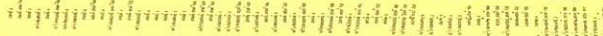
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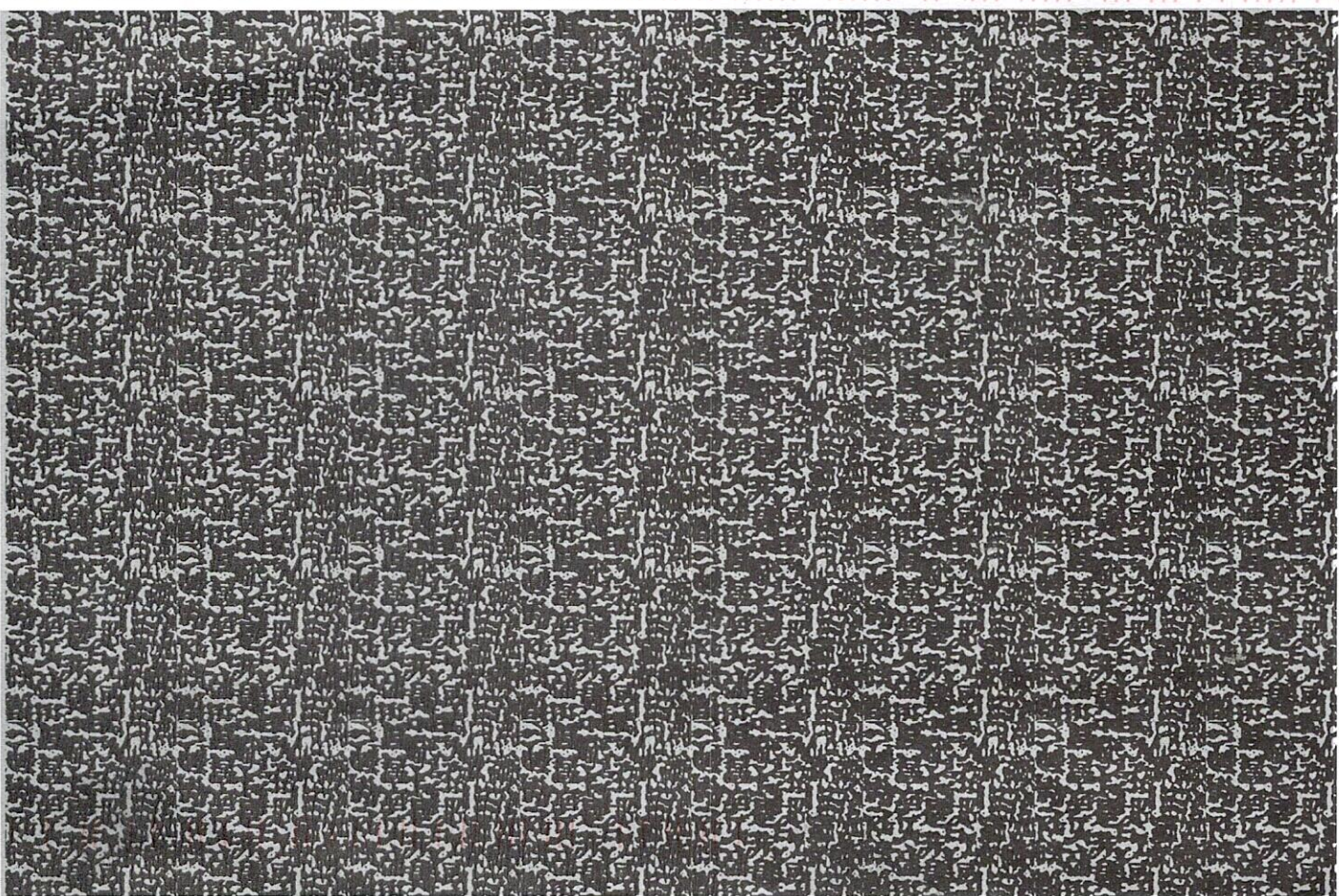
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County Administrative Center
4080 Lemon Street, 1st Floor Annex
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Riverside, CA 92502-1147

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CLERK / BOARD OF SUPERVISORS
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By: Hannah Lumanauw, Board Assistant