

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



ITEM: 21.2  
(ID # 15142)

MEETING DATE:

Tuesday, May 25, 2021

FROM: TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on General Plan Amendment No. 180006 and Plot Plan No. 180026 - Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense) and Section 15303 (New Construction or Conversion of Small Structures) – Owner/Applicant: Coachella Valley Rescue Mission – Eng./Rep: MDS Consulting - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.) – 0.40 Acres – Location: North of Leyte Avenue, south of Manila Avenue, west of Van Buren Street, and east of Luzon Street – Zoning: General Commercial (C-1/C-P) - REQUEST: General Plan Amendment No. 180006 (Entitlement/Policy Amendment) proposes to change the General Plan Land Use Designation on property totaling approximately 0.40 acres from Community Development: High Density Residential to Community Development: Commercial Retail. Plot Plan No. 180026 proposes to construct a single-story 4,195 square foot commercial/retail building. District 4. [Applicant Fees 100 %]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **FIND** the project **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15303 (New Construction or Construction of Small Structures) and 15061 (b)(3) (Common Sense Exemption), based on the findings and conclusions incorporated in the staff report;

**ACTION: Policy**

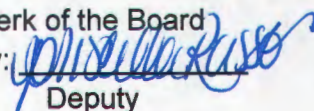
  
John Hildebrand, Planning Director 5/12/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt  
Nays: None  
Absent: None  
Date: May 25, 2021  
xc: Planning

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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**RECOMMENDED MOTION:** That the Board of Supervisors:

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 180006** to amend the General Plan Land Use Designation for the project site from Community Development: High Density residential (CD: HDR) (8-14 D.U./Ac.) to Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) as shown on Exhibit #6 attached hereto, based on the findings and conclusions incorporated in the staff report, and pending final adoption of the General Plan Amendment Cycle Resolution by the Board of Supervisors; and
  
3. **APPROVE PLOT PLAN NO. 180026**, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions incorporated into the staff report, and subject to the Board of Supervisors' adoption of the resolution for GPA No. 180006.

Continued on Page 3

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: Applicant Fees 100%</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	20/21

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

**The Project**

The project proposes General Plan Amendment No. 180006 (GPA No. 180006) to amend the General Plan Land Use Designation on approximately 0.40 acres from Community Development: High Density Residential (CD:HDR) (8-14 D.U./AC.) to Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 FAR) to accommodate the proposed commercial/retail building.

Additionally, the project proposes Plot Plan No. 180026 (PPT180026) in order to construct a 4,195 square foot commercial retail/building at approximately 20-feet in height with 15 on-site parking spaces and adjacent remote parking site with six (6) additional parking spaces subject to parking agreement under the recommended conditions of PPT180026, along with a General Plan Amendment (GPA180006) to accommodate the proposed new commercial/retail building since the existing project is designated High Density Residential. The site's existing General Commercial (C-1/C-P) zoning classification is proposed to remain in place.

The 0.40-acre project site consisting of Assessor's Parcel Numbers (APN) 603-061-032 is located within unincorporated land and is adjacent to the existing Coachella Valley Rescue Mission food distribution building located within the City of Indio. The project site is currently vacant land excepting for an existing storage building of approximately 1,064 square feet to be demolished.

**Design and Landscaping**

The proposed architectural design for the single-story commercial/retail building of 4,195 square feet consists of extended roof overhangs to partially cover windows, added window treatments, and side elevation pop-outs to enhance proposed building elevations as depicted on Elevation Sheet PP8 --Revised-Scheme 2 (Exhibit B).

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Additionally, a concept desert landscape plan is proposed consisting of palm trees, desert shrubs, and gravel in compliance with a low water, desert landscape theme, further enhancing the overall design of the proposed project.

**Planning Commission Action**

The Project, proposed by the Coachella Valley Rescue Mission (CVRM), was heard by the Planning Commission on April 7, 2021. Staff provided a brief PowerPoint presentation and the Owner/Applicant's representatives provided testimony. No members of the public provided testimony.

At the hearing it was clarified that the proposed commercial/retail building, is primarily for the sale of used clothing and household items. Prior wording from the applicant and staff used terminology such as "thrift store" and "boutique" to describe the proposed commercial/retail building. It was determined that these words can fall under a host of uses listed in the C-1/C-P zone, such as an antique shop, appliance store, book store, and clothing store, and household goods sales and are therefore consistent with the existing C-1/C-P zone subject to approval of a plot plan as proposed under PPT180026.

Based on staff's presentation, the applicant's testimony, and discussion from the Planning Commission, the Planning Commission recommended project approval to the Board of Supervisors and adopted Planning Commission Resolution No. 2021-003 regarding GPA180006.

**Hearing Notice and Community Outreach**

This project was advertised in the Press Enterprise and Desert Sun Newspapers on May 15, 2021 for the May 25, 2021 Board of Supervisors public hearing. Additionally, public hearing notices were mailed to property owners within 600-feet of the proposed project site, and the public hearing notice was physically posted on the site in advance of the hearing, as required.

Additionally, the project received 7-letters in support of the project attached to this staff report provided by the owner/applicant's team. As of this writing, Planning Staff has not received any further written communication, or phone calls in favor or opposition to the proposed project.

**Impact on Residents and Businesses**


All potential impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

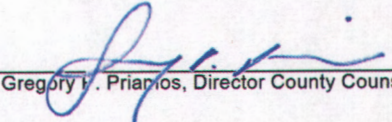
**ATTACHMENTS**

- A. Planning Commission Hearing Report of Actions

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- B. Planning Commission Staff Report
- C. Proposed Site Plan
- D. Proposed Bldg. Elevations

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst      5/18/2021

  
\_\_\_\_\_  
Gregory H. Priapos, Director County Counsel      5/13/2021

**From:** cob@rivco.org  
**Sent:** Monday, May 24, 2021 9:49 AM  
**To:** COB; rburke@cvm.org  
**Subject:** Board comments web submission

**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: Randy  
Last Name: Burke  
Address (Street, City and Zip): 47470 Van Buren St., Van Buren  
Phone: 7605789992  
Email: rburke@cvm.org  
Agenda Date: 05/25/2021  
Agenda Item # or Public Comment: 21.2  
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 20210525. 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.**



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
APRIL 7, 2021**

**1.0 CONSENT CALENDAR**

**1.1 FIRST EXTENSION OF TIME REQUEST for PARCEL MAP NO. 33750** – Applicant: Scott Richards – Third Supervisorial District – Rancho California Zoning Area – General Plan: Southwest Area Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) – Location: Northerly of Winchester Road, southerly of Jean Nicholas Road, and easterly of Leon Road – 11.96 Acres – Zoning: Dutch Village Specific Plan (SP No. 106) – Industrial Park (I-P) – Approved Project Description: A Schedule "E" Subdivision into four (4) parcels, one (1) parcel for the self-storage and RV parking, one (1) parcel for the carwash, and two (2) lots for open space – **REQUEST:** First Extension of Time Request for Parcel Map No. 33750, extending the expiration date to May 9, 2023. Project Planner: Rob Gonzalez at (951) 955-9549 or email at [rgonzalez@rivco.org](mailto:rgonzalez@rivco.org). **APPROVED** First Extension of Time Request for Parcel Map No. 33750, extending the expiration date to May 9, 2023.

**1.2 PLOT PLAN NO. 180013 – RECEIVE and FILE** – Intent to Adopt a Negative Declaration – CEQ180046 – Applicant: Verizon Wireless – Engineer/Representative: Spectrum Services c/o Chris Colten – Third Supervisorial District – Rancho California Area – Southwest Area Plan – Highway 79 Policy Area – Community Development: Public Facilities (CD-PF) – Location: Northerly of Auld Road, southerly of Benton Road, easterly of Moser Road, and westerly of Washington Street – 38.62 Net Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** Plot Plan No. 180013 is a proposal to construct a wireless communication facility consisting of a 70 foot high mono-pine for Verizon Wireless. The facility would consist of 12 panel antennas, two (2) parabolic antenna dishes; one (1) four (4) foot and one (1) two (2) foot in diameter, 12 Remote Radio Units, two (2) junction box units all mounted on the mono-pine tower. The tower is within a 700 sq. ft. equipment lease area with a 15 KW DC generator and all enclosed by a six (6) foot high decorative block wall with perimeter landscaping. APN: 964-030-005. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org). **RECEIVED and FILED.**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**  
**NONE**

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**  
**NONE**

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

**4.1 GENERAL PLAN AMENDMENT NO. 180006 and PLOT PLAN NO. 180026 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15303 (New Construction or Conversion of Small Structures), and Section 15304 (Minor Alterations to Land) – Owner/Applicant: Coachella Valley Rescue Mission – Engineer/Representative: MDS Consulting – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD-HDR) (8-14 D.U./Ac.) – 0.40 Acres – Location: Northerly of Leyte Avenue, southerly of Manila Avenue, westerly of Van Buren Street, and easterly of Luzon Street – Zoning: General Commercial (C-1/C-P) – **REQUEST:** General Plan Amendment No. 180006 (Entitlement/Policy Amendment) proposes to change the General Plan Land Use Designation on property totaling approximately 0.40 acres from Community Development: High Density Residential to Community Development: Commercial Retail. Plot Plan No. 180026 proposes to construct a single-story 4,195 sq. ft. commercial/retail. **Planning Commission Action:** Public Comments: Closed By a vote of 5-0 **ADOPTED** Planning Commission Resolution No. 2021-003; and, The Planning Commission Recommends that the Board of Supervisors take the following actions: **TENTATIVELY** Approve General Plan Amendment No. 180006; and, **APPROVE** Plot Plan No. 180026, subject to the conditions of approval.



**PLANNING COMMISSION HEARING  
REPORT OF ACTIONS  
APRIL 7, 2021**

building as a boutique thrift store with parking and landscaping. Assessor's Parcel Number: 603-061-032. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

- 4.2 **CHANGE OF ZONE NO. 1900039 – No New Environmental Document Required** – EIR524 – Applicant: Robert Petrisin – Engineer/Representative: MDS, LCF Surveying, Inc./Leonard Fowler – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture (AG) – Location: Northerly and westerly of Rancho California Road, southerly of Buck Road and easterly of Berenda Road – 2.60 Gross Acres – Zoning: Existing: Citrus/Vineyard (C/V) – Proposed: Wine Country – Winery (WC-W) – **REQUEST:** Change of Zone No. 1900039 (CZ1900039) is a proposal for consistency zoning to change the existing zone classification of Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) for APN 942-100-029 which is comprised of approximately 2.08 acres. The proposed change of zone would bring the parcel into compliance with the Temecula Valley Wine Country Policy Area. APN: 942-100-029. Project Planner: Manuel Baeza at (951) 955-9294 or email at [mbaeza@rivco.org](mailto:mbaeza@rivco.org).

**Planning Commission Action:**

Public Comments: Closed

By a vote of 5-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

**FIND** that No New Environmental Document is Required; and,

**TENTATIVELY** Approve Change of Zone No. 1900039.

- 4.3 **SPECIFIC PLAN NO. 343 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 200005, CHANGE OF ZONE NO. 2000025, PLOT PLAN NO. 200021, and TENTATIVE PARCEL MAP NO. 38040 – Intent to Consider an Addendum to Certified Environmental Impact Report** – EIR470 – Applicant: SoCal Arena Company, LLC/Stephen Collins – Representative: Meridian Consultants, LLC/Tony Locacciatto – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Business Park (CD-BP) – Mixed Use Area (CD-MUA) – Commercial Tourist (CD-CT) – Commercial Office (CD-CO) – Very High Density Residential (CD-VHDR) - Medium High Density Residential (CD-MHDR) - Open Space: Recreation (OS-R) – Zoning: Specific Plan Zone (North Star Ranch, Specific Plan No. 343) – Location: Northeasterly of Interstate 10 and Varner Road, easterly of Cook Street, westerly of Washington Street, northerly of 38<sup>th</sup> Avenue, and southerly of Chase School Road – 455.75 Acres (Entire Specific Plan) – **REQUEST:** The Specific Plan Amendment is a proposal to amend the existing Specific Plan by adding a Planning Area 11 for the purposes of accommodating a sports and events arena. Existing Planning Area 8 primarily will be reduced in size to accommodate Planning Area 11 and Planning Areas 4, 6B, and 7 would also have boundary changes to accommodate Planning Area 11. The Specific Plan Amendment also proposes to incorporate guidelines for signs specific to Planning Area 11, including guidelines for digital signage. The General Plan Amendment is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment, in particular to designate the proposed Planning Area 11 area as Commercial Tourist, and to modify Western Coachella Valley Area Plan Policy 15.4 to allow for alternative standards for free standing signs within Specific Plans with the inclusion of the following provision “e. the provisions of this policy shall not apply to signs and development located in a Specific Plan where the Specific Plan has sign design guidelines or standards”. The Change of Zone is a proposal to modify the Specific Plan Zoning Ordinance text to accommodate the proposed Planning Area 11 and to define the Specific Plan Planning Area boundaries. The Plot Plan is a proposal to construct and operate a sports and events arena and hockey training facility totaling a maximum of 295,000 sq. ft. with a

**Planning Commission Action:**

Public Comments: Closed

By a vote of 5-0

**CONTINUED** to April 21, 2021.





**PLANNING COMMISSION HEARING  
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maximum height of 58 feet above ground level on 44.41 gross acres with 3,000 parking spaces. The Tentative Parcel Map is a proposal to subdivide a 101.58 gross acre area into four (4) parcels. APNs: 695-100-004 through 695-100-014. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

**4.4 CONDITIONAL USE PERMIT NO. 190033 and DEVELOPMENT AGREEMENT NO. 1900021 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Catalyst Hemet, LLC – Third Supervisorial District – Ramona Area – San Jacinto Area Plan: Commercial Retail: (CR) (0.20 – 0.35 FAR) – Location: Southerly of East Florida Avenue/State Highway 74 and easterly of Columbia Street – 0.67 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 190033 is a proposal to utilize an existing building to establish and operate a 4,080 sq. ft. cannabis retail facility with delivery on an 0.67-acre lot with parking and landscaping. Development Agreement No. 1900021 is associated with the proposed conditional use permit and grants the applicant vesting rights to develop the project in accordance with the terms of Development Agreement No. 1900021 and Conditional Use Permit No. 190033. The Development Agreement will provide community benefits to the San Jacinto Valley Area and has a term of 10 years. APN: 438-230-042. Project Planner: Mina Morgan at (951) 955-6035 or email at [mimorgan@rivco.org](mailto:mimorgan@rivco.org).

**Planning Commission Action:**

Public Comments: Closed  
By a vote of 4-0

The Planning Commission Recommends that the Board of Supervisors take the following actions:

**FIND** the project exempt from the California Environmental Quality Act (CEQA); and,

**TENTATIVELY** Approve Development Agreement No. 1900021; and,

**APPROVE** Conditional Use Permit No. 190033, subject to the conditions of approval as modified at hearing.

**5.0 WORKSHOP:**

**NONE**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONER'S COMMENTS**





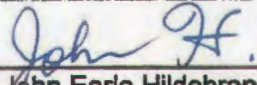
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4 . 1**

**Planning Commission Hearing: April 7, 2021**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	GPA180006; PPT180026	<b>Owner/Applicant:</b> Coachella Valley Rescue Mission
<b>EA No.:</b>	CEQA Exempt	
<b>Area Plan:</b>	Western Coachella Valley	<b>Representative:</b> GLS Architecture
<b>Zoning Area/District:</b>	Lower Coachella Valley District	
<b>Supervisory District:</b>	Fourth District	
<b>Project Planner:</b>	Jay Olivas	 John Earle Hildebrand III Planning Director
<b>Project APN(s):</b>	603-061-032	

**PROJECT DESCRIPTION AND LOCATION**

**General Plan Amendment No. 180006 (Entitlement/Policy Amendment)** proposes to amend the General Plan Land Use Land Use Designation on approximately 0.40 acres from Community Development: High Density Residential (CD:HDR) (8-14 D.U./AC.) to Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 FAR) to accommodate the proposed commercial/retail use.

**Plot Plan No. 180026** proposes to construct a single-story 4,195 square-foot commercial/retail building as a boutique thrift store with 21 parking spaces.

The above discretionary actions are hereinafter identified as the "Project".

The Project site is located North of Leyte Avenue, south of Manila Avenue, east of Van Buren Street, west of Luzon Street, adjacent to the City of Indio.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:**

**ADOPT PLANNING COMMISSION RESOLUTION 2021-002** recommending adoption of General Plan Amendment No. 180006 to the Riverside County Board of Supervisors; and

**THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 180006 (ENTITLEMENT/POLICY AMENDMENT)** to amend the General Plan Land Use Designation for the project site from Community Development: High Density residential (CD: HDR) (8-14 D.U./Ac.) to Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) as shown on Exhibit #6 attached hereto, based on the findings and conclusions incorporated in the staff report, and pending final adoption of the General Plan Amendment Cycle Resolution by the Board of Supervisors; and,

**APPROVE PLOT PLAN NO. 180026**, subject to the attached advisory notification document and conditions of approval and based upon the findings and conclusions incorporated into the staff report, and subject to the Board of Supervisors' adoption of the resolution for GPA No. 180006.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use:	High Density Residential (HDR) (8-14 D.U./Ac.)
Proposed General Plan Land Use:	Commercial Retail (CR) (FAR 0.20 – 0.35)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	City of Indio
East:	HDR
South:	HDR
West:	City of Indio
Existing Zoning Classification:	General Commercial (C-1/C-P)
Proposed Zoning Classification:	None
Surrounding Zoning Classifications	
North:	City of Indio
East:	Two-Family Dwelling (R-2)
South:	C-1/C-P
West:	City of Indio
Existing Use:	Vacant; Accessory Storage Building (to be removed)
Surrounding Uses	
North:	CV Rescue Mission - Food Distribution Center
South:	Commercial Building - Market-Liquor Store

East:	Single Family Dwellings
West:	Farm Labor Center

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Standard</i>
Project Site (Acres):	0.40 acres	N/A
Existing Building Area:	1,064	N/A
Proposed Building Area:	4,195 SF	N/A
Floor Area Ratio:	0.24	

**Parking:**

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Commercial Retail	4,195 SF	1-space per 200 SF	21	21

**Located Within:**

City's Sphere of Influence:	Yes – City of Indio
Community Service Area (“CSA”):	Yes - CSA#125 Street Lighting & CSA #152 Mosquito Vector Control
Recreation and Parks District:	Yes - Desert Recreation District
Special Flood Hazard Zone:	No
Area Drainage Plan:	Yes – East Whitewater River Subbasin Area of Benefit
Agricultural Preserve	No
Liquefaction Area:	Yes - Located within Moderate Liquefaction Area
Fault Zone:	No
Fire Zone:	No
Mt. Palomar Observatory Lighting Zone:	No
CVMSHCP:	Yes- but not located within conservation land
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rate Fee Area	No
Airport Influence Area (“AIA”):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map for GPA180006, PPT180026

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

The 0.40-acre project site consisting of Assessor's Parcel Numbers (APN) 603-061-032 is located within unincorporated land adjacent to the City of Indio. The project site is vacant excepting for an existing storage building of approximately 1,064 square feet to be demolished. In its place the owner/applicant wishes to construct a 4,195 square foot boutique retail thrift store at approximately 20-feet in height with 15 on-site parking spaces and adjacent remote parking site with six (6) additional parking spaces subject to parking agreement under a Plot Plan (PPT180026), along with a General Plan Amendment (GPA180006) to accommodate the proposed new commercial retail building since the existing project is designated High Density Residential.

General Plan Amendment No. 180006 (GPA No. 180006) proposes to amend the General Plan Land Use Designation on approximately 0.40 acres from Community Development: High Density Residential (CD:HDR) (8-14 D.U./AC.) to Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 FAR) to accommodate the proposed commercial retail building.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on January 16, 2019. Requests for consultation were received from the Torres Martinez Band and Twenty-Nine Palms. Agua Caliente deferred to the Cabazon Band, Morongo deferred to closer tribes and

no response was received from the Cabazon Band, Quechan, Ramona, Colorado River Indian Tribes, or the Soboba Band. No tribal cultural resources were identified by the consulting tribes but they both expressed concern that there may be subsurface resources and recommended that a tribal monitor be present during grading to ensure that if any tribal cultural resources are found during ground disturbance, they will be handled in an appropriate manner.

In compliance with SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On January 16, 2019, consultation request notices were sent to each of the Native American Tribes noted on the list. Noticed tribes had 90 days in which to request consultation regarding the proposed project. The Cahuilla Band and Agua Caliente deferred to the Cabazon. No request to consult was from the contacted tribes. These include the following: Augustine Band of Cahuilla Mission Indians, Cabazon Band of Mission Indians, Chemehuevi Reservation, Colorado River Indian Tribes, Los Coyotes Band of Mission Indians, Morongo Band of Mission Indians, Ramona Band of Cahuilla Mission Indians, Santa Rosa Band of Mission Indians, Santa Rosa Band of Mission Indians, and the Soboba Band of Mission Indians. As a standard condition of approval, 60.PLANNING.3-Tribal Monitor requires that, prior to any ground disturbing activity, a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered.

#### **ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the State CEQA Guidelines and is exempt from CEQA. A project is exempt from CEQA, pursuant to Section 15303 if it consists of: construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: (c) in urbanized areas, four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The project proposes the construction of a 4,195 square foot commercial retail building. Pursuant to the State CEQA guidelines, this project would be considered a small structure because it is less than 10,000 square feet and would therefore be exempt from CEQA. The project does not include proposed buildings onsite that would exceed 10,000 square-feet in building floor area. The associated General Plan Amendment will facilitate the development of the proposed building. In addition, the project is located within a mature community and is immediately adjacent to the City of Indio. Section 15387 of the CEQA guidelines defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. It has been determined since the 0.40 acre project site is immediately adjacent to the City of Indio to the west across Van Buren Street, and to the north, across Manila Avenue, in a fully developed neighborhood, which has a density of approximately 2,604 persons per square mile, the project site is therefore located within an urbanized area, thus meeting this criterion.

Also, the proposed commercial retail building is covered by the general rule (Section 15061(b)(3)), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the addition in question may have a significant effect on the environment, because the proposed project for minor addition of commercial retail building in a mature developed neighborhood that contains previously disturbed land with existing residential and commercial development, and vacant lots, with limited site preparation, will not result in any significant effect on the environment.

Based upon the available information, there does not appear to be any facts to support a finding that the overall project, including the change in land use designation, would have a significant effect on the environment. Absent such information or evidence, the Project is also exempt from CEQA under the commonsense exemption.

Additionally, no exception to the CEQA 15303 Exemptions applies, since the proposed project site is not located within in a sensitive environmental area, there are no unusual circumstances such as scenic resources, historic buildings, trees or rock outcroppings that will be affected by the Project, no fault zones, not being located in an airport compatibility plan, and the project is not a hazardous waste site.

The project site is mapped within a High Potential Liquefaction Zone, however, the proposed project is located within an urbanized area of flat topography, with prior ground disturbance, and no evidence of ground fissures, and has been conditioned to address this potential impact by compliance with California Building Code. With compliance with these required standard measures, impacts relating to Liquefaction will be less than significant and would not be considered mitigation under CEQA.

The project site is mapped within a High Potential Paleontological Zone, however, the proposed project is located within an urbanized area of flat topography, with prior ground disturbance, and has been conditioned to address this potential impact with retention of a qualified paleontologist to monitor site grading and earthmoving activities and to submit a Paleontological Resource Impact Report prior to grading permit issuance typically if more than 50-cubic yards of grading is proposed to address any potential paleontological impacts as outlined in recommended Conditions of Approval (COA) 60.Planning.1-Paleo Primp Required. With compliance with these required standard measures, impacts relating to Paleontology will be less than significant and would not be considered mitigation under CEQA.

## **FINDINGS AND CONCLUSIONS**

In order for the County to approve the proposed project, the following findings are required to be made:

### **General Plan Entitlement/Policy Amendment:**

The project includes a proposed General Plan Entitlement/Policy Amendment.

General Plan Amendment No. 180006 falls into the Entitlement/Policy category, because of the proposed change in the Land Use Designation from Community Development: High Density residential (CD: HDR) (8-14 D.U./Ac.) to Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) on land totaling approximately 0.40. The proposed general plan amendment is necessary to accommodate a new 4,195 square foot commercial building in the existing General Commercial C-1/C-P zone proposed to be constructed on the project site.



*Entitlement/Policy Amendment Findings and Consideration Analysis*

As Entitlement/Policy Amendment involves changes in land use designations or policies that involve land located entirely within a General Plan Foundation Component but that do not change the boundaries of that component. This type of amendment may also involve changes in General Plan policy if it does not change or conflict with the Riverside County Vision, Foundation Component, or a General Plan Principle. A Board of Supervisors resolution approving an Entitlement/Policy Amendment shall include the first two findings and any one or more of the subsequent findings listed below:

- a. The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.

General Plan Amendment No. 180006 (GPA No. 180006) does not involve a change in or conflict with the Riverside County Vision. The general plan land use designation change from CD:HDR to CD:CR at the northeast corner of Van Buren Street and Manila Avenue will not change or conflict with the County Vision for multiple reasons. For example, the 2019 General Plan's Vision Statement's section on Population Growth provides, "New growth patterns no longer reflect a pattern of urban sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." The project is consistent with, and does not involve a change in or conflict with, this portion of the Riverside County Vision because it will result in an infill project along the Van Buren Street and Manila Avenue corridor on 0.40 acres of land with proposed 4,195 square foot commercial retail building within an existing urbanized area that is developed or is developing at an increased rate. Considering the existing commercial and residential related land uses surrounding the subject property, the proposed project would not be a "spot" development creating urban sprawl, and it is therefore consistent with this portion of the Riverside County Vision.

The General Plan's Vision Statement's Jobs and the Economy section provides, "Jobs/housing balance is significantly improved overall, as well as within sub regions of Riverside County". This project proposes a 4,195 square foot commercial retail building that would create approximately 100 temporary construction jobs and approximately 10 permanent jobs. Therefore, the project is consistent with, and does not result in a change in or conflict with, this Vision section, and with existing housing and jobs in a unincorporated urbanized area of the Western Coachella Valley and nearby communities in the Coachella Valley, the project would maintain good jobs and housing balance within close proximity.

The Project would not conflict with any Foundation Component designation of the General Plan in that the proposal is consistent within the proposed Land Use Designation, map, and existing use are consistent with the proposed foundation component of Community Development.

The Project would not conflict with any General Planning Principle set forth in General Plan Appendix B. specifically, this General Plan Amendment is consistent with the following principles:

- a. Principal I.C.1 provides the "The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs to accommodate the level of anticipated maturity in each community. Existing and new development along this portion of Van Buren Street and Manila Avenue within the Lower Coachella Valley Zoning District located adjacent to the City of Indio has accelerated over recent and past decades since at least the 1950s. The project would further develop a vacant project site with new commercial retail building, on two (2) existing parcels totaling approximately 0.40 acres, consistent with existing adjoining residential and commercial development. Therefore, the project is consistent with General Planning Principals through the recognition of a mature urbanized community and a response to encourage managed growth in appropriate locations.
- b. Principal I.G.1 provides "The County should encourage compact and transit-adaptive development on regional and community scales. The policy goal is to permit and encourage densities and intensities, and to reduce the land required for public infrastructure by reducing streets widths (subject to emergency access requirements) and other such requirements. The proposed infill project on vacant portions of land totaling approximately 0.40-acre site would be a compact development with existing street and drainage improvements with minor required improvements.

Additionally, GPA No. 180006 would contribute to the achievement of the purposes of the General Plan and not be detrimental to them. The proposed amendment will establish the CR (CD: CR) land use designation, which promotes one of the highest and best uses that can be associated with the existing 0.40 acre project site along Van Buren Street and Manila Avenue, with existing and required additional infrastructure such as domestic sewer and water connections, and access driveways, in support of the proposed plot plan for commercial retail building. The project as an infill project is within an existing unincorporated urbanized area. The proposed general plan amendment would stimulate a minor level of growth to the area (Appendix B, VII.C.4) with new 4,195 square foot commercial retail building.

Additionally, GPA No. 180006 does not create any internal inconsistencies among the General Plan Elements because it does not involve a change in the Foundation Component of the Land Use Designation. Furthermore, the project site is bordered by existing circulation facilities which are conditioned for sufficient street right-of-way and improvements along Van Buren Street and Manila Avenue implementing Land Use Element Policy 29.7, as well as, improving necessary rights-of-way as part of the land use review process implementing Circulation Element Policy C 3.16 with associated implementing project (PPT180026).

The project is consistent with adjoining land uses as result of the proposed Commercial Retail Land Use Designation due to project design with varied roof lines, siding, and window treatments proposed with the commercial/retail building. The commercial/retail building as result of proposed GPA180006 will compliment and blend into the existing neighborhood with single-story profile and be adjacent to existing

commercial land uses such as existing food store to the south, rescue mission and food distribution center to the north and existing residential dwellings to the east and west.

Furthermore, GPA No. 180026 would be an amendment to expand basic employment opportunities (jobs that contribute to the County's economic base) and that would improve the ratio of jobs to workers in the County. As a result of the amendment, the project would create up to 100 temporary construction jobs and up to 10 permanent jobs expanding basic employment opportunities in the area.

**Land Use Findings:**

1. The project site has a current land use designation of Community Development: High Density Residential (CD:HDR), and a Land Use Designation of Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 is proposed to be established. The proposed project is consistent with proposed CD:CR for the reasons described above.
2. The project site has an existing Zoning Classification of General Commercial (C-1/C-P), which is highly consistent with the proposed Riverside County General Plan Land Use Designation of CD:CR since both are intended for commercial type land uses.
3. The proposed project is an allowed use within the C-1/C-P zone with the approval of a Plot Plan.
4. The proposed use for commercial retail building conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the project is located in a unincorporated urbanized area with existing commercial land uses and residential land uses.
5. The project is located west of State Highway 111, and north of 48<sup>th</sup> Avenue, and existing public roads such as Van Buren Street and Manila Avenue, and these public roads provide direct access to the project site. To address site access including during construction and at when project is completed and operating, the project has been conditioned by the Transportation Dept. as indicated by recommended Conditions of Approval (COA) such as, but not limited to, with 80.TRANS.2 Implement WQMP and 80.TRANS.3 Existing Maintained.
6. The site is located within the Whitewater Watershed, and, is not located within a floodplain. Due to existing topography and drainage patterns, minimal drainage improvements are required since the Project is in a developed area and will be designed in a manner that ensures that all existing and proposed drainage courses will remain as constructed.
7. The project was reviewed under County Geologic Report GEO No. 190018 to address geotechnical concerns. The Project adequately addresses geology concerns based on the following facts and requirements:

County Geologic report No. 190018, dated April 23, 2019 dated May 20, 2019. GEO190018 concluded: 1. No active faults are known to project through the site and the site is not within an Alquist-Priolo Earthquake Fault (Special Studies) Zone. 2. Based upon published maps, onsite mapping, and a review of non-stereo digitized photographs of the site, risks associated with primary surface ground rupture should be considered low. 3. Based on the relatively flat nature of the site, risks associated with debris flows are considered remote. 4. Locally, no fissures or other surficial evidence of

subsidence were observed during the field investigations or during a review of aerial imagery. Therefore, risks associated with subsidence are considered low. 5. Based on our liquefaction analysis with anticipated high groundwater at 25 feet bgs, utilizing a magnitude of 7.49 and a PGAm of 0.832g, the potential total seismic settlement is calculated to be approximately 1.87 inches. Differential settlement is estimated to be on the order of 1-inch over a span of about 100 feet. 6. Because of the prominence of non-expansive soil near the surface, the expansion potential of the foundation bearing soil should not be a controlling factor in foundation or floor slab design.

GEO190018 requires: Areas to be graded and paved should be cleared of any existing structures, improvements, foundation elements, vegetation, associated root systems, concrete, and debris, and disposed of offsite. 2. The primary foundation bearing soil should be removed to a depth of at least 3 feet below existing grade or 3 feet below the bottom of footings, whichever is deeper. 3. The exposed soil should then be moisture conditioned to near optimum moisture and compacted to at least 90 percent relative compaction. 4. Testing of the native soil exposed within the excavation bottoms should be performed during grading to verify adequacy based on minimums of 85 percent relative compaction or 85 percent saturation. 5. Based on the recommended allowable bearing pressures, the total static settlement of the shallow footings is anticipated to be less than one inch, with static differential settlement anticipated to be approximately one-half of the total settlement. GEO No. 190018 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190018 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

GEO No. 190018 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes subject to requirements outlined by AND Planning-GEO.1.

8. The project site is mapped within a High Potential Paleontological Zone, however, the proposed project is located within an unincorporated urbanized area of flat topography, with prior ground disturbance, and has been conditioned to address this potential impact with retention of a qualified paleontologist to monitor site grading and earthmoving activities and to submit a Paleontological Resource Impact Report prior to grading permit issuance typically if more than 50-cubic yards of grading is proposed to address any potential paleontological impacts as outlined in recommended Conditions of Approval (COA) 60.Planning.1-Paleo Primp Required. With compliance with these required standard measures, impacts relating to Paleontology will be less than significant and would not be considered mitigation under CEQA.

#### **Entitlement Findings:**

9. The proposed use conforms to all the requirements of the General Plan, Ordinance No. 348 and with all applicable requirements of State law and the ordinances of Riverside County. The General Plan Land Use Designation is proposed to be Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR), which encourages commercial retail type projects, on privately owned land with access and public services, and thus would be compatible on the 0.40 acre site. Additionally, the proposed Project, for commercial retail building located within the existing General Commercial (C-1/C-P) zone, will be fully consistent with this existing zoning classification with the approval of the Project.

10. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare. Implementation of the proposed Project will not impact the surrounding area in terms of a substantial increase in traffic or noise since the project would not generate a notable amount of daily traffic or operational noise after construction. The Project site is adequately served by Van Buren Street and Manila Avenue and can provide access for emergency vehicles. Furthermore, through compliance with the California Building Code and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare.

**Development Standards Findings:**

11. The proposed project is consistent with Ordinance No. 348, Section 9.4 Development Standards set forth in the existing General Commercial (C-1/C-P) zone, including:
- A. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. Therefore, this project is consistent.
  - B. There are no yard requirements for buildings which do not exceed 35 feet in height except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line, or from an existing adjacent street line unless a specific plan has been adopted, in which case it will be measured from the specific plan street line. The proposed 4,195 square foot building is approximately 20-feet in height and does not exceed 35-feet in height, and therefore there are no yard requirements, and therefore complies with Section 9.4B.
  - C. No building or structure shall exceed fifty (50') feet in height unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. The project proposes to construct a commercial retail building of approximately 20-feet in height and does not exceed height requirements of the C-1/C-P zone, and therefore complies with this development standard.
  - D. Automobile storage space shall be provided as required by Section 18.12. of this ordinance. The parking requirement for the entire building is calculated using the parking ratio of one (1) space per 200 square feet of retail floor space which is a minimum of 21 on-site parking spaces. The proposed site plan indicates 15-parking on-site spaces, and adjacent remote parking site to the north, with 6-additional parking spaces, and therefore totals a minimum of 21-parking spaces, and therefore complies with automobile storage spaces in accordance with Section 9.5D.
  - E. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The project is conditioned to meet this standard (COA 90 - Planning.).

**Other Findings:**

12. The project is located within the Sphere of Influence (SOI) of the City of Indio. Based on transmittals to the City of Indio in 2019 and 2021, no project comments have been received.
13. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to Airport Land Use Commission ("ALUC") review.
14. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP) but is not located within a conservation area of that plan. The project will include new construction of a commercial retail building and on-site parking and shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 to be consistent with the plan and is a standard requirement.

**Fire Findings:**

1. Fire protection and suppression services will be available for the project through Riverside County Fire Department.
2. The project site is not located within a Cal Fire State Responsibility Area ("SRA") and is not located within a fire hazard zone.

**Conclusion:**

For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety, or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND OUTREACH**

This project was advertised in the Press Enterprise and Desert Sun Newspapers on March 28, 2021 for an April 7, 2021 Planning Commission public hearing. Additionally, public hearing notices were mailed to property owners within 600-feet of the proposed project site, and the public hearing notice was physically posted on the site in advance of the hearing, as required. Additionally, the project received 7-letters in support of the project attached to this staff report. As of the writing of this report Planning Staff has not received any further written communication, or phone calls in favor or opposition to the proposed project.

**REPORT:**

Prepared by Jay Olivas  
Reviewed by Leila Moshref-Danesh  
Reviewed by Robert Flores  
Approved by John Hildebrand

**ATTACHMENTS:**

Attachment A: GPA Resolution  
Attachment B: GIS Exhibits  
Attachment C: Project Exhibits (Site Plan, Elevations)

Attachment D: Advisory Notification Document  
Attachment E: Conditions of Approval  
Attachment F: Case Applications  
Attachment G: Radius Labels  
Attachment H: Notice of Exemption

**RESOLUTION 2021-002**  
**RECOMMENDING ADOPTION OF**  
**GENERAL PLAN AMENDMENT NO. 180006**

**WHEREAS**, pursuant to the provisions of Government Code section 65350 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on April 7, 2021, to consider the above-referenced matter; and,

**WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and a Notice of Exemption has been prepared pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), and Section 15303 (New Construction or Conversion of Small Structures); and,

**WHEREAS**, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission of the County of Riverside, in regular session assembled on April 7, 2021 that it has reviewed and considered the Notice of Exemption prepared or relied on and recommends the following, based on the findings and conclusions in the staff report and incorporated herein by reference, that the Board of Supervisors:

**FIND THE PROJECT EXEMPT FROM CEQA; and**

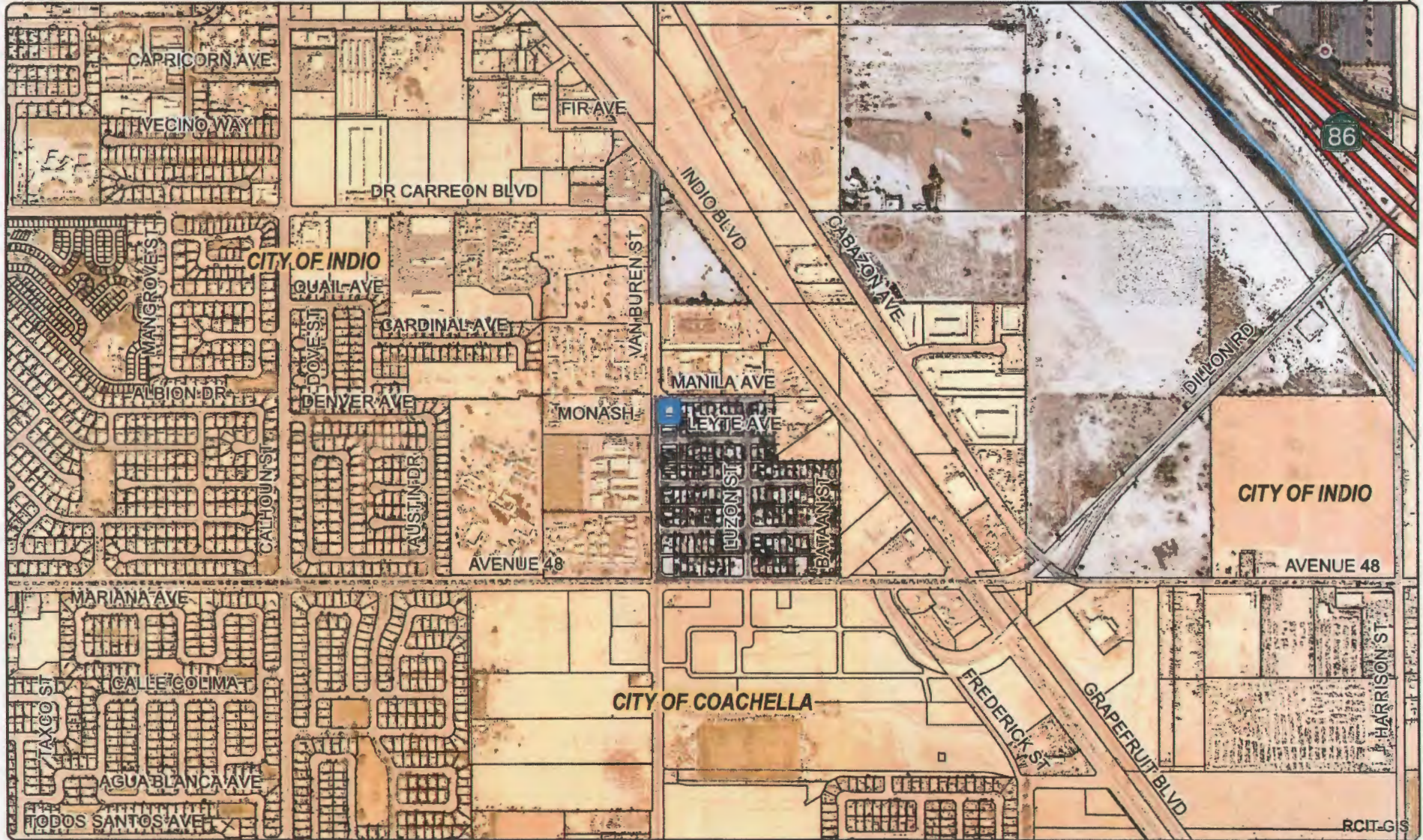
**APPROVE GENERAL PLAN AMENDMENT NO. 180006.**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA180006 PPT180026**  
**VICINITY/POLICY AREAS**

Supervisor: Perez  
 District 4

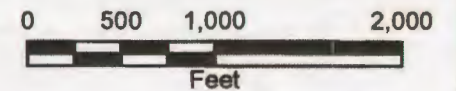
Date Drawn: 02/14/2020  
 Vicinity Map



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan map contains different types of land use than is provided for zoning-related matters. For further information, please contact the Riverside County Planning Department office in Riverside at (951)995-9200 (Western County) or in Palm Desert at (760)853-8277 (Eastern County) or Website <http://planning.crlsna.ca>

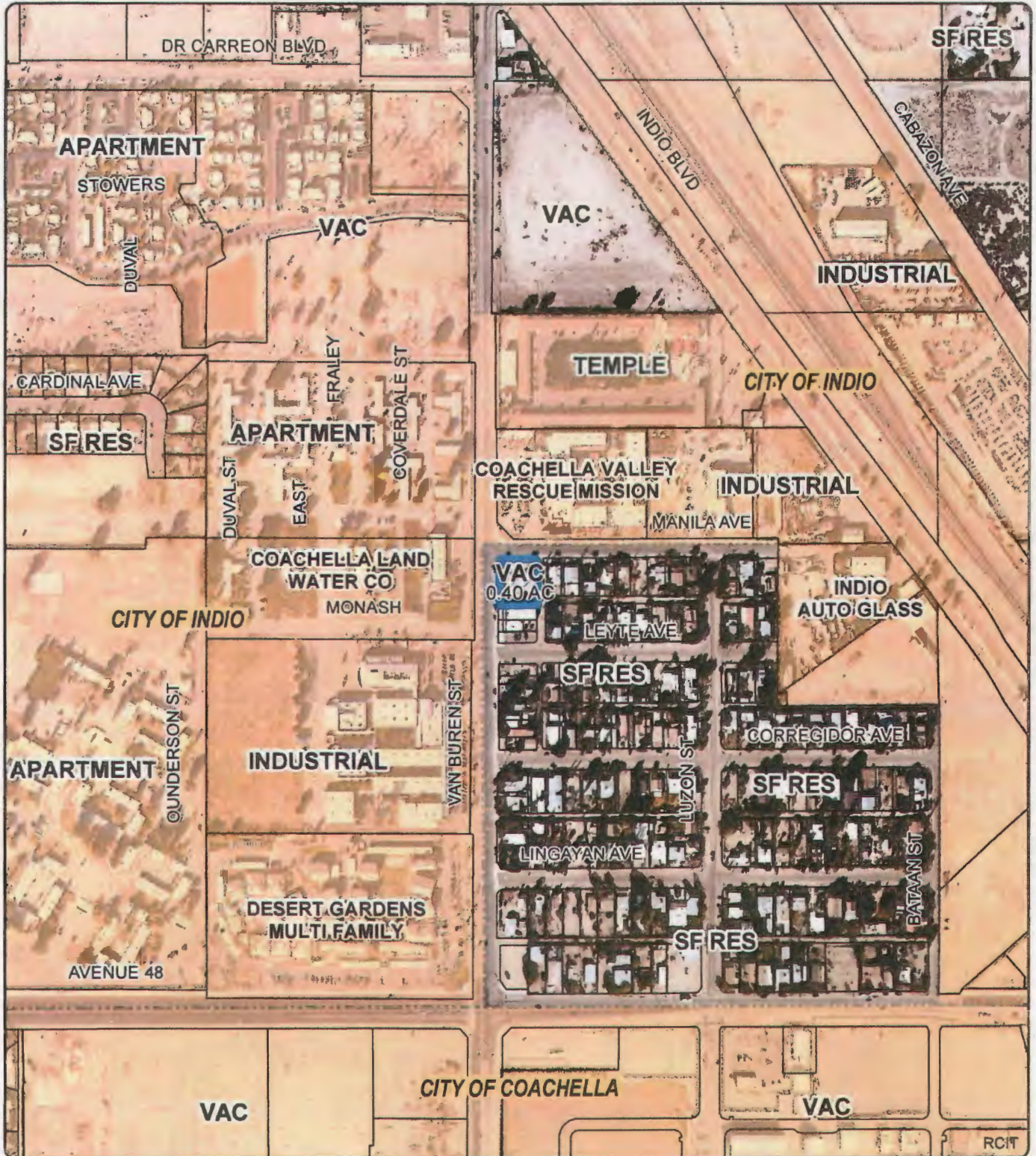


**RIVERSIDE COUNTY PLANNING DEPARTMENT  
GPA180006 PPT180026**

Supervisor: Perez  
District 4

Date Drawn: 02/14/2020  
Exhibit 1

**LAND USE**



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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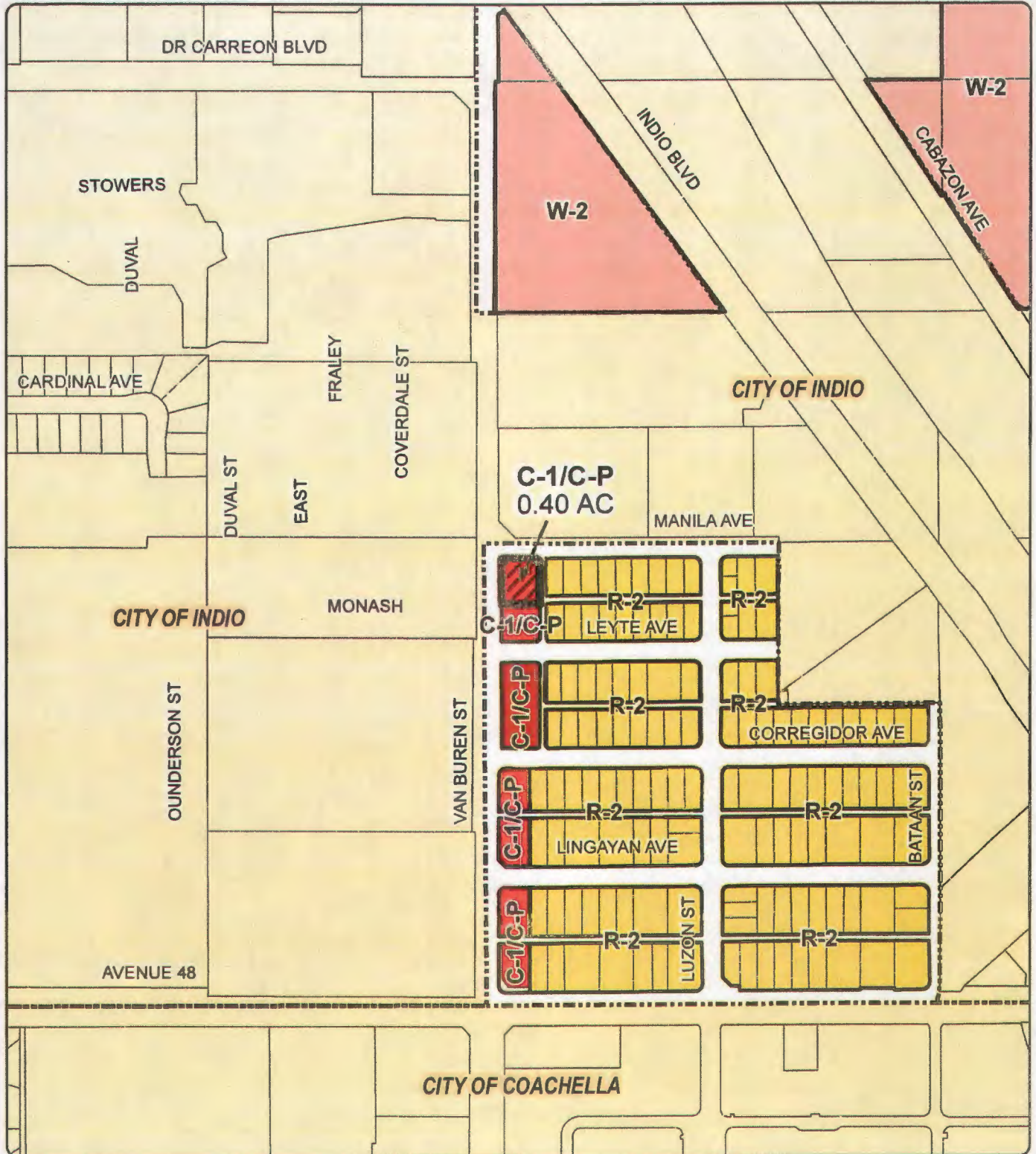
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA180006 PPT180026

Supervisor: Perez  
District 4

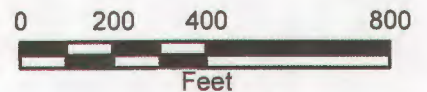
Date Drawn: 02/14/2020  
Exhibit 2

EXISTING ZONING



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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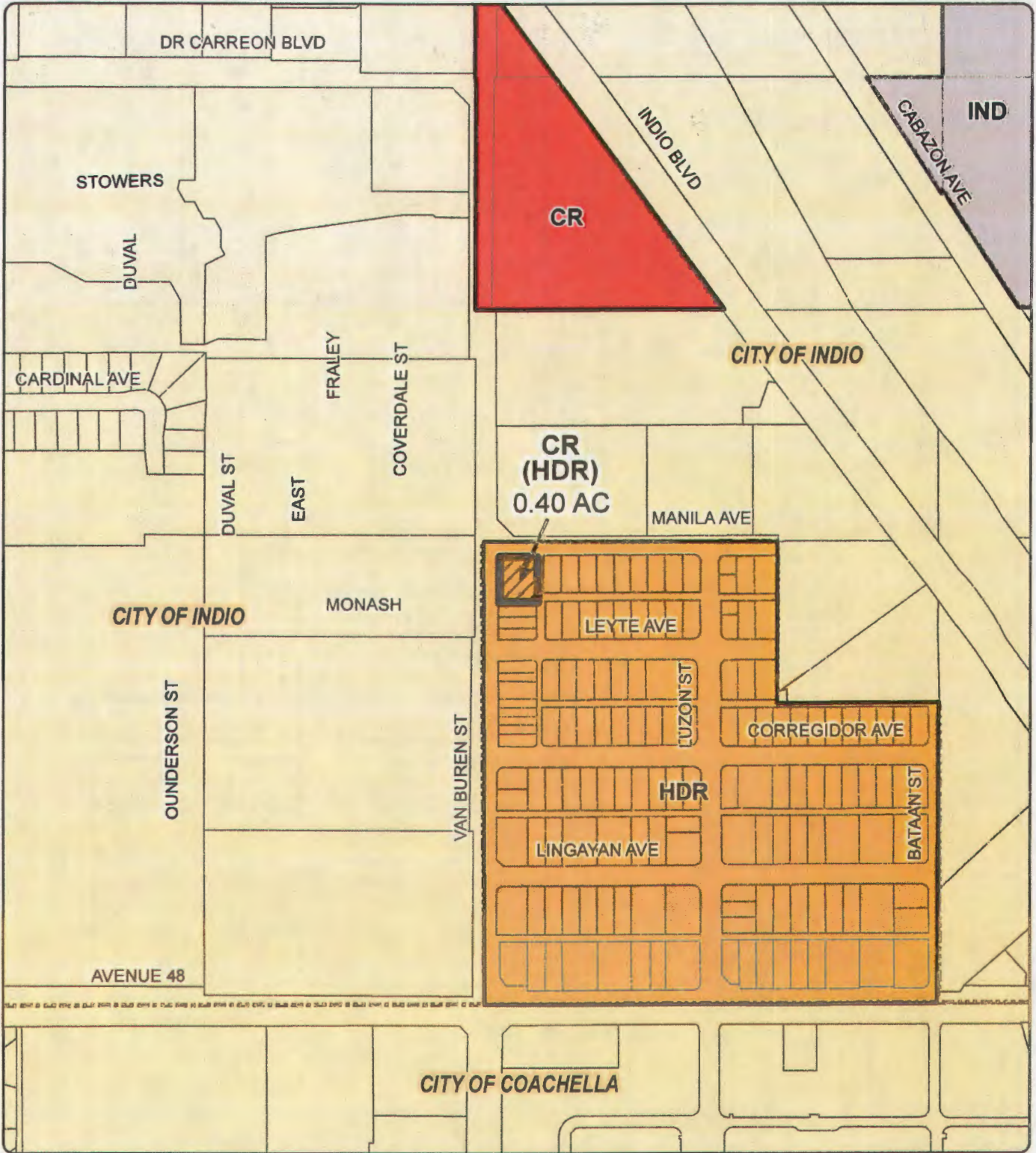
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA180006 PPT180026

PROPOSED GENERAL PLAN

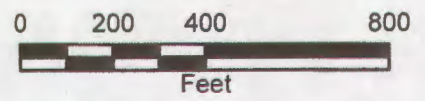
Supervisor: Perez  
District 4

Date Drawn: 02/14/2020  
Exhibit 6



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



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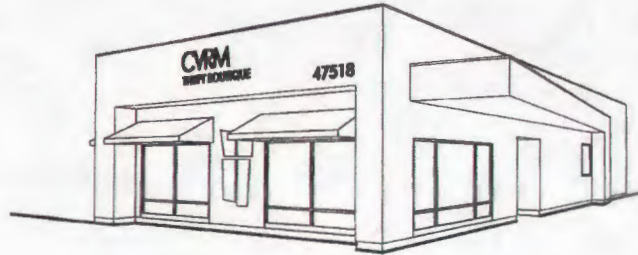


# PLOT PLAN SUBMITTAL

## NEW LIFE RESALE BOUTIQUE FOR: COACHELLA VALLEY RESCUE MISSION

47-518 & 47-522 VAN BUREN STREET INDIO, CA 92202

APN: 603-061-027 (LOTS 1-3), 603-061-028 (LOTS 4-5)



### SCHOOL DISTRICT

INDIO UNIFIED SCHOOL DISTRICT  
1780 WEST PALMS RD LA BREA, CA 92202

### FEMA FLOOD ZONE:

ZONE DESIGNATION: X-1  
FLOOD RISK: MODERATE

### UTILITY PURVEYORS

**Water:**  
Indio Water Agency  
2600 Avenue 30  
Indio, CA 92201  
Tel: 760-945-4000  
Fax: 760-945-4000  
www.indiowater.org

**Sanitary Sewer / Storm Drainage:**  
Sanitary Sewer / Storm Drainage  
2600 Avenue 30  
Indio, CA 92201  
Tel: 760-945-4000  
Fax: 760-945-4000  
www.indiowater.org

**Electricity:**  
Southern California Edison  
2600 Avenue 30  
Indio, CA 92201  
Tel: 760-945-4000  
Fax: 760-945-4000  
www.sce.com

**Gas:**  
Southern California Edison  
2600 Avenue 30  
Indio, CA 92201  
Tel: 760-945-4000  
Fax: 760-945-4000  
www.sce.com

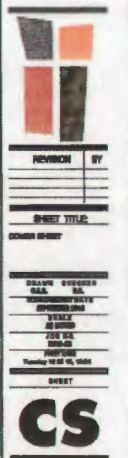
**Trunk Collection:**  
San Diego Gas & Electric  
2600 Avenue 30  
Indio, CA 92201  
Tel: 760-945-4000  
Fax: 760-945-4000  
www.sdge.com

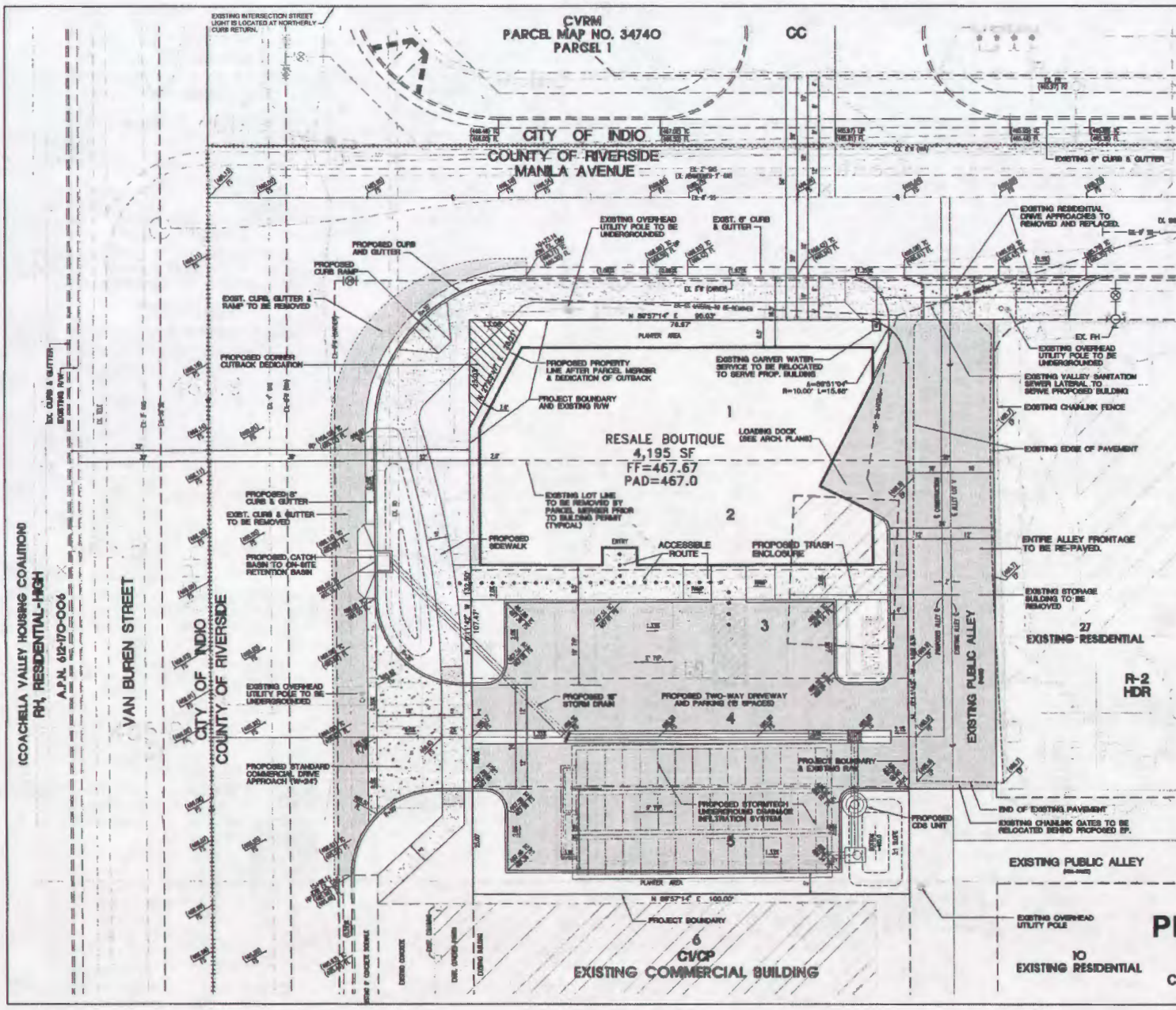
**Informational:**  
Indio City Planning  
2600 Avenue 30  
Indio, CA 92201  
Tel: 760-945-4000  
Fax: 760-945-4000  
www.indio.org



**PLOT PLAN SUBMITTAL**  
**NEW LIFE RESALE BOUTIQUE FOR**  
**COACHELLA VALLEY RESCUE MISSION**  
Indio, CA 92202  
47-518 & 47-522 Van Buren Street

GENERAL NOTES	VICINITY MAP NOT TO SCALE	REFERENCE CODES	DEFERRED SUBMITTALS	SHEET INDEX	GENERAL INFORMATION															
<ol style="list-style-type: none"> <li>VERIFY CONNECTION POINTS FOR POWER, TELEPHONE, GAS, SEWER, WATER AND GATE SYSTEMS PRIOR TO CONSTRUCTION. APPROXIMATE ONLY LOCATIONS INDICATED FOR TRANSDUCER LOCATIONS, ETC.</li> <li>COMPLY WITH ALL UTILITY COMPANY REQUIREMENTS. PROVIDE ALL RELATED CONCRETE, HILL, BONDS AND RECORDS.</li> <li>CONTRACTOR SHALL VERIFY ACTUAL DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CALL UNDERGROUND SERVICE ALERT (TOLL FREE 800-843-2444) PRIOR TO TRENCHING, GRAVING, EXCAVATING, DRILLING, PIPE LAYING, PLANTING TREES, DIGGING FENCE POST HOLES ETC. THEY WILL SUPPLY INFORMATION ON LOCATE AND MARK ANY UNDERGROUND FACILITIES.</li> <li>IF ANY ERRORS, DISCREPANCIES OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING OF SUCH ERROR OR OMISSION. IN THE EVENT THAT THE GENERAL CONTRACTOR FAILS TO GIVE SUCH NOTICE BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK, THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE TO THE RESULT OF ANY ERRORS, DISCREPANCIES OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.</li> <li>PROPOSED, BRUGGS FRESH WINDOWS, ARCHITECTURAL DETAILS, ETC. TO GENERALLY MATCH EXISTING FACILITY.</li> <li>SPECIAL INSPECTION IF REQUIRED FOR THE FOLLOWING ITEMS: <ul style="list-style-type: none"> <li>SOILS CONSTRUCTION PRIOR FOUNDATION INSPECTION</li> <li>FOUNDATION/RETENTION WALLS INSTALLATION</li> <li>STRUCTURAL HARDWAY</li> </ul> </li> </ol> <p>Underground Service Alert Call TOLL FREE 1-800-843-2444 227-2600</p> <p>INDIO, CA. 92202</p>	<p>INDIO, CA. 92202</p>	<p><b>NO PRELIMINARY SHALL APPLY HERE</b></p> <p>CONSTRUCTION HOURS &amp; NOISE</p> <p>GENERAL SPECIFICATIONS</p> <p>SUBSTITUTIONS</p> <p>PROJECT DESCRIPTION</p>	<p>FIRE SPRINKLER ALARM SYSTEMS ARE DEFERRED</p> <p>IF ANY ERRORS, DISCREPANCIES OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR OR OWNER/CLIENT SHALL NOTIFY THE DESIGNER IN WRITING OF SUCH ERROR OR OMISSION. IN THE EVENT THAT THE GENERAL CONTRACTOR OR OWNER/CLIENT FAILS TO GIVE SUCH NOTICE BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK, THE GENERAL CONTRACTOR OR OWNER/CLIENT SHALL BE HELD RESPONSIBLE TO THE RESULT OF ANY ERRORS, DISCREPANCIES OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.</p> <p>CONSTRUCT A NEW SINGLE STORY, HOOD FRAME MERCHANTILE BUILDING INTENDED FOR DISPLAY AND RESALE OF DONATED GOODS ACCESSIBLE TO THE PUBLIC.</p>	<p>CD COVER SHEET PP1 SITE PLAN PP2 FLOOR &amp; DIMENSION PLAN PP3 ROOF PLAN PP4 EXTERIOR ELEVATIONS PP5 ARCHITECTURAL DETAILS PP6 CONCEPTUAL LANDSCAPE PP7 TYPICAL LANDSCAPE DETAILS PP8 VIEWS PP9 SITE PHOTOS</p>	<p><b>APPLICANT / LAND OWNER:</b> COACHELLA VALLEY RESCUE MISSION 2600 AVENUE 30 INDIO, CA 92201 TEL: 760-945-4000 WWW.COACHELLAVALLEYRESCUEMISSION.ORG</p> <p><b>LEGAL DESCRIPTION:</b> 47518 &amp; 47522 VAN BUREN ST, INDIO, CA 92202 (PART OF LOT 1-3, 4-5)</p> <p><b>ZONING:</b> C-4 / Z GENERAL COMMERCIAL</p> <p><b>CURRENT GENERAL PLAN:</b> COMMERCIAL DEVELOPMENT, HIGH DENSITY RESIDENTIAL, LOCAL</p> <p><b>GENERAL PLAN AMENDMENT:</b> COMMERCIAL / RESIDENTIAL AND PARKING / HIGH DENSITY / RETAIL, OR HOUSABLE RESIDENTIAL</p> <p><b>OCCUPANCY:</b> N/A</p> <p><b>CONSTRUCTION:</b> N/A</p> <p><b>SPRINKLED:</b> N/A</p> <p><b>ALLOWABLE AREA (A), (V):</b> 10,000 S.F. (1 STORY) EXIST. 16,000 S.F. (2 STORY) EXIST. (MAXIMUM ALLOWABLE HEIGHTS)</p> <p><b>AREA TABULATIONS:</b></p> <table border="1"> <tr> <td>LOT 1-3/4 AC:</td> <td>15,231 S.F.</td> <td>100 %</td> </tr> <tr> <td>BUILDING:</td> <td>4,750 S.F.</td> <td>31.1 %</td> </tr> <tr> <td>PAVING/PARKING:</td> <td>4,028 S.F.</td> <td>26.4 %</td> </tr> <tr> <td>HARDSCAPE / LANDSCAPE:</td> <td>1,223 S.F.</td> <td>7.9 %</td> </tr> <tr> <td><b>TOTAL:</b></td> <td>10,231 S.F.</td> <td>100 %</td> </tr> </table> <p><b>PARKING:</b> 8 SPACES / 280 S.F. *</p> <p><b>REQUIRED:</b> 485 / 250 = 1.9 SPACES REQ.</p> <p><b>PROVIDED:</b> 8 SPACES (4 5'0" + 4 ACCESSIBLE)</p> <p>* PER USE OF APPROVED AT THE DISCRETION OF THE CITY OF INDIO</p>	LOT 1-3/4 AC:	15,231 S.F.	100 %	BUILDING:	4,750 S.F.	31.1 %	PAVING/PARKING:	4,028 S.F.	26.4 %	HARDSCAPE / LANDSCAPE:	1,223 S.F.	7.9 %	<b>TOTAL:</b>	10,231 S.F.	100 %
LOT 1-3/4 AC:	15,231 S.F.	100 %																		
BUILDING:	4,750 S.F.	31.1 %																		
PAVING/PARKING:	4,028 S.F.	26.4 %																		
HARDSCAPE / LANDSCAPE:	1,223 S.F.	7.9 %																		
<b>TOTAL:</b>	10,231 S.F.	100 %																		





**VICINITY MAP:**

**LEGAL DESCRIPTION:**

LOTS 1-6 IN BLOCK A OF CARVER TRACT, AS SHOWN BY MAP ON FILE IN BOOK 28, PAGE 24 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**ASSESSOR'S PARCEL NUMBERS:**

A.P.N. 82-049-027 & 028 (LOTS 1-2 OF CARVER TRACT)  
A.P.N. 82-049-029 (LOTS 3 & 5 OF CARVER TRACT)

**PROPERTY ADDRESS:**

LOTS 1-3 OF CARVER TRACT 4749 VAN BUREN STREET  
MIRRO, CA 92502

**PROPOSED ENTITLEMENTS:**

GENERAL PLAN AMENDMENT  
PLOT PLAN

**GENERAL PLAN:**

EXISTING: HDR 9988 RESIDENTIAL  
PROPOSED: COMMERCIAL

**ZONING:**

EXISTING: O-1 & C-1, GENERAL COMMERCIAL  
PROPOSED: O-1 & C-1, GENERAL COMMERCIAL

**LAND USE:**

EXISTING: VACANT / EXISTING STORAGE BUILDING CH-SITE  
PROPOSED: GENERAL COMMERCIAL

**UTILITIES**

WATER: CARVER WATER DISTRICT  
SEWER: VALLEY SANITATION DISTRICT  
ELECTRIC: METROCAL PRODUCTION DISTRICT

**PROJECT ARCHITECT:**

**GLS ARCHITECTURE GROUP, INC.**

74991 JONI DRIVE, SUITE 8  
PALM DESERT, CA 92260  
PH: (760) 340-3528

**APPLICANT, OWNER & DEVELOPER:**

**COACHELLA VALLEY RESCUE MISSION**

47518 VAN BUREN STREET  
INDIO, CA 92202  
PH: (760) 347-3512  
CONTACT: SUE MEYERS x223

**PREPARED BY:**

**MDS** MORALES 1990 Southwest  
SCHULTZ John J. Paul Avenue, Suite 200  
INDIO, CALIFORNIA 92202  
PLANNERS ENGINEERS SURVEYORS



1/28/19 DATE  
R.C.E. NO. 2009A, EXP. 9-30-19

**NEW LIFE RESALE BOUTIQUE**

**SITE PLAN and PRELIMINARY GRADING**

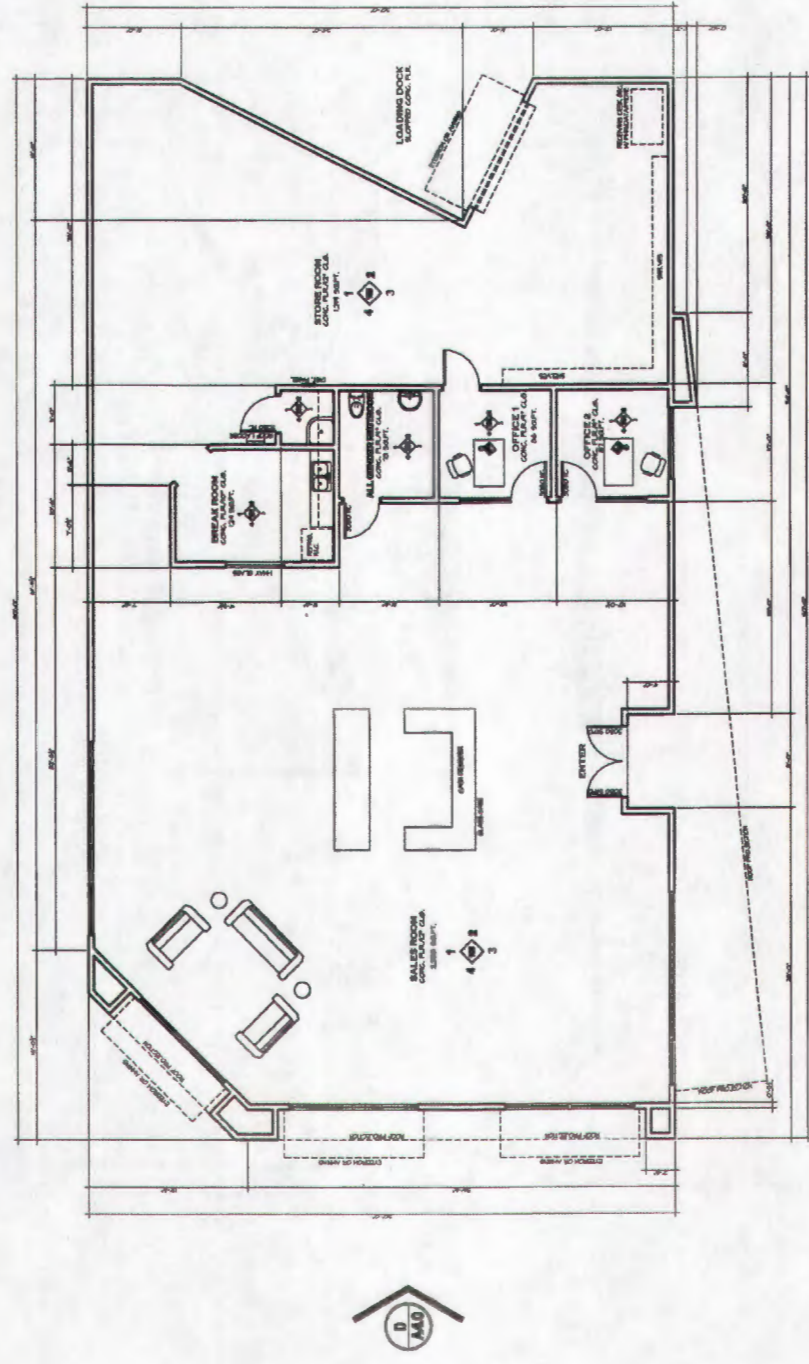
DATE PREPARED: OCTOBER 19, 2018  
REVISED: JANUARY 29, 2019  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
SHEET 1 OF 1

1/19/19 PRELIMINARY PLAN 1/29/19

ICOACHELLA VALLEY HOUSING COALITION  
RH, RESIDENTIAL-HIGH  
A.P.N. 48-170-004

SITE PLAN and PRELIMINARY GRADING - NEW LIFE RESALE BOUTIQUE

ROOM NAMES	
100	SALES ROOM
101	BREAK ROOM
102	ALL GENDER RESTROOM
103	OFFICE 1
104	OFFICE 2
105	STORE ROOM



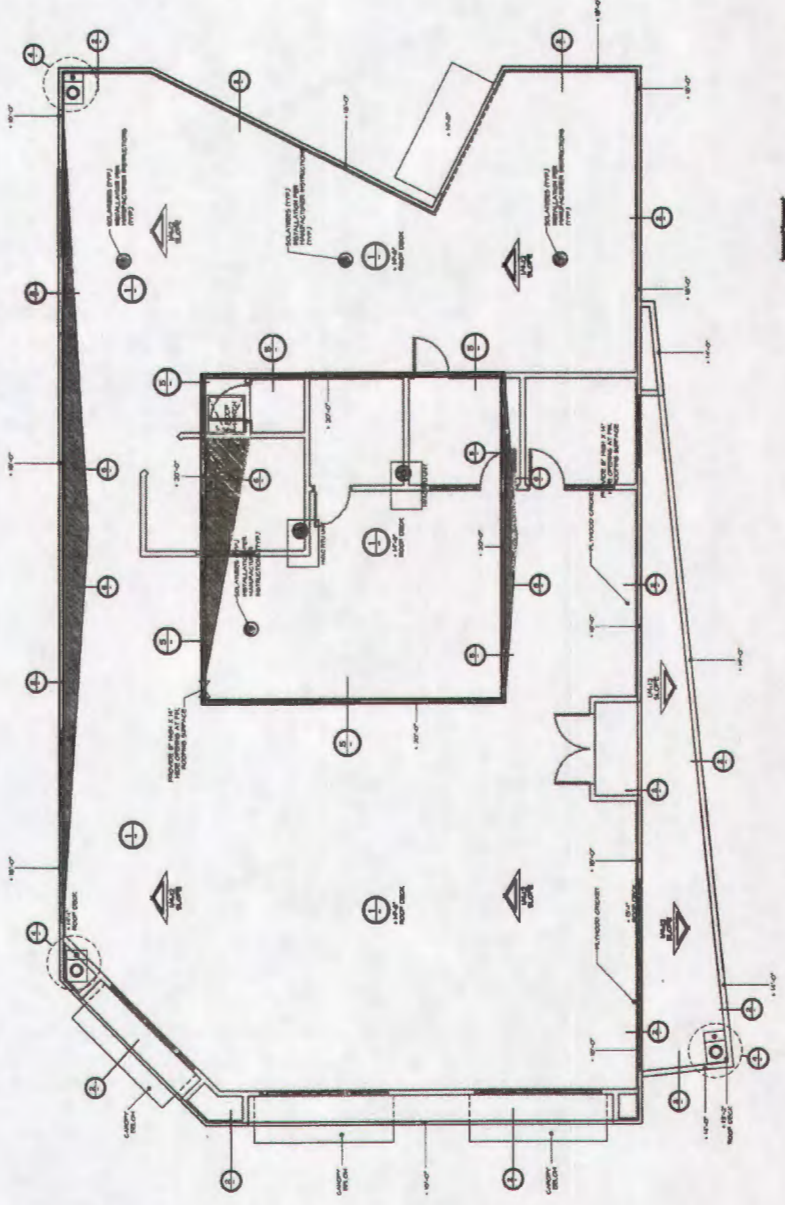
**DIMENSION FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



BY	REVISION
SHEET TITLE	
ROOF PLAN	

DATE	DESIGNED
PROJECT	CONTRACT NO.
TITLE	SCALE
DATE	BY
DATE	BY
DATE	BY
DATE	BY

<p><b>1 BUILD-UP ROOFING</b></p>	<p><b>2 PARAPET FLASHING</b></p>	<p><b>4 ROOF DRAIN DETAIL</b></p>	<p><b>5 FLASHING DETAIL</b></p>	<p><b>6 FLASHING DETAIL</b></p>
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**ROOF PLAN**  
SCALE 1/8" = 1'-0"





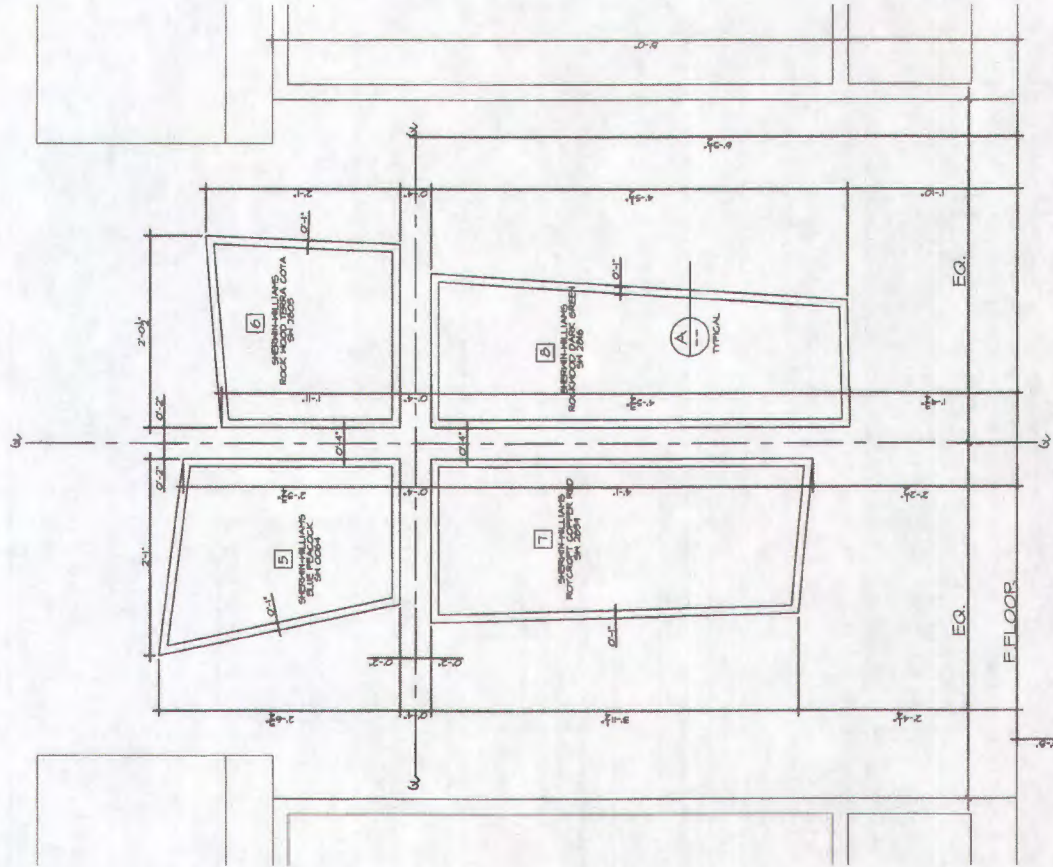




PROJECT NO.	
DATE	
BY	
CHECKED	
APPROVED	

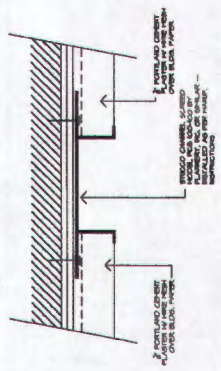
DATE	08/20/2014
BY	SR
PROJECT	NEW LIFE RESALE BOUTIQUE FOR COACHELLA VALLEY RESCUE MISSION
DATE	08/20/2014
BY	SR
PROJECT	NEW LIFE RESALE BOUTIQUE FOR COACHELLA VALLEY RESCUE MISSION

**PP5**



- |   |  |   |  |   |  |
|---|--|---|--|---|--|
| 1 | SEEREN-HILLIAMS<br>DARK BROWN<br>5/11 6008 | 4 | SEEREN-HILLIAMS<br>FULL MOON<br>5/11 6074  | 7 | SEEREN-HILLIAMS<br>ROTCREST<br>5/11 2004 |
| 2 | SEEREN-HILLIAMS<br>5/11 6008               | 5 | SEEREN-HILLIAMS<br>BLUE TROCK<br>5/11 6008 | 8 | SEEREN-HILLIAMS<br>ROCKWOOD<br>5/11 2006 |
| 3 | SEEREN-HILLIAMS<br>DARK BROWN<br>5/11 6008 | 6 | SEEREN-HILLIAMS<br>ROCKWOOD<br>5/11 2006   | 9 | CLEAR ANODIZED ALUMINUM                  |

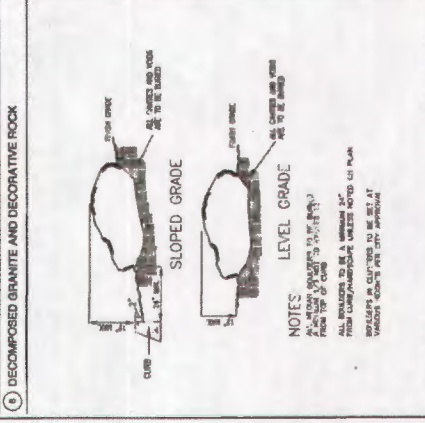
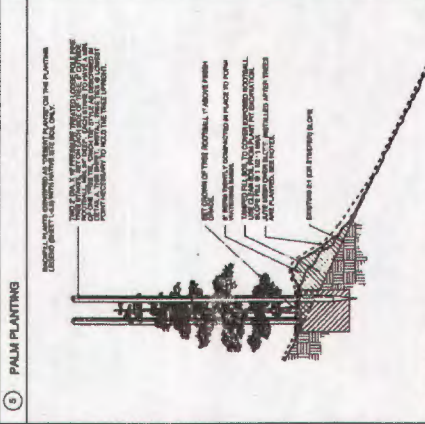
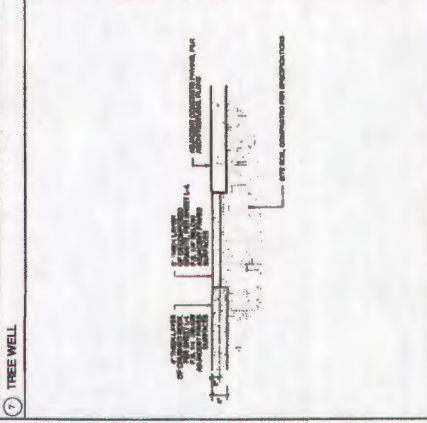
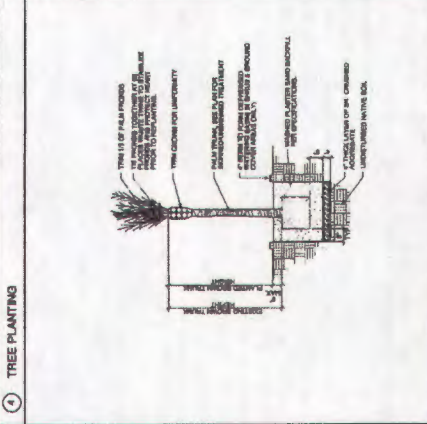
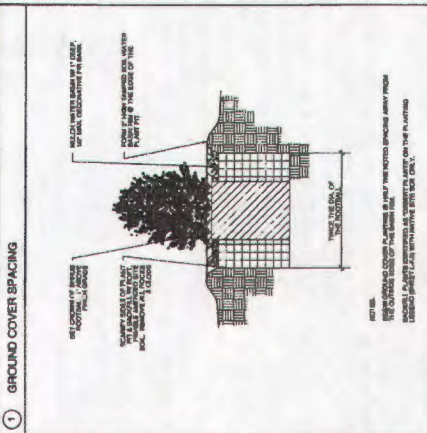
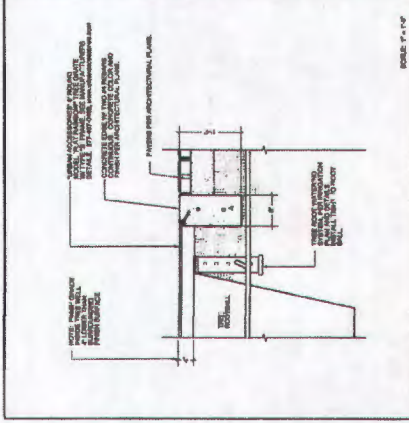
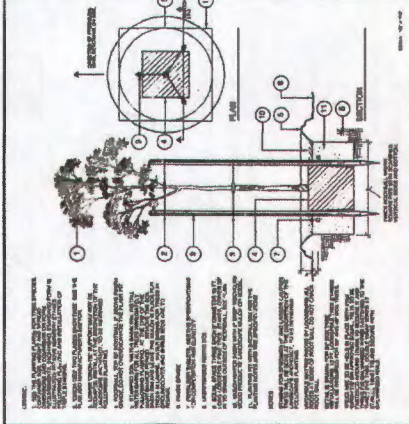
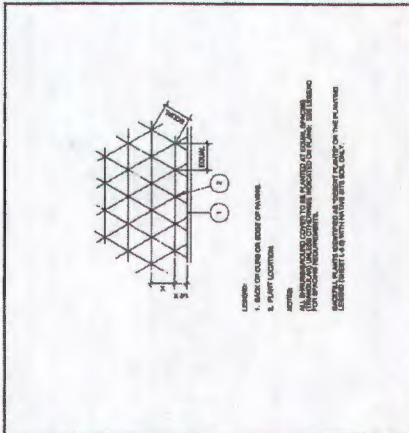
**PLASTERED LOGO DIMENSIONS 1**

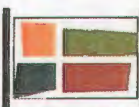


**CHANNEL SCREED DETAIL A**

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REVISION	BY

SHEET TITLE  
VENUE

OWNER: KEEZER  
ALL TRADES  
ARCHITECT: SLR  
DATE: 01/2023  
PROJECT NO.: 2301  
SHEET NO.: 1/25  
SCALE: AS SHOWN

**REV - SCHEME 2**



EXTENDED OVERHANG  
SLIGHTLY TO COVER  
WINDOW BELOW



ADDED WINDOW  
TREATMENT



EXTENDED OVERHANG  
SLIGHTLY TO COVER  
WINDOW BELOW



DATE	07/10/2018
BY	ARCHITECT
PROJECT	NEW LIFE RESALE BOUTIQUE FOR COACHELLA VALLEY RESCUE MISSION
SHEET TITLE	KEY PLAN
DATE	07/10/2018
BY	ARCHITECT
PROJECT	NEW LIFE RESALE BOUTIQUE FOR COACHELLA VALLEY RESCUE MISSION
SHEET TITLE	KEY PLAN

**NEW LIFE RESALE BOUTIQUE FOR COACHELLA VALLEY RESCUE MISSION**  
 47-518 & 47-522 Van Buren Street  
 Indio, CA 92202

**SR**  
 ARCHITECTS  
 10000 VAN BUREN STREET  
 INDIANO, CA 92202  
 PHONE: 760.939.1111  
 FAX: 760.939.1112  
 WWW.SRARCHITECTS.COM



①



②



③



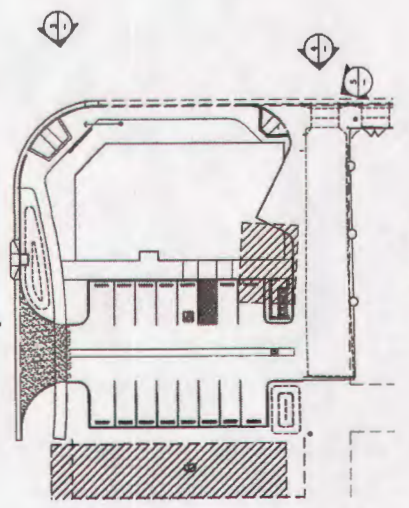
④



⑤



⑥



**KEY PLAN**

**COLOR SAMPLE EXHIBIT BOARD**

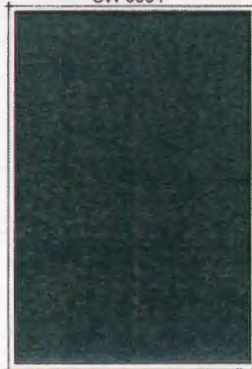
• EXTERIOR PAINT (BODY)  
SHERWIN-WILLIAMS  
FULL MOON  
SW 6679



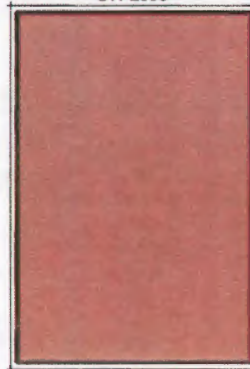
• EXTERIOR PAINT (BODY)  
SHERWIN-WILLIAMS  
SOLARIA  
SW 6688



• EXTERIOR PAINT (SIGN)  
SHERWIN-WILLIAMS  
BLUE PEACOCK  
SW 0064



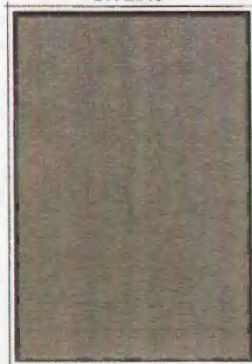
• EXTERIOR PAINT (SIGN)  
SHERWIN-WILLIAMS  
ROCK WOOD TERRA COTA  
SW 2803



• EXTERIOR PAINT (SIGN)  
SHERWIN-WILLIAMS  
ROYCROFT COPPER RED  
SW 2839



• EXTERIOR PAINT (SIGN)  
SHERWIN-WILLIAMS  
ROCKWOOD DARK GREEN  
SW 2816



• METAL REVEAL/WDW FRAME  
ANODIZED ALUMINUM



CHARLES D. GARLAND  
ARCHITECT

JORGE SEFFIN  
DESIGN PARTNER

14411 Ave. D, #4  
Van Nuys, CA 91410  
(818) 705-1111  
FAX: (818) 705-1111

**PLOT PLAN SUBMITTAL**  
**NEW LIFE RESALE BOUTIQUE FOR**  
**COACHELLA VALLEY RESCUE MISSION**  
47-518 & 47-522 Van Buren Street  
Indio, CA 92202

REVISION BY


SHEET TITLE:

**COLOR BOARD**

DRAWN CHECKED  
ALL ALL

DATE: 10/25/18

SCALE: AS NOTED

JOB NO: 1810-02

Thursday, October 25, 2018

SHEET





**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez  
Agency Director



03/30/21, 3:55 pm

PPT180026

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT180026. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1                    AND - Project Description & Operational Limits**

The use hereby permitted is construct a single-story 4,195 square foot commercial retail building as a boutique thrift store with 21 parking spaces.

**Advisory Notification. 2                    AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS:  
Exhibit A (Site Plan & Preliminary Grading), Amended No. 1, dated May 30, 2019.  
Exhibit B (Elevations), Amended No. 1, dated April 3, 2019.  
Exhibit C (Floor Plans), dated January 8, 2019.  
Exhibit L (Conceptual Landscaping and Irrigation Plans), dated January 8, 2019.  
Exhibit M (Colors and Materials), Amended No. 1, dated April 3, 2019.

**Advisory Notification. 3                    AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}
  
3. Compliance with applicable County Regulations, including, but not limited to:



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 3                    AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- {Geographically based}
- Ord. No. 460 (Division of Land) {for TTMs and TPMs}
  - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
  - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
  - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
  - Ord. No. 625 (Right to Farm) {Geographically based}
  - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
  - Ord. No. 671 (Consolidated Fees) {All case types}
  - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
  - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
  - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
  - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
- TPMs}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
  - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

### BS-Plan Check

#### BS-Plan Check. 1                    Gen - Custom

#### BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1

#### Gen - Custom (cont.)

as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

#### CORRECTIONS:

1- Revise the site plan to show minimum 60 feet clear yard all around the building to be qualify for unlimited area per 507.4. The comment is applicable only on any side that does not face the public way.

#### NOTIFICATIONS:

##### ACCESSIBLE PATH OF TRAVEL:

A revised site plan to indicate the required continuous accessible paved path of travel must be included with the building plans. The accessible path of travel details shall include the following where applicable;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

#### CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

#### PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1                      Gen - Custom (cont.)

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.  
 The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.  
 At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

### E Health

#### E Health. 1                                      ECP COMMENTS

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

#### E Health. 2                                      Water and Sewer Service

This project will be served by Indio Water Authority and Valley Sanitary for water and sewer service.

### Fire

#### Fire. 1    GENERAL CONDITIONS

##### ACCESS

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

##### WATER

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

##### FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

##### FIRE SPRINKLER SYSTEM REQUIRED

New structures greater than 3,600 square feet will require automatic fire sprinkler system installation as amended by local adopted ordinance. Deferred submittal of plans shall be provided to the appropriate Office of the Fire Marshal representative to be reviewed and approved prior to installation. Phased

## ADVISORY NOTIFICATION DOCUMENT

### Fire

**Fire. 1** **GENERAL CONDITIONS (cont.)**

inspections will be required to be completed in association with the rough piping and final acceptance.

### Planning

**Planning. 1** **Gen - 90 Days to Protest**

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

**Planning. 2** **Gen - Causes for Revocation**

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

**Planning. 3** **Gen - Ceased Operations**

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

**Planning. 4** **Gen - Coordinate with GPA180006**

The plot plan shall be coordinated with the final approval and adoption of GPA180006.

**Planning. 5** **Gen - Expiration Date**

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

**Planning. 6** **Gen - Exterior Noise Levels**

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital,

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 6

#### Gen - Exterior Noise Levels (cont.)

school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

#### Planning. 7

#### Gen - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

#### Planning. 8

#### Gen - Hours of Operation

Use of the facilities approved under this plot plan shall be limited to the hours of 8:00 a.m. to 5:00 p.m., excepting for maintenance and/or security personnel hours, Monday through Sunday in order to reduce conflict with adjacent zones and/or land uses.

#### Planning. 9

#### Gen - Land Division Required

**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

**Planning. 9    Gen - Land Division Required (cont.)**

Prior to the sale of any individual structure as shown on APPROVED EXHIBITS, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

**Planning. 10                                         Gen - Lighting Hooded/Directed**

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

**Planning. 11                                         Gen - Limit on Signage**

Signage for this project shall be limited to the signs shown on APPROVED EXHIBITS. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

**Planning. 12                                         Gen - No Outdoor Advertising**

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

**Planning. 13                                         Gen - Prevent Dust & Blowsand**

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities

**Planning. 14                                         Gen - Site Maintenance**

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

**Planning-CUL**

**Planning-CUL. 1                                     If Human Remains Found**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

**Planning-CUL. 2                                     Unanticipated Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2

#### Unanticipated Resources (cont.)

meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

### Planning-GEO

#### Planning-GEO. 1

#### GEO190018 ACCEPTED

County Geologic Report GEO No. 190018, submitted for the project PPT180026, was prepared by Sladden Engineering, and is titled; "Geotechnical Update, Proposed Resale Boutique, Coachella Rescue Mission, SEC Van Buren Street and Manila Avenue, Indio, California," dated August 27, 2018. In addition, Sladden has submitted the following reports:

"Geotechnical Investigation, Proposed Coachella Valley Rescue Mission Facility, 47-518 Van Buren Street – Parcels 1 & 2, Indio, California," dated July 11, 2008.

"Response to Riverside County Review Comments, County Geologic report No. 190018, dated April 23, 2019" dated May 20, 2019.

GEO190018 concluded:

1. No active faults are known to project through the site and the site is not within an Alquist-Priolo Earthquake Fault (Special Studies) Zone.
2. Based upon published maps, onsite mapping, and a review of non-stereo digitized photographs of the site, risks associated with primary surface ground rupture should be considered "low."
3. Based on the relatively flat nature of the site, risks associated with debris flows are considered remote.
4. Locally, no fissures or other surficial evidence of subsidence were observed during the field investigations or during a review of aerial imagery. Therefore, risks associated with subsidence are considered low.
5. Based on our liquefaction analysis with anticipated high groundwater at 25 feet bgs, utilizing a magnitude of 7.49 and a PGAm of 0.832g, the potential total seismic settlement is calculated to be approximately 1.87 inches. Differential settlement is estimated to be on the order of 1-inch over a span of about 100 feet.
6. Because of the prominence of non-expansive soil near the surface, the expansion potential of the foundation bearing soil should not be a controlling factor in foundation or floor slab design.

GEO190018 recommended:

1. Areas to be graded and paved should be cleared of any existing structures, improvements, foundation

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1                      GEO190018 ACCEPTED (cont.)

elements, vegetation, associated root systems, concrete and debris, and disposed of offsite.

2. The primary foundation bearing soil should be removed to a depth of at least 3 feet below existing grade or 3 feet below the bottom of footings, whichever is deeper.

3. The exposed soil should then be moisture conditioned to near optimum moisture and compacted to at least 90 percent relative compaction.

4. Testing of the native soil exposed within the excavation bottoms should be performed during grading to verify adequacy based on minimums of 85 percent relative compaction or 85 percent saturation.

5. Based on the recommended allowable bearing pressures, the total static settlement of the shallow footings is anticipated to be less than one-inch, with static differential settlement anticipated to be approximately one-half of the total settlement.

GEO No. 190018 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190018 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

### Transportation

#### Transportation. 1                      COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

#### Transportation. 2                      ENCROACHMENT PERMIT

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

#### Transportation. 3                      NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Van Buren Street and Manilla Avenue since adequate right-of-way exists.

### Waste Resources

#### Waste Resources. 1                      Gen - Custom

Waste Advisory Notices

1. AB 1826 requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert waste from disposal:



## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 1

#### Gen - Custom (cont.)

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
  - Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.
2. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
  - Subscribe to a recycling service with their waste hauler.
  - Provide recycling service to their tenants (if commercial or multi-family complex).
  - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      EASEMENTS/PERMISSION                      Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2                      IF WQMP IS REQUIRED                      Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3                      IMPROVEMENT SECURITIES                      Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Planning-CUL

060 - Planning-CUL. 1                      Native American Monitor                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2                      Project Archaeologist                      Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2            Project Archaeologist (cont.)            Not Satisfied  
during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-PAL

060 - Planning-PAL. 1            PRIMP REQUIRED            Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. Description of the proposed site and planned grading operations.
  2. Description of the level of monitoring required for all earth-moving activities in the project area.
  3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
  6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  8. Procedures and protocol for collecting and processing of samples and specimens.
  9. Fossil identification and curation procedures to be employed.
  10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
  11. All pertinent exhibits, maps and references.
  12. Procedures for reporting of findings.
  13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1            PRIMP REQUIRED (cont.)            Not Satisfied  
institution.

14. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1            0060-Transportation-USE – FINAL WQMP REQUIRED            Not Satisfied

The project is located in the Whitewater watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at [www.rcflood.org/npdes](http://www.rcflood.org/npdes) . ): In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. All details necessary to build BMPs per the WQMP shall be included on the grading plans. In addition, the project's infiltration design shall be consistent with the recommended geotechnical report's opinion to take "care... that the bearing or subgrade soil is not allowed to become saturated from poinding of rainwater or irrigation." Page 6.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1            Artifact Disposition            Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1            Artifact Disposition (cont.)            Not Satisfied  
County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2            Phase IV Cultural Monitoring Report            Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1            NO BUILDING PERMIT W/O GRADING PERMIT            Not Satisfied  
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2            ROUGH GRADE APPROVAL            Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      ROUGH GRADE APPROVAL (cont.)                      Not Satisfied

E Health

080 - E Health. 1                      E Health Clearance                      Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2                      Sewer Will Serve                      Not Satisfied

A "Will Serve" letter is required from Valley Sanitary for sewer service.

080 - E Health. 3                      Water Will Serve                      Not Satisfied

A "Will-Serve" letter is required from Indio Water Authority for domestic water service.

Planning

080 - Planning. 1                      Gen - Color/Finish Samples                      Not Satisfied

The permittee shall submit three 4" x 4" color and finish samples for Planning Department approval. Coloration shall be compatible with the colors contained in the APPROVED EXHIBITS.

080 - Planning. 2                      Gen - 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 EXHIBITS.

080 - Planning. 3                      Gen - 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. 4                      Gen - School Fees                      Not Satisfied

Impacts to the Desert Sands Unified School District shall be addressed in accordance with California State law.

Transportation

080 - Transportation. 1                      0080-Transportation-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. 2                      0080-Transportation-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.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2      0080-Transportation-IMPLEMENT WQMP (cont.)      Not Satisfied

080 - Transportation. 3      CORNER CUT-BACK      Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

080 - Transportation. 4      EXISTING MAINTAINED      Not Satisfied

Van Buren Street along project boundary is a paved County maintained road and shall be improved with a 38-foot half-width paved surface, new curb and gutter, and 6-foot sidewalk. One 24-foot wide commercial driveway shall be permitted on Van Buren Street. Improvements shall extend south of the southerly property corner to provide a smooth transition with existing sidewalk improvements.

Manilla Avenue along project boundary is a paved County maintained road and shall be improved with 6-foot wide concrete curb-adjacent sidewalk including installation of new curb ramps per County Standard No. 403 at the intersection of Manilla Avenue and Van Buren and at the intersection of Manilla Avenue and existing public alley. Existing curb and gutter and existing asphalt along Manilla Avenue should be protected in place.

Existing public alley shall be paved full-width (24-feet) of the alley way with AC pavement from Manilla Avenue to projects southerly boundary, as approved by the Transportation Department.

080 - Transportation. 5      LIGHTING PLAN      Not Satisfied

A separate streetlight plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinances. Street lights shall be installed at street intersections and at the ends of cul-de-sacs, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the general circulation elements adjacent to the project in question. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No.'s 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

080 - Transportation. 6      TUMF      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. 7      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.

Plan: PPT180026

Parcel: 603061027

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - 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. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, 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, 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 Gen - 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 Soils Compaction 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.



Plan: PPT180026

Parcel: 603061027

90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      Gen - Accessible Parking                      Not Satisfied

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. 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. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_." 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. 2                      Gen - Color/Finish Compliance                      Not Satisfied

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

090 - Planning. 3                      Gen - Install Bike Racks                      Not Satisfied

A bicycle rack with a minimum of two (2) spaces shall be provided in convenient location to facilitate bicycle access to the project area. The bicycle rack 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. 4                      Gen - Lighting Plan Comply                      Not Satisfied

All street 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.

090 - Planning. 5                      Gen - 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.

090 - Planning. 6                      Gen - Loading Space                      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 EXHIBITS. 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.

090 - Planning. 7                      Gen - Offsite Parking Plan/Agreement                      Not Satisfied

Prior to occupancy, a parking plan shall be provided to the County for review and approval that details the location of the off-site parking, currently proposed to be located within APN 603-050-009. If any new parking is proposed to be developed, further review/ permitting by the County or other appropriate

Plan: PPT180026

Parcel: 603061027

90. Prior to Building Final Inspection

Planning

090 - Planning. 7                      Gen - Offsite Parking Plan/Agreement (cont.)                      Not Satisfied  
jurisdiction may be required.

090 - Planning. 8                      Gen - Ord. 875 CVMSHCP Fee                      Not Satisfied

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder 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 Plot Plan No. 180026 is calculated to be 0.40 net acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 9                      Gen - 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 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 Plot Plan No. 180026 has been calculated to be 0.40 net acres.

090 - Planning. 10                      Gen - Parking Agreement                      Not Satisfied

Prior to occupancy, a parking agreement shall be recorded that ties APN 603-050-009, or other approved site, and the parking on it to partially serve the commercial/retail building within APN 603-061-032.

090 - Planning. 11                      Gen - Parking Paving Material                      Not Satisfied

A minimum of 21 parking spaces shall be provided (15 on-site parking spaces; 6 parking spaces provided via a parking agreement). 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. 12                      Gen - 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. 13                      Gen - Trash Enclosures                      Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBITS, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for

Plan: PPT180026

Parcel: 603061027

90. Prior to Building Final Inspection

Planning

090 - Planning. 13                      Gen - Trash Enclosures (cont.)                      Not Satisfied  
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 enclosure(s) 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. 14                      Gen - 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. 15                      Gen - Wall & Fence Locations                      Not Satisfied  
Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1                      0090-Transportation-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.

090 - Transportation. 2                      DRIVEWAY(S)                      Not Satisfied  
Driveway(s) shall be designed and constructed in accordance with County Standard No. 207A pages 1 & 2, and shall be located in accordance with Exhibit for Plot Plan No. 180026, as approved by the Transportation Department.

090 - Transportation. 3                      IMP PLANS                      Not Satisfied  
Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:  
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 4                      STREETLIGHT AUTHORIZATION                      Not Satisfied  
Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:  
1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.  
2. Letter establishing interim energy account from SCE, IID or other electric provider.

Plan: PPT180026

Parcel: 603061027

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4      STREETLIGHT AUTHORIZATION (cont.)      Not Satisfied

090 - Transportation. 5      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 460 and 461. For projects within IID use IID's pole standard.

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).

090 - Transportation. 6      UTILITY INSTALL      Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. 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 certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

Waste Resources

090 - Waste Resources. 1      Gen - 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.

090 - Waste Resources. 2      Organics Recycling      Not Satisfied

Prior to final building inspection, applicants 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. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: [Waste-CompostingRecycling@rivco.org](mailto:Waste-CompostingRecycling@rivco.org).

090 - Waste Resources. 3      Trash Enclosure Inspection      Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.



83-101 AVENUE 45, INDIO, CA 92201

WWW.INDIOWATER.ORG

September 25, 2019

Ms. Sue Meyers  
Coachella Valley Rescue Mission  
PO Box 10660  
Indio, CA, 92202

RE: WATER SERVICES FOR NEW LIFE RESALE BOUTIQUE, LOCATED  
AT 47-518 VAN BUREN STREET IN INDIO, CA, 92201

Dear Ms. Meyers,

This letter will certify that the subject project is within the City of Indio and the service area of the Indio Water Authority (IWA). Therefore, IWA is willing to provide domestic water and fire flow services in accordance with future approved water improvement plans to the above mentioned project.

Before any water is served, all the water fees and facility charges shall be paid to IWA. Refer to the IWA "Development Services Procedural Guidelines" available on the IWA website.

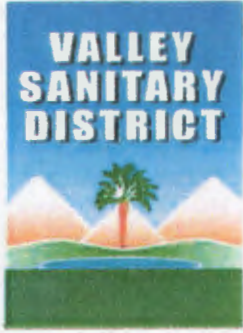
If you have any questions, please call me at (760) 625-1786.

Sincerely,

Mario A. Camacho, P.E.  
Senior Water Engineer

CC: Trish Rhay, General Manager  
Juan Raya, City Engineer





Directors:  
**Mike Duran**, *President*  
**William R. Teague**, *Vice President*  
**Dennis L. Coleman**, *Director*  
**Debra Canero**, *Director*  
**Scott Sear**, *Director*  
Interm General Manager:  
**Ron Buchwald**, *PE*

June 17, 2019

Coachella Valley Rescue Mission  
Attn: Sue Meyers  
47470 Van Buren St.  
Indio, CA 92201

RE: Will Serve Letter – Proposed New Life Resale Boutique, APN 603-061-027, Located at 47518 Van Buren Street in the County of Riverside.

Dear Ms. Meyers,

This is a Will Serve Letter for the proposed New Life Resale Boutique at 47518 Van Buren St. in the County of Riverside, California. Valley Sanitary District (VSD), a public agency, provides the wastewater collection and treatment services for this property that is located within the VSD service area.

Permits for connection to the public sewer system will not be issued until successful completion of plan approval and payment of all fees.

Please do not hesitate to contact us if you have any questions or need further information.

Sincerely,

A handwritten signature in black ink that reads "Ron Buchwald". The signature is written in a cursive, somewhat stylized font.

Ronald Buchwald  
District Engineer

45-500 Van Buren Street, Indio, CA 92201  
760. 258-5400 FAX 760.238.5460



# COACHELLA VALLEY WATER DISTRICT

*Established in 1918 as a public agency*

GENERAL MANAGER  
Jim Barrett

ASSISTANT GENERAL MANAGER  
Robert Cheng

February 25, 2019

Jay Olivas  
Riverside County Planning Department  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Dear Mr. Olivas:

**Subject: General Plan Amendment 180006, Plot Plan 180026, Coachella Valley Rescue Mission, Proposed the Construction of a 4,195 Square Foot Boutique Retail Thrift Store with 15 On-Site Parking Spaces, APN 603-061-027 and 603-061-028**

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 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.

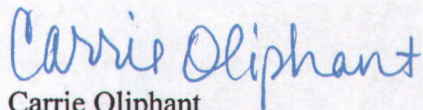
All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A Coachella Valley Water District (CVWD) Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read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

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

Jay Olivas  
Riverside County Planning Department  
February 25, 2019  
Page 2

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

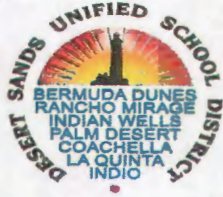
Russell Williams  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

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\Feb\DRL PZ 20 19-9641 Retail Thrift.doc  
File: 0163.1, 0421.1, 0721.1, 1150.11  
Geo. 050830-3  
PZ 19-9641







# Desert Sands Unified School District

47-950 Dune Palms Road • La Quinta, California 92253 • (760) 771-8508 • FAX: (760) 771-8522

**BOARD OF EDUCATION:**

Ana M. Conover, Donald B. Griffith, Wendy Jonathan, Linda Porras, Gary Tomak  
SUPERINTENDENT: Scott L. Bailey

**-BUSINESS SERVICES-**

February 4, 2019

Jay Olivas  
County of Riverside, Urban Regional Planner  
77588 El Duna Court, Suite H  
Palm Desert, CA 92260

Re: Prospective building – New Life Resale Boutique at 47518 Van Buren Street in Indio

Dear Mr. Olivas,

Desert Sands Unified School District's Van Buren Elementary School is located at 47-733 Van Buren Street in Indio, CA 92201, in the neighborhood near the Coachella Valley Rescue Mission (CVRM) at 47-470 Van Buren Street, Indio, CA 92201.

CVRM has shared with us their plans to build a new thrift store on the corner of Manila Street and Van Buren Street across from the current location of CVRM.

We are in favor of this store as it will be a place our students, families, and community members will have to shop.

We are stating our wishes without compensation to the Planning Department in order to assist with the decisions made by the County regarding this property development in our neighborhood.

Sincerely,

Jordan Aquino  
Assistant Superintendent  
Business Services



**CVRM**  
Coachella Valley  
Rescue Mission

January 21, 2019

To: Local neighbors of Coachella Valley Rescue Mission

Re: Prospective building - New Life Resale Boutique at 47518 Van Buren Street, Indio.

Dear Neighbor,

Coachella Valley Rescue Mission has been a good neighbor since 1971 on Van Buren Street. Since moving into the new building at 47470 Van Buren in 2011, we have been planning to use the former property for continuing helping the families in our neighborhood and community.

CVRM is planning on opening a thrift store on this corner with a building looking much like our Mission. This exciting expansion of our New Life Resale Boutique will allow us to meet our goal of assisting the neighborhood and continue our ministry of training our clients with viable work experience so they can return to work when they finish our life changing programs.

County of Riverside is reviewing the plans and asked if we have neighborhood support for this project. If you could take a moment to complete the attached letter and send it in with the addressed, stamped envelope, the County will have documentation of how the community feels about this project.

If you have any questions, please feel free to call me at 760.347.3512 x 223.

Sincerely,

Sue Meyers, Associate Director

*Thank you!*



**CVRM**  
Coachella Valley  
Rescue Mission

January 21, 2019

Para: Vecinos locales de Coachella Valley Rescue Mission.

Re: Prospectiva de edificio - New Life Resale Boutique en 47518 Van Buren Street, Indio.

Querido vecino,

Coachella Valley Rescue Mission ha sido un buen vecino desde 1971 en la calle Van Buren. Desde que nos mudamos al nuevo edificio en 47470 Van Buren en 2011, hemos planeado usar la antigua propiedad para continuar ayudando a las familias de nuestro vecindario y comunidad.

CVRM planea abrir una tienda de segunda mano en esta esquina con un edificio que se parece mucho a nuestra Misión. Esta emocionante expansión de nuestra nueva tienda de reventa de vida nos permitirá cumplir con nuestro objetivo de ayudar al vecindario y continuar nuestro ministerio de capacitación a nuestros clientes con experiencia laboral viable para que puedan volver a trabajar cuando terminen nuestros programas de cambio de vida

El Condado de Riverside está revisando los planes y preguntó si tenemos apoyo en el vecindario para este proyecto. Si pudiera tomarse un momento para completar la carta adjunta y enviarla con el sobre estampillado y con dirección, el Condado tendrá documentación de cómo se siente la comunidad con respecto a este proyecto.

Si tiene alguna pregunta, no dude en llamarme al 760.347.3512 x 223.

Sinceramente,

Sue Meyers, Directora Asociada

Date when mailing to City of Indio

To: Jay Olivas [jolivas@rivco.org](mailto:jolivas@rivco.org)  
County of Riverside, Urban Regional Planner  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Re: Prospective building - New Life Resale Boutique at 47518 Van Buren Street,  
Indio.

Dear Mr. Olivas,

We the undersigned reside / conduct business in the neighborhood near Coachella  
Valley Rescue Mission (CVRM) at 47470 Van Buren Street, Indio, CA. 92201

Our address is: 81-840 A Veridade MAR A 203 INDI0 CA 92201

CVRM has shared with us their plans to build a new thrift store on the corner of Manila  
Street and Van Buren Street across from the current location of CVRM.

We are  in favor of this store as it will be a place we will shop and use  
We are  NOT in favor of this store for reasons stated below.

We are stating our wishes without compensation to the Planning Department in order to  
assist with the decisions made by the County regarding this property development in  
our neighborhood.

Sincerely,

Signed:

Teresa Tinoco

Printed:

Teresa Tinoco

Business name: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_  
Date when mailing to City of Indio

To: Jay Olivas [jolivas@rivco.org](mailto:jolivas@rivco.org)  
County of Riverside, Urban Regional Planner  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Re: Prospective building - New Life Resale Boutique at 47518 Van Buren Street,  
Indio.

Dear Mr. Olivas,

We the undersigned reside / conduct business in the neighborhood near Coachella  
Valley Rescue Mission (CVRM) at 47470 Van Buren Street, Indio, CA. 92201

Our address is: 50701 Washington st apt 214  
Ca Quinta, CA 92283

CVRM has shared with us their plans to build a new thrift store on the corner of Manila  
Street and Van Buren Street across from the current location of CVRM.

We are  in favor of this store as it will be a place we will shop and use  
We are  NOT in favor of this store for reasons stated below.

We are stating our wishes without compensation to the Planning Department in order to  
assist with the decisions made by the County regarding this property development in  
our neighborhood.

Sincerely,

Signed: \_\_\_\_\_

Francisca Montes

Printed: \_\_\_\_\_

Francisca Montes

Business name: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_

Date when mailing to City of Indio

To: Jay Olivas [jolivas@rivco.org](mailto:jolivas@rivco.org)  
County of Riverside, Urban Regional Planner  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Re: Prospective building - New Life Resale Boutique at 47518 Van Buren Street,  
Indio.

Dear Mr. Olivas,

We the undersigned reside / conduct business in the neighborhood near Coachella  
Valley Rescue Mission (CVRM) at 47470 Van Buren Street, Indio, CA. 92201

Our address is: 82376 Lancaster way Indio  
CA 92201

CVRM has shared with us their plans to build a new thrift store on the corner of Manila  
Street and Van Buren Street across from the current location of CVRM.

We are  in favor of this store as it will be a place we will shop and use  
We are  NOT in favor of this store for reasons stated below.

We are stating our wishes without compensation to the Planning Department in order to  
assist with the decisions made by the County regarding this property development in  
our neighborhood.

Sincerely,

Signed: Jasmina Cafferty

Printed: Jasmina Cafferty

Business name: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_  
Date when mailing to City of Indio

To: Jay Olivas [jolivas@rivco.org](mailto:jolivas@rivco.org)  
County of Riverside, Urban Regional Planner  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Re: Prospective building - New Life Resale Boutique at 47518 Van Buren Street,  
Indio.

Dear Mr. Olivas,

We the undersigned reside / conduct business in the neighborhood near Coachella  
Valley Rescue Mission (CVRM) at 47470 Van Buren Street, Indio, CA. 92201

Our address is: 84908 Bagdad ave apt 24  
Coachella, CA 92236

CVRM has shared with us their plans to build a new thrift store on the corner of Manila  
Street and Van Buren Street across from the current location of CVRM.

We are  in favor of this store as it will be a place we will shop and use  
We are  NOT in favor of this store for reasons stated below.

We are stating our wishes without compensation to the Planning Department in order to  
assist with the decisions made by the County regarding this property development in  
our neighborhood.

Sincerely,

Signed: Victoria Castro

Printed: Victoria Castro

Business name: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_

Fecha de envío a la ciudad de Indio

Para: Jay Olivas jolivas@rivco.org  
Condado de Riverside, Urban Planificador Regional  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Re: Prospectiva de edificio - New Life Resale Boutique en 47518 Van Buren Street, Indio.

Estimado Sr. Olivas,  
Nosotros, los abajo firmantes, residimos / hacemos negocios en el vecindario cerca de la Misión de Rescate del Valle de Coachella (CVRM) en 47470 Van Buren Street, Indio, CA. 92201

Nuestra dirección es: B2-435 Requa Ave Apt # 4 Indio, CA 92201

CVRM ha compartido con nosotros sus planes para construir una nueva tienda de segunda mano en la esquina de Manila Street y Van Buren Street, frente a la ubicación actual de CVRM.

Estamos  a favor de esta tienda, ya que será un lugar donde compraremos y usaremos. No estamos a favor de esta tienda por las razones que se detallan a continuación.

Estamos expresando nuestros deseos sin compensación al Departamento de Planificación para ayudar con las decisiones tomadas por el Condado con respecto al desarrollo de esta propiedad en nuestro vecindario.

Sinceramente, Firmado: Isidora Ibarra A.

Impreso: ISIDORA IBARRA

Nombre del Negocio: \_\_\_\_\_

Comentarios: \_\_\_\_\_

\_\_\_\_\_



**Olivas, Jay**

---

**From:** Thomson, Heather  
**Sent:** Wednesday, January 16, 2019 9:02 AM  
**To:** THPO Consulting (ACBCI-THPO@aguacaliente.net); hhaines@augustinetribe.com; jstapp@cabazonindians-nsn.gov; Chairman@cahuilla.net; chairman@cit-nsn.gov; Amanda Barrera (Amanda.Barrera@crit-nsn.gov); chapparosa@msn.com; dtorres@morongo-nsn.gov; (mailto:admin@ramonatribe.com)  
**Cc:** mflaxbeard@santarosacahuilla-nsn.gov; Joseph Ontiveros; tmchair@torresmartinez.org; 29chairman@29palmsbomi-nsn.gov; Olivas, Jay  
**Subject:** GPA180006 SB18 notice  
**Attachments:** GPA180006 aerial.pdf; GPA180006 USGS.pdf

RE: Native American SB18 Consultation request for **General Plan Amendment No. 180006**

The County of Riverside requests your participation in the review of **General Plan Amendment No. 180006**. This project is subject to Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

**GENERAL PLAN AMENDMENT NO. 180006 / PLOT PLAN NO. 180026 – CEQ180103 –**

Owner/Applicant: Coachella Valley Rescue Mission – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD:HDR) – 0.21 Acres – Location: North of Leyte Avenue, south of Manila Avenue, east of Van Buren Street, west of Luzon Street – Zoning: General Commercial (C-1/C-P) –

**REQUEST:** General Plan Amendment No. 180006 proposes to change the General Plan Land Use Designation on properties totaling approximately 0.21 acres from Highest Density Residential (HDR) to Commercial Retail (CR) to accommodate a proposed commercial building.

APNs: 603-061-027; 603-061-028. Related Cases: PAR01356; PP25393.

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or email at [hthomson@rivco.org](mailto:hthomson@rivco.org) 90 days after receiving this letter.

Sincerely,  
Riverside County Planning Department



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## Olivas, Jay

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**From:** Thomson, Heather  
**Sent:** Wednesday, January 16, 2019 10:44 AM  
**To:** Olivas, Jay  
**Subject:** FW: AB52 notice GPA180006, PPT180026  
**Attachments:** GPA180006 USGS.pdf; GPA180006 aerial.pdf

Heather Thomson, County Archaeologist  
4080 Lemon St., 12th Floor  
Riverside, CA 92501  
(951) 955-2873 office  
(951) 955-1811 fax  
[hthomson@rivco.org](mailto:hthomson@rivco.org)

**How are we doing? Click the link and tell us.**



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**From:** Thomson, Heather  
**Sent:** Wednesday, January 16, 2019 9:53 AM  
**To:** 'jbarnum@cabazonindians-nsn.gov' <jbarnum@cabazonindians-nsn.gov>; THPO Consulting (ACBCI-THPO@aguacaliente.net) <ACBCI-THPO@aguacaliente.net>; 'CRITTHPO@crit-nsn.gov' <CRITTHPO@crit-nsn.gov>; Tribal Historic Preservation Officer (thpo@morongo-nsn.gov) <thpo@morongo-nsn.gov>; Alicia Benally (ABenally@morongo-nsn.gov) <ABenally@morongo-nsn.gov>; 'historicpreservation@quechantribe.com' <historicpreservation@quechantribe.com>  
**Cc:** 'admin@ramona-nsn.gov' <admin@ramona-nsn.gov>; Joseph Ontiveros <jontiveros@soboba-nsn.gov>; JValdez@soboba-nsn.gov; 'Michael Mirelez' <mmirelez@tmdci.org>; 'TNPConsultation@29palmsbomi-nsn.gov' <TNPConsultation@29palmsbomi-nsn.gov>; 'Sarah Bliss' <sbliss@spotlight29.com>  
**Subject:** AB52 notice GPA180006, PPT180026

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA180006, PPT180026)**

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 [hthomson@rivco.org](mailto:hthomson@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. 180006 / PLOT PLAN NO. 180026 – CEQ180103 – Owner/Applicant: Coachella Valley Rescue Mission – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD:HDR) – 0.21 Acres – Location: North of Leyte Avenue, south of Manila Avenue, east of Van Buren Street, west of Luzon Street – Zoning: General Commercial (C-1/C-P) - REQUEST: General Plan Amendment No. 180006 proposes to change the General Plan Land Use Designation on properties totaling approximately 0.21 acres from Highest Density Residential (HDR) to Commercial Retail (CR) to accommodate a proposed commercial building. Plot Plan No. 180026 proposes to construct a 4,195 square foot boutique retail thrift store at 18-feet in height with approximately 15 on-site parking spaces.

APNs: 603-061-027; 603-061-028. Related Cases: PAR01356; PP25393.

Heather Thomson, County Archaeologist  
4080 Lemon St., 12th Floor  
Riverside, CA 92501  
(951) 955-2873 office  
(951) 955-1811 fax  
[hthomson@rivco.org](mailto:hthomson@rivco.org)

**How are we doing? Click the link and tell us.**

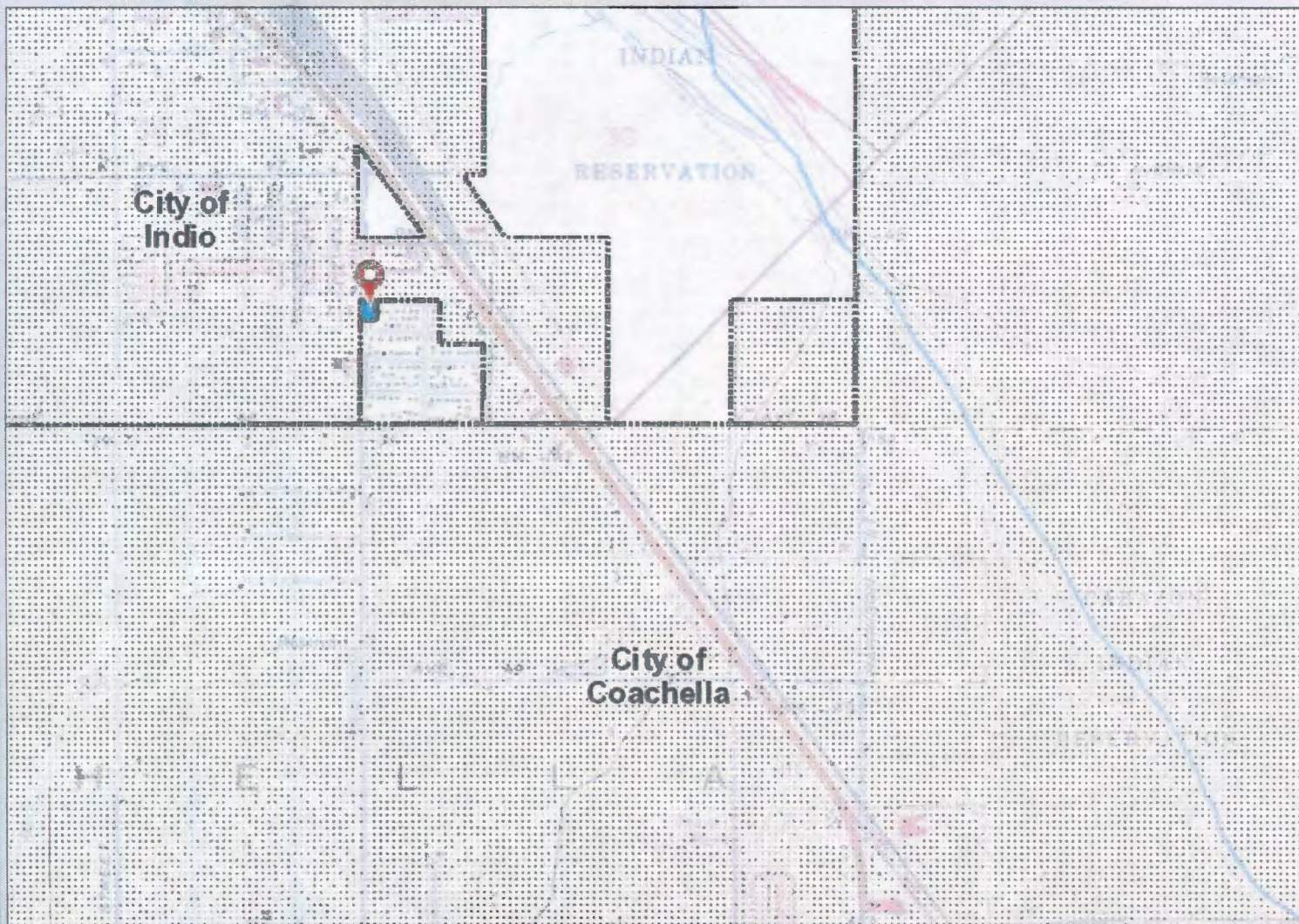


RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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# GPA180006



## Legend

- Blueline Streams
- City Areas



**\*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.

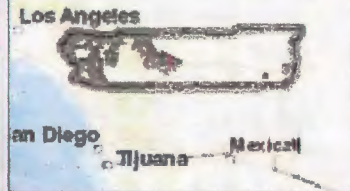
## Notes



REPORT PRINTED ON... 1/16/2019 8:58:22 AM

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GPA180006



**Legend**

- Blueline Streams
- ▣ City Areas



**\*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.

**Notes**

0 47 94 Feet

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*GPA 180006*

**RIVERSIDE COUNTY  
PLANNING DEPARTMENT**

*Steve Weiss, AICP  
Planning Director*

**APPLICATION FOR AMENDMENT TO THE  
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CHECK ONE AS APPROPRIATE:

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

**I. GENERAL INFORMATION**

**APPLICATION INFORMATION**

Applicant Name: Coachella Valley Rescue Mission

Contact Person: Sue Meyers                      E-Mail: smeyers@cvrmm.org

Mailing Address: 47470 Van Buren Street  
Indio                      CA                      92202  
City                      State                      ZIP

Daytime Phone No: (760 ) 347-3512 ext.223                      Fax No: ( ) \_\_\_\_\_

Engineer/Representative Name: MDS Consulting

Contact Person: Chris Bergh                      E-Mail: cbergh@mdsconsulting.net

Mailing Address: 41865 Boardwalk, Suite 218  
Palm Desert                      CA                      92211  
City                      State                      ZIP

Daytime Phone No: (760 ) 674-5776                      Fax No: ( ) \_\_\_\_\_

Property Owner Name: Coachella Valley Rescue Mission

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: Sue Meyers E-Mail: smeyers@cvrmm.org

Mailing Address: 47470 Van Buren Street

Indio <sup>Street</sup> CA 92202  
<sub>City State ZIP</sub>

Daytime Phone No: ( 760 ) 347-3512 ext.223 Fax No: ( )

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.

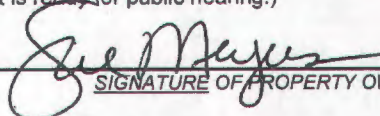
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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.)

Sue Meyers - Associate Director  
PRINTED NAME OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE 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.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 603-061-027 & 603-061-028

Approximate Gross Acreage: 0.30 acres (13,229 s.f.)

General location (nearby or cross streets): North of Avenue 48, South of Manila Avenue, East of Van Buren Street, West of Indio Boulevard.

Existing Zoning Classification(s): CI/CP - General Commercial

Existing Land Use Designation(s): HDR - High Density Residential

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 General Plan designation from HDR to CR, to be consistent with existing Zoning Classification

Related cases filed in conjunction with this request:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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): \_\_\_\_\_



**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
Electric Company	Imperial Irrigation District	✓	
Gas Company	Southern California Gas Company	✓	
Telephone Company	General Telephone	✓	
Water Company/District	Indio Water Authority	✓	
Sewer District	Valley Sanitation District	✓	

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.

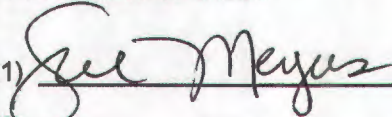
**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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)  Date 10/24/18

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):

\_\_\_\_\_

EXISTING DESIGNATION(S): HDR - High Density Residential

PROPOSED DESIGNATION(S): CR - Commercial

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

1. Project site is extremely small and suitable for High Density Residential

2. Project site is north of and adjacent to existing commercial property.

3. Project site fronts onto Van Buren Street, which is currently mostly commercial, south to 48th Avenue.

\_\_\_\_\_  
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**III. AMENDMENTS TO POLICIES:**

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

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

Element: \_\_\_\_\_ Area Plan: \_\_\_\_\_

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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

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

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

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**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: \_\_\_\_\_  
*(Please name)*

Proposed Boundary Adjustment (Please describe clearly): \_\_\_\_\_

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B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): \_\_\_\_\_

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Road Segment(s) \_\_\_\_\_

\_\_\_\_\_

Existing Designation: \_\_\_\_\_

Proposed Designation: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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: 06/07/2016



RIVERSIDE COUNTY PPT 180026  
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: Coachella Valley Rescue Mission

Contact Person: Sue Meyers E-Mail: smeyers@cvmr.org

Mailing Address: 47470 Van Buren Street

Indio CA 92202  
City State ZIP

Daytime Phone No: ( 760 ) 347-3512 ext. 223 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Engineer/Representative Name: GLS Architecture Group, Inc.

Contact Person: Charles D. Garland E-Mail: gls@glsarchitecture.com

Mailing Address: 74991 Joni Dr. #9

Palm Desert CA 92260  
City State ZIP

Daytime Phone No: ( 760 ) 340-3528 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Property Owner Name: Coachella Valley Rescue Mission

Contact Person: Sue Meyers E-Mail: smeyers@cvmr.org

Mailing Address: 47470 Van Buren Street

Indio CA 92202  
City State ZIP

Daytime Phone No: ( 760 ) 347-3512 ext. 223 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

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"*

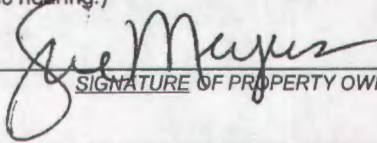
**APPLICATION FOR LAND USE AND DEVELOPMENT**

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.)

<p><u>Sue Meyers - Associate Director</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small></p>	 <small>SIGNATURE OF PROPERTY OWNER(S)</small>
<p>_____ <small>PRINTED NAME OF PROPERTY OWNER(S)</small></p>	<p>_____ <small>SIGNATURE OF PROPERTY OWNER(S)</small></p>

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): 603-061-027 & 603-061-028

Approximate Gross Acreage: 0.30 acres (13,229 s.f.)

General location (nearby or cross streets): North of Avenue 48, South of Manila Avenue, East of Van Buren Street, West of Indio Boulevard.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

New retail thrift store for Coachella Valley Rescue Mission

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): \_\_\_\_\_

Number of existing lots: 2

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	816	8 ft.	1	Storage for CVRM	<input checked="" 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	4,195	18 ft.	1	Retail
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
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:

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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): Hydrology and WQMP

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: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone number: \_\_\_\_\_  
Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: \_\_\_\_\_  
Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_  
Regulatory Identification number: \_\_\_\_\_  
Date of list: \_\_\_\_\_  
Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**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) Joe Meyer Date 10/24/18  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

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**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



## COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo  
Assistant Director,  
Transportation Department

Steven A. Weiss  
Planning Director,  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Greg Flannery  
Code Enforcement Official,  
Code Enforcement Department

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### LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT Agreement for Payment of Costs of Application Processing

#### TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Coachella Valley Rescue Mission hereafter "Applicant" and Coachella Valley Rescue Mission "Property Owner".

Description of application/permit use:

Application for Land Use and Development (Plot Plan)

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If your application is subject to Deposit-based Fee, the following applies

#### Section 1. Deposit-based Fees

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

#### Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 603-061-027 & 601-061-028

Property Location or Address:

47518 Van Buren Street, Indio CA 92202

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Coachella Valley Rescue Mission

Phone No.: 760-347-3512 x223

Firm Name: \_\_\_\_\_

Email: smeyers@cvrvm.org

Address: 47470 Van Buren Street

Indio, CA 92202

**3. APPLICANT INFORMATION:**

Applicant Name: Same as owner

Phone No.: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Email: \_\_\_\_\_

Address (if different from property owner)

\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant:  Date: 10/24/18

Print Name and Title: Sue Meyers - Associate Director

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

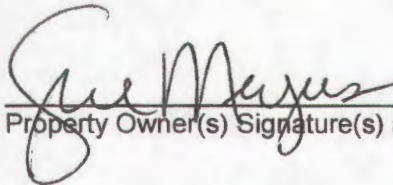


# RIVERSIDE COUNTY PLANNING DEPARTMENT

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.

 10/24/18  
\_\_\_\_\_  
Property Owner(s) Signature(s) and Date

\_\_\_\_\_  
PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, 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"

## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*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.*

## NOTICE OF PUBLIC HEARING

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. 180006 and PLOT PLAN NO. 180026 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense), Section 15303 (New Construction or Conversion of Small Structures), and Section 15304 (Minor Alterations to Land) – Owner/Applicant: Coachella Valley Rescue Mission – Engineer/Representative: MDS Consulting – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Western Coachella Valley Area Plan – Community Development: High Density Residential (CD-HDR) (8-14 D.U./Ac.) – 0.40 Acres – Location: Northerly of Leyte Avenue, southerly of Manila Avenue, westerly of Van Buren Street, and easterly of Luzon Street – Zoning: General Commercial (C-1/C-P) - **REQUEST:** General Plan Amendment No. 180006 (Entitlement/Policy Amendment) proposes to change the General Plan Land Use Designation on property totaling approximately 0.40 acres from Community Development: High Density Residential to Community Development: Commercial Retail. Plot Plan No. 180026 proposes to construct a single-story 4,195 sq. ft. commercial/retail building as a boutique thrift store with parking and landscaping. Assessor's Parcel Number: 603-061-032.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **APRIL 7, 2021**  
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 the Project Planner Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@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-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project 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 this project is challenged in court, the issues may be limited to those 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: Jay Olivas  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on January 29, 2021,

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

APN (s) or case numbers GPA180006 / PPT180026 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 9<sup>TH</sup> Floor

Riverside, Ca. 92502

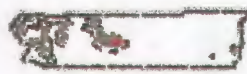
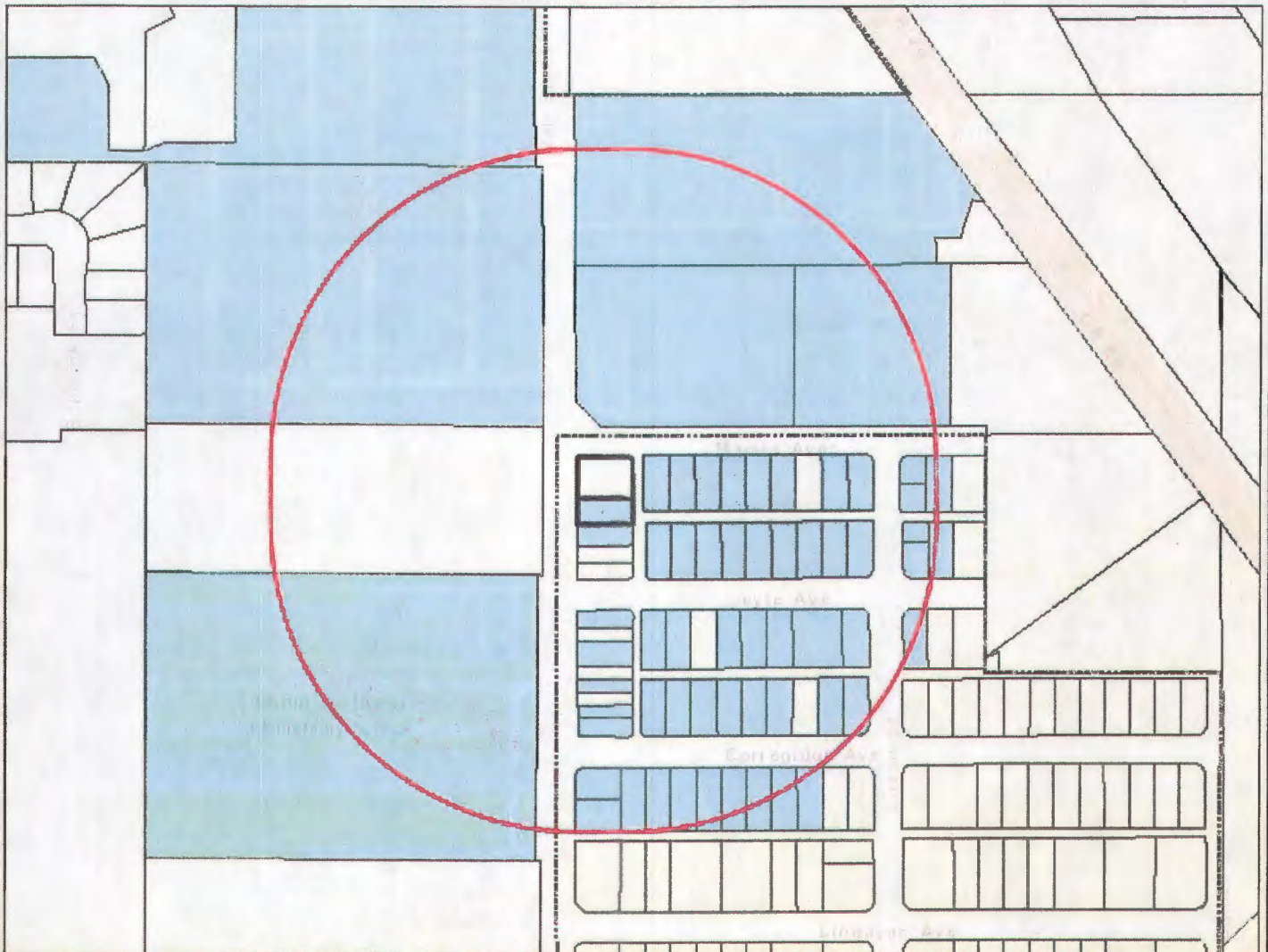
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158



# Riverside County GIS Mailing Labels

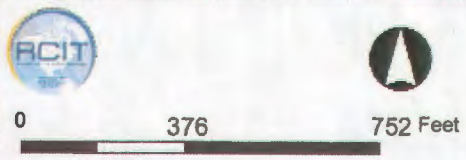
GPA180006 / PPT180026

( 600 feet buffer )



- Legend**
- County Boundary
  - Cities
  - Parcels
  - World Street Map

### Notes



**\*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... 1/29/2021 3:31:33 PM

© Riverside County RCIT

603061012  
ANGELICA MARIA LARRANAGA  
84738 DAMASCUA AVE  
COACHELLA CA 92236

603061022  
ALMIRA M. ROCHA  
84092 LEYTE AVE  
INDIO CA 92201

603061024  
TOMAS CARDENAS LUNA  
85466 CAIRO ST  
COACHELLA CA 92236

603062022  
EMILIO GRACIANO HERNANDEZ  
84068 CORREGIDOR AVE  
INDIO CA 92201

603062024  
SOTERO RODRIGUEZ  
84086 CORREGIDOR AVE  
INDIO CA 92201

603062009  
ANTONIO J. AGUIRRE  
81148 PECOS PL  
INDIO CA 92201

603062010  
CECILIO F. RIVERA  
84053 LEYTE AVE  
INDIO CA 92201

603062013  
URSULA ALVARADO SOTO  
84073 LEYTE AVE  
INDIO CA 92201

603062015  
FELIPE CONTRERAS  
84105 LEYTE AVE  
INDIO CA 92201

603063002  
LUIS SANCHEZ  
47507 LUZON ST  
INDIO CA 92201

603071009  
ZACARIAS MENA  
84085 CORREGIDOR AVE  
INDIO CA 92201

603071010  
FRANCES A. LARA  
84095 CORREGIDOR AVE  
INDIO CA 92201

603050010  
COACHELLA VALLEY RESCUE MISSION  
P O BOX 10660  
INDIO CA 92202

603062036  
ROSEMARY ZAPP  
P O BOX 9466  
MORENO VALLEY CA 92552

603071001  
OLGA ZEPEDA  
84003 CORREGIDOR AVE  
INDIO CA 92201

603071006  
CARLOS ARAIZA  
84059 CORREGIDOR AVE  
INDIO CA 92201

603062028  
JOSE LUIS MANUEL AVILA  
81196 DURANGO DR  
INDIO CA 92201

603071003  
OSCAR H. VERDUGO  
84025 CORREGIDOR AVE  
INDIO CA 92201

603050001  
TAM NGUYEN TEMPLE III  
84115 INDIO BLVD  
INDIO CA 92201

603061015  
JOEL A. ARISTA  
83190 BLUE MOUNTAIN CT  
INDIO CA 92201

603061016  
RAUL L. SANCHEZ  
47507 LUZON ST  
INDIO CA 92201

603061021  
JOE RIVAS  
84080 LEYTE AVE  
INDIO CA 92201

603061025  
JUANA PARRA  
47571 LUZON ST  
INDIO CA 92201

603062012  
RAMON C. BARRON  
82210 AVE 58  
THERMAL CA 92274

603062014  
ELIAS GUZMAN KICHIK  
84083 LEYTE AVE  
INDIO CA 92201

603062021  
HERLINDA NAVARRO  
84241 LINGAYAN AVE  
INDIO CA 92201

603062029  
ALBERT RODRIGUEZ  
83533 EMERALD AVE  
INDIO CA 92201

603063003  
MARIA GUADALUPE ORDONEZ  
84147 MANILA AVE  
INDIO CA 92201

603063005  
SERVANDO SANCHEZ  
85400 AVENUE 55  
THERMAL CA 92274

603063006  
LUIS MANUEL AVILA  
81196 DURANGO DR  
INDIO CA 92201

603071004  
FELIPE TORRES  
84043 CORREGIDOR AVE  
INDIO CA 92201

603071007  
GUSTAVO MEJIA  
84071 CORREGIDOR AVE  
INDIO CA 92201

612170013  
COACHELLA VALLEY HOUSING COALITION  
45701 MONROE ST STE G  
INDIO CA 92201

603062033  
JOSE E. SILVA  
47680 VAN BUREN ST  
INDIO CA 92201

603063007  
SYLVIA CAMARENA SAUCEDA  
13711 BAYVIEW RD  
MOUNT VERNON WA 98273

603063009  
CARVER TRACT MUTUAL WATER CORP  
P O BOX 2466  
INDIO CA 92202

603071002  
MARIA ZEPEDA  
37-836 EDINBURGH ST  
INDIO CA 92203

603061009  
JESUS MENDOZA  
2223 S GARDENA ST  
SAN BERNARDINO CA 92408

603062035  
GEORGE A. ACEVEDO  
47645 CALLE HERMOSA  
INDIO CA 92201

603063001  
ENRIQUE FIGUEROA  
47520 LUZON ST  
INDIO CA 92201

603071005  
ALONDRA MOLINA  
84168 LA JOLLA AVE  
COACHELLA CA 92236

603071008  
MARIO NICOLAS MONTESINOS  
84085 CORREGIDOR  
INDIO CA 92201

612210009  
DESERT SANDS UNIFIED SCHOOL DIST  
47950 DUNE PALMS RD  
LA QUINTA CA 92253

603062019  
ABDULSLAM ALWISHA  
84038 CORREGIDOR AVE  
INDIO CA 92201

603062026  
RODOLFO S. QUINTANA  
84106 CORREGIDOR AVE  
INDIO CA 92201

603062031  
WALTER DANIEL FRANKLIN  
1901 S SOSSAMAN RD  
MESA AZ 85209

603061017  
RAMON C. BARRON  
82210 AVENUE 58TH  
THERMAL CA 92274

603061018  
TERRY CARRION  
45530 DE PLATA CT  
INDIO CA 92201

603061019  
DAVID R. GARCIA  
84058 LEYTE AVE  
INDIO CA 92201

603061028  
COACHELLA VALLEY RESCUE MISSION INC  
P O BOX 10660  
INDIO CA 92202

603061029  
EIAD  
47570 VAN BUREN ST  
INDIO CA 92201

603062027  
SABINO GALINDO  
55550 TYLER  
THERMAL CA 92274

603050009  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

603061008  
FRANCISCO R. MAGANA  
PO BOX 1152  
COACHELLA CA 92236

603061010  
JUSTINO BRICENO  
P O BOX 1235  
THERMAL CA 92274

603061011  
ANTONIO OCHOA  
13039 AMAR RD  
BALDWIN PARK CA 91706

603061013  
LUPE G. ORDUNO  
84738 DAMASCUS  
COACHELLA CA 92236

603061020  
FILIBERTO V. MIRANDA  
84068 LEYTE AVE  
INDIO CA 92201

603061023  
CRUZ TERRONES  
84094 LEYTE AVE  
INDIO CA 92201

603062020  
JUAN MICHAEL TORRES  
84048 CORREGIDOR AVE  
INDIO CA 92201

603062023  
CANDELARIA PADILLA  
84076 CORREGIDOR AVE  
INDIO CA 92201

612170030  
COACHELLA VALLEY HOUSING COALITION  
47155 VAN BUREN ST  
INDIO CA 92201



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 12th Floor  77588 El Duna Ct  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201  
Riverside, CA 92502-1409

Project Title/Case No.: GENERAL PLAN AMENDMENT NO. 180006 / PLOT PLAN NO. 180026

Project Location: Van Buren Street and Manila Avenue near Indio, CA

**Project Description:** General Plan Amendment No. 180006 (Entitlement/Policy Amendment) proposes to amend the General Plan Land Use Land Use Designation on approximately 0.40 acres from Community Development: High Density Residential (CD:HDR) (8-14 D.U./AC.) to Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 FAR) to accommodate the proposed commercial/retail use. Plot Plan No. 180026 proposes to construct a single-story 4,195 square-foot commercial/retail building as a boutique thrift store with 21 parking spaces.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: CV Rescue Mission Indio, CA 92201

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (Sec. 15303, 15061)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (\_\_\_\_\_)  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: \_\_\_\_\_

The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the State CEQA Guidelines and is exempt from CEQA. A project is exempt from CEQA, pursuant to Section 15303 if it consists of: construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: (c) in urbanized areas, four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The project proposes the construction of a 4,195 square foot commercial retail building. Pursuant to the State CEQA guidelines, this project would be considered a small structure because it is less than 10,000 square feet and would therefore be exempt from CEQA. The project does not include proposed buildings onsite that would exceed 10,000 square-feet in building floor area. The associated General Plan Amendment will facilitate the development of the proposed building. In addition, the project is located within a mature community and is immediately adjacent to the City of Indio. Section 15387 of the CEQA guidelines defines an urbanized area as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized. It has been determined since the 0.40 acre project site is immediately adjacent to the City of Indio to the west across Van Buren Street, and to the north, across Manila Avenue, in a fully developed neighborhood, which has a density of approximately 2,604 persons per square mile, the project site is therefore located within an urbanized area, thus meeting this criterion.

Also, the proposed commercial retail building is covered by the general rule (Section 15061(b)(3)), which provides that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the addition in question may have a significant effect on the environment, because the proposed project for minor addition of commercial retail building in a mature developed neighborhood that contains previously disturbed land with existing residential and commercial development, and vacant lots, with limited site preparation, will not result in any significant effect on the environment.

Based upon the available information, there does not appear to be any facts to support a finding that the overall project, including the change in land use designation, would have a significant effect on the environment. Absent such information or evidence, the Project is also exempt from CEQA under the commonsense exemption.

Additionally, no exception to the CEQA 15303 Exemptions applies, since the proposed project site is not located within a sensitive environmental area, there are no unusual circumstances such as scenic resources, historic buildings, trees or rock outcroppings that will be affected by the Project, no fault zones, not being located in an airport compatibility plan, and the project is not a hazardous waste site.

NOTICE OF EXEMPTION

Page 2

The project site is mapped within a High Potential Liquefaction Zone, however, the proposed project is located within an urbanized area of flat topography, with prior ground disturbance, and no evidence of ground fissures, and has been conditioned to address this potential impact by compliance with California Building Code. With compliance with these required standard measures, impacts relating to Liquefaction will be less than significant and would not be considered mitigation under CEQA.

The project site is mapped within a High Potential Paleontological Zone, however, the proposed project is located within an urbanized area of flat topography, with prior ground disturbance, and has been conditioned to address this potential impact with retention of a qualified paleontologist to monitor site grading and earthmoving activities and to submit a Paleontological Resource Impact Report prior to grading permit issuance typically if more than 50-cubic yards of grading is proposed to address any potential paleontological impacts as outlined in recommended Conditions of Approval (COA) 60.Planning.1-Paleo Primp Required. With compliance with these required standard measures, impacts relating to Paleontology will be less than significant and would not be considered mitigation under CEQA.

Because the proposed land division meets the criteria of Section 15303 and Section 15315, the project is exempt from CEQA and no further environmental review is required.

Jay Olivas, Project Planner  
*County Contact Person*

(760) 863-8271  
*Phone Number*

\_\_\_\_\_  
*Signature*

Urban Regional Planner  
*Title*

March 30, 2021  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 03/30/2021: Y:\Planning Case Files-Riverside office\PPT180026\DH\_PC-BQS\PPT180026 NOE.docx

Please charge deposit fee case#: ZEA No. ZCFW210019 No. County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**



**INVOICE (INV-00141703)  
FOR RIVERSIDE COUNTY**

County of Riverside  
Transportation & Land Management Agency



**BILLING CONTACT / APPLICANT**

Jim Snellenberger  
Coachella Valley Rescue Mission  
47470 Van Buren St  
Indio, Ca 92202

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00141703	03/30/2021	03/30/2021	Paid In Full

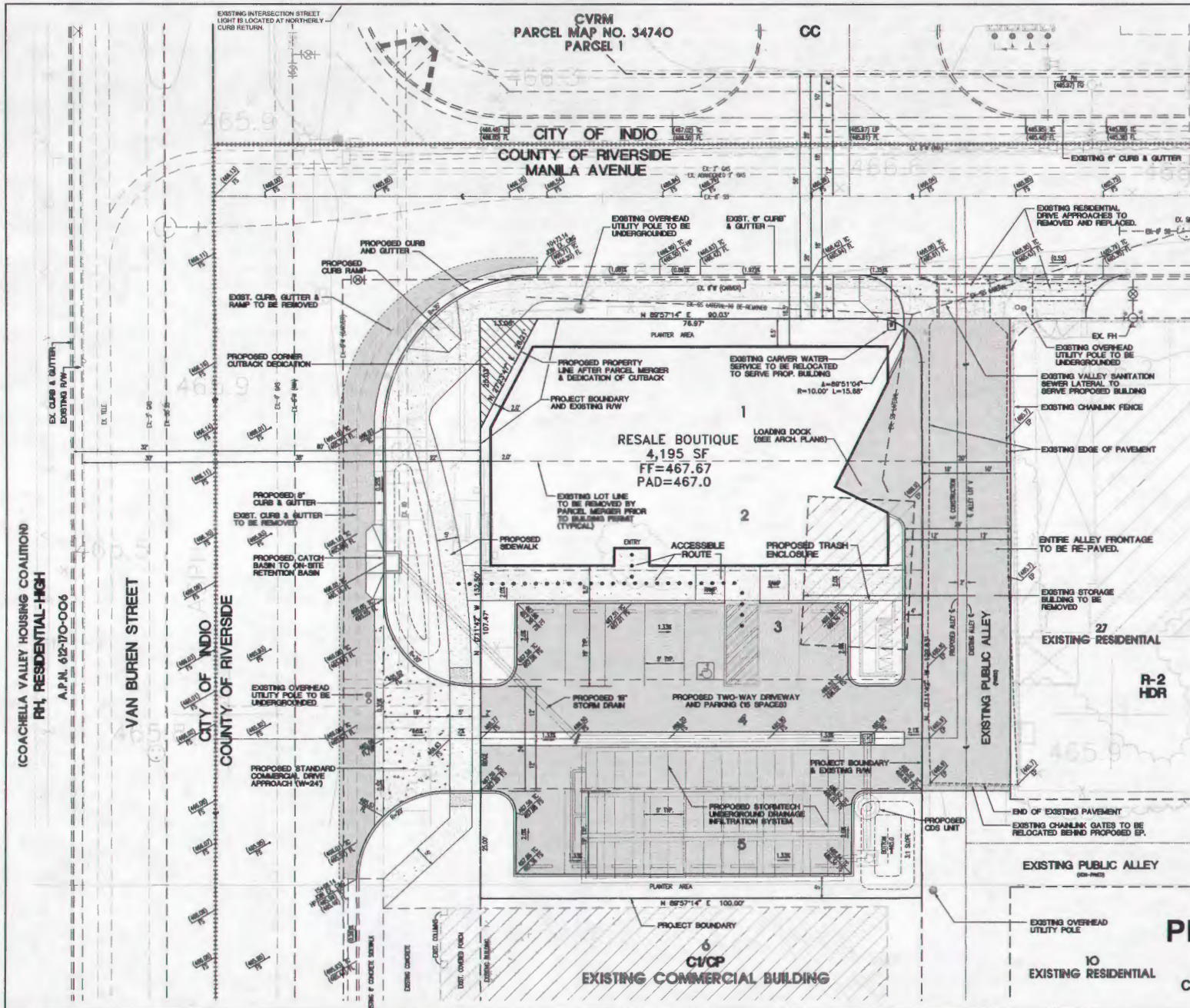
REFERENCE NUMBER	FEE NAME	TOTAL
CFW210019	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS	SUB TOTAL	TOTAL
47518 Van Buren St Indio, CA 92201		\$50.00

<b>TOTAL DUE</b>	<b>\$50.00</b>
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PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, [TLMABilling@rivco.org](mailto:TLMABilling@rivco.org) and include the reference number(s), which is your case number and department in the subject line.



COACHELLA VALLEY HOUSING COALITION  
 RH, RESIDENTIAL-HIGH  
 A.P.N. 612-170-006  
 VAN BUREN STREET

CITY OF INDI  
 COUNTY OF RIVERSIDE

CVRM  
 PARCEL MAP NO. 34740  
 PARCEL 1

CITY OF INDI  
 COUNTY OF RIVERSIDE  
 MANILA AVENUE

RESALE BOUTIQUE  
 4,195 SF  
 FF=467.67  
 PAD=467.0

EXISTING COMMERCIAL BUILDING  
 C/C/P

R-2  
 HDR



**VICINITY MAP:**

**LEGAL DESCRIPTION:**  
 LOTS 1-4 IN BLOCK A OF CARVER TRACT, AS SHOWN BY MAP ON FILE IN BOOK 20, PAGE 42, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**ASSESSOR'S PARCEL NUMBERS:**  
 A.P.N. 603-091-027 (LOTS 1-3 OF CARVER TRACT)  
 A.P.N. 603-091-028 (LOTS 4 & 5 OF CARVER TRACT)

**PROPERTY ADDRESS:**  
 LOTS 1-3 OF CARVER TRACT LOT 4 & 5 OF CARVER TRACT  
 47-518 VAN BUREN STREET 47-522 VAN BUREN STREET  
 IRVING, CA 92202 IRVING, CA 92202

**PROPOSED ENTITLEMENTS:**  
 GENERAL PLAN AMENDMENT  
 PLOT PLAN

**GENERAL PLAN:**  
 EXISTING: HDR (HIGH DENSITY RESIDENTIAL)  
 PROPOSED: COMMERCIAL

**ZONING:**  
 EXISTING: C-1 & C-P, GENERAL COMMERCIAL  
 PROPOSED: C-1 & C-P, GENERAL COMMERCIAL

**LAND USE:**  
 EXISTING: VACANT / EXISTING STORAGE BUILDING ON-SITE  
 PROPOSED: GENERAL COMMERCIAL

**UTILITIES**  
 WATER: CARVER WATER DISTRICT  
 SEWER: VALLEY SANITATION DISTRICT  
 ELECTRIC: IMPERIAL BRIGADION DISTRICT

**PROJECT ARCHITECT:**  
**GLS ARCHITECTURE GROUP, INC.**  
 74991 JONI DRIVE, SUITE 9  
 PALM DESERT, CA 92260

PH: (760) 340-3528  
**APPLICANT, OWNER & DEVELOPER:**  
**COACHELLA VALLEY RESCUE MISSION**  
 47518 VAN BUREN STREET  
 INDI, CA 92202  
 PH: (760) 347-3512  
 CONTACT: SUE MEYERS x223

PREPARED BY:  
**MDS CONSULTING**  
 PLANNERS ENGINEERS SURVEYORS

STANLEY G. MORSE  
 R.C.E. NO. 22094, EXP. 9-30-18  
 1/29/19  
 DATE

**NEW LIFE RESALE BOUTIQUE**  
**SITE PLAN and**  
**PRELIMINARY GRADING**

DATE PREPARED: OCTOBER 19, 2018  
 REVISED: JANUARY 29, 2019  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 SHEET 1 OF 1

SITE PLAN and PRELIMINARY GRADING - NEW LIFE RESALE BOUTIQUE



EXTENDED OVERHANG  
 SLIGHTLY TO COVER  
 WINDOW BELOW

ADDED WINDOW  
 TREATMENT

ADDED WINDOW  
 TREATMENT



EXTENDED OVERHANG  
 SLIGHTLY TO COVER  
 WINDOW BELOW



REVISION	BY

SHEET TITLE

VIEWS

DRAWN	CHECKED
ALA	R.B.
COACHELLA VALLEY RESCUE MISSION	SEPTEMBER 2013
TITLE	AS SHOWN
JOB NO.	1229
PROJECT	NEW LIFE RESALE BOUTIQUE
DATE	Wednesday 04 03 10 1229

SHEET

**REV - SCHEME 2**

**PP8**

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
**ENVIRONMENTAL FILING FEE CASH RECEIPT**

2021 JUN 1 10:56

Receipt #: 21-233933

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS Date: 05/14/2021

County Agency of Filing: RIVERSIDE Document No: E-202100474

Project Title: GENERAL PLAN AMENDMENT NO. 180006, AND APPROVE PLOT PLAN NO. 180026.

Project Applicant Name: CLERK OF THE BOARD OF SUPERVISORS Phone Number: (951) 955-6863

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

James D. Bannister Deputy

Notes:

5/25/21 21.2 ✓  
2021-6-150234



Lead Agency: Clerk of the Board of Supervisors  
ATTN: Jay Olivas  
Address: 4080 Lemon Street, 1st Floor, Room 127  
Riverside, CA. 92501

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202100474  
05/14/2021 11:48 AM Fee: \$ 0.00  
Page 1 of 2

Removed: *Stallat* By: *gen* Deputy



(SPACE FOR CLERK'S USE)

Project Title

GENERAL PLAN AMENDMENT NO. 180006, and APPROVE PLOT PLAN NO. 180026.

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 GENERAL PLAN AMENDMENT AND PLOT PLAN IN THE WESTERN 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 25, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **General Plan Amendment No. 180006**, which proposes to change the General Plan Land Use Designation on property totaling approximately 0.40 acres from Community Development: High Density Residential to Community Development: Commercial Retail, and, **Plot Plan No. 180026** which proposes to construct a Csingle-story 4,195 square foot commercial/retail building with parking and landscaping. This project is located north of Leyte Avenue, south of Manila Avenue, west of Van Buren Street, and east of Luzon Street within APN 603-061-032 of Fourth Supervisorial District.

The Planning Department recommends that the Board of Supervisors find that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Tentatively Approve General Plan Amendment No. 180006**, and **Approve Plot Plan No. 180026**.

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 JAY OLIVAS, URBAN/REGIONAL PLANNER IV, AT 951-955-6863 OR EMAIL JOLIVAS@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](mailto:cob@rivco.org)

Dated: May 12, 2021

Kecia R. Harper, Clerk of the Board  
By: Priscilla Rasso, Board Assistant

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A GENERAL PLAN AMENDMENT AND PLOT PLAN IN THE WESTERN COACHELLA VALLEY AREA PLAN FOURTH SUPERVISORIAL DISTRICT**

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Dated: May 12, 2021

Kecia R. Harper, Clerk of the Board  
By: Priscilla Rasso, Board Assistant



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
*Planning Director*

**DATE:** May 10, 2021

**TO:** Clerk of the Board of Supervisors, attn. Priscilla Rasso

**FROM:** Planning Department – Riverside

**SUBJECT:** GPA180006, PPT180026

2021 May 13 AM 9:56

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

- |   |   |
|---|---|
| <input type="checkbox"/> Place on Administrative Action   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)<br>May 25, 2021 |
| <input type="checkbox"/> Receive & File   |   |
| <input type="checkbox"/> EOT  |   |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:<br>(4th Dist) Desert Sun and Press Enterprise             |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | <input checked="" type="checkbox"/> CEQA Exempt   |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day          |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)            |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          |   |

**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"*



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A GENERAL PLAN AMENDMENT AND PLOT PLAN IN THE WESTERN 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](mailto:cob@rivco.org)

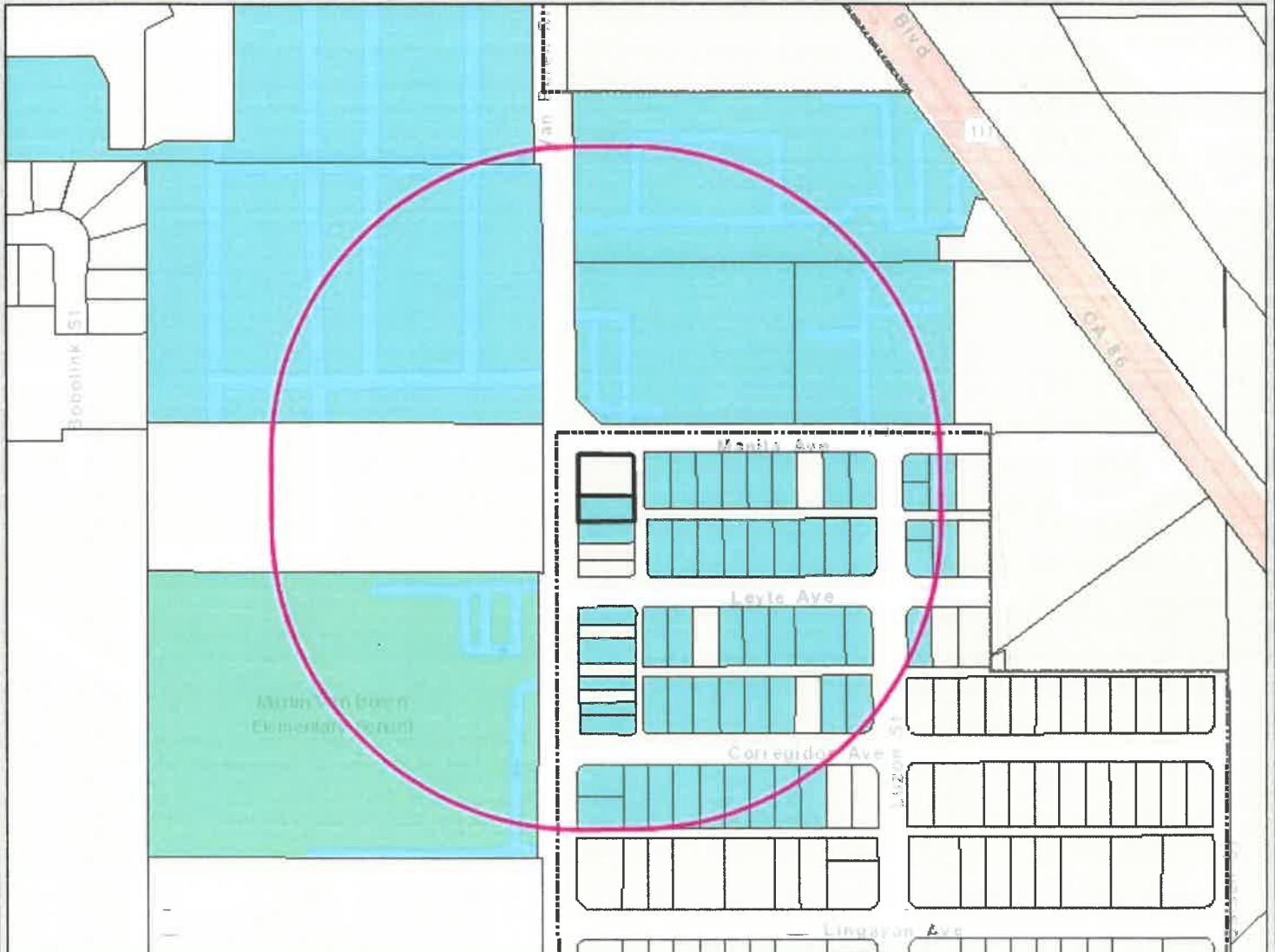
Dated: May 10, 2021

Kecia R. Harper, Clerk of the Board  
By: Priscilla Rasso, Board Assistant

# Riverside County GIS Mailing Labels

GPA180006 / PPT180026

( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 376



752 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... 1/29/2021 3:31:33 PM

© Riverside County RCIT

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on January 29, 2021,

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

APN (s) or case numbers GPA180006 / PPT180026 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 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

603061012  
ANGELICA MARIA LARRANAGA  
84738 DAMASCUA AVE  
COACHELLA CA 92236

603061022  
ALMIRA M. ROCHA  
84092 LEYTE AVE  
INDIO CA 92201

603061024  
TOMAS CARDENAS LUNA  
85466 CAIRO ST  
COACHELLA CA 92236

603062022  
EMILIO GRACIANO HERNANDEZ  
84068 CORREGIDOR AVE  
INDIO CA 92201

603062024  
SOTERO RODRIGUEZ  
84086 CORREGIDOR AVE  
INDIO CA 92201

603062009  
ANTONIO J. AGUIRRE  
81148 PECOS PL  
INDIO CA 92201

603062010  
CECILIO F. RIVERA  
84053 LEYTE AVE  
INDIO CA 92201

603062013  
URSULA ALVARADO SOTO  
84073 LEYTE AVE  
INDIO CA 92201

603062015  
FELIPE CONTRERAS  
84105 LEYTE AVE  
INDIO CA 92201

603063002  
LUIS SANCHEZ  
47507 LUZON ST  
INDIO CA 92201

603071009  
ZACARIAS MENA  
84085 CORREGIDOR AVE  
INDIO CA 92201

603071010  
FRANCES A. LARA  
84095 CORREGIDOR AVE  
INDIO CA 92201

603050010  
COACHELLA VALLEY RESCUE MISSION  
P O BOX 10660  
INDIO CA 92202

603062036  
ROSEMARY ZAPP  
P O BOX 9466  
MORENO VALLEY CA 92552

603071001  
OLGA ZEPEDA  
84003 CORREGIDOR AVE  
INDIO CA 92201

603071006  
CARLOS ARAIZA  
84059 CORREGIDOR AVE  
INDIO CA 92201

603062028  
JOSE LUIS MANUEL AVILA  
81196 DURANGO DR  
INDIO CA 92201

603071003  
OSCAR H. VERDUGO  
84025 CORREGIDOR AVE  
INDIO CA 92201

603050001  
TAM NGUYEN TEMPLE III  
84115 INDIO BLVD  
INDIO CA 92201

603061015  
JOEL A. ARISTA  
83190 BLUE MOUNTAIN CT  
INDIO CA 92201

603061016  
RAUL L. SANCHEZ  
47507 LUZON ST  
INDIO CA 92201

603061021  
JOE RIVAS  
84080 LEYTE AVE  
INDIO CA 92201

603061025  
JUANA PARRA  
47571 LUZON ST  
INDIO CA 92201

603062012  
RAMON C. BARRON  
82210 AVE 58  
THERMAL CA 92274

603062014  
ELIAS GUZMAN KICHIK  
84083 LEYTE AVE  
INDIO CA 92201

603062021  
HERLINDA NAVARRO  
84241 LINGAYAN AVE  
INDIO CA 92201

603062029  
ALBERT RODRIGUEZ  
83533 EMERALD AVE  
INDIO CA 92201

603063003  
MARIA GUADALUPE ORDONEZ  
84147 MANILA AVE  
INDIO CA 92201

603063005  
SERVANDO SANCHEZ  
85400 AVENUE 55  
THERMAL CA 92274

603063006  
LUIS MANUEL AVILA  
81196 DURANGO DR  
INDIO CA 92201

603071004  
FELIPE TORRES  
84043 CORREGIDOR AVE  
INDIO CA 92201

603071007  
GUSTAVO MEJIA  
84071 CORREGIDOR AVE  
INDIO CA 92201

612170013  
COACHELLA VALLEY HOUSING COALITION  
45701 MONROE ST STE G  
INDIO CA 92201

603062033  
JOSE E. SILVA  
47680 VAN BUREN ST  
INDIO CA 92201

603063007  
SYLVIA CAMARENA SAUCEDA  
13711 BAYVIEW RD  
MOUNT VERNON WA 98273

603063009  
CARVER TRACT MUTUAL WATER CORP  
P O BOX 2466  
INDIO CA 92202

603071002  
MARIA ZEPEDA  
37-836 EDINBURGH ST  
INDIO CA 92203

603061009  
JESUS MENDOZA  
2223 S GARDENA ST  
SAN BERNARDINO CA 92408

603062035  
GEORGE A. ACEVEDO  
47645 CALLE HERMOSA  
INDIO CA 92201

603063001  
ENRIQUE FIGUEROA  
47520 LUZON ST  
INDIO CA 92201

603071005  
ALONDRA MOLINA  
84168 LA JOLLA AVE  
COACHELLA CA 92236

603071008  
MARIO NICOLAS MONTESINOS  
84085 CORREGIDOR  
INDIO CA 92201

612210009  
DESERT SANDS UNIFIED SCHOOL DIST  
47950 DUNE PALMS RD  
LA QUINTA CA 92253

603062019  
ABDULSLAM ALWISHA  
84038 CORREGIDOR AVE  
INDIO CA 92201

603062026  
RODOLFO S. QUINTANA  
84106 CORREGIDOR AVE  
INDIO CA 92201

603062031  
WALTER DANIEL FRANKLIN  
1901 S SOSSAMAN RD  
MESA AZ 85209

603061017  
RAMON C. BARRON  
82210 AVENUE 58TH  
THERMAL CA 92274

603061018  
TERRY CARRION  
45530 DE PLATA CT  
INDIO CA 92201

603061019  
DAVID R. GARCIA  
84058 LEYTE AVE  
INDIO CA 92201

603061028  
COACHELLA VALLEY RESCUE MISSION INC  
P O BOX 10660  
INDIO CA 92202

603061029  
EIAD  
47570 VAN BUREN ST  
INDIO CA 92201

603062027  
SABINO GALINDO  
55550 TYLER  
THERMAL CA 92274

603050009  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

603061008  
FRANCISCO R. MAGANA  
PO BOX 1152  
COACHELLA CA 92236

603061010  
JUSTINO BRICENO  
P O BOX 1235  
THERMAL CA 92274

603061011  
ANTONIO OCHOA  
13039 AMAR RD  
BALDWIN PARK CA 91706

603061013  
LUPE G. ORDUNO  
84738 DAMASCUS  
COACHELLA CA 92236

603061020  
FILIBERTO V. MIRANDA  
84068 LEYTE AVE  
INDIO CA 92201

603061023  
CRUZ TERRONES  
84094 LEYTE AVE  
INDIO CA 92201

603062020  
JUAN MICHAEL TORRES  
84048 CORREGIDOR AVE  
INDIO CA 92201

603062023  
CANDELARIA PADILLA  
84076 CORREGIDOR AVE  
INDIO CA 92201

612170030  
COACHELLA VALLEY HOUSING COALITION  
47155 VAN BUREN ST  
INDIO CA 92201





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand*  
*Planning Director*

**DATE:** May 20, 2021

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department – Riverside – **Manuel Baeza, Project Planner 5-9294 (BOS date 6.8.21)**

**SUBJECT:** CZ1900039

(Charge your time to these case numbers)

**TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 1900039 – No New Environmental Document Required** – Applicant: Robert Joseph Petrisin– Engineer/Representative: LCF Surveying, Inc. c/o Leonard Fowler – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Agriculture (AG) – Policy: Temecula Valley Wine Country Policy Area – Winery District – Location: North and west of Rancho California Road, south of Buck Road and east of Berenda Road – 2.6 Gross Acres – Zoning: Existing: Light Agriculture (A-1-20) – Proposed: Wine Country – Residential (WC-R) – **REQUEST:** Change of Zone No. 1900039 (CZ1900039) changes the zoning of the project site from Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) for APN 942-100-029 which is comprised of approximately 2.08 net acres. The proposed change of zone would bring the parcels into compliance with the Temecula Valley Wine Country Policy Area. [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: (3rd Dist) Press Enterprise
- No New Environmental Documentation Required
  - 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:**  
(3rd Dist) 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

2021 MAY 20 PM 4:29

*"Planning Our Future... Preserving Our Past"*

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
Click here to enter text.

**TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CHANGE OF ZONE NO. 1900039 – No New Environmental Document Required** – Applicant: Robert Joseph Petrisin– Engineer/Representative: LCF Surveying, Inc. c/o Leonard Fowler – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Agriculture (AG) – Policy: Temecula Valley Wine Country Policy Area – Winery District – Location: North and west of Rancho California Road, south of Buck Road and east of Berenda Road – 2.6 Gross Acres – Zoning: Existing: Light Agriculture (A-1-20) – Proposed: Wine Country – Residential (WC-R) – **REQUEST: Change of Zone No. 1900039 (CZ1900039)** changes the zoning of the project site from Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) for APN 942-100-029 which is comprised of approximately 2.08 net acres. The proposed change of zone would bring the parcels into compliance with the Temecula Valley Wine Country Policy Area. [Applicant Fees 100%]

Departmental Concurrence

Charissa Leach  
Assistant CEO / TLMA Director

(Continued on next page)

Juan C. Perez  
COO

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost:</b>	<b>POLICY/CONSENT (per Exec. Office)</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%				<b>Budget Adjustment:</b> No	
				<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:** Click here to enter text.

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- 4/5 Vote
- Positions Added
- Change Order

**Prev. Agn. Ref.:**

**District:**

**Agenda Number:**

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11:**

**DATE:** [Click here to enter text.](#)

**PAGE:** Page 3 of 3

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 11, 2021,

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

APN (s) or case numbers CZ1900039 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1200'

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

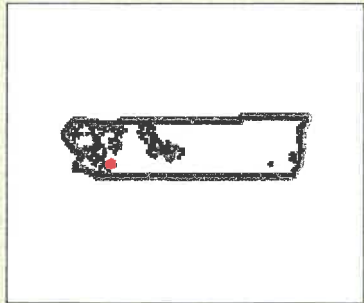
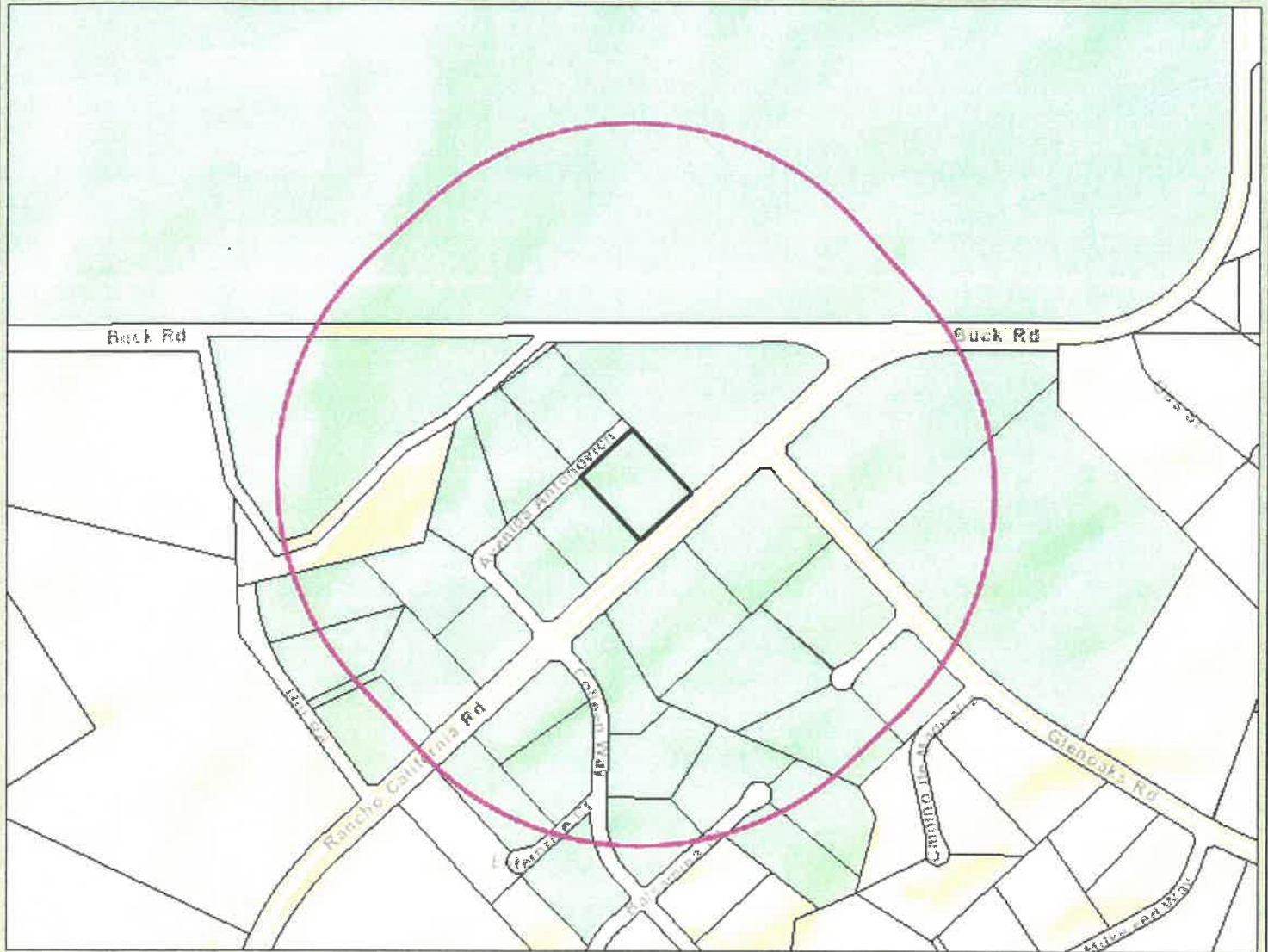
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CZ1900039 ( 1200 feet buffer )



**Legend**

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

**Notes**



**\*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... 3/11/2021 9:43:20 AM

© Riverside County RCIT

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A GENERAL PLAN AMENDMENT AND PLOT PLAN IN THE WESTERN 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 25, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **General Plan Amendment No. 180006**, which proposes to change the General Plan Land Use Designation on property totaling approximately 0.40 acres from Community Development: High Density Residential to Community Development: Commercial Retail, and, **Plot Plan No. 180026** which proposes to construct a Csingle-story 4,195 square foot commercial/retail building with parking and landscaping. This project is located north of Leyte Avenue, south of Manila Avenue, west of Van Buren Street, and east of Luzon Street within APN 603-061-032 of Fourth Supervisorial District.

The Planning Department recommends that the Board of Supervisors find that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Tentatively Approve General Plan Amendment No. 180006**, and **Approve Plot Plan No. 180026**.

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 JAY OLIVAS, URBAN/REGIONAL PLANNER IV, AT 951-955-6863 OR EMAIL [JOLIVAS@RIVCO.ORG](mailto:JOLIVAS@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](mailto:cob@rivco.org)

Dated: May 10, 2021

Kecia R. Harper, Clerk of the Board  
By: Priscilla Rasso, Board Assistant

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON ADOPTION OF A GENERAL PLAN AMENDMENT AND PLOT PLAN IN THE WESTERN COACHELLA VALLEY AREA PLAN FOURTH SUPERVISORIAL DISTRICT**

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Dated: May 12, 2021

Kecia R. Harper, Clerk of the Board  
By: Priscilla Rasso, Board Assistant



DVI-SMB 92201

*USA*

NIXIE  
 911 DE 1260  
 RETURN TO SENDER  
 NO SUCH NUMBER  
 UNABLE TO FORWARD  
 7285/15/21  
 BC: 92502114747  
 \*2252-88181-15-31  
 18-51-18188-2222

2021 MAY 17 01:11:09

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

U.S. POSTAGE PITNEY BOWES  
 ZIP 92504 \$000.45<sup>0</sup>  
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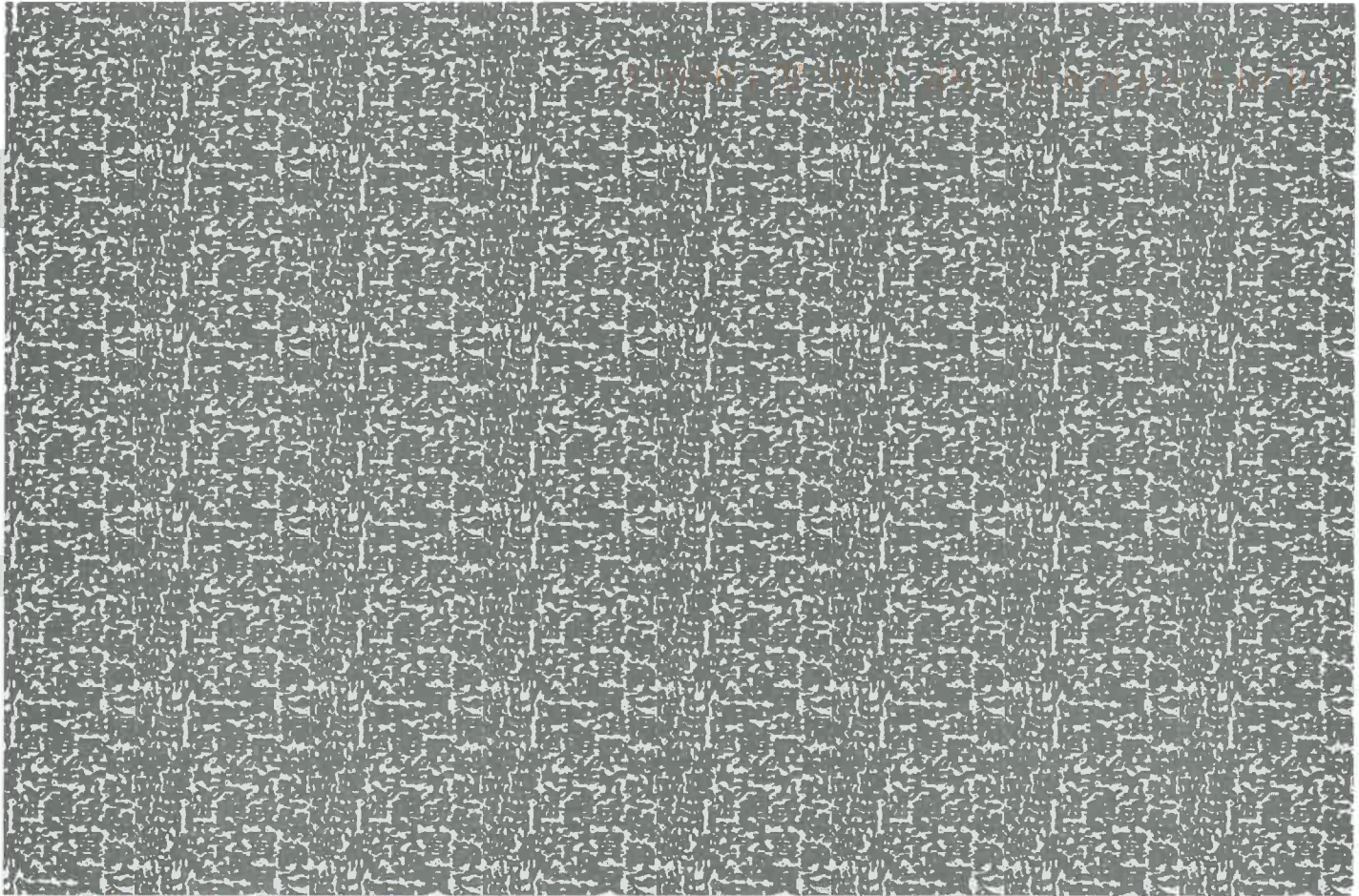
PRESORTED  
FIRST CLASS

7411<20526

**PUBLIC HEARING NOTICE**  
 Riverside County Clerk of the Board  
 County Administrative Center  
 4080 Lemon Street, 1<sup>st</sup> Floor Annex  
 P. O. Box 1147  
 Riverside, CA 92502-1147



*This may affect your property*



REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

