



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

MAY 13, 2019

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:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Director's Hearing: May 13, 2019

PROPOSED PROJECT

Case Number(s): PP17669R02

Applicant: Coachella Charter, LLC

EA No.: Exempt from CEQA

Area Plan: Eastern Coachella Valley


Representative: Camille Acton

Zoning Area/District: Lower Coachella Valley District

Supervisory District: Fourth 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:

| <i>Item</i> | <i>Value</i> | <i>Min./Max. Development Standard</i> |
|-----------------------|--------------|---------------------------------------|
| Project Site (Acres): | 13.64 | Article XI, Sec. 11.4 |
| Total Existing Lots: | 1 | Article XI, Sec. 11.4 |

Parking:

| <i>Type of Use</i> | <i>Building Area (in SF)</i> | <i>Parking Ratio</i> | <i>Spaces Required</i> | <i>Spaces Provided</i> |
|--------------------|------------------------------|----------------------------|------------------------|------------------------|
| School (K-8) | 33,115 | 1-space per classroom (38) | 38 | 78 |
| TOTAL: | | | | |

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 |
| WRMESHCP 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



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

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 in a sensitive environmental area, there are no unusual circumstances such as scenic resources, historic buildings, trees or rock outcroppings that will be affected by the Project, no fault 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.

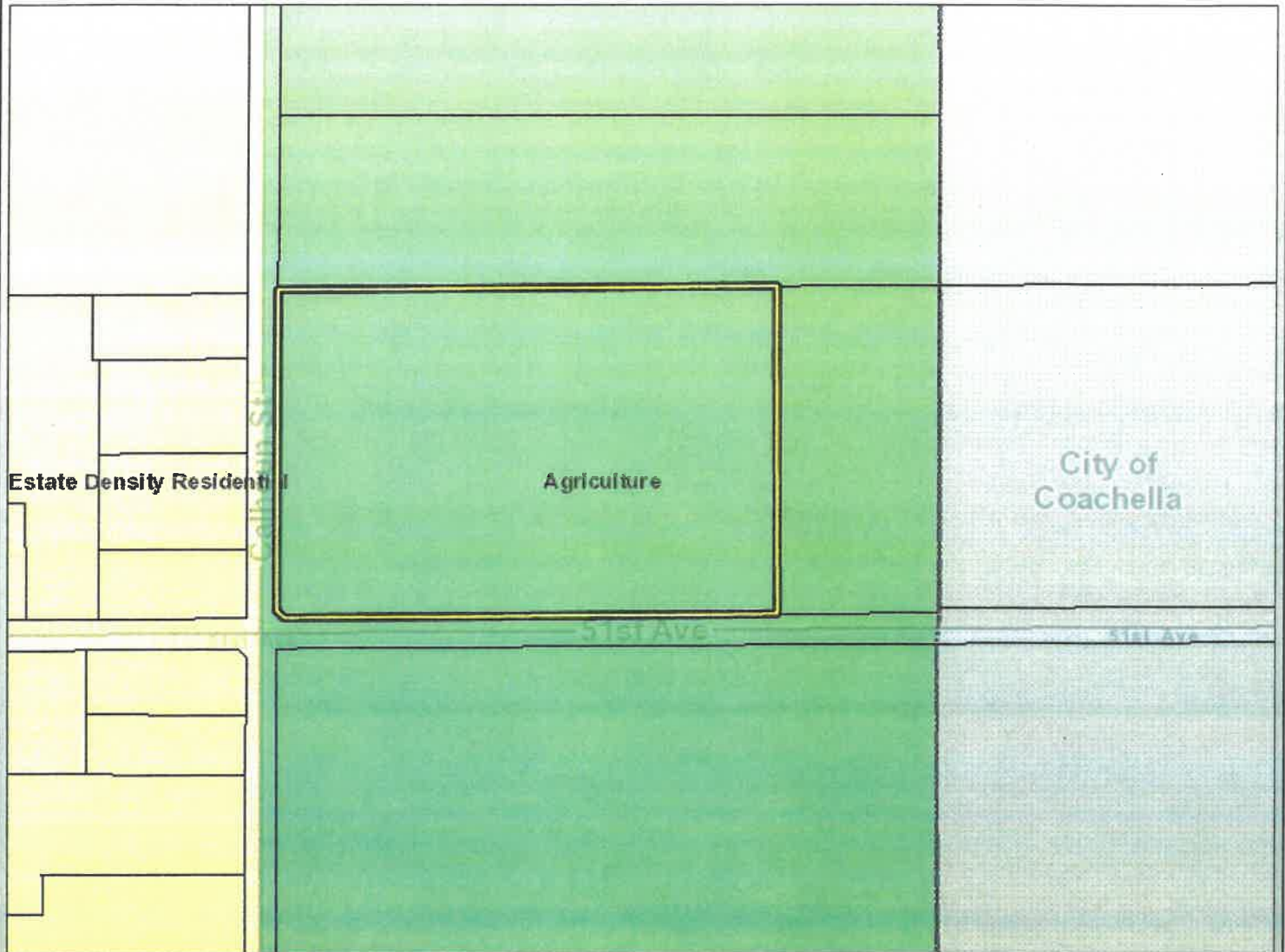
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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.

General Plan



Legend

- | | |
|----------------------------------|-----------------------|
| Parcels | Rural Residential |
| General Plan Land Use | Rural Mountainous |
| Rural Community - Estate Density | Rural Desert |
| Rural Community - Very Low | Agriculture |
| Rural Community - Low Density | Conservation |
| Estate Density Residential | Conservation Habitat |
| Very Low Density Residential | Open Space Recreation |
| Low Density Residential | Open Space Rural |
| Medium Density Residential | Water |
| Medium High Density Residential | Mineral Resources |

Notes



0 376 752 Feet

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

REPORT PRINTED ON... 4/25/2019 10:02:48 AM

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Zoning



Legend

| | | |
|--|-----------|-----------|
| <input type="checkbox"/> Parcels | A-2-20 | M-H-2 1/2 |
| <input type="checkbox"/> Zoning | A-2-5 | M-H-5 |
| <input checked="" type="checkbox"/> OTHER ZONING | A-D | M-M |
| A-1 | A-P | M-M-3 |
| A-1-1 | A-P-10 | M-M-5 |
| A-1-1 1/2 | A-P-2 1/2 | M-R |
| A-1-1/2 | A-P-5 | M-R-A |
| A-1-10 | C-1/C-P | M-SC |
| A-1-15 | C-C/V | M-SC-1 |
| A-1-2 | C-O | M-SC-5 |

Notes



0

376

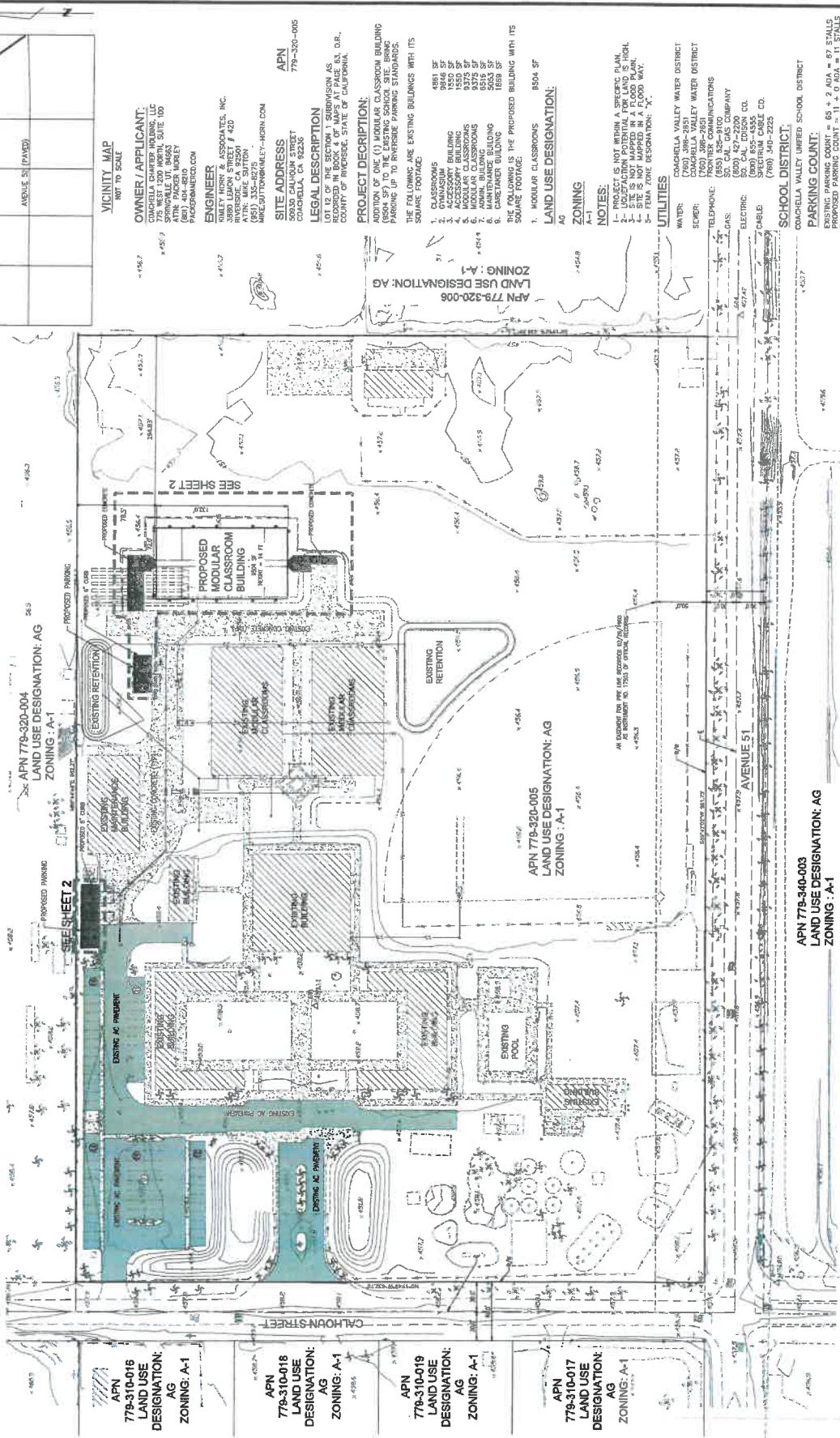
752 Feet

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IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA IMAGINE SCHOOL, COACHELLA MODULAR PHASE 2

DENSITY CALCULATIONS TABLE

| LOCATION | AREA | PERCENTAGE |
|------------------------------|--------------------------|------------|
| EX. PAVED AREA | 106,188 SF | 17.70% |
| EX. LANDSCAPED AREA | 273,558 SF | 46.04% |
| EX. OPEN SPACE | 156,044.4 SF | 26.26% |
| EX. BUILDINGS | TOTAL AREA: 19,975 SF | 0.42% |
| PROPOSED BUILDING CLASSROOMS | 9304 SF | 1.58% |
| TOTAL AREA, 13.64 ACRES = | 194,138.40 SF | 100% |



APN 779-320-004
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-320-005
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-003
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-320-005
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-320-006
LAND USE DESIGNATION: AG
ZONING: A-1

OWNER / APPLICANT:
COACHELLA CHARTER SCHOOLS, LLC
37500 NORTH AVENUE, SUITE 100
SPRINGVILLE, UT 84606

ENGINEER:
KIMLEY-HORN ASSOCIATES, INC.
3880 LEVON STREET # 220
ATLANTA, GA 30341
(404) 335-8275
KIMLEY-HORN.COM

SITE ADDRESS:
50030 CALHOUN STREET
COACHELLA, CA 92236

LEGAL DESCRIPTION:
SECTION 20, TOWNSHIP 13S, RANGE 14E, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

PROJECT DESCRIPTION:
MODERN OF ONE (1) MODULAR CLASSROOM BUILDING (8004 SF) TO THE EXISTING SCHOOLS SITE, BRANCH PARKING LOT TO RIVERSIDE PARKING STANDARDS. THE FOLLOWING ARE EXISTING BUILDINGS WITH ITS SQUARE FOOTAGE:
1. CLASSROOMS 4881 SF
2. ACCESSORY BUILDING 1320 SF
3. MODULAR CLASSROOMS 1550 SF
4. MODULAR CLASSROOMS 3375 SF
5. MAINTENANCE BUILDING 5253 SF
6. CARETAKER BUILDING 1839 SF
200 ACRES IS THE PROPOSED BUILDING WITH ITS SQUARE FOOTAGE:
1. MODULAR CLASSROOMS 9304 SF

LAND USE DESIGNATION:
AG

ZONING:
A-1

NOTES:
1. PROJECT IS NOT WITHIN A SPECIAL PLAN.
2. SITE IS NOT MAPPED IN A FLOOD PLAIN.
3. FLOOD PLAIN DESIGNATION: A-1.

UTILITIES:
WATER: COACHELLA VALLEY WATER DISTRICT (760) 389-3825
SEWER: COACHELLA VALLEY WATER DISTRICT (760) 389-3825
TELEPHONE: FRONTIER COMMUNICATIONS (951) 526-8100
CABLE: SPECTRUM CABLE CO. (800) 427-2200
ELECTRIC: SOUTHWEST POWER COMPANY (951) 427-2200
CABLE: SPECTRUM CABLE CO. (800) 427-2200

SCHOOL DISTRICT:
COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

PARKING COUNT:
EXISTING PARKING COUNT = 65 + 2 ADA = 67 STALLS
PROPOSED PARKING COUNT = 11 + 0 ADA = 11 STALLS
TOTAL PARKING COUNT = 78 STALLS

BE ADVISED:
THIS PLAN IS PREPARED BY THE ENGINEER AND ARCHITECT FOR THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT IN OBTAINING SUCH PERMITS AND APPROVALS.

DATE: FEBRUARY 6, 2019
SCALE: AS NOTED
DATE: FEBRUARY 6, 2019
DRAWING NAME:

APN 779-320-005
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-320-006
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-003
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-004
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-005
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-006
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-007
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-008
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-009
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-010
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-011
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-012
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-013
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-014
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-015
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-016
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-017
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-018
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-019
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-020
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-021
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-022
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-023
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-024
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-025
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-026
LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-027
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APN 779-340-028
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APN 779-340-032
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APN 779-340-033
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APN 779-340-034
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APN 779-340-036
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APN 779-340-037
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APN 779-340-138
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APN 779-340-139
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ZONING: A-1

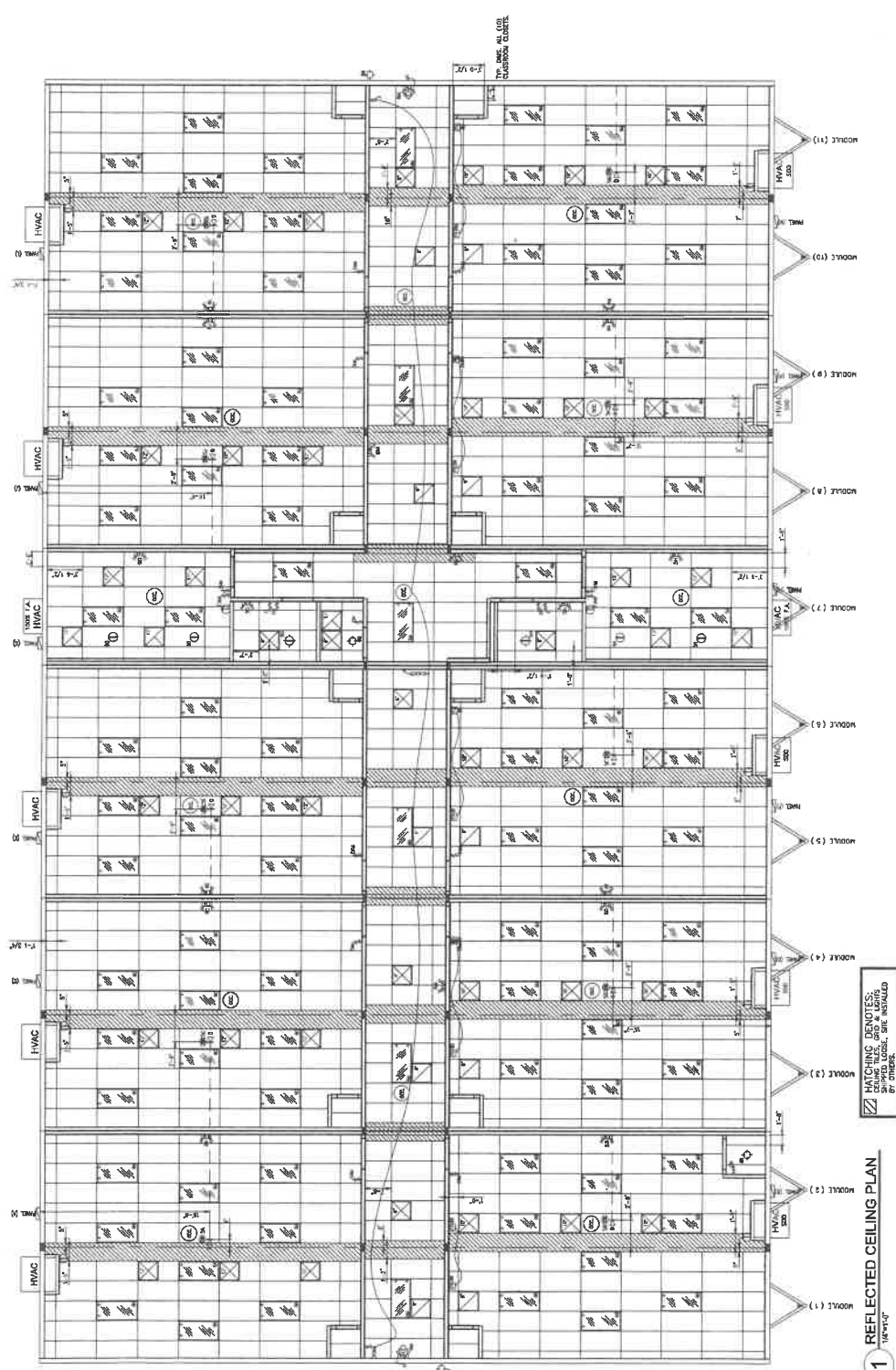
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LAND USE DESIGNATION: AG
ZONING: A-1

APN 779-340-142
LAND USE DESIGNATION: AG
ZONING: A-1

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DEALER: UNIVERSAL MODUL
PROJECT: STOCK CLASSROOM
MODEL #: PM-UH-132-2-01
STATES: CALIFORNIA
SERIAL NUMBER: PM-485-132-2
DRAWN BY: RMKT
PLOT DATE: 10/19/19
REV # / DATE:

R. MARK STEELE, P.E.
CIVIL ENGINEER
SUNBELT ENGINEERING
6501 W. MADISON ST.
PHOENIX, AZ 85001
(602) 324-8999



HATCHING DENOTES:
SHIPPED LOCAL OR NOT INSTALLED
BY OTHERS

1 REFLECTED CEILING PLAN
1/8"=1'-0"

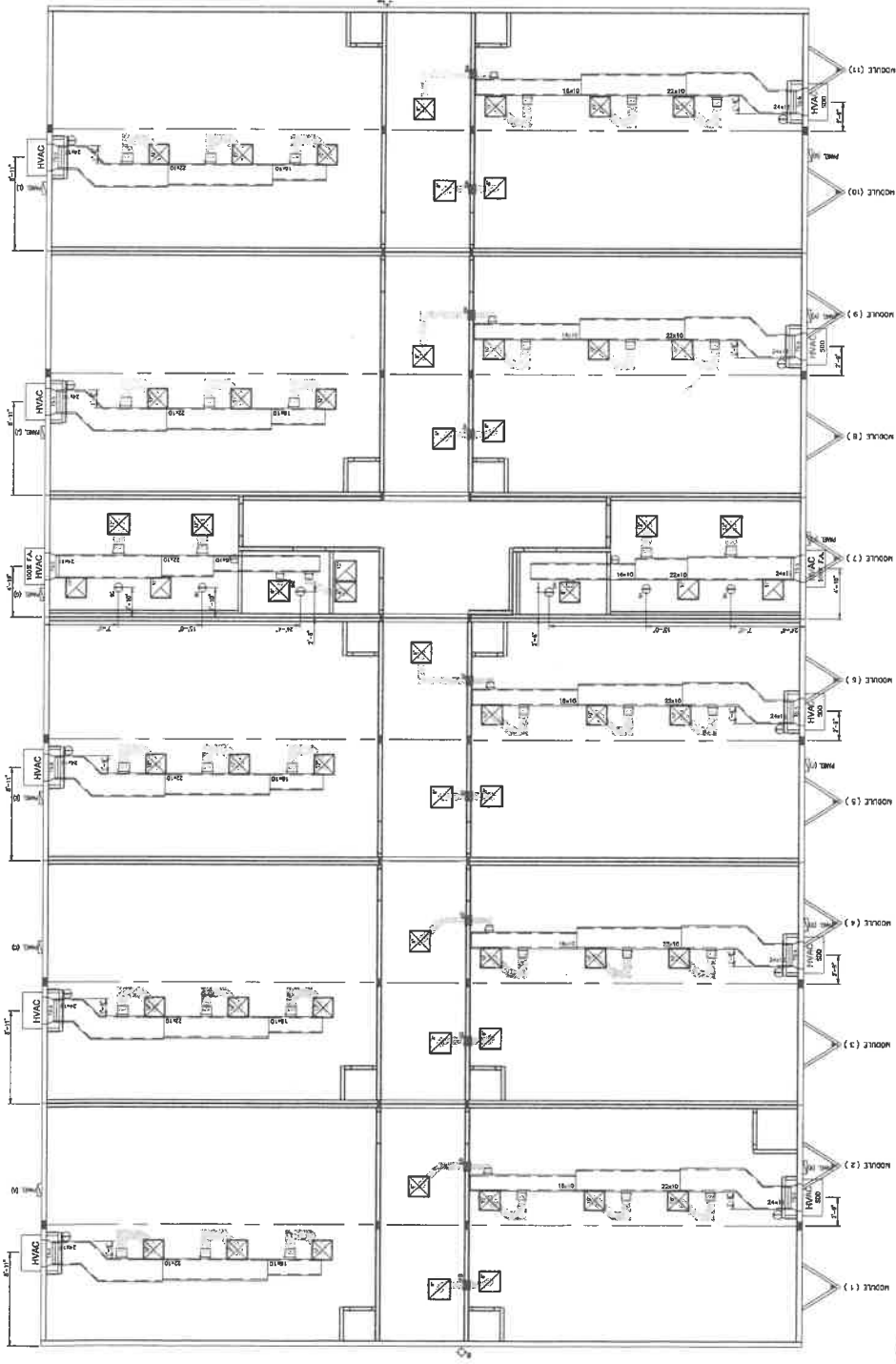
THESE DRAWINGS ARE THE PROPERTY OF PHOENIX MODULAR AND ARE NOT TO BE USED IN ANYWAY WITHOUT THE WRITTEN PERMISSION.

DEALER: UNIVERSAL MODULAR
 PROJECT: STOCK CLASSROOM
 MODEL #: PMLUM132-241
 STATES: CALIFORNIA
 SERIAL NUMBER: PM-4065-1N2
 DRAWN BY: RWMT
 PLOT DATE: 10/20/09
 REV # / DATE: _____

R. MARK STEELE, P.E.
 CONSULTING ENGINEER
 6501 W. MADISON ST.
 PHOENIX, AZ 85015
 (602) 337-1188

| SYM | DESCRIPTION | QTY |
|-----|--|-----|
| 1 | 1" X 1" X 1/2" W/ 1" TO 1 1/2" HEIGHT (GALV) | 5 |
| 2 | 1" X 1" X 1/2" W/ 1" TO 1 1/2" HEIGHT (GALV) | 5 |
| 3 | 1" X 1" X 1/2" W/ 1" TO 1 1/2" HEIGHT (GALV) | 5 |
| 4 | 1" X 1" X 1/2" W/ 1" TO 1 1/2" HEIGHT (GALV) | 5 |
| 5 | 1" X 1" X 1/2" W/ 1" TO 1 1/2" HEIGHT (GALV) | 5 |
| 6 | 1" X 1" X 1/2" W/ 1" TO 1 1/2" HEIGHT (GALV) | 5 |
| 7 | 1" X 1" X 1/2" W/ 1" TO 1 1/2" HEIGHT (GALV) | 5 |
| 8 | 1" X 1" X 1/2" W/ 1" TO 1 1/2" HEIGHT (GALV) | 5 |
| 9 | 1" X 1" X 1/2" W/ 1" TO 1 1/2" HEIGHT (GALV) | 5 |
| 10 | 1" X 1" X 1/2" W/ 1" TO 1 1/2" HEIGHT (GALV) | 5 |
| 11 | 1" X 1" X 1/2" W/ 1" TO 1 1/2" HEIGHT (GALV) | 5 |
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| 15 | 1" X 1" X 1/2" W/ 1" TO 1 1/2" HEIGHT (GALV) | 5 |
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| 32 | 1" X 1" X 1/2" W/ 1" TO 1 1/2" HEIGHT (GALV) | 5 |
| 33 | 1" X 1" X 1/2" W/ 1" TO 1 1/2" HEIGHT (GALV) | 5 |
| 34 | 1" X 1" X 1/2" W/ 1" TO 1 1/2" HEIGHT (GALV) | 5 |
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| 99 | 1" X 1" X 1/2" W/ 1" TO 1 1/2" HEIGHT (GALV) | 5 |
| 100 | 1" X 1" X 1/2" W/ 1" TO 1 1/2" HEIGHT (GALV) | 5 |

NOTE: 1. RAFTERS TO BE INSTALLED 6" BELOW RAFTERS FOR INSULATION R-VALUE ON ALL GABLES & FLEX TO BE INCL.



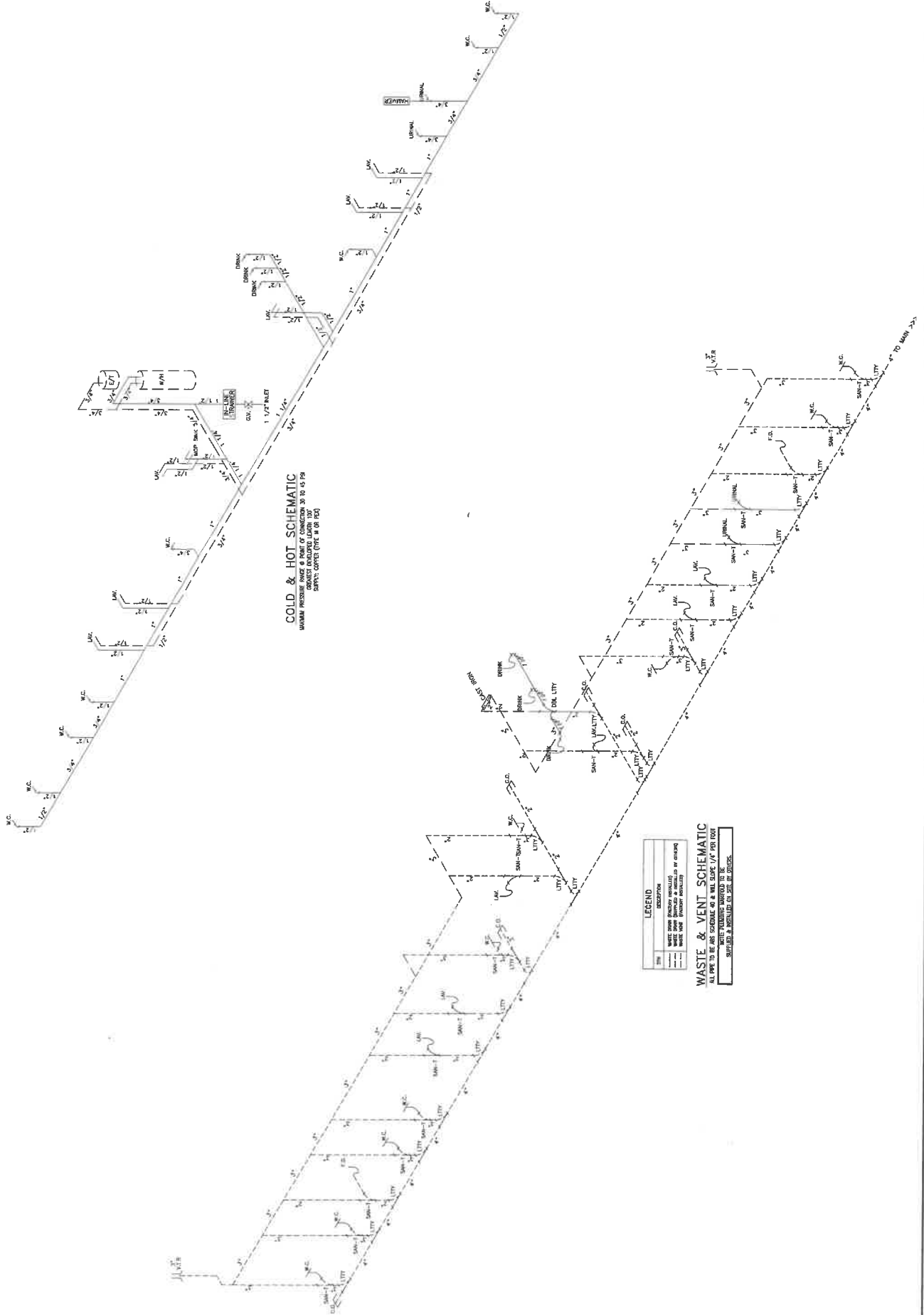
1 MECHANICAL PLAN
 3/16/10

THESE DRAWINGS
 ARE PRELIMINARY
 AND ARE NOT TO
 BE USED FOR ANY
 PERMITS OR
 CONSTRUCTION
 WITHOUT THE
 PERMISSION OF
 PHOENIX MODULAR

DEALER:
 UNIVERSAL MODUL
 PROJECT:
 STONER CASSEROO

MODEL #:
 PHX-UM-13272-01
 STATES:
 CALIFORNIA
 SERIAL NUMBER
 PHX-085-13272
 DRAWN BY:
 RMARK
 PLOT DATE:
 10/1/2019
 REV # / DATE:

R. MARK STEELE, P.
 ENGINEER
 5331 W. MADISON AVE.
 PHOENIX, AZ 85034
 (602) 327-4789



COLD & HOT SCHEMATIC
 MINIMUM PRESSURE IN MAIN LINE SHALL BE MAINTAINED AT 30 TO 45 PSI
 SUPPLY CONNECTION (TYPE # OR ECU)

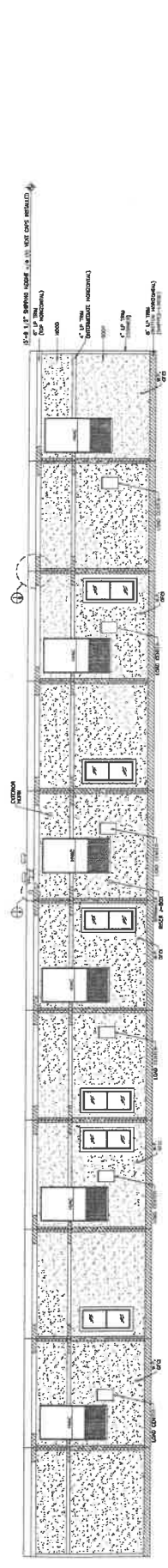
WASTE & VENT SCHEMATIC
 ALL PIPE TO BE 1/2" SCHEDULE 40 & WELDED 1/4" PER FOOT
 SCHEDULE 40 & INSULATED FOR ALL WASTES

| LINE | DESCRIPTION |
|------|---|
| --- | WASTE (SCHEDULE 40) (INSULATED) (FOR ALL WASTES) |
| --- | VENT (SCHEDULE 40) (INSULATED) (FOR ALL WASTES) |
| --- | WASTE & VENT (SCHEDULE 40) (INSULATED) (FOR ALL WASTES) |
| --- | WATER (SCHEDULE 40) (INSULATED) (FOR ALL WASTES) |

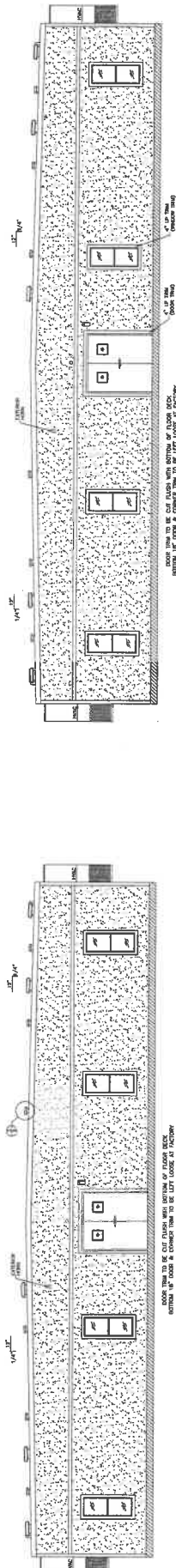
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DEALER: UNIVERSAL MODULAR
 PROJECT: STOCK CLASSROOM
 MODEL #: PM-JUN-152-7-01
 STATES: CALIFORNIA
 SERIAL NUMBER: PM-095-152-2
 DRAWN BY: RMAKT
 PLOT DATE: 10/1/2019
 REV # / DATE: _____

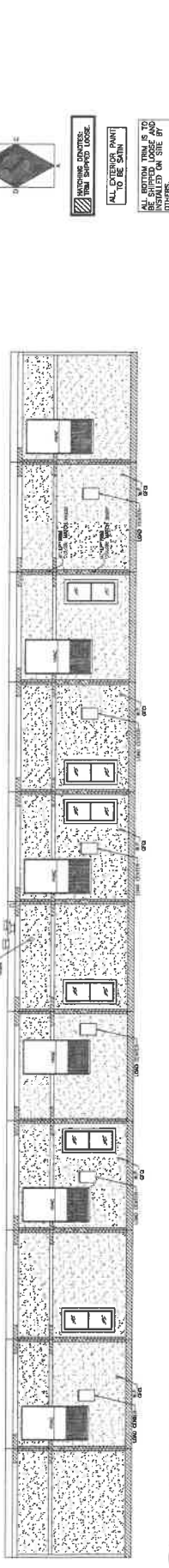
R. MARK STEELE, F
 ARCHITECT
 5801 W. MANDISON ST. SUITE 200
 GLENDALE, AZ 85304
 (602) 347-7789



1 BUILDING ELEVATION 'A'
 3/8\"/>



2 BUILDING ELEVATION 'D'
 3/8\"/>



4 BUILDING ELEVATION 'B'
 3/8\"/>

PHOENIX MODULAR DOES NOT WARRANTY AGAINST LEAKS IN DOORS DUE TO INCOMPLETE SIDING AND TRIM INSTALLATION.

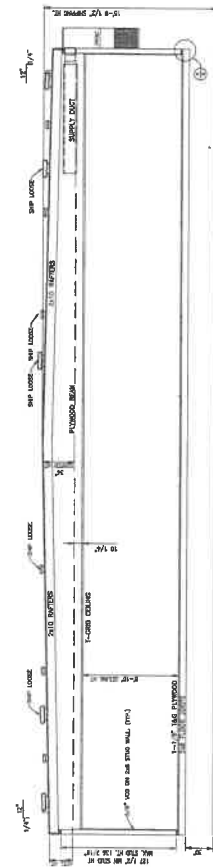
ALL CORNER TRIM TO BE CUT FLUSH WITH SURFACE OF CORNER BRICK.

ALL EXTERIOR PAINT TO BE STAIN.

ALL BOTTOM TRIM IS TO BE SHIPPED LOOSE AND TO BE INSTALLED ON SITE BY OTHERS.

PHOENIX MODULAR TRIM SHIPPED LOOSE.

3 BUILDING ELEVATION 'C'
 3/8\"/>



5 BUILDING CROSS SECTION
 3/8\"/>

PHOENIX MODULAR

THESE DRAWINGS
REMAIN THE PROPERTY
OF PHOENIX MODULAR
AND ARE NOT TO
BE REPRODUCED OR
USED IN ANY MANNER
WITHOUT THE WRITTEN
PERMISSION.

DEALER:
UNIVERSAL MODUL
PROJECT:
STOCK CLASSROOM
MODEL #:
PH-UM-132-2-01
STATES:
CALIFORNIA
SERIAL NUMBER:
PH-005-132-2
DRAWN BY:
RWMT
PLOT DATE:
12/28/19
REV # / DATE:

R. MARK STEELE P.
CORPORATE ENGINEER
PHOENIX MODULAR
5001 W. MADISON ST.
PHOENIX, AZ 85044
(602) 361-7100

SHEET: **9**
OF **9**

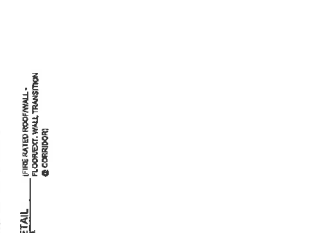
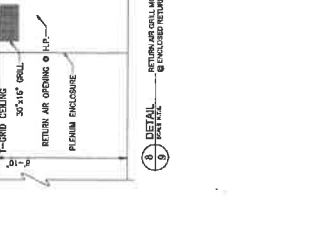
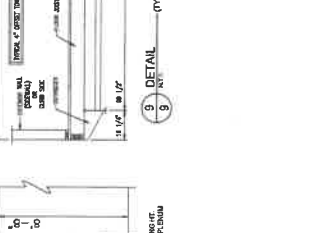
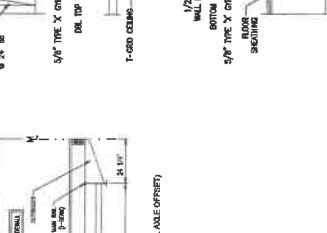
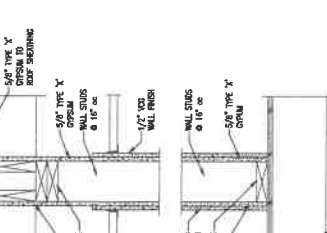
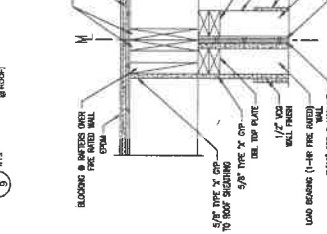
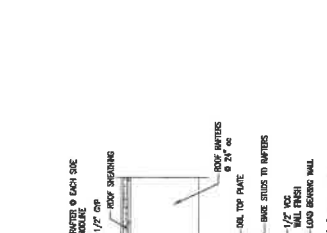
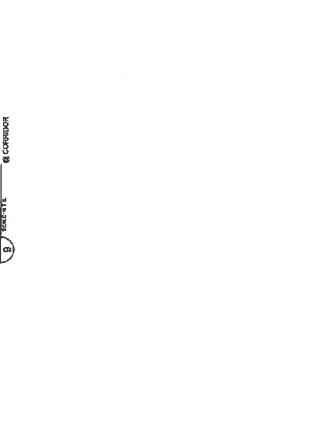
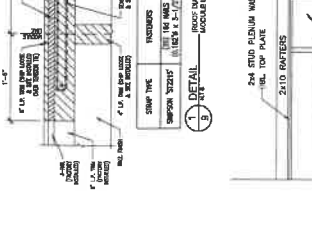
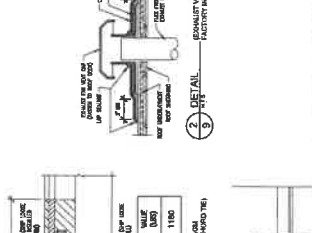
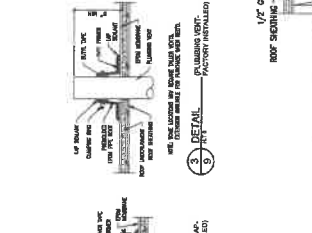
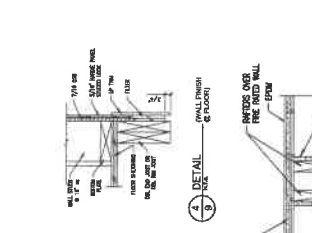
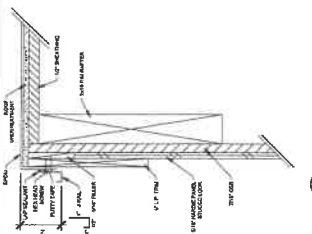
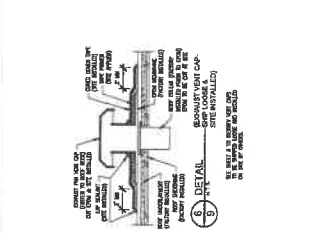
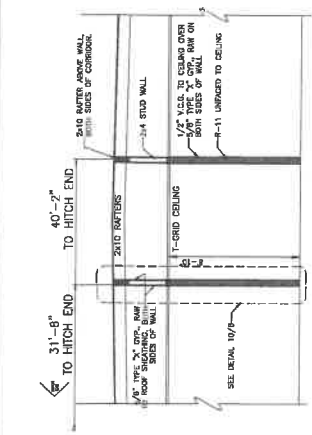


PHOTO 1



IMAGINE SCHOOL COACHELLA MODULAR PHASE 2 PHOTO LOCATION



PHOTO 2

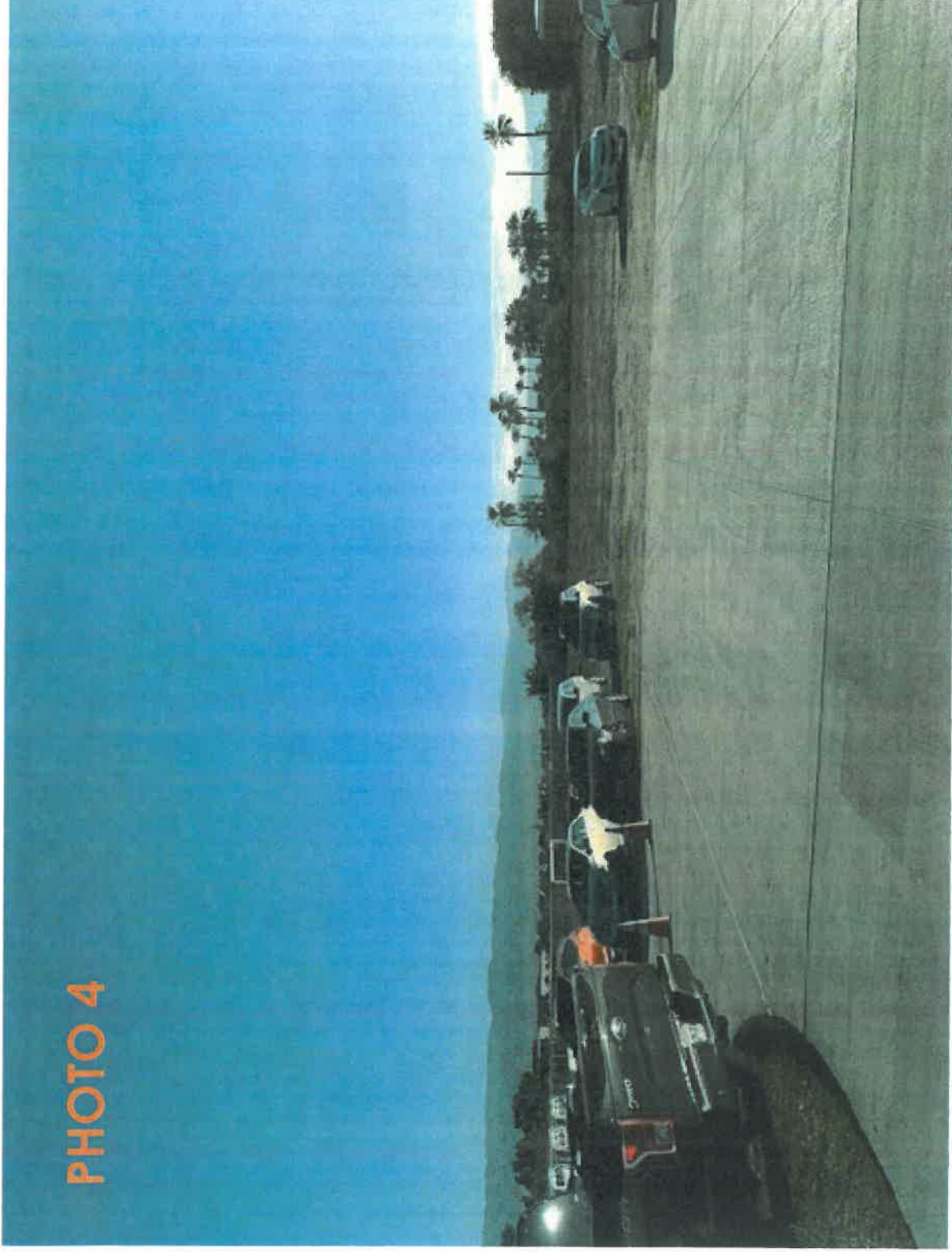
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PHOTO 3



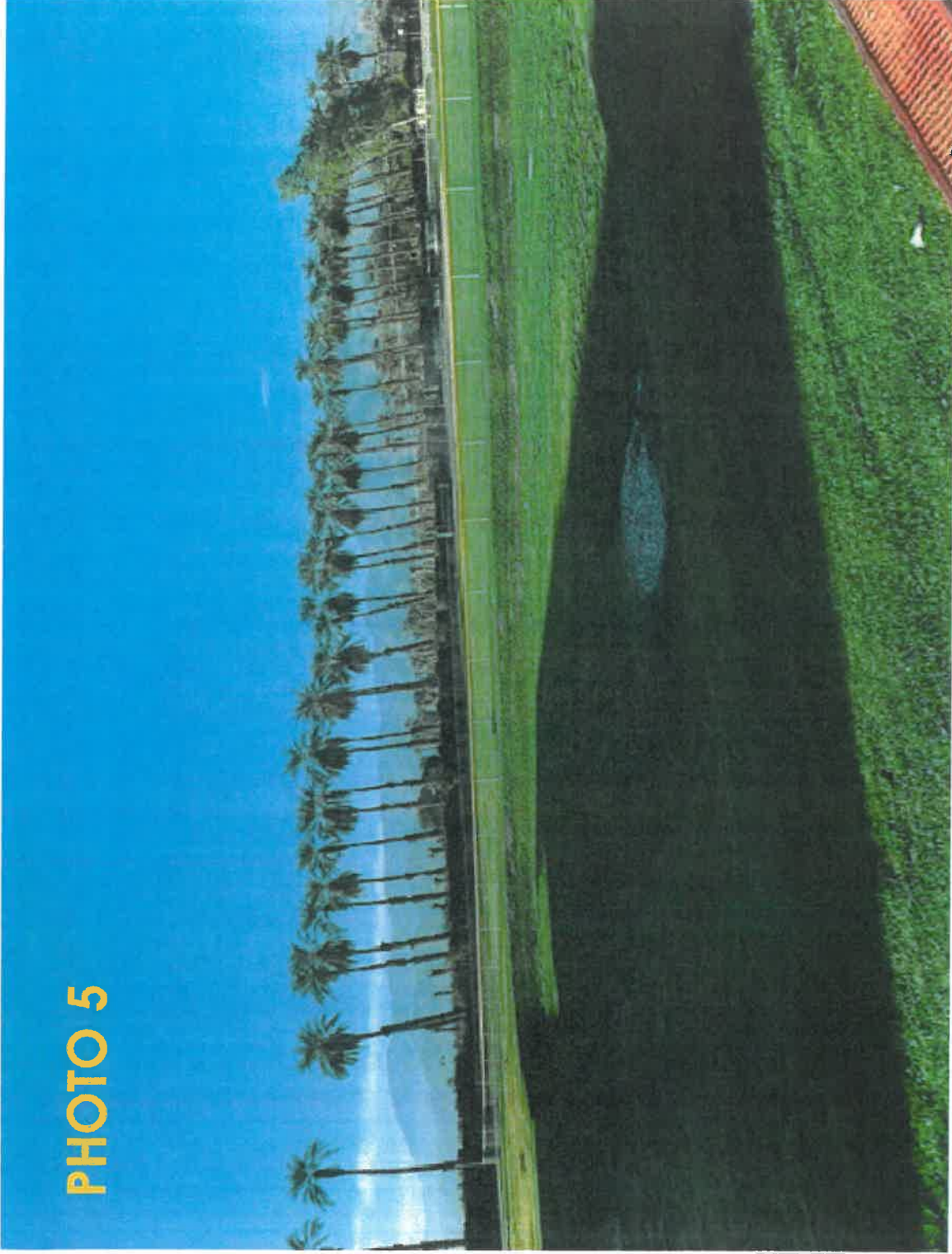
IMAGINE SCHOOL COACHELLA MODULAR PHASE 2 PHOTO LOCATION

PHOTO 4



IMAGINE SCHOOL COACHELLA MODULAR PHASE 2 PHOTO LOCATION

PHOTO 5



IMAGINE SCHOOL COACHELLA MODULAR PHASE 2 PHOTO LOCATION



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



05/02/19, 10:52 am

PP17669R02

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 TTMs and TPMs}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
- 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 (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

NOTIFICATIONS:

RISK CATEGORY

This Building classification is E occupancy with more than 250 occupants per table 1604.5 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.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

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

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

Submittal 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.

Plan: PP17669R02

Parcel: 779320005

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.

Plan: PP17669R02

Parcel: 779320005

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.

Plan: PP17669R02

Parcel: 779320005

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-foot 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-foot 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

Plan: PP17669R02

Parcel: 779320005

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://rctlma.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-foot 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-foot 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.



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

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

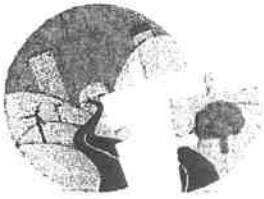
cc: Andrew Simmons
Riverside County Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

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

RM: ms\Eng\Dev Srvs\2019\March\DRL PZ 2019-9723 Imagine School.doc
File: 0163.1, 0421.1, 0721.1, 1150.11
Geo. 060701-1
PZ 19-9723



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. 17669 ~~000~~ R02

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant 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
City State ZIP

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
City State ZIP

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
City State ZIP

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

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

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

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Michael Morlay
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.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 779-320-005

Approximate Gross Acreage: 9054 SF. / 0.021

General location (nearby or cross streets): North of AVENUE 51, South of 50TH AVE., East of ~~VAN BUREN ST.~~ CALHOUST, West of VAN BUREN ST.

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

| EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | | | | | |
|--|-------------|--------|---------|----------------------|--------------------------|------------------|
| No.* | Square Feet | Height | Stories | Use/Function | To be Removed | Bldg. Permit No. |
| 1 | 4861 | 16 | 1 | Classrooms | <input type="checkbox"/> | |
| 2 | 9846 | 29-6 | 1 | Gymnasium | <input type="checkbox"/> | |
| 3 | 1550 | 11-2 | 1 | Assessory Building | <input type="checkbox"/> | |
| 4 | 1550 | 11-2 | 1 | Assessory Building | <input type="checkbox"/> | |
| 5 | 9375 | 13 | 1 | Modular Classrooms | <input type="checkbox"/> | |
| 6 | 9375 | 13 | 1 | Modular Classrooms | <input type="checkbox"/> | |
| 7 | 6516 | 16-4 | 1 | Admin. Building | <input type="checkbox"/> | |
| 8 | 5053 | 16-6 | 1 | Maintenance Building | <input type="checkbox"/> | |
| 9 | 1869 | 11-2 | 1 | Caretaker Building | <input type="checkbox"/> | |
| 10 | | | | | <input type="checkbox"/> | |

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

| PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | | | |
|--|-------------|--------|---------|--------------------|
| No.* | Square Feet | Height | Stories | Use/Function |
| 1 | 9375 | 13' | 1 | Modular Classrooms |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |

| PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | |
|--|-------------|--------------|
| No.* | Square Feet | Use/Function |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

APPLICATION FOR LAND USE AND DEVELOPMENT

| | | |
|----|--|--|
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

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

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

Related cases filed in conjunction with this application:

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

If yes, provide Application No(s). PP177669 - PP17665
(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](#)

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 12/13/18

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 12/13/18

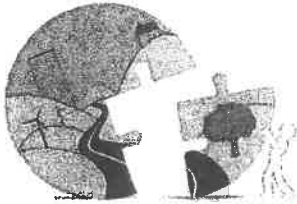
Owner/Authorized Agent (2) _____

Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

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

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.



COUNTY OF RIVERSIDE

Transportation and Land Management Agency



Transportation Department

Community Development/Planning

Building and Safety Department

Code Enforcement Department

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 Phone No.: 801.489.9535

Firm Name: Coachella Charter Holdings, LLC Email: packer@amercd.com

Address: 50-930 Calhoun Street
Coachella, CA 92236

3. APPLICANT INFORMATION:

Applicant Name: Mike Morley Phone No.: 801.404.8210

Firm Name: Coachella Charter Holdings, LLC Email: packer@amercd.com

Address (if different from property owner)
775 W. 1200 North, Suiet 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: _____ |

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.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning 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

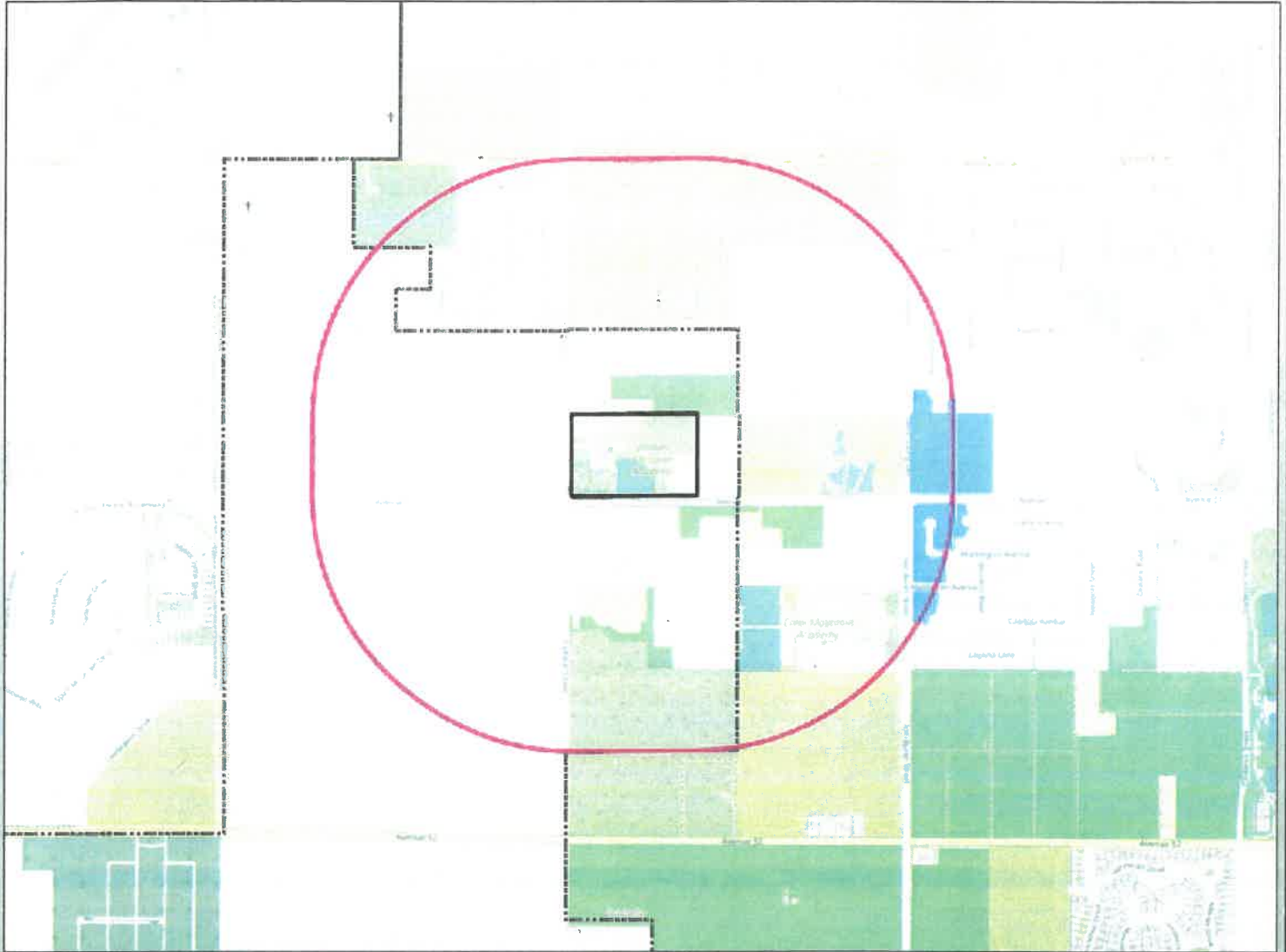
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502



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

Riverside County GIS Mailing Labels

PP17669R02 (2400 feet buffer)



Legend

-  County Boundary
-  Cities

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 4/22/2019 10:34:59 AM

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768020036
CITY OF COACHELLA
1515 6TH 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

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

43696 PETTIROSSO ST
INDIO CA 92203

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
JUANA 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

768470004
ARTURO M MOLINA
MANUELA GABRIELA MOLINA
84074 LA JOLLA AVE
COACHELLA CA. 92236

768470006
GRICELDA VIURQUEZ
SAUL CARDENAZ
84083 LA JOLLA AVE
COACHELLA CA. 92236

768470003
CHARLES ALBERT CASTLEBERRY
84084 LA JOLLA AVE
COACHELLA CA. 92236

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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

Olivas, Jay

From: Camille Acton <cacton@stkinc.com>
Sent: Tuesday, April 23, 2019 10:11 AM
To: Olivas, Jay
Cc: Victor Rocha; Mike L
Subject: FW: [EXTERNAL MAIL] Imagine Coachella Modular Project PP17669R02

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

<http://planning.rctlma.org/Public-Hearings/Directors-Hearing/2019-DH-Meetings-and-Agendas>

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.rctlma.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' <JOLIVAS@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 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 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 <JOLIVAS@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.rctlma.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: 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?



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

77588 El Duna Ct.
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)

- | | |
|---|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input checked="" type="checkbox"/> Categorical Exemption (15303 & 15311) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input type="checkbox"/> Statutory Exemption (_____) |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input checked="" type="checkbox"/> Other: <u>15061</u> |

Reasons why project is exempt: The Project has been determined to be categorially 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 15303e), the project is categorially 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 categorially exempt based on Section 15311 (Accessory Structures).

Please Charge deposit fee case#: ZPP17669R02 ZCFW No. 190014

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NOTICE OF EXEMPTION

Page 2

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 in a sensitive environmental area, there are no unusual circumstances such as scenic resources, historic buildings, trees or rock outcroppings that will be affected by the Project, no fault 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: _____

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