



City of Indio Public Hearing Notice

For

**Avenue 45 Industrial Park
Tentative Parcel Map 37174 (TPM 16-08-474)**

NOTICE IS HEREBY GIVEN that the City of Indio PLANNING COMMISSION will hold a special public hearing at 6:00 p.m. on Wednesday, November 9, 2016 in in Indio Emergency Operations Center (EOC) located at 45222 North Towne Street, Indio, CA 92201, to consider the following:

1. The applicant, OK & B LLC, c/o Buzz Oates Construction, has filed a development application consisting of a Tentative Parcel Map 37174 (TPM 16-08-474); to subdivide approximately 9.75 acres into ten (10) parcels for Industrial/commercial uses and to abandon the previously approved Parcel Map 32422 (PM 05-5-338). The subject property is currently developed with ten (10) office/warehouse buildings and all on-site/off-site project related improvements has been completed. The Applicant is proposing to convert a Condominium Parcel Map to an Industrial/Commercial Parcel Map. The site is located at 82855 Market Street (APN's: 611-134-021 to 611-134-032).

The proposed Tentative Parcel Map has been environmentally reviewed Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Environmental Assessment was prepared for the project in 2005. The Environmental Assessment determined that although the uses of the proposed project could result in significant environmental impacts, all impacts were mitigated to a less than significant level. Therefore, a Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program was proposed for the project and was adopted by the Planning Commission on August 10, 2005. Since then, the project has been completed and the site has been fully developed; therefore, no further environmental review will be required for the proposed Tentative Parcel Map.

Any person may submit written comments, regarding the above project/application and environmental determination, to the Community Development Department prior to, or at the time of the hearing. Oral testimony will be taken at the hearing in support of or in opposition to the specific cases cited herein. If you challenge the decision of this project/application in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in correspondence filed prior to or during the hearing.

The proposed project applications may be viewed during normal business hours at the Community Development Department, 100 Civic Center Mall, Indio. Mail correspondence to: 100 Civic Center Mall, Indio, California, 92201; Attention: Planning Commission. Call for information at (760) 391-4120, or FAX your comments to (760) 391-4027 at least 24 hours prior to the hearing. *Se habla Español.*

Date: October 24, 2016

Leila Namvar, Development Services Department

611 125 026
City Of Indio
Po Box 1788
Indio Ca 92202

611 125 037
City Of Indio
100 Civic Center Mall
Indio Ca 92201

611 126 012
Prop Jdg
12065 Pike St
Santa Fe Springs Ca 90670

611 126 013
Prop Jdg
12065 Pike St
Santa Fe Springs Ca 90670

611 133 002
Prop Jdg
12065 Pike St
Santa Fe Springs Ca 90670

611 133 003
Distributing Triangle
12065 Pike St
Santa Fe Springs Ca 90670

611 133 004
Distributing Triangle
12065 Pike St
Santa Fe Springs Ca 90670

611 133 018
Jdg Prop
12065 Pike St
Santa Fe Springs Ca 90670

611 133 021
Jdg Prop
12065 Pike St
Santa Fe Springs Ca 90670

611 134 002
Ralph Fifield
80999 Fred Waring Dr
Indio Ca 92201

611 134 003
Dennis Baldwin
82860 Avenue 45
Indio Ca 92201

611 134 004
Dennis Baldwin
82860 Avenue 45
Indio Ca 92201

611 134 005
Russell Wood
80772 Avery Dr
Indio Ca 92201

611 134 006
Ralph Fifield
80999 Fred Waring Dr
Indio Ca 92201

611 134 007
Ralph Fifield
44503 Jackson St
Indio Ca 92201

611 134 008
Ralph Fifield
44503 Jackson St
Indio Ca 92201

611 134 011
Some Tree Enterprises
150 Jamul Ave
Chula Vista Ca 91911

611 134 012
Perez Jmjnj
3723 Mustang Dr
Ontario Ca 91761

611 134 013
Ramon Chavez
Po Box 10450
Indio Ca 92202

611 134 014
Roberto Barreto Ortega
47781 Taft St
Indio Ca 92201

611 134 015
Candace Bibby
75365 Purple Hills Rd
Indian Wells Ca 92210

611 134 016
Ralph Fifield
44503 Jackson St
Indio Ca 92201

611 134 021
Ok & B LLC
8615 Elder Creek Rd
Sacramento Ca 95828

611 134 022
Ok & B LLC
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Sacramento Ca 95828

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Sacramento Ca 95828

611 134 031
Ok & B LLC
8615 Elder Creek Rd
Sacramento Ca 95828

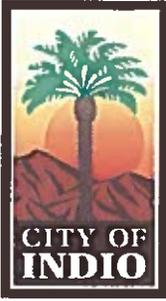
611 281 001
Hawara Inv
1314 Scott Rd
Burbank Ca 91504

611 281 034
Ramon Chavez
Po Box 10450
Indio Ca 92202

611 281 039
Flores Carlos Villanueva
44596 Jackson St
Indio Ca 92201

611 282 037
Holdings Zanid
Po Box 2974
Indio Ca 92202

611 290 001
Indio Self Storage Asp II
4437 Twain Ave
San Diego Ca 92120



CERTIFICATION OF MAILING

I, Evelyn Beltran, of the Development Services Department of the City of Indio, California, do hereby certify that I mailed a Notice of Public Hearing to those listed on the attachment, which was provided to the City of Indio by the applicant.

Said notice was mailed on October 27, 2016 from Indio, California.

A handwritten signature in blue ink that reads "Evelyn Beltran". The signature is written in a cursive style.

*Evelyn Beltran, Administrative Secretary
Development Services Department*