AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR’S HEARING
DESERT PERMIT ASSISTANCE CENTER
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

If you wish to speak, please complete a “SPEAKER IDENTIFICATION FORM” and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:
NONE

2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.
NONE

3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.
3.1 PLOT PLAN NO. 17669, REVISED PERMIT NO. 2 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), Section 15311 (Accessory Structures), and Section 15061(b)(3) (Review for Exemption) – Applicant: Coachella Charter Holding, LLC – Representative: STK Architecture – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture (AG) (10 Acre Minimum) – Location: Northerly of 51st Avenue, easterly of Calhoun Street, and westerly of Van Buren Street located at 50930 Calhoun Street – 13.64 Acres – Zoning: Light Agriculture (A-1) – REQUEST: Plot Plan No. 17669, Revised Permit No. 2 proposes to add a new modular classroom building with 10 single-story attached classrooms, totaling 9,504 sq. ft., with an additional 11 parking spaces (total 76-space parking lot), replacing prior Plot Plan No. 17669R1. The new proposed modular classroom building of 9,504 sq. ft. is located at an existing public charter school (K-8), constructed with private funding, with existing accessory classrooms totaling 23,611 sq. ft. (totaling 33,115 sq. ft. with modular addition), existing gymnasium totaling approximately 10,000 sq. ft., along with other existing related facilities including three (3) existing maintenance and storage buildings totaling approximately 8,000 sq. ft., approximate 5,000 sq. ft. outdoor pool area, 1,800 sq. ft. caretakers dwelling, 1,523 sq. ft. restroom building, existing outdoor recreational sports fields for soccer and softball, separate playground area, with existing parking lot and existing retention basins. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:
NONE

5.0 PUBLIC COMMENTS:
PROPOSED PROJECT

Case Number(s): PP17669R02  
Applicant: Coachella Charter, LLC
EA No.: Exempt from CEQA  
Representative: Camille Acton
Area Plan: Eastern Coachella Valley  
Supervisorial District: Fourth District
Zoning Area/District: Lower Coachella Valley District  
Project Planner: Jay Olivas
Project APN(s): 779-320-005  
Charissa Leach, P.E.  
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 17669, Revised Permit No. 2 proposes to add a new modular classroom building with 10 single-story attached classrooms, totaling 9,504 sq. ft., with an additional 11 parking spaces (total 76-space parking lot), replacing prior Plot Plan No. 17669R1. The new proposed modular classroom building of 9,504 sq. ft. is located at an existing public charter school (K-8), constructed with private funding, with existing accessory classrooms totaling 23,611 sq. ft. (totaling 33,115 sq. ft. with modular addition), existing gymnasium totaling approximately 10,000 sq. ft., along with other existing related facilities including three (3) existing maintenance and storage buildings totaling approximately 8,000 sq. ft., approximate 5,000 sq. ft. outdoor pool area, 1,800 sq. ft. caretakers dwelling, 1,523 sq. ft. restroom building, existing outdoor recreational sports fields for soccer and softball, separate playground area, with existing parking lot and existing retention basins.

The project is located northerly of 51st Avenue, easterly of Calhoun Street, and westerly of Van Buren Street located at 50930 Calhoun Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND the project EXEMPT from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), Section 15311 (Accessory Structures), and Section 15061(b)(3) (Review for Exemption) based on the findings and conclusions incorporated in the staff report; and,
APPROVE PLOT PLAN NO. 17669, REVISED PERMIT NO. 2 subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

- **Specific Plan:** N/A
- **Specific Plan Land Use:** N/A
- **Existing General Plan Foundation Component:** Agriculture (AG)
- **Proposed General Plan Foundation Component:** N/A
- **Existing General Plan Land Use Designation:** Agriculture (AG)
- **Proposed General Plan Land Use Designation:** N/A
- **Policy / Overlay Area:** N/A
- **Surrounding General Plan Land Uses**
  - North: Agriculture (AG)
  - East: Agriculture (AG)
  - South: Agriculture (AG)
  - West: Agriculture (AG)
- **Existing Zoning Classification(s):** Light Agriculture (A-1)
- **Proposed Zoning Classification:** N/A
- **Surrounding Zoning Classifications**
  - North: A-1
  - East: A-1
  - South: A-1
  - West: A-1; City of Coachella
- **Existing Use:** Existing School (K-8)
- **Surrounding Uses**
  - North: Single-Family Dwellings; Crops
  - South: Single-Family Dwellings; Crops
  - East: Single-Family Dwellings; Crops
  - West: Single-Family Dwellings; Pet Rescue Center, Camp

**Project Details:**

<table>
<thead>
<tr>
<th>Item</th>
<th>Value</th>
<th>Min./Max. Development Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Site (Acres)</td>
<td>13.64</td>
<td>Article XI, Sec. 11.4</td>
</tr>
<tr>
<td>Total Existing Lots</td>
<td>1</td>
<td>Article XI, Sec. 11.4</td>
</tr>
</tbody>
</table>
Parking:

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Building Area (in SF)</th>
<th>Parking Ratio</th>
<th>Spaces Required</th>
<th>Spaces Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>School (K-8)</td>
<td>33,115</td>
<td>1-space per classroom (38)</td>
<td>38</td>
<td>78</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Located Within:

- City’s Sphere of Influence: Yes – Coachella
- County Service Area (“CSA”): Yes – Thermal #125 Lighting
- Special Flood Hazard Zone: No
- Agricultural Preserve: No
- Liquefaction Area: Yes – High
- Subsidence Area: Yes – Active
- Fault Zone: No
- Fire Zone: No
- Mount Palomar Observatory Lighting Zone: Yes – Zone B
- WRCMSHCP Criteria Cell: No
- CVMSHCP Conservation Boundary: Yes – Not in Conservation Area
- Stephens Kangaroo Rat (“SKR”) Fee Area: No
- Airport Influence Area (“AIA”): No

PROJECT LOCATION MAP

![Project Location Map](image-url)

Figure 1: Project Location Map
Background:

Plot Plan No. 17669 was originally approved on June 10, 2002 for the children’s church, private K-12 school, accessory classrooms, gymnasium, outdoor recreational area, and parking lot with approximately 65 spaces. Substantial Conformance No. 1 to Plot Plan No. 17669 approved in 2011 added a 1,523 square foot building to include restrooms, storage, and refreshment services area. School activities occur throughout the day for the students and faculty.

Plot Plan No. 17669, Revised Permit No. 1 (PP17669R1) was approved on August 14, 2017 for 10 additional modular classrooms and replaced both the original Plot Plan No. 17669 and Plot Plan No. 17669, Substantial Conformance No. 1.

Plot Plan No. 17669, Revised Permit No. 2 (PP17669R02) proposes 10 additional modular class rooms totaling 9,504 square feet at the existing school site.

General Plan Consistency

The project site is designated Agriculture (AG) on the Eastern Coachella Valley Area Plan, which allows for development of agriculture and related uses. However, the Agriculture land use designation includes zones such as Light Agriculture (A-1) which is highly consistent with AG, and the A-1 zone allows non-agriculture land uses such as schools. The proposed project will provide minor classroom expansion at existing school site in a semi-urban area with existing and proposed public improvements such as water, sewer, and road improvements, and therefore is consistent with General Plan.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The project has been determined to be categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), Section 15311 (Accessory Structures), and Section 15061 (b)(3) (Review for Exemption).

Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures as outlined in Section 15303(e). The proposed project is to allow for the construction of 9,504 square feet of modular classrooms at existing school site on an overall 13.64-acre site. As a result of this limited amount of new construction within central portion of previously disturbed land, which can be considered accessory/appurtenant structures (Section 15303e), the project is categorically exempt based on Section 15303 (New Construction or Conversion of Small Structures).

Additionally, the types of structures that fall within this exemption include, among others: “…In urbanized areas, the exemption also applies to up to four such 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.” (14Cal. Code Regs., §15303, subd. (c).)
Here, the modular building proposed to be constructed as part of the Project is less than 10,000 square feet in floor area and, presumably, would not involve the use of any, much less significant, amounts of hazardous substances. In addition, as the Site is not located in an environmentally sensitive area and already includes several functioning classrooms and school buildings, the remaining criteria for application of the Class 3 exemption is met. Therefore, the Project is exempt from CEQA.

Section 15311 exempts construction of a minor structures accessory to existing institutional facilities which may include schools, including the addition of small parking lots. Since the project includes 11 additional parking spaces and new domestic sewer line connection to 51st Avenue, these additions qualify as minor structures accessory/appurtenant to the existing school facilities, and the project is categorically exempt based on Section 15311 (Accessory Structures).

Also, the proposed modular addition is covered by the general rule (Section 15061(b)(3)), which states 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 modular addition in question may have a significant effect on the environment, because the proposed project for minor addition of 10-classroom buildings totaling 9,504 square feet on flat topography previously disturbed within existing school grounds with limited site preparation and pedestrian hardscape 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 installation of the proposed modular building of the size proposed would have a significant effect on the environment. Absent such information or evidence, the Project is also exempt from CEQA under the commonsense exemption.

The project site is located within a potential high liquefaction zone, however, required geotechnical/soils reports in accordance with the California Building Code and Riverside County Geotechnical Guidelines to be provided prior to grading permit issuance (COA 60.TRN-Grade) with construction measures including for the pad and modular foundation system, addresses any potential liquefaction impacts. Potential liquefaction therefore does not qualify as an unusual circumstance and is not considered CEQA mitigation.

Additionally, no exception to the CEQA 15061, 15303, 15311 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 or flood zones, not being located in an airport compatibility plan, and the project is not a hazardous waste site.

**FINDINGS AND CONCLUSIONS**

In order for the County to approve the proposed project, the following findings are required to be made Pursuant to Section 18.30 of Ordinance No. 348:

**Plot Plan Findings:**

1. The project site has a General Plan Land Use Designation of Agriculture: Agriculture (AG) (10 Acre Minimum). The project complies with the AG designation in that there is an existing caretaker dwelling on an overall 13.64 acre property and residential density is permitted at one dwelling per parcel provided that the parcel is 10 acres in size or larger.
2. The proposed use, expansion of existing charter school (K-8) with additional modular classrooms, is consistent with the Agriculture (AG) land use designation of the General Plan in that the 13.64 acre property is bordered by existing circulation facilities such as partially improved streets including Calhoun Street and 51st Avenue (LU 29.7), along with existing landscaping on the overall project site (WCVAP 11.1).

3. The project is not located within an Agriculture Preserve and is not subject to the Williamson Act.

4. The project site is surrounded by properties which have a General Plan Land Use Designation of Agriculture: Agriculture (AG) (10 Acre Minimum) to the north, south, and east; Community Development: Estate Density Residential (CD: EDR) (2 Acre Minimum) is located to the west.

5. The zoning for the subject site is Light Agriculture (A-1). The project site is surrounded by properties which are zoned Light Agriculture (A-1) to the north, south, east, and west.

6. The proposed project is consistent with Ordinance No. 348 (Land Use) and is allowed within the A-1 Zoning Classification subject to Plot Plan approval. Additionally, Section 13.1 B.3. within Ordinance No. 348 indicates that schools are allowed within the A-1 Zoning Classification with a plot plan, and the proposed modular classroom additions are located at an existing school site.

7. The project contains an existing school facility. Surrounding land uses consist of, agriculture land uses such as field crops and nurseries, scattered one family dwellings, pet rescue facility, campgrounds have been constructed and are operating in the project vicinity.

8. The existing project contains perimeter landscaping, six-foot high chain link fence, and front yard setbacks for existing buildings of approximately 120 feet from property lines which reduce visual impacts to the surrounding community which is largely a semi-urban area with farmland.

9. Fire protection and suppression services will be available for the project through the Riverside County Fire Department. Additionally, the project is required to maintain minimum fire access, fire sprinklers for the modular classroom addition, and fire construction permits as indicated by the Advisory Notification Document (AND) (FIRE General Conditions).

10. The new connected additional modular classrooms of 9,504 square feet are required to be installed on an engineered pillar foundation with accessible ramps.

11. The project conforms to the logical development of the land as is compatible with the present and future logical development of surrounding property due to existing and proposed site improvements such as existing and proposed paved roads and existing access driveways.

12. The overall development of the land is designed for the protection of the public health, safety and general welfare. The site is required to obtain new building construction and fire prevention permits for the proposed modular classroom in conformance with the 2016 California Building Code and Riverside County Ordinance No. 787.

13. Pursuant to the Transportation Department, due to the small project scope and negligible impacts, no traffic study shall be required. However, sufficient public street right-of-way along Calhoun Street and 51st Avenue shall be conveyed for public use to provide for a 36-foot half-width right-of-way as indicated by Condition of Approval (COA) 90.Transportation.5-ROW Dedication.
14. The Right of Way Dedications and improvements (COA 90.Transportation.2-IMP Plans) are considered a standard requirement due to existing county road standards and are not considered to be CEQA mitigation.

15. The project is served by domestic water from the City of Coachella with available domestic water service indicated per the City of Coachella will serve letter dated June 27, 2017, and as indicated by COA 80.E HEALTH.1 - Will Serve prior to building permit issuance for the proposed modular classroom additions.

16. The project is served by domestic sewer from the City of Coachella. Septic systems are being individually abandoned at the school site and sewer will be connected along 51st Avenue with recent installation and completion of domestic sewer lines by the City of Coachella.

17. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructions structures, on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed project is to entitle the operation of existing school site with modular addition, and does not include a proposed property subdivision.

Ordinance No. 348 (Development Standards):

18. The proposed site plan, as designed and conditioned, is consistent with the development standards set forth in the Light Agriculture A-1 zone in that:

   i. The minimum lot area in that zone is 20,000 square feet, and the project site is approximately 13.64 acres, which exceeds the minimum lot area.

   ii. Minimum yard requirements shall be 20 feet from front yard, five feet from side yard, and ten feet from rear yard. The existing school buildings are approximately 120 feet from front property line along Calhoun Street and approximately 10 feet from side yard for the existing maintenance building along north property line, and approximately 10 feet from rear yard for the existing caretaker dwelling. With the modular classroom addition in the middle portion of property, the setbacks exceed minimum yard requirements.

   iii. All buildings and structures may not exceed 50 feet in height. The existing buildings are approximately 16 feet in height, and the proposed modular additions at 13 feet in height are well below the maximum height limits.

   iv. No animals are currently kept on the premises and the lot currently exceeds 100 feet in width, therefore the project complies with this development standard.

   v. Automobile storage spaces must be provided in accordance with Section 18.12. The existing parcel provides 67 parking spaces. With new combined total of 38 classrooms at existing elementary/intermediate school, 78-parking spaces are provided in excess of 1-parking space per classroom, which is sufficient parking under Section 18.12 for both existing and proposed school and related buildings. Additionally, Condition of Approval 90.PLANNING.4 – Existing Parking requires to maintain existing parking paving material.
Other Findings:

1. The project site is located within the City of Coachella Sphere of Influence. This project was provided to City of Coachella for review on March 4, 2019. The City commented that a new sewer line was approved and installed along 51st Avenue which the existing charter school would be connecting into, and, spoke neither in favor or opposition of the project.

2. The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The project complies in that any additional security lighting shall be hooded, low pressure sodium lighting, 4080 lumens or below.

3. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) but is not located within a conservation area of that plan. The project for additional modular classrooms shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement.

4. Site disturbance has already occurred at the existing school site. Potential impacts to archaeological resources were previously reviewed under Phase I Archaeological Assessment dated April 10, 2002, and no archaeological resources were located on this lot. Notification letters regarding AB 52 were also mailed out previously on May 10, 2017 to local and regional tribes as part of previous approved Plot Plan No. 17669R1 and there was no request for further consultation at that time.

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area (“SRA”) or Local Responsibility Area (“LRA”) and is not located within a hazard severity 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 COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper / Desert Sun. Additionally, public hearing notices were mailed to property owners within 2,400 square feet of the project site. As of the writing of this report, Planning Staff has received no written communication from the public indicating support or opposition to the proposed project.

APPEAL INFORMATION

The Director’s Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671, within 10 calendar days after the date of the mailing of the decision of the Commission.
*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.
Phoenix Modular does not warrant against leaks in doors due to incomplete siding and trim installation.
PHOTO 5

IMAGINE SCHOOL COACHELLA MODULAR PHASE 2 PHOTO LOCATION
ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP17669R02. 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

Plot Plan No. 17669, Revised Permit No. 2 proposes to add a new modular classroom building with 10 single-story attached classrooms, totaling 9,504 sq. ft., with an additional 11 parking spaces (total 76-space parking lot), replacing prior Plot Plan No. 17669R1. The new proposed modular classroom building of 9,504 sq. ft. is located at an existing public charter school (K-8), constructed with private funding, with existing accessory classrooms totaling 23,611 sq. ft. (totaling 33,115 sq. ft. with modular addition), existing gymnasium totaling approximately 10,000 sq. ft., along with other existing related facilities including three (3) existing maintenance and storage buildings totaling approximately 8,000 sq. ft., approximate 5,000 sq. ft. outdoor pool area, 1,800 sq. ft. caretakers dwelling, 1,523 sq. ft. restroom building, existing outdoor recreational sports fields for soccer and softball, separate playground area, with existing parking lot and existing retention basins.

Plot Plan No. 17669R02 will replace Plot Plan No. 17669R1, and will now serve as the use permit for the property. The project shall now comply with the conditions for this Plot Plan No. 17669R02.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:
- Vista Santa Rosa (Adopted 9/28/2004)

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS.

Advisory Notification. 4 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.)
ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- 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:
   - 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 TTM and TPs}
   - Ord. No. 461 (Road Improvement Standards) {for TMMs and TPs}
   - 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 TTM and TPs}
   - 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 TTM and TPs}
   - 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
ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)
- 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 (WRCMHCP)
- 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

NOTIFICATIONS:
RISK CATEGORY
This Building classification is E occupancy with more than 250 occupants per table 1804.5 it must be designed to risk category III.
LIQUEFACTION:
Based on County records, this project appears to be located in an area with HIGH liquefaction. Per Section CBC Section 1803.5, a geotechnical assessment of this condition is required and, according to Section 1803, the assessment must be conducted by a licensed design professional. If the assessment indicates that the condition, if not corrected, would lead to structural defects, the assessment shall recommend corrective action which is likely to prevent structural damage.
Note: Per Section 1803.2, this assessment does not necessarily have to take the form of a full Soil Report. It can take the form of a letter stating that the design professional of record for this project has assessed the site and has either provided corrective actions or that the specific site conditions do not warrant corrective action.

ACCESSIBLE PATH OF TRAVEL:
Building Permit set must indicate required continuous accessible paved path of travel. The accessible path of travel details shall include:
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 a 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.

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 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.

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
ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 GENERAL CONDITIONS (cont.)
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 SPRINKLER SYSTEM REQUIRED
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 inspections will be required to be completed in association with the rough piping and final acceptance. (Currently: Riverside County Fire Department – Office of the Fire Marshal, 77933 Las Montanas Rd. #201, Palm Desert, CA 92211, (760)863-8886)

FIRE CONSTRUCTION PERMITS REQUIRED
Submital to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

Planning

Planning. 1 Gen - 90 Days to Protest

The project applicant has 90 days from the date of 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 other exactions imposed on this project as a result of this approval or conditional approval of the project.

Planning. 2 Gen - Animal Keeping

Any animal keeping on the property shall conform to the permitted uses of the applicable zone.

Planning. 3 Gen - Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

Planning. 4 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.
**ADVISORY NOTIFICATION DOCUMENT**

Planning

Planning. 5 Gen - Exterior Noise Levels (cont.)

Planning. 5 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, 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. he permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 6 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
Planning

Planning. 6 Gen - Hold Harmless (cont.) shall make such additional deposits.

Planning. 7 Gen - Hours of Operation

Use of the outdoor recreational facilities approved under this plot plan, including any and all outdoor lighting of such facilities, shall be limited to 9:00 a.m. to 10:00 p.m. in order to reduce conflict with adjacent residential zones and/or land uses. Employees of the facility may conduct customary and incidental administrative, maintenance, and security functions 24-hours per day 7 days a week.

Planning. 8 Gen - Land Division Required

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. 9 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. 10 Gen - Limit on Signage

Signage for this project shall be limited to the signage previously approved under related PP17669. 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. 11 Gen - Mt. Palomar Lighting Area

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

Planning. 12 Gen - No Day Care Center

No approval is given by this permit for a licensed day care, nursery school, child care and/or baby sitting facility or for a day care center or school for commercial compensation. No community care facility or a state licensed health facility is approved by this plot plan.

Planning. 13 Gen - Permit "Used"

The effective date of the issuance of this permit is the Planning Department's approval date. This permit shall be considered "used" as of the day of the effective date. The permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees, for any plan check as determined by the Building and Safety Department, in order to ensure compliance with all applicable requirements of Ordinance Nos. 348 (Land Use & Zoning) and 457 (Building Code) and the conditions of approval of this permit.

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ADVISORY NOTIFICATION DOCUMENT

Planning
Planning. 13 Gen - Permit "Used" (cont.)
permit holder shall pursue diligently to completion all necessary permits and obtain final inspection approval thereof.

Planning. 14 Gen - Undeveloped Void Date

Notwithstanding any other condition of approval herein, this permit shall become null and void on July 1, 2024, as it applies to any undeveloped portion or any undeveloped phases of this property; "undeveloped" shall mean where no lawful occupancy or structure exists. A notice to the Building and Safety Department concerning this condition shall be placed on this application to take effect on the date specified in this condition.

Planning. 15 Gen - Void Related Project

Plot Plan No. 17669R02 will replace Plot Plan No. 17669R1, and will now serve as the use permit for the property. The project shall now comply with the conditions for this Plot Plan No. 17669R02.

Transportation
Transportation. 1 COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: http://rtclma.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 STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
Plan: PP17669R02

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1  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. 2  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-PAL

060 - Planning-PAL. 1  PDP01624 ACCEPTED  Not Satisfied
County Paleontological Report (PDP) No. 1624, submitted for this case (PP17669R02 and BGR1900077), was prepared by Brian F. Smith and Associates, Inc. and is entitled: “Paleontological Resource Impact Mitigation Program (PRIMP), Imagine Coachella Project, Phase 2, west of the City of Coachella in unincorporated Riverside County, California (APNs 767-150-010; Case No. PP17669R02; BGR1900077)”, dated 18 March 2019.

PDP01624 satisfies the requirement for a PRIMP for this site grading. PDP01624 is hereby accepted for PP17669R02. PDP01624 shall be implemented for site grading under the grading permit BGR1900077. Should fossil remains be encountered during site excavation, the developer shall immediately inform the County Geologist and shall immediately employ the steps enumerated in PDP01624 for fossil protection and recovery, as appropriate.

In addition, per the County’s SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

060 - Planning-PAL. 2  PRIMP  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.
60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 2 PRIMP (cont.) Satisfied

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 institution.
14. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g. 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 DRAINAGE EASEMENT Not Satisfied

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

TRN-Grade

060 - TRN-Grade. 1 BMP Permit Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The
Plan: PP17669R02
Parcel: 779320005

60. Prior To Grading Permit Issuance

TRN-Grade

060 - TRN-Grade. 1 BMP Permit (cont.) Not Satisfied
Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

060 - TRN-Grade. 2 Geotechnical Reports Not Satisfied
A geotechnical/soils report(s) in accordance with the CALIFORNIA BUILDING CODE AND RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit.

060 - TRN-Grade. 3 PM10 Plan Required Not Satisfied
The PM10 FUGITIVE MITIGATION PLAN NOTES shall be read, filled, dated, and signed by Owner. Please complete these notes before the submission of the revised grading plans. Please complete and provide a copy of Forms "A", "DCP", and "CP" from the Coachella Valley Fugitive Dust Control Handbook.

060 - TRN-Grade. 4 Pre-construction Meeting Not Satisfied
Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department.

70. Prior To Grading Final Inspection

Planning-PAL

070 - Planning-PAL. 1 PALEO MONITORING REPORT Not Satisfied

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County’s Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

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
80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) 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.

E Health

080 - E Health. 1 Sewer Will Serve Not Satisfied
A “Will Serve” letter is required from the sewer agency serving the project.

Planning

080 - Planning. 1 Gen - Agency Clearance Not Satisfied
Prior to Building Permit Issuance, the developer/permit holder shall submit a clearance letter from the Coachella Valley Water District to the Planning Department verifying compliance with the conditions stated in their transmittal letter, a copy which is located within the Planning Department file.

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 EXHIBIT A.

080 - Planning. 3 Gen - Conform to Floor Plans Not Satisfied
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

080 - Planning. 4 Gen - Fee Status Not Satisfied
Prior to the issuance of building permits for Plot Plan No. 17669, Revised Permit No. 2, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

080 - Planning. 5 Gen - School Fees Not Satisfied
Impacts to the Coachella Valley Unified School District shall be mitigated in accordance with California State law.
80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 R-O-W DEDICATION Not Satisfied
Sufficient public street right-of-way along Calhoun Street shall be conveyed for public use to provide for a 36-foot half-width dedicated right-of-way. An additional 6-feet dedication is required.

Sufficient public street right-of-way along 51st Avenue shall be conveyed for public use to provide for a 36-foot half-width dedicated right-of-way. An additional 6-feet dedication is required.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied
Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:
1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a “Wet Signed” copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a “Wet Signed” copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a “Wet Signed” copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 Abandon OWTS Not Satisfied
All existing onsite wastewater treatment systems (OWTS) must be properly abandoned under permit with Environmental Health. Contact Indio office at (760) 863-7570 for additional information. NOTE: onsite sewer plans must be approved by County Building and Safety prior to abandoning OWTS.

Planning

090 - Planning. 1 Gen - Accessible Parking Not Satisfied
A minimum of four (4) accessible parking spaces for persons with disabilities shall be maintained 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
90. Prior to Building Final Inspection

Planning

090 - Planning. 1    Gen - Accessible Parking (cont.) Not Satisfied
  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 - Bike Racks Not Satisfied
  Bicycle racks with a minimum of ten (10) spaces shall be maintained in a convenient location to
  facilitate bicycle access to the project area. The bicycle racks shall be shall be maintained in
  accordance with the approved plans.

090 - Planning. 3    Gen - Existing Fence Locations Not Satisfied
  Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

090 - Planning. 4    Gen - Existing Parking Paving Not Satisfied
  A minimum of 78 parking spaces shall be maintained as shown on the APPROVED EXHIBIT A,
  unless otherwise approved by the Planning Department. The parking area shall be surfaced with
  asphaltic concrete or concrete to current standards as approved by the Building Department.

090 - Planning. 5    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. 17669R02 (new modular classroom area) is calculated to be 0.46 net
  acres.

090 - Planning. 6    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. 17669R02
  (new modular classroom area) has been calculated to be 0.46 net acres.

090 - Planning. 7    Gen - Reservoir Fencing Not Satisfied
  All reservoirs and any swimming pools and spas shall be properly enclosed with minimum five (5) foot
  high fencing and self latching gates as required by state building code.

090 - Planning. 8    Gen - Roof Equipment Shielding Not Satisfied
Plan: PP17669R02  Parcel: 779320005

90. Prior to Building Final Inspection

Planning

090 - Planning. 8 Gen - Roof Equipment Shielding (cont.) Not Satisfied
Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 9 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.

Transportation

090 - Transportation. 1 DRIVeway(S) Not Satisfied
The applicant shall rebuild the northerly driveway on Calhoun Street and replace with 24-foot wide commercial driveway in accordance with County Standard, as approved by the Transportation Department.

090 - Transportation. 2 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://rctima.org/trans/General-Information/Pamphlets-Brochures

090 - Transportation. 3 IMPROVEMENTS Not Satisfied
Calhoun Street along project boundary is a paved County maintained road and shall be improved with 6-inch concrete curb and gutter, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 48-foot part-width dedicated right-of-way in accordance with County Standard No. 104, Section “A” (44’/66”) modified to omit sidewalk and install “NO PARKING” signage on Calhoun Street.

51st Avenue along project boundary is a paved County maintained road and shall be improved with dedicated paved right hand turn lane at the intersection of Calhoun Street for westbound traffic turning north; and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 48-foot part-width dedicated right-of-way in accordance with County Standard No. 104, Section “B” (44’/66”) modified to omit AC Dike.

090 - Transportation. 4 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied
Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 5 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied
The project’s Licensed/Registered Landscape Architect or On-site Representative shall schedule the
Plan: PP17669R02
Parcel: 779320005

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 LSP - LANDSCAPE INSPECTION REQUIRED (cont.) Not Satisfied
Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape
INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable
Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION
INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION
INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of
occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be
installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation,
Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease
and pests; and, irrigation systems are properly constructed and determined to be in good working
order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT
INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall
execute a Landscape Certificate of Completion that shall be submitted to the Transportation
Department, Landscape Section. Landscape Bonds may be released at that time.

090 - Transportation. 6 R-O-W DEDICATION Not Satisfied
Sufficient public street right-of-way along Calhoun Street shall be conveyed for public use to provide
for a 36-foot half-width dedicated right-of-way. An additional 6-feet dedication is required.

Sufficient public street right-of-way along 51st Avenue shall be conveyed for public use to provide for a
36-foot half-width dedicated right-of-way. An additional 6-feet dedication is required.

Waste Resources

090 - Waste Resources. 1 Waste-Recycling and Organics Compliance Not Satisfied
Prior to final permit inspection, the applicant shall complete a Mandatory Commercial Recycling and
Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or
plans that address commercial and organics recycling, in compliance with State legislation/regulation.
Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste
Resources for approval. For more information go to:
www.rcwaste.org/business/planning/applications. To obtain Form D, please contact the Recycling
Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.
March 12, 2019

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

Dear Mr. Olivas:

Subject: Imagine School, Coachella Modular Phase 2, APN 779-320-005

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 West 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  
March 12, 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, 8th Floor  
Riverside, CA 92501

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

Packer Morley  
Coachella Charter Holding, LLC  
775 West 1200 North, Suite 100  
Springville, UT 84663
APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

X PLOT PLAN    ☐ PUBLIC USE PERMIT    ☐ VARIANCE
☐ CONDITIONAL USE PERMIT    ☐ TEMPORARY USE PERMIT

X REVISED PERMIT  Original Case No. 17669 ROZ

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Coachella Charter Holding, LLC

Address: 775 West 1200 North, Suite 100
Springville, UT 84663

Contact Person: Packer Morley  E-Mail: packer@amercd.com

Daytime Phone No: (801) 404-8210  Fax No: (____) ________

Engineer/Representative Name: STK Architecture, Inc.

Contact Person: Camille Acton  E-Mail: cacton@stkinc.com

Mailing Address: 42095 Zevo Drive, Suite A15
Temecula, CA 92590

Daytime Phone No: (951) 296.9110  Fax No: (____) ________

Property Owner Name: Coachella Charter Holding, LLC

Contact Person: Packer Morley  E-Mail: packer@amercd.com

Mailing Address: 775 West 1200 North, Suite 100
Springville, UT 84663

Daytime Phone No: (801) 404-8210  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"
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 the application is submitted electronically, the “wet-signed” signatures must be submitted to the Planning Department prior to submission but before the use permit is ready for public hearing.)

Michael C. Langley
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Michael Morley
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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.

AUTHORIZED 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): 779-320-005
Approximate Gross Acreage: 9054 SF / 10.021
General location (nearby or cross streets): North of Avenue 51, South of 5041 W., East of Hancock St, West of Van Buren St, California
APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Addition of one (1) modular classroom building to the existing school site.

Bring parking up to Riverside County parking standards.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 15.64 for schools, 17.188 for Off-Street Vehicle Parking Standards

Number of existing lots: 1

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

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Form 295-1010 (06/06/16)   Page 3 of 6
APPLICATION FOR LAND USE AND DEVELOPMENT

Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit “A”.

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

Related cases filed in conjunction with this application:

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

If yes, provide Application No(s). PP177669 - PP177665

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 43018 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):

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

Form 295-1010 (06/06/18)
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:  Coachella Charter Holdings, LLC
Address:  775 W 1200 N Suite 100 Springville, UT 84663
Phone number:  801-489-9535
Address of site (street name and number if available, and ZIP Code):  50930 Calhoun St. Coachella, CA 92236
Local Agency:  County of Riverside
Assessor's Book Page, and Parcel Number:  APN: 779-320-005
Specify any list pursuant to Section 65962.5 of the Government Code:  
Regulatory Identification number:  
Date of list:  
Applicant:  
Date  10/23/2016

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)  
Date  12/23/18
Owner/Authorized Agent (2)  
Date  

Form 285-1010 (08/06/16)
APPLICATION FOR LAND USE AND DEVELOPMENT

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016
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.

Property Owner(s)' Signature(s) and Date

Coachella Charter Holdings, LLC

Printed Name of Owner

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

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

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

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

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

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**INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

- 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.

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.
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 Mike Morley, hereafter "Applicant" and Coachella Charter Holdings LLC, Property Owner.

Description of application/permit use:
(1) added Modular classroom + required parking spaces

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:
   Assessor’s Parcel Number(s): 779-320-005
   Property Location or Address:
   50-930 Calhoun Street, Coachella (Riverside county), CA 92236

2. PROPERTY OWNER INFORMATION:
   Property Owner Name: Coachella Charter Holdings, LLC
   Firm Name: Coachella Charter Holdings, LLC
   Phone No.: 801.489.9535
   Email: packer@amercd.com
   Address: 50-930 Calhoun Street
   Coachella, CA 92236

3. APPLICANT INFORMATION:
   Applicant Name: Mike Morley
   Phone No.: 801.404.8210
   Email: packer@amercd.com
   Address (if different from property owner):
   775 W. 1200 North, Suit 100
   Springville, UT 84663

4. SIGNATURES:
   Signature of Applicant: ____________________________ Date: 12/13/2018
   Print Name and Title: Mike Morley Manager
   Signature of Property Owner: ________________________ Date: 12/13/2018
   Print Name and Title: Mike Morley Manager
   Signature of the County of Riverside, by ____________________________ Date: ____________________________
   Print Name and Title: ____________________________

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#:
Set #: __________________________________________ Application Date: ____________________________

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-5177
284-212 Rev. 8/2018
NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 17669, REVISED PERMIT NO. 2 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), Section 15311 (Accessory Structures), and Section 15061(b)(3) (Review for Exemption) – Applicant: Coachella Charter Holding, LLC – Representative: STK Architecture – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture (AG) (10 Acre Minimum) – Location: Northerly of 51st Avenue, easterly of Calhoun Street, and westerly of Van Buren Street located at 50930 Calhoun Street – 13.64 Acres – Zoning: Light Agriculture (A-1) – REQUEST: Plot Plan No. 17669, Revised Permit No. 2 proposes to add a new modular classroom building with 10 single-story attached classrooms, totaling 9,504 sq. ft., with an additional 11 parking spaces (total 76-space parking lot), replacing prior Plot Plan No. 17669R1. The new proposed modular classroom building of 9,504 sq. ft. is located at an existing public charter school (K-8), constructed with private funding, with existing accessory classrooms totaling 23,611 sq. ft. (totaling 33,115 sq. ft. with modular addition), existing gymnasium totaling approximately 10,000 sq. ft., along with other existing related facilities including three (3) existing maintenance and storage buildings totaling approximately 8,000 sq. ft., approximate 5,000 sq. ft. outdoor pool area, 1,800 sq. ft. caretakers dwelling, 1,523 sq. ft. restroom building, existing outdoor recreational sports fields for soccer and softball, separate playground area, with existing parking lot and existing retention basins.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: MAY 13, 2019
PLACE OF HEARING: PALM DESERT PERMIT CENTER
77-588 EL DUNA CT., SUITE H
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org, or go to the County Planning Department’s Director’s Hearing agenda web page at http://planning.rclma.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 Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:30 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501 or the Desert Office, 77588 El Duna Court Suite H, Palm Desert, CA 92211. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed 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 comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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 Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director 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
77588 El Duna Court Suite H, Palm Desert, CA 92211
PROPERTY OWNERS CERTIFICATION FORM

I, ____________ VINNIE NGUYEN ____________ certify that on ____________ April 22, 2019 ____________,

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

APN (s) or case numbers ____________ PP17669R02 ____________ for
Company or Individual’s Name ____________ RCIT - GIS ____________,

Distance buffered ____________ 2400’ ____________

Pursuant to application requirements furnished by the Riverside County Planning Department.

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

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

TITLE: ____________ GIS Analyst ____________

ADDRESS: ____________ 4080 Lemon Street 9TH Floor ____________

Riverside, Ca. 92502 ____________

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158 ____________
768020036
CITY OF COACHELLA
1515 8TH ST
COACHELLA CA 92236

768020026
PATHFINDER COACHELLA LOTS
4350 LA JOLLA VILLAGE DR
SAN DIEGO CA 92122

768471014
JOHN SARROUF
LORENA BELEN SARROUF
HENRY SARROUF
43996 PETTIROSSO ST
INDIO CA 92203

768050001
GREGORY C CERVANTES
BEATRICE A CERVANTES
50800 VAN BUREN ST
COACHELLA CA 92236

768470025
ADRIANA ANDRADE DEFUENTES
51045 VENICE LN
COACHELLA CA 92236

768470024
JOSE M JIMENEZ
CATALINA ALEJO JIMENEZ
51046 VENICE LN
COACHELLA CA 92236

768470026
UBALDO AYALA CALDERON
ROSA M CALDERON
51067 VENICE LN
COACHELLA CA 92236

768470023
ALFREDO TORRES
LIDIA C MORENO TAVISON
51068 VENICE LN
COACHELLA CA 92236

768470027
SAMANTHA MESA
51089 VENICE LN
COACHELLA CA 92236

768470022
ELIZABETH P DURAN
51090 VENICE LN
COACHELLA CA 92236

768470028
ESMERALDA JASSO MARTINEZ
51113 VENICE LN
COACHELLA CA 92236

768470021
MARTIN PAREDES MARTINEZ
GUADALUPE MARTINEZ
51114 VENICE LN
COACHELLA CA 92236

768470020
MARIA N LOPEZ
JOSE M LOPEZ
51134 VENICE LN
COACHELLA CA 92236

768470029
MELISSA T GUERRERO
51135 VENICE LN
COACHELLA CA 92236
768470030
ERNESTO ZEPEDA
51157 VENICE LN
COACHELLA CA. 92236

768471001
JOSE FRANCISCO LEON
MARIA ELENA LEON
84017 MANHATTAN AVE
COACHELLA CA. 92236

768470045
CANDIDO GOMEZ
DULCE M COLE
84018 MANHATTAN AVE
COACHELLA CA. 92236

768470031
RAMONA SALINAS
84029 HUNTINGTON AVE
COACHELLA CA. 92236

768471002
VANESSA M TORRES
84029 MANHATTAN AVE
COACHELLA CA. 92236

768470044
ELISEO ARELLANO
84030 MANHATTAN AVE
COACHELLA CA. 92236

768471015
STEVEN M TORRES
YURI D ESQUIVEL
84032 CAPITOLA AVE
COACHELLA CA. 92236

768470032
DOMINGO FLORES
84039 HUNTINGTON AVE
COACHELLA CA. 92236

768471003
CARLOS A TORUNO
MARIA OTILIA CHAVEZ
84039 MANHATTAN AVE
COACHELLA CA. 92236

768470043
RICARDO MENDOZA
84040 MANHATTAN AVE
COACHELLA CA. 92236

768470033
CARLOS ROSARIO AISPURO
AMANDA GRICELDA AISPURO
84051 HUNTINGTON AVE
COACHELLA CA. 92236

768470042
ERICK CASTRO
84052 MANHATTAN AVE
COACHELLA CA. 92236

768470019
JOSE LEONARDO ALVAREZ
84062 HUNTINGTON AVE
COACHELLA CA. 92236

768470005
EDUARDO ROMAYOR
JOANNA R FUENTES
84073 LA JOLLA AVE
COACHELLA CA. 92236
NOTICE OF EXEMPTION

TO:  □ Office of Planning and Research (OPR)  FROM:  Riverside County Planning Department  □ 4060 Lemon Street, 12th Floor  □ 77588 El Duna Ct.
     P.O. Box 3044  P.O. Box 1409  Palm Desert, CA 92201
     Sacramento, CA 95812-3044
     County of Riverside County Clerk  Riverside, CA 92502-1409

Project Title/Case No.:  Plot Plan No. 17699, Revised Permit No. 2

Project Location:  In the unincorporated area of Riverside County, more specifically located at 50930 Calhoun Street.

Project Description:  Plot Plan to add new modular classroom building with 10 single story classrooms totaling 9,504 square feet.

Name of Public Agency Approving Project:  Riverside County Planning Department

Project Applicant & Address:  Coachella Charter Holding, LLC 775 West 1200 North, Suite 100 Springville, UT 84663

Exempt Status:  (Check one)

☐ Ministerial (Sec. 21080(b)(1); 15268)  ☑ Categorical Exemption (15303 & 15311)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))  ☐ Statutory Exemption (__________)
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))  ☑ Other: 15061

Reasons why project is exempt:  The Project has been determined to be categorically exempt from CEQA, under Section 15303 (New Construction and Conversion of Small Structures) and Section 15311 (Accessory Structures) and Section 15061 (b)(3) (Review for Exemption) of the State CEQA Guidelines.

Jay Olivas, Project Planner  760-863-8271

Project Planner  4/22/19

Date Received for Filing and Posting at OPR: __________________________

Revised: 04/24/2019: Y:\Planning Case Files-Riverside office\PP17669R02\DH\NOE.docx

Please Charge deposit fee case#: ZPP17669R02  ZCFW No.

For County Clerk's Use Only
Good Morning, Jay,

As of this morning, we do not see an agenda for the May 13th hearing.

Also, as of this morning, the Conditions of Approval have not been updated or corrected.

Please advise, at your earliest convenience, of the status of our project.

Thank you,
Camille

Camille Acton
STK Architecture, Inc.
951.296.9110 Phone
951.313.4116 Cell
http://www.stkinc.com

From: Olivas, Jay <JOLIVAS@RIVCO.ORG>
Sent: Monday, April 22, 2019 9:04 AM
To: Camille Acton <cacton@stkinc.com>
Subject: RE: [EXTERNAL MAIL] Imagine Coachella Modular Project PP17669R02

Am sending update today for tentative May 13th Director’s Hearing (Desert) with COAs, we have ordered the hearing labels, thanks

From: Olivas, Jay
Sent: Wednesday, April 17, 2019 4:18 PM
To: Camille Acton <cacton@stkinc.com>
Subject: RE: [EXTERNAL MAIL] Imagine Coachella Modular Project PP17669R02

Just returned from our commission hearing, will have hearing date TBD as soon as possible, thanks


Jay T. Olivas
Urban Regional Planner -
Riverside County
77-588 El Duna Court, Suite H
Palm Desert, CA 92211
Ph: (760) 863-7050
Email: jolivas@rivco.org
Website: http://planning.rctma.org/
To help us better serve you please
click the link to tell us  How are we doing?

From: Camille Acton [mailto:cacton@stkinc.com]
Sent: Tuesday, April 16, 2019 11:43 AM
To: Olivas, Jay <jolivas@rivco.org>
Subject: FW: [EXTERNAL MAIL] Imagine Coachella Modular Project PP17669R02

Good Morning Jay,

Has the staff report been drafted? We have noticed that, as of this morning, the conditions of
approval have not changed. See string of emails, below.

Thank you,
Camille

Camille Acton
STK Architecture, Inc.
951.296.9110 Phone
951.313.4116 Cell
http://www.stkinc.com

From: Olivas, Jay <jolivas@rivco.org>
Sent: Tuesday, April 9, 2019 1:18 PM
To: Camille Acton <cacton@stkinc.com>
Subject: RE: [EXTERNAL MAIL] Imagine Coachella Modular Project PP17669R02

Please see recommended conditions to date, we are preparing Draft Staff Report by early next week, will keep updated,
thanks

http://onlineservices.rctlma.org/content/conditions_of_approvalPLUS.aspx?PERMITNO=pp17669R02

From: Camille Acton [mailto:cacton@stkinc.com]
Sent: Wednesday, April 03, 2019 8:48 AM
To: Olivas, Jay <jolivas@rivco.org>
Cc: Victor Rocha <vrocha@stkinc.com>; Mike L <mikeL@morcor.biz>
Subject: RE: [EXTERNAL MAIL] Imagine Coachella Modular Project PP17669R02

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.

Jay,
We have not seen any change in the Conditions of Approval for the above-mentioned project. Please note that the project description should be edited as seen below. We have contacted the various departments, to get a status, but the conditions remain unchanged as of today.

We would like to get into a Director’s Hearing as soon as possible, but we are reluctant to re-submit when it seems as though the comments are not complete.

Thank you,
Camille

---

From: Camille Acton
Sent: Monday, March 25, 2019 2:11 PM
To: 'Olivas, Jay' <OLIVAS@RIVCO.ORG>
Cc: Victor Rocha <vrocha@stkinc.com>; Mike L <Mikel@morcor.biz>
Subject: RE: [EXTERNAL MAIL] Imagine Coachella Modular Project PP17669R02

Please see suggested edits in red, below:

"The use hereby permitted is for an existing public charter school (K-8), constructed with private funding, with accessory classrooms totaling approximately 23,611 square feet, a gymnasium totaling approximately 10,000 square feet, with other existing related facilities including three (3) maintenance and storage buildings totaling approximately 8,000 square feet, approximate 5,000 square foot outdoor pool area, 1,800 square foot caretakers dwelling, 1,523 square foot restroom building, existing outdoor recreational sports fields for soccer and softball, separate playground area, with existing parking lot containing approximately 65 spaces with existing retention basins. Plot Plan No. 17669R02 will propose a new modular classroom with 10 classrooms, of 9,504 sf, and an additional 11 parking spaces (total 76) to replace Plot Plan No. 17669R1, and will now serve as the use permit for the property. The project shall now comply with the conditions for this Plot Plan 17669R02."

Thank you,
Camille

---

Camille Acton
STK Architecture, Inc.
951.296.9110 Phone
951.313.4116 Cell
http://www.stkinc.com

From: Olivas, Jay <OLIVAS@RIVCO.ORG>
Sent: Monday, March 25, 2019 9:16 AM
To: Camille Acton <cacton@stkinc.com>
Cc: Victor Rocha <vrocha@stkinc.com>; Mike L <Mikel@morcor.biz>
Subject: RE: [EXTERNAL MAIL] Imagine Coachella Modular Project PP17669R02

Camille,

Which agencies wish to reach?

Transportation 760-863-8267
Fire Prevention 760-863-8886
E Health 760-863-7570
Can also suggest condition edits (attached), planning’s are being completed.

Please suggest draft project description edits and will incorporate:

“The use hereby permitted is for an existing private charter school (K-8) with accessory classrooms totaling approximately 14,000 square feet, a gymnasium totaling approximately 10,000 square feet, with other existing related facilities including three (3) maintenance and storage buildings totaling approximately 8,000 square feet, approximate 5,000 square foot outdoor pool area, 1,800 square foot caretakers dwelling, 1,523 square foot restroom building, existing outdoor recreational sports fields for soccer and softball, separate playground area, with existing parking lot containing approximately 65 spaces with existing retention basins. Plot Plan No. 17669R02 will replace Plot Plan No. 17669R1, and will now serve as the use permit for the property. The project shall now comply with the conditions for this Plot Plan 17669R02.”

Regards,

Jay T. Olivas  
Urban Regional Planner -  
Riverside County  
77-588 El Duna Court, Suite H  
Palm Desert, CA 92211  
Ph: (760) 863-7050  
Email: jolivas@rivco.org  
Website: http://planning.rctma.org/

To help us better serve you please  
click the link to tell us How are we doing?

From: Camille Acton [mailto:caction@stkinc.com]  
Sent: Monday, March 25, 2019 8:56 AM  
To: Olivas, Jay <JOLIVAS@RIVCO.ORG>  
Cc: Victor Rocha <vrocha@stkinc.com>; Mike L <MikeL@morcor.biz>  
Subject: [EXTERNAL MAIL] Imagine Coachella Modular Project PP17669R02

Good Morning, Jay,

I checked the status of the conditions of approval this morning, see attached. The conditions still seem incomplete and much of it is not applicable. The project description summary is still inaccurate. We would very much like to respond to and re-submit, but we would also want to verify that we are responding to valid and complete comments.

The Blue Beam comments are very few and we fear they may be incomplete as well. Or, perhaps we are not navigating it correctly.

Last week you suggested we contact each of the departments independently. I am happy to do that, but will you please provide contact information for each of the departments, or point us in the right direction to find the contact information?
NOTICE OF EXEMPTION

TO:  [ ] Office of Planning and Research (OPR)  [ ] County of Riverside County Clerk
FROM: Riverside County Planning Department

[ ] 4080 Lemon Street, 12th Floor [ ] 77588 El Duna Ct.
P. O. Box 1409 [ ] P. O. Box 1409
Riverside, CA 92502-1409 [ ] Palm Desert, CA 92201

Project Title/Case No.: Plot Plan No. 17699, Revised Permit No. 2
Project Location: In the unincorporated area of Riverside County, more specifically located at 50930 Calhoun Street.
Project Description: Plot Plan to add new modular classroom building with 10 single story classrooms totaling 9,504 square feet.
Name of Public Agency Approving Project: Riverside County Planning Department
Project Applicant & Address: Coachella Charter Holding, LLC 775 West 1200 North, Suite 100 Springville, UT 84663

Exempt Status: (Check one)
[ ] Ministerial (Sec. 21080(b)(1); 15268) [ ] Categorical Exemption (15303 & 15311)
[ ] Declared Emergency (Sec. 21080(b)(3); 15269(a)) [ ] Statutory Exemption (____________)
[ ] Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) [ ] Other: 15061

Reasons why project is exempt: The Project has been determined to be categorically exempt from CEQA, under Section 15303 (New Construction and Conversion of Small Structures) and Section 15311 (Accessory Structures) and Section 15061 (b)(3) (Review for Exemption) of the State CEQA Guidelines.

Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures as outlined in Section 15303(e). The proposed project is to allow for the construction of 9,504 square feet of modular classrooms at existing school site on an overall 13.64-acre site. As a result of this limited amount of new construction within central portion of previously disturbed land, which can be considered accessory/appurtenant structures (Section 15303c), the project is categorically exempt based on Section 15303 (New Construction or Conversion of Small Structures).

Additionally, the types of structures that fall within this exemption include, among others: “...In urbanized areas, the exemption also applies to up to four such 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.” (14Cal. Code Regs., §15303, subd. (c)).

Here, the modular building proposed to be constructed as part of the Project is less than 10,000 square feet in floor area and, presumably, would not involve the use of any, much less significant, amounts of hazardous substances. In addition, as the Site is not located in an environmentally sensitive area and already includes several functioning classrooms and school buildings, the remaining criteria for application of the Class 3 exemption is met. Therefore, the Project is exempt from CEQA.

Section 15311 exempts construction of a minor structures accessory to existing institutional facilities which may include schools, including the addition of small parking lots. Since the project includes 11 additional parking spaces and new domestic sewer line connection to 51St Avenue, these additions qualify as minor structures accessory/appurtenant to the existing school facilities, and the project is categorically exempt based on Section 15311 (Accessory Structures).
Also, the proposed modular addition is covered by the general rule (Section 15061(b)(3)), which states 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 modular addition in question may have a significant effect on the environment, because the proposed project for minor addition of 10-classroom buildings totaling 9,504 square feet on flat topography previously disturbed within existing school grounds with limited site preparation and pedestrian hardscape 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 installation of the proposed modular building of the size proposed would have a significant effect on the environment. Absent such information or evidence, the Project is also exempt from CEQA under the commonsense exemption.

The project site is located within a potential high liquefaction zone, however, required geotechnical/soils reports in accordance with the California Building Code and Riverside County Geotechnical Guidelines to be provided prior to grading permit issuance (COA 60 TRN-Grade) with construction measures including for the pad and modular foundation system, addresses any potential liquefaction impacts. Potential liquefaction therefore does not qualify as an unusual circumstance and is not considered CEQA mitigation.

Additionally, no exception to the CEQA 15061, 15303, 15311 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 or flood zones, not being located in an airport compatibility plan, and the project is not a hazardous waste site.

Jay Olivas, Project Planner 760-863-7050
Project Planner 5/13/19

Date Received for Filing and Posting at OPR: 5/13/19

Revised: 05/08/2019: Y:\Planning Case Files-Riverside office\PP17669R02\DH\NOE.docx