



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

1:30 P.M.

NOVEMBER 26, 2012

## AGENDA

RIVERSIDE COUNTY PLANNING DEPARTMENT  
**DIRECTOR'S HEARING**  
DESERT PERMIT ASSISTANCE CENTER  
38-686 EL CERRITO ROAD  
PALM DESERT, CALIFORNIA 92211

**NOTE:** Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

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 any accommodations are needed, please contact Mary Stark at (951) 955-7436 or E-mail at [mcstark@rcplma.org](mailto:mcstark@rcplma.org). Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

1.1 **ADOPTION OF THE 2013 DIRECTOR'S HEARING CALENDAR**

2.0 PUBLIC HEARINGS: 1:30 p.m. or as soon as possible thereafter.

2.1 **PLOT PLAN NO. 25086** - CEQA Exempt - Applicant: TC Morris - Owner: Krista Nixon – Fourth/Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Community Development: Medium Density Residential (2-5 DU/Acres Minimum) (CD:MDR ) and Very Low Density Residential (1 Acre Minimum) (CD:VLDR) – Located Southerly of Blackstone Court, easterly of Yucca Lane, westerly of Brownstone Lane – Zoning: One Family Residential (R-1-12,000) 12,000 square foot minimum lots size and (R-1) 7,200 square foot minimum lot size – **REQUEST:** The Plot Plan is a proposal to construct a 2,160 square foot detached garage on .30 acres, associated with the 1,815 square foot main residence located at 41545 Brownstone Drive in the unincorporated Riverside County near Indio. APN: 607-121-046. Continued from November 5, 2012. Project planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rcplma.org](mailto:bboothe@rcplma.org). (Quasi-judicial)

2.2 **PLOT PLAN NO. 25107** - CEQA Exempt - Applicant: Ryan Winkle – Owner: Jimmy West – Fourth/Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan – Community Development: Very Low Density Residential – 1 Acre Minimum (CD:VLDR) - Located Northerly of La Cita, southerly of 30<sup>th</sup> Avenue, easterly of Vista Del Sol, westerly of Via Las Palma - Zoning: Controlled Development Areas – 20,000 square foot minimum lot size (W-2) – 2.8 Acres - **REQUEST:** The Plot Plan is a proposal to construct a

detached 2,440 square foot Horse Barn on 2.8 acres, associated with the 1,723 square foot main residence located at 30155 Via Las Palmas in the unincorporated Riverside County near Thousand Palms. APN: 650-243-003. Continued from November 19, 2012. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

### 3.0 PUBLIC COMMENTS:

# 2013 RIVERSIDE COUNTY DIRECTOR'S HEARING CALENDAR




## JANUARY

<b>7</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>14</b>	<b>Desert P.A.C.</b> 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
<b>21</b>	<b>HOLIDAY</b>	
<b>28</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	




## FEBRUARY

<b>4</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>11</b>	<b>HOLIDAY</b>	
<b>18</b>	<b>HOLIDAY</b>	
<b>25</b>	<b>Desert P.A.C.</b> 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	

## MARCH

<b>4</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>11</b>	<b>Desert P.A.C.</b> 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
<b>18</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>25</b>	<b>DARK</b>	

## APRIL

<b>1</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>8</b>	<b>Desert P.A.C.</b> 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
<b>15</b>	<b>DARK</b>	
<b>22</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>29</b>	<b>DARK</b>	




## MAY

<b>6</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>13</b>	<b>Desert P.A.C.</b> 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
<b>20</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>27</b>	<b>HOLIDAY</b>	

## JUNE

<b>3</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>10</b>	<b>Desert P.A.C.</b> 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
<b>17</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>24</b>	<b>DARK</b>	




## JULY

<b>1</b>	<b>DARK</b>	
<b>8</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>15</b>	<b>Desert P.A.C.</b> 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
<b>22</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>29</b>	<b>DARK</b>	



## AUGUST

<b>5</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>12</b>	<b>Desert P.A.C.</b> 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
<b>19</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>26</b>	<b>DARK</b>	



## SEPTEMBER

<b>2</b>	<b>HOLIDAY</b>	
<b>9</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>16</b>	<b>Desert P.A.C.</b> 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
<b>23</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>30</b>	<b>DARK</b>	




## OCTOBER

<b>7</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>14</b>	<b>HOLIDAY</b>	
<b>21</b>	<b>Desert P.A.C.</b> 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
<b>28</b>	<b>DARK</b>	

## NOVEMBER

<b>4</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>11</b>	<b>HOLIDAY</b>	
<b>18</b>	<b>Desert P.A.C.</b> 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
<b>25</b>	<b>DARK</b>	

## DECEMBER

<b>2</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>9</b>	<b>Desert P.A.C.</b> 38686 El Cerrito Road, 2nd Floor Conf. Room, Palm Desert	
<b>16</b>	<b>Riverside C.A.C.</b> 4080 Lemon Street 1st Floor Conf. Room 2A	
<b>23</b>	<b>HOLIDAY</b>	
<b>30</b>	<b>DARK</b>	



2:1

Agenda Item No.:  
Supervisory District: Fourth/Fourth  
Project Planner: Bahelila Boothe  
Director's Hearing: November 26, 2012

PLOT PLAN NO: 25086  
Applicant: TC Morris  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 2,160 square foot detached garage on .30 acres, associated with the 1,815 square foot main residence located at 41545 Brownstone Drive in the unincorporated Riverside County near Indio. APN: 607-121-046.

### ISSUES OF RELEVANCE:

The project was continued from the November 5, 2012 Director's Hearing for Planning staff to re-advertise due to topographical errors in the hearing notification. Planning staff has also received several letters of opposition to the project regarding land use, noise, dirt and access. Mr. Young the property owner has indicated during public hearing on November 5, 2012, that these issues could be minimized through re-advertising with the correct property location and information.

Therefore, Planning staff has continued this project to the November 26, 2012 Director's Hearing in the Bermuda Dunes Office to allow project to be re-advertised and new notices sent to surrounding neighbors.

### RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25086, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the accessory building is proposed.
2. The project site is designated Community Development: Very Low Density Residential (1 Acre Minimum) and Medium Density Residential (2-5 dwelling units per acre) on the Western Coachella Valley Area Plan.
3. The proposed accessory use is a permitted use in the general plan designations.
4. The proposed accessory building is a permitted use, subject to approval of a plot plan in the One Family Dwelling R-1 zone and R-1-12,000 zone.
5. The proposed accessory building use is consistent with the development standards set forth in the R-1 Zone and R-1-12,000 Zone.
6. The proposed 2,160 square foot detached garage is considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 33 feet from the main building.

8. The accessory building is consistent with the character of the surrounding neighborhood.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

**CONCLUSIONS:**

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed projects will not have a significant effect on the environment.
6. This accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

PLOT PLAN:ADMINISTRATIVE Case #: PP25086

Parcel: 607-121-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                    PPA - PROJECT DESCRIPTION                    RECOMMND

The use hereby permitted is a proposal to construct a 2,160 square foot detached garage on .46 acres, associated with the 1,815 square foot main residence located at 42502 Brownstone Drive in the unincorporated Riverside County near Indio. APN: 607-121-045

10. EVERY. 2                    PPA - HOLD HARMLESS                    RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

PLOT PLAN:ADMINISTRATIVE Case #: PP25086

Parcel: 607-121-014

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25086 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25086, Exhibit A, dated July 11, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25086, Exhibit B, dated July 11, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25086, Exhibit C, dated July 11, 2012. (Floor Plans)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK

RECOMMND

The applicant shall submit building plans to the building department for review, approval and building permit issuance for the proposed 2,160 square foot detached garage prior to construction on the property.

It should be noted that it does not appear access to the garage from the frontage is possible, and the use may be changed to a storage building.

All building plans and supporting documents shall comply with current adopted california Building Codes, and riverside county ordinances.

All building department plan submittal and fee requirements shall apply.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25086 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent



PLOT PLAN:ADMINISTRATIVE Case #: PP25086

Parcel: 607-121-014

10. GENERAL CONDITIONS

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY (cont.) RECOMMND

upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on

10/11/12  
11:11

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP25086

Parcel: 607-121-014

10. GENERAL CONDITIONS

10.PLANNING. 2                    PPA - NO HOME OCCUPATIONS (cont.)                    RECOMMND

the premises.

10.PLANNING. 3                    PPA - SETBACKS IN HIGH FIRE                    RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning  
2300 Market Street, Suite 150  
Riverside, CA 92501  
951-955-4777

10.PLANNING. 4                    USE - CAUSES FOR REVOCATION                    RECOMMND

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.

10.PLANNING. 5                    PPA - ACSRY BLD NO HBTBL AREA                    RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1                    PPA - EXPIRATION DATE-PP                    RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of

10/11/12  
11:11

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP25086

Parcel: 607-121-014

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 PPA - EXPIRATION DATE-PP (cont.)

RECOMMND

existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

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

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

2011 AERIAL



Selected parcel(s):  
607-121-045

LEGEND

 SELECTED PARCEL

 INTERSTATES

 HIGHWAYS

 PARCELS

**\*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...Tue Jul 03 09:27:11 2012

Version 120530

2011 AERIAL



**Selected parcel(s):**  
607-121-046

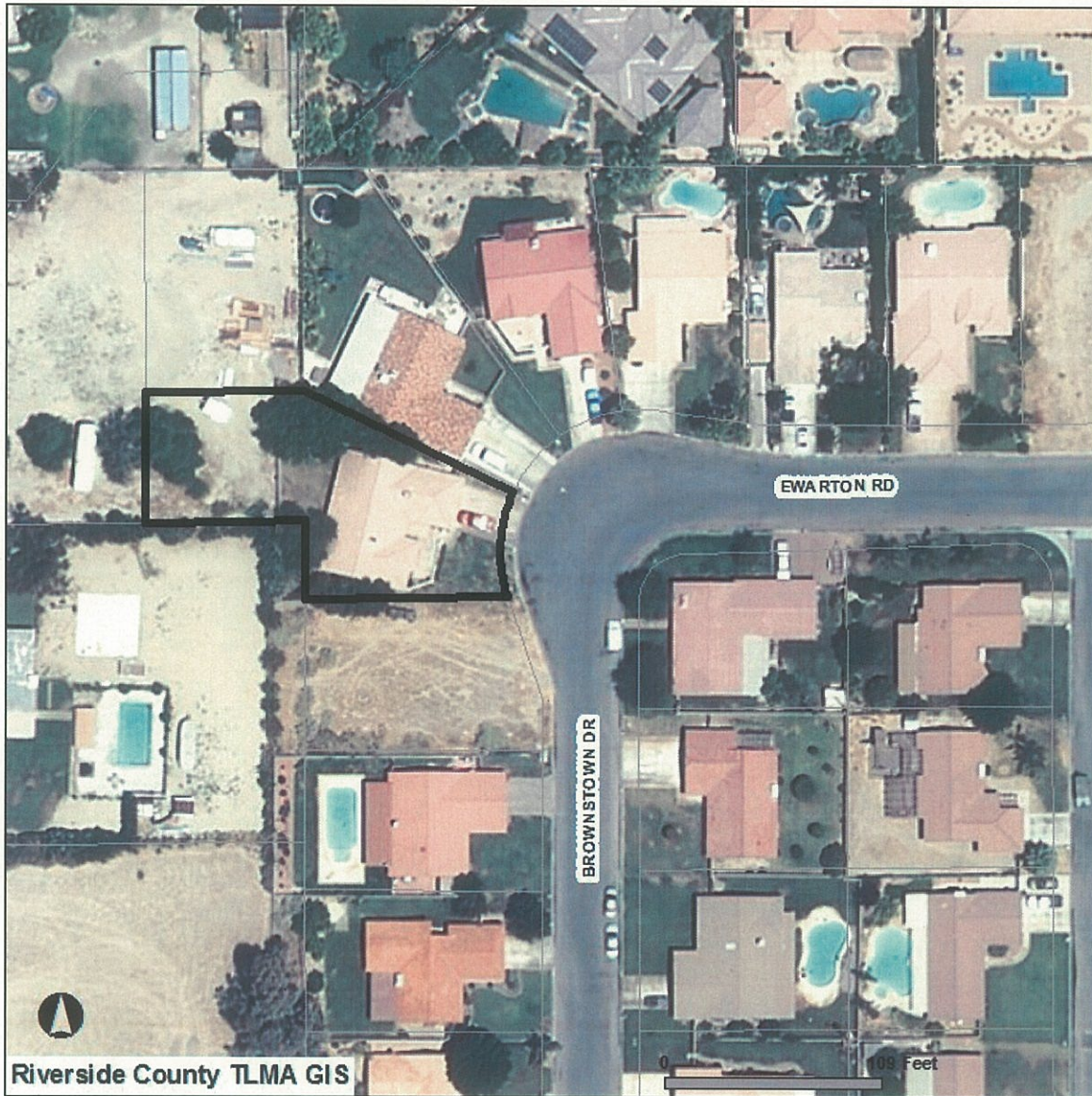
**\*IMPORTANT\***

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Version 120920

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
607-121-046

**\*IMPORTANT\***

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REPORT PRINTED ON...Tue Oct 30 09:18:02 2012

Version 120920

ZONING



Selected parcel(s):  
607-121-046

ZONING

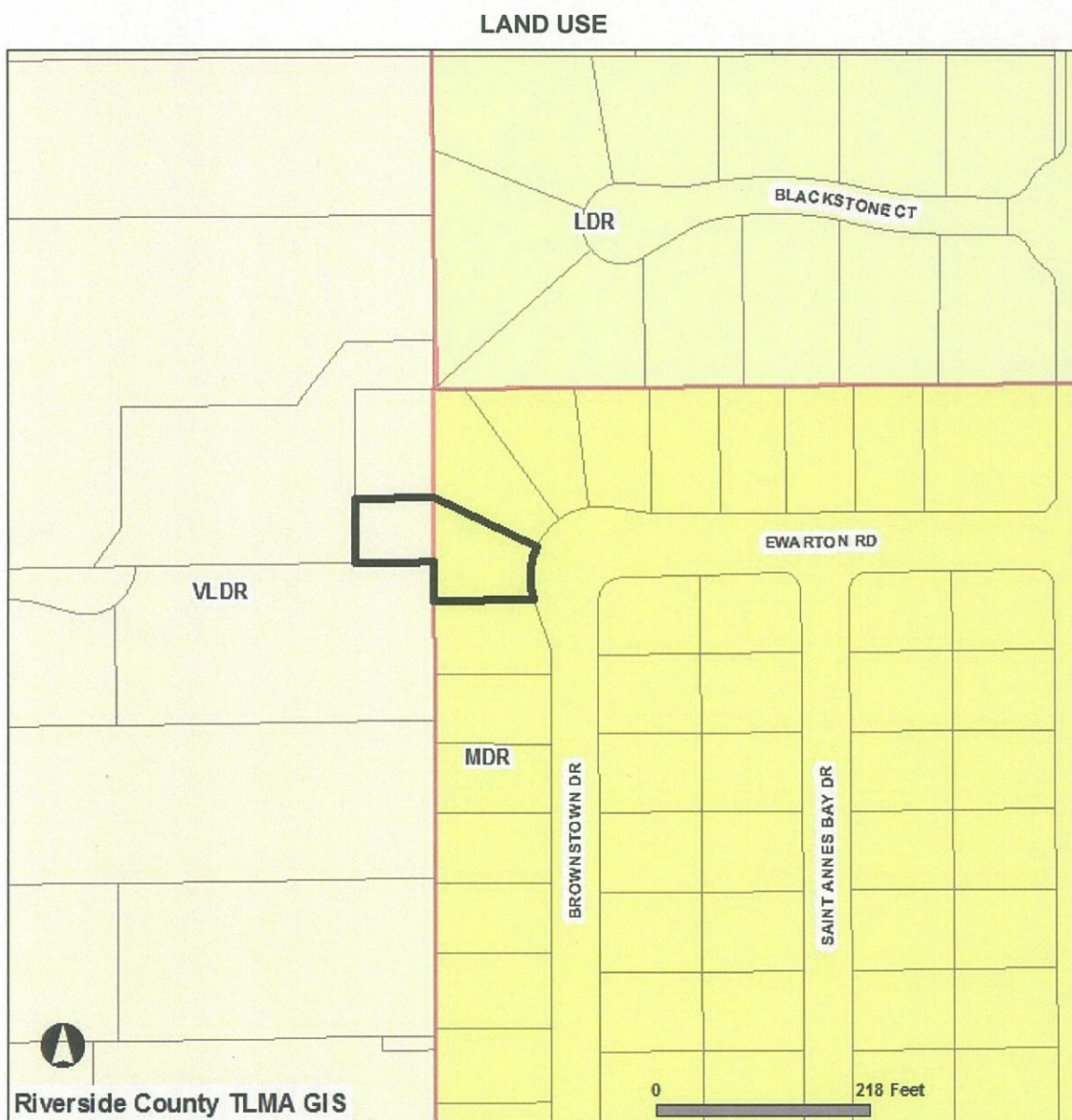
- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- N HIGHWAYS
- R-1, R-1-12000
- PARCELS

**\*IMPORTANT\***

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Version 120530



**Selected parcel(s):**  
607-121-046

**LAND USE**

- |                               |                                  |                                     |         |
|-------------------------------|----------------------------------|-------------------------------------|---------|
| SELECTED PARCEL               | INTERSTATES                      | HIGHWAYS                            | PARCELS |
| LDR - LOW DENSITY RESIDENTIAL | MDR - MEDIUM DENSITY RESIDENTIAL | VLDR - VERY LOW DENSITY RESIDENTIAL |         |

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Version 120530



RIVERSIDE COUNTY GIS



Selected parcel(s):  
607-121-046

**\*IMPORTANT\***

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STANDARD WITH PERMITS REPORT

**APNs**

607-121-046-1

**OWNER NAME / ADDRESS**

EARL C NIXON  
KRISTA E NIXON  
41545 BROWNSTONE DR  
INDIO, CA. 92203

**MAILING ADDRESS**

(SEE OWNER)  
41545 BROWNSTOWN DR  
BERMUDA DUNES CA. 92201

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: RS 20/81  
SUBDIVISION NAME: NOT AVAILABLE  
LOT/PARCEL: 54, BLOCK: NOT AVAILABLE  
, Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.3 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1881 SQFT., 3 BDRM/ 2.5 BATH, 1 STORY, ATTACHED GARAGE(484 SQ. FT), CONST'D 1994TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 819 GRID: F4, G4

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: PALM DESERT  
ANNEXATION DATE: NOT APPLICABLE  
LAFCO CASE #: NOT APPLICABLE  
PROPOSALS: NOT APPLICABLE

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

JOHN BENOIT, DISTRICT 4

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

ROY WILSON, DISTRICT 4

**TOWNSHIP/RANGE**

T5SR7E SEC 7

**ELEVATION RANGE**

ELEVATION NOT AVAILABLE

**PREVIOUS APN**

607-121-014

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

MDR  
VLDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

WESTERN COACHELLA VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-1  
R-1-12000

**ZONING DISTRICTS AND ZONING AREAS**

BERMUDA DUNES DISTRICT

**ZONING OVERLAYS**

IN OR PARTIALLY WITHIN THE BERMUDA DUNES NEIGHBORHOOD PRESERVATION OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE  
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS  
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS  
BERMUDA DUNES

AIRPORT COMPATIBILITY ZONES  
BERMUDA DUNES ZONE D

## **ENVIRONMENTAL**

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA  
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP  
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER  
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)  
NONE

VEGETATION (2005)  
NO DATA AVAILABLE

## **FIRE**

HIGH FIRE AREA (ORD. 787)  
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA  
NOT IN A FIRE RESPONSIBILITY AREA

## **DEVELOPMENT FEES**

CVMSHCP FEE AREA (ORD. 875)  
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)  
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT  
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.  
In EAST

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)  
NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)  
WESTERN COACHELLA VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)  
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS  
NOT IN A DEVELOPMENT AGREEMENT AREA

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**  
207B

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**  
NOT IN A CETAP CORRIDOR.

## **HYDROLOGY**

**FLOOD PLAIN REVIEW**  
NOT REQUIRED

**WATER DISTRICT**  
CVWD

**FLOOD CONTROL DISTRICT**  
COACHELLA VALLEY WATER DISTRICT

**WATERSHED**  
WHITEWATER

## **GEOLOGIC**

**FAULT ZONE**  
NOT IN A FAULT ZONE

**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**  
MODERATE

**SUBSIDENCE**  
SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**  
LOW POTENTIAL.  
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

## **MISCELLANEOUS**

**SCHOOL DISTRICT**  
DESERT SANDS UNIFIED

**COMMUNITIES**  
BERMUDA DUNES

**COUNTY SERVICE AREA**  
NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**  
ZONE B, 42.38 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
045206

**FARMLAND**  
URBAN-BUILT UP LAND

**TAX RATE AREAS**  
INFORMATION NOT AVAILABLE

**SPECIAL NOTES**  
PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

**BUILDING PERMITS**

Case #	Description	Status
307677	STOCKPILE PERMIT	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
308631	GRADING 1000CY FILL/1150CY CUT	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
377632	DWELLING & ATTACHED GARAGE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
377900	TEMPORARY POWER POLE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
384219	RETAINING WALL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
386573	DEVELOPMENT MITIGATION (RSA #53)	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BGR080030	PRECISE GRADING FOR MOBILE HOME 42 CY FILL	EXPIRED
BMR072225	SITE PREP (RELOCATION)	EXPIRED
BMR072226	PERM FOUNDATION (RELOCATION)	EXPIRED
BMR072227	INSTALLATION OF MOBILE HOME 2990 SF (RELOCATION)	EXPIRED

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS080066	PLAN REVIEW	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
CZ07697	ORD AMD 348.4636 TO EST PROPERTY MAINT STANDARDS	APPROVED
EA34851	EA FOR PM # 25786	APPROVED
LLA05369	ADJUST TWO CONTIGUOUS LOT LINES	APPROVED
LLA05412	PROJECT PROPOSES TO ADJUST 4 CONTIGUOUS LOT LINES	APPROVED
MT080828	PM25786 LOT 2	PAID
PM25786	SPLIT LOT TO CREATE 2 PAR. 1.02 & 1.26 AC.	APPROVED
PP25086	2160 SQ FT DETACHED GARAGE	DH

REPORT PRINTED ON... Mon Oct 29 12:15:07 2012  
Version 120920

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 7/3/2012,

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

APN (s) or case numbers PP25086 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**PP25086 (600 feet buffer)**



**Selected Parcels**

607-100-017	607-122-004	607-123-005	607-100-020	607-121-018	607-122-009	607-123-002	607-123-009	607-121-017	607-122-013
607-100-018	607-100-011	607-122-011	607-123-006	607-121-019	607-122-014	607-123-013	607-100-022	607-100-041	607-100-044
607-121-046	607-100-027	607-191-001	607-100-024	607-121-021	607-121-039	607-122-001	607-121-007	607-122-010	607-122-006
607-121-037	607-100-029	607-100-019	607-121-042	607-121-010	607-100-013	607-100-023	607-123-012	607-123-010	607-121-011
607-196-008	607-122-002	607-122-005	607-123-007	607-122-015	607-122-012	607-100-015	607-121-034	607-100-026	607-121-009
607-121-008	607-100-025	607-123-004	607-123-003	607-121-040	607-121-032	607-121-035	607-100-010	607-100-016	607-122-003
607-122-007	607-100-030	607-100-014	607-123-001	607-100-007	607-100-008	607-196-007	607-121-012	607-121-016	607-121-045
607-121-038	607-100-028	607-123-011	607-100-033	607-100-034	607-170-024	607-170-027	607-100-021	607-121-024	607-122-008
607-121-015	607-121-033								



380 190 0 380 Feet

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.



ASMT: 607100008, APN: 607100008  
DONNA TIRSBIER, ETAL  
41420 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607100017, APN: 607100017  
STEFFI PERTHUS, ETAL  
78427 BLACKSTONE CT  
BERMUDA DUNES CA 92203

ASMT: 607100010, APN: 607100010  
PEGGY JULIAN, ETAL  
P O BOX 1376  
PALM DESERT CA 92261

ASMT: 607100018, APN: 607100018  
APRIL ACKER, ETAL  
33669 DATE PALM DR  
CATHEDRAL CITY CA 92234

ASMT: 607100011, APN: 607100011  
REBECCA SHAFER, ETAL  
41240 YUCCA LN  
INDIO, CA. 92203

ASMT: 607100019, APN: 607100019  
TRACY BURNS, ETAL  
20816 35TH DR  
BOTHELL WA 98021

ASMT: 607100013, APN: 607100013  
SHERYL BENOIT, ETAL  
78499 BLACKSTONE CT  
BERMUDA DUNES CA 92203

ASMT: 607100020, APN: 607100020  
AMY HOLCOMBE, ETAL  
78440 BLACKSTONE CT  
INDIO, CA. 92203

ASMT: 607100014, APN: 607100014  
ROBERT LEE  
78481 BLACKSTONE CT  
BERMUDA DUNES CA 92203

ASMT: 607100021, APN: 607100021  
MARGARET YEAGER, ETAL  
78458 BLACKSTONE CT  
BERMUDA DUNES CA 92203

ASMT: 607100015, APN: 607100015  
MARA DAVIS  
78463 BLACKSTONE CT  
BERMUDA DUNES CA 92203

ASMT: 607100022, APN: 607100022  
BECKY JOHNSON, ETAL  
78476 BLACKSTONE CT  
BERMUDA DUNES CA 92203

ASMT: 607100016, APN: 607100016  
ELIZABETH EDWARDS, ETAL  
78445 BLACKSTONE CT  
INDIO, CA. 92203

ASMT: 607100023, APN: 607100023  
KIM BOYD, ETAL  
78494 BLACKSTONE CT  
INDIO, CA. 92203





ASMT: 607100024, APN: 607100024  
ANNA JENSEN, ETAL  
78505 BENT CANYON CT  
BERMUDA DUNES CA 92203

ASMT: 607100044, APN: 607100044  
PAULETTE YOUNG, ETAL  
41480 YUCCA LN  
BERMUDA DUNES CA 92201

ASMT: 607100025, APN: 607100025  
MIGUEL CHAPA  
78477 BENT CANYON  
BERMUDA DUNES CA 92203

ASMT: 607121007, APN: 607121007  
GLADYS CHESNUT  
78380 EWARTON RD  
BERMUDA DUNES CA 92203

ASMT: 607100026, APN: 607100026  
CAROLYN CURCI, ETAL  
78449 BENT CANYON CT  
BERMUDA DUNES CA 92203

ASMT: 607121008, APN: 607121008  
MICHAEL SORTER  
78404 EWARTON RD  
INDIO, CA. 92203

ASMT: 607100027, APN: 607100027  
MAUREEN BALCHEN, ETAL  
78421 BENT CANYON CT  
BERMUDA DUNES CA 92203

ASMT: 607121009, APN: 607121009  
MICHAEL MCGINITY  
78424 EWARTON RD  
BERMUDA DUNES CA 92203

ASMT: 607100028, APN: 607100028  
PENNY SCHAEFFER, ETAL  
78393 BENT CANYON CT  
BERMUDA DUNES CA 92203

ASMT: 607121010, APN: 607121010  
WILLIAM WOOD, ETAL  
78444 EWARTON RD  
INDIO, CA. 92203

ASMT: 607100029, APN: 607100029  
SANDRA SHEELEY, ETAL  
76861 N MANU O KU PL  
KAILUA KONA HI 96740

ASMT: 607121011, APN: 607121011  
FRANK ARRIGO, ETAL  
230 VIA DEL CABALLO  
AGOURA CA 91301

ASMT: 607100030, APN: 607100030  
ARLENE INGERSOLL, ETAL  
11224 RAINIER AVE S  
SEATTLE WA 98178

ASMT: 607121012, APN: 607121012  
RUSSELL JONES  
78484 EWARTON RD  
BERMUDA DUNES CA 92201



ASMT: 607121015, APN: 607121015  
SANDRA MENDEZ, ETAL  
43627 WILD ROSE ST  
INDIO CA 92201

ASMT: 607121033, APN: 607121033  
MARINA KAN, ETAL  
41550 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607121016, APN: 607121016  
WENDY KLEPPINGER, ETAL  
41643 BROWNSTOWN DR  
BERMUDA DUNES CA 92203

ASMT: 607121034, APN: 607121034  
MARTIN WOLTER  
78301 TRUE COUNTRY CT  
BERMUDA DUNES CA 92203

ASMT: 607121017, APN: 607121017  
CHRISTINE FERGUSON  
41685 BROWNSTOWN DR  
INDIO, CA. 92203

ASMT: 607121035, APN: 607121035  
PATRICIA MCROBERTS  
P O BOX 520148  
BIG LAKE AK 99652

ASMT: 607121018, APN: 607121018  
BRIAN LANNING  
41711 BROWNSTOWN DR  
INDIO, CA. 92203

ASMT: 607121037, APN: 607121037  
JAMES KUEHN  
P O BOX 2744  
SUN VALLEY ID 83353

ASMT: 607121019, APN: 607121019  
KIMBERLY WILLIAMS, ETAL  
41749 BROWNSTONE DR  
BERMUDA DUNES CA 92203

ASMT: 607121039, APN: 607121039  
ANTONIO SOLIS, ETAL  
41807 BROWNSTOWN DR  
BERMUDA DUNES CA 92203

ASMT: 607121021, APN: 607121021  
FRANCES CLAPINSKI, ETAL  
41861 BROWNSTOWN DR  
BERMUDA DUNES CA 92201

ASMT: 607121040, APN: 607121040  
NORMA ZAPATA  
41700 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607121024, APN: 607121024  
TIMOTHY ELLENZ  
41650 YUCCA LN  
BERMUDA DUNES CA 92203

ASMT: 607121042, APN: 607121042  
SHELLEY HECHT, ETAL  
HCR 3 BOX 10003  
KEAAU HI 96749





ASMT: 607121045, APN: 607121045  
CARI YOUNG, ETAL  
41501 BROWNSTONE DR  
INDIO, CA. 92203

ASMT: 607122006, APN: 607122006  
MARIA PEREZ, ETAL  
41780 BROWNSTOWN DR  
INDIO CA 92203

ASMT: 607121046, APN: 607121046  
KRISTA NIXON, ETAL  
41545 BROWNSTOWN DR  
BERMUDA DUNES CA 92201

ASMT: 607122007, APN: 607122007  
JANET SAYERS, ETAL  
PMB 514  
56925 YUCCA TRAIL NO 514  
YUCCA VALLEY CA 92841

ASMT: 607122001, APN: 607122001  
GEORGE ESCOBEDO  
41590 BROWNSTOWN DR  
BERMUDA DUNES CA 92203

ASMT: 607122008, APN: 607122008  
US BANK  
1800 TAPO CANYON RD  
SIMI VALLEY CA 93063

ASMT: 607122002, APN: 607122002  
JODI ENDEAN, ETAL  
41620 BROWNSTOWN DR  
BERMUDA DUNES CA 92203

ASMT: 607122009, APN: 607122009  
CANDACE COLLINS  
41595 ST ANNES BAY DR  
BERMUDA DUNES CA 92203

ASMT: 607122003, APN: 607122003  
YOLANDA NIEVES, ETAL  
41650 BROWNSTOWN DR  
BERMUDA DUNES CA 92203

ASMT: 607122010, APN: 607122010  
CAROL BECK, ETAL  
41625 ST ANNES BAY DR  
BERMUDA DUNES CA 92203

ASMT: 607122004, APN: 607122004  
CYNTHIA JOHNSON, ETAL  
C/O CYNTHIA SMEE JOHNSON  
41680 BROWNSTOWN DR  
BERMUDA DUNES CA 92203

ASMT: 607122011, APN: 607122011  
CRYSTAL DIERKS  
41655 ST ANNES BAY DR  
BERMUDA DUNES CA 92203

ASMT: 607122005, APN: 607122005  
KYLE KAKER  
47295 SAND SAGE CT  
PALM DESERT CA 92260

ASMT: 607122012, APN: 607122012  
JUANITA GARCIA, ETAL  
41685 ST ANNES BAY DR  
BERMUDA DUNES CA 92203



ASMT: 607122013, APN: 607122013  
LORRAINE MATHEWSON, ETAL  
P O BOX 2904  
PALM DESERT CA 92261

ASMT: 607123005, APN: 607123005  
KIMBERLY HAFLIGER, ETAL  
41710 ST ANNES BAY DR  
INDIO, CA. 92203

ASMT: 607122014, APN: 607122014  
DEBRA ERICKSON  
41745 ST ANNES BAY DR  
BERMUDA DUNES CA 92203

ASMT: 607123006, APN: 607123006  
CURTISS PERRY  
41740 ST ANNES BAY DR  
INDIO, CA. 92203

ASMT: 607122015, APN: 607122015  
LONNIE CASTRO  
41775 ST ANNES BAY  
BERMUDA DUNES CA 92203

ASMT: 607123007, APN: 607123007  
LISA MANTANONA  
41770 ST ANNES BAY DR  
BERMUDA DUNES CA 92203

ASMT: 607123001, APN: 607123001  
SHIRLEY RAKOZ, ETAL  
41590 ST ANNES BAY DR  
BERMUDA DUNES CA 92203

ASMT: 607123009, APN: 607123009  
ESMERALDA LAWSON, ETAL  
41595 LIMA HALL  
BERMUDA DUNES CA 92203

ASMT: 607123002, APN: 607123002  
CAROLYN STRATTON  
41865 ST ANNES BAY DR  
BERMUDA DUNES CA 92203

ASMT: 607123010, APN: 607123010  
RITA REYES, ETAL  
41625 LIMA HALL RD  
BERMUDA DUNES CA 92203

ASMT: 607123003, APN: 607123003  
RAMONA DELOSREYES, ETAL  
41650 ST ANNES BAY DR  
BERMUDA DUNES CA 92203

ASMT: 607123011, APN: 607123011  
STEVEN BAHR  
41655 LIMA HALL RD  
BERMUDA DUNES CA 92203

ASMT: 607123004, APN: 607123004  
CYNTHIA TAUFERNER, ETAL  
45572 BANFF SPRINGS DR  
INDIO CA 92201

ASMT: 607123012, APN: 607123012  
VALERIE GARCIA, ETAL  
41685 LIMA HALL RD  
BERMUDA DUNES CA 92203



ASMT: 607123013, APN: 607123013  
ORALIA FRANCO, ETAL  
41715 LIMA HALL RD  
BERMUDA DUNES CA 92203

ASMT: 607170024, APN: 607170024  
STONEGATE BERMUDA DUNES HOMEOWNER  
C/O GEOFFREY MCCOMIC  
9968 HIBERT ST STE 102  
SAN DIEGO CA 92131

ASMT: 607170027, APN: 607170027  
STONEGATE BERMUDA DUNES HOMEOWNER  
C/O R GEOFFREY MCCOMIC  
10721 TREENA ST STE 200  
SAN DIEGO CA 92131

ASMT: 607191001, APN: 607191001  
EQUITY HOLDING CORP  
3275 E ROBERTSON BL STE B  
CHOWCHILLA CA 93610

ASMT: 607196007, APN: 607196007  
ROGER NEAL  
41584 LIMA HALL RD  
BERMUDA DUNES CA 92203

ASMT: 607196008, APN: 607196008  
KATHERINE URMANSKI  
41614 LIMA HALL RD  
BERMUDA DUNES CA 92203



Agenda Item No.: 2.2  
Supervisory District: Fourth/Fourth  
Project Planner: Bahelila Boothe  
Director's Hearing: November 26, 2012  
Continued from: November 19, 2012

PLOT PLAN NO: 25107  
Applicant: Ryan Winkle  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 2,440 square foot detached Horse Barn on 2.8 acres, associated with the 1,723 square foot main residence located at 30155 Via Las Palmas in the unincorporated Riverside County near Thousand Palms. APN: 650-243-003

### ISSUES OF RELEVANCE:

The project falls within an area that could be subject to flood hazard and has been transmitted to the Coachella Valley Water District. The project has been reviewed and cleared by the Coachella Valley Water Department; a copy of the letter is included within the approval package.

### FURTHER PLANNING CONSIDERATIONS:

NOVEMBER 19, 2012

Plot Plan No. 25107 was continued from the November 19, 2012 Director's Hearing due to non attendance by applicant and Planning staff needed verification that project was reviewed by the Thousand Palms Council prior to director's hearing. With those outstanding issues the hearing officer for the November 16, 2012 Director's Hearing continued this project to November 26, 2012 Director's Hearing agenda to be held at the Desert Office. Staff will notify the applicant of attendance highly recommended. Also, planning staff has added condition 10. Every 4 that this structure is for residence use only and no time whatsoever is commercial use allowed within the structure or on the property without additional Planning Department approval.

### RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO, 25107, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Community Development: Very Low Density Residential (1 Acre Minimum) on the Western Coachella Valley Area Plan.
3. The proposed detached accessory use is a permitted use in the general plan designation.
4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Controlled Development Areas (W-2) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the W-2 zone.

6. The proposed 2,440 square foot detached Horse Barn is considered a detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 164 feet from the main building.
8. The accessory building is consistent with the character of the surrounding neighborhood.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

**CONCLUSIONS:**

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. This detached accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

PLOT PLAN:ADMINISTRATIVE Case #: PP25107

Parcel: 650-243-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                    PPA - PROJECT DESCRIPTION                    RECOMMND

The use hereby permitted is a proposal to construct a detached 2,440 square foot Horse Barn on 2.8 acres, associated with the 1,723 square foot main residence located 30155 Via Las Palmas in the unincorporated Riverside County near Thousand Palms. APN: 650-243-003

10. EVERY. 2                    PPA - HOLD HARMLESS                    RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.



PLOT PLAN:ADMINISTRATIVE Case #: PP25107

Parcel: 650-243-003

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25107 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25107, Exhibit A, Amended #1, dated July 18, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25107, Exhibit B/C, dated March 20, 2012. (Elevation and Floor Plans)

10. EVERY. 4 PPA NO COMMERCIAL USE ALLOWED RECOMMND

The proposed 2,440 square foot detached horse barn is for residential use only and at no time whatsoever is commercial uses allowed within the structure or on the property without additional Planning Department approval.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

PP 25107 is a proposal to construct 2,400 sq. ft. of detached horse barn on 2.8 acres site in Coachella Valley area. The site is located northerly of La Cita, southerly of 30th Avenue, and westerly of Via Las Palmas.

It should be noted that the District's review is limited to the water quality aspects. The flood hazard aspect will be reviewed by the Coachella Valley Water District and or the Transportation Department.

The development does not fall into any of the Priority Development Project categories as identified under the Colorado River Regional Water Quality Control Board Orders.

Therefore, a Water Quality Management Plan (WQMP) is not required at this time. The District has no objections to the proposal as shown on the exhibit.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25107 is for land use approval only, and has only met the requirements of Ordinance 348. Any

PLOT PLAN:ADMINISTRATIVE Case #: PP25107

Parcel: 650-243-003

10. GENERAL CONDITIONS

10.PLANNING. 1

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

11/19/12  
17:38

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP25107

Parcel: 650-243-003

10. GENERAL CONDITIONS

10.PLANNING. 2                    PPA - NO HOME OCCUPATIONS (cont.)                    RECOMMND

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 3                    PPA - SETBACKS IN HIGH FIRE                    RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning  
2300 Market Street, Suite 150  
Riverside, CA 92501  
951-955-4777

10.PLANNING. 4                    USE - CAUSES FOR REVOCATION                    RECOMMND

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.

10.PLANNING. 5                    PPA - ACSRY BLD NO HBTBL AREA                    RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

20. PRIOR TO A CERTAIN DATE

PLOT PLAN:ADMINISTRATIVE Case #: PP25107

Parcel: 650-243-003

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

PPA - EXPIRATION DATE-PP

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1

PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated March 20, 2012.

80.PLANNING. 2

PPA - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated March 20, 2012.



Established in 1918 as a public agency  
**Coachella Valley Water District**

Directors:

Peter Nelson, President - Div. 4  
John P. Powell, Jr., Vice President - Div. 3  
Patricia A. Larson - Div. 2  
Debi Livesay - Div. 5  
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer  
Julia Fernandez, Board Secretary

August 9, 2012

Redwine and Sherrill, Attorneys

File: 0163.1  
0421.1  
0721.1  
040617-1

Bahelila Boothe  
Riverside County Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501



Dear Bahelila Boothe:

Subject: Plot Plan 25107; Related Case FP #12006

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. Coachella Valley Water District (CVWD) is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.

Prior to issuance of grading permits for Plot Plan No. 25107 the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer has paid fees and submitted plans to CVWD as part of the flood management review. However, the flood management review FP #12006 is not complete. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 1 foot on Federal Flood Insurance rate maps, which are in effect at this time.

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.



Bahelila Boothe  
Riverside County  
Planning Department

2

August 9, 2012

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

The sewer service laterals shall be designed and installed so as to readily facilitate connecting to a future collection system.

Plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review. This review is for ensuring efficient water management.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson  
Director of Engineering

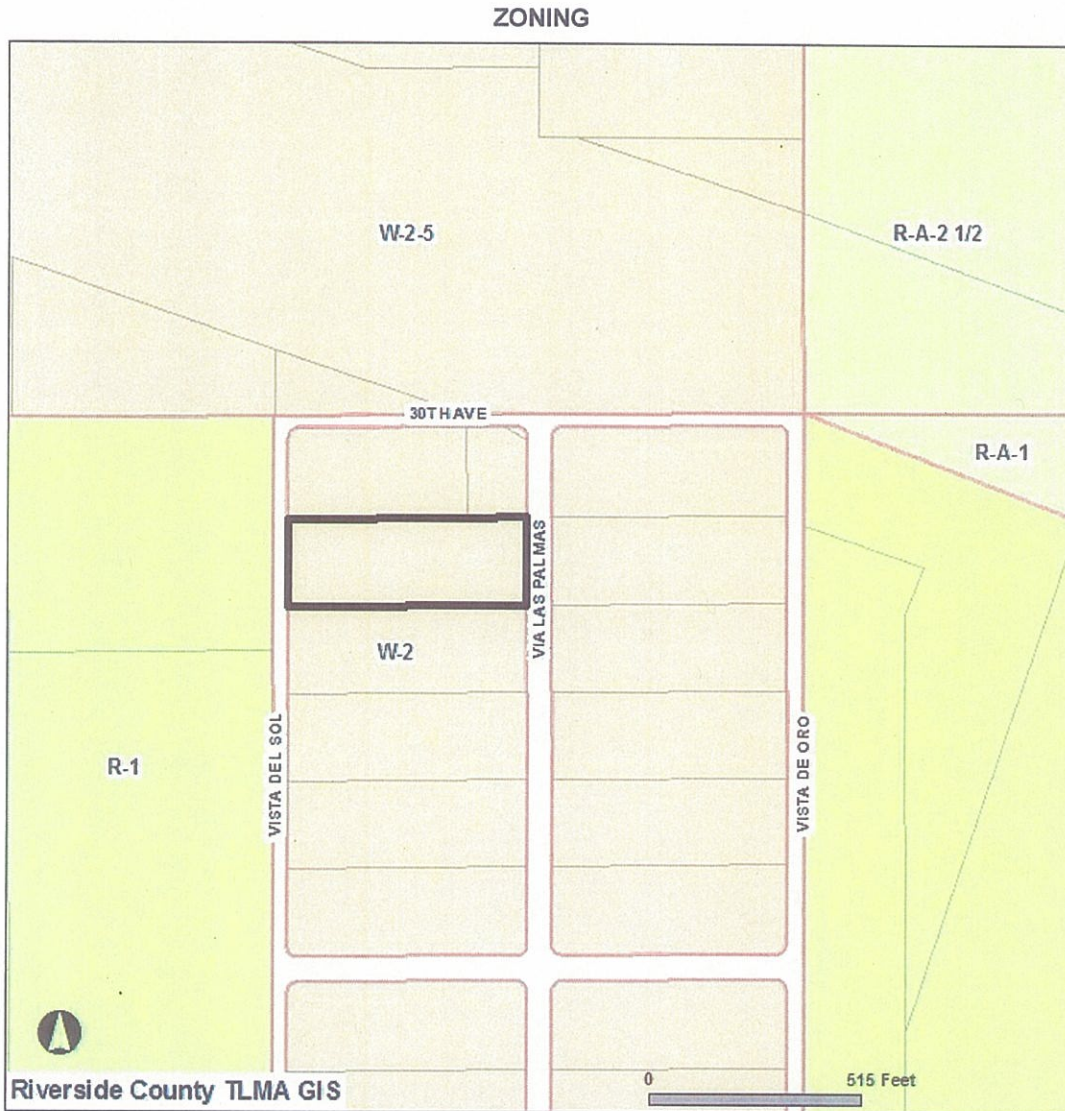
cc: Mike Mistica  
County of Riverside  
Department of Environmental Health  
P.O. Box 1206  
Riverside, CA 92502

Majeed Farshad  
Riverside County Department of Transportation  
38-686 El Cerrito Road  
Palm Desert, CA 92211

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

cc: Ryan Van Winkles  
30155 Via Las Palmas  
Thousand Palms, CA 92276

JC:cl/eng/sw/12/Aug/Plot Plan 25107



**Selected parcel(s):**  
650-243-003

### ZONING

- |                 |                 |          |                  |
|-----------------|-----------------|----------|------------------|
| SELECTED PARCEL | INTERSTATES     | HIGHWAYS | CITY             |
| PARCELS         | ZONING BOUNDARY | R-1      | R-A-1, R-A-2 1/2 |
| W-2, W-2-5      |                 |          |                  |

**\*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...Thu Mar 22 11:23:20 2012  
 Version 120118



**Selected parcel(s):**  
650-243-003

**LAND USE**

- |                                     |                                  |                           |                        |
|-------------------------------------|----------------------------------|---------------------------|------------------------|
| SELECTED PARCEL                     | INTERSTATES                      | HIGHWAYS                  | CITY                   |
| PARCELS                             | MDR - MEDIUM DENSITY RESIDENTIAL | OS-RUR - OPEN SPACE RURAL | RR - RURAL RESIDENTIAL |
| VLDR - VERY LOW DENSITY RESIDENTIAL |                                  |                           |                        |

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RIVERSIDE COUNTY GIS



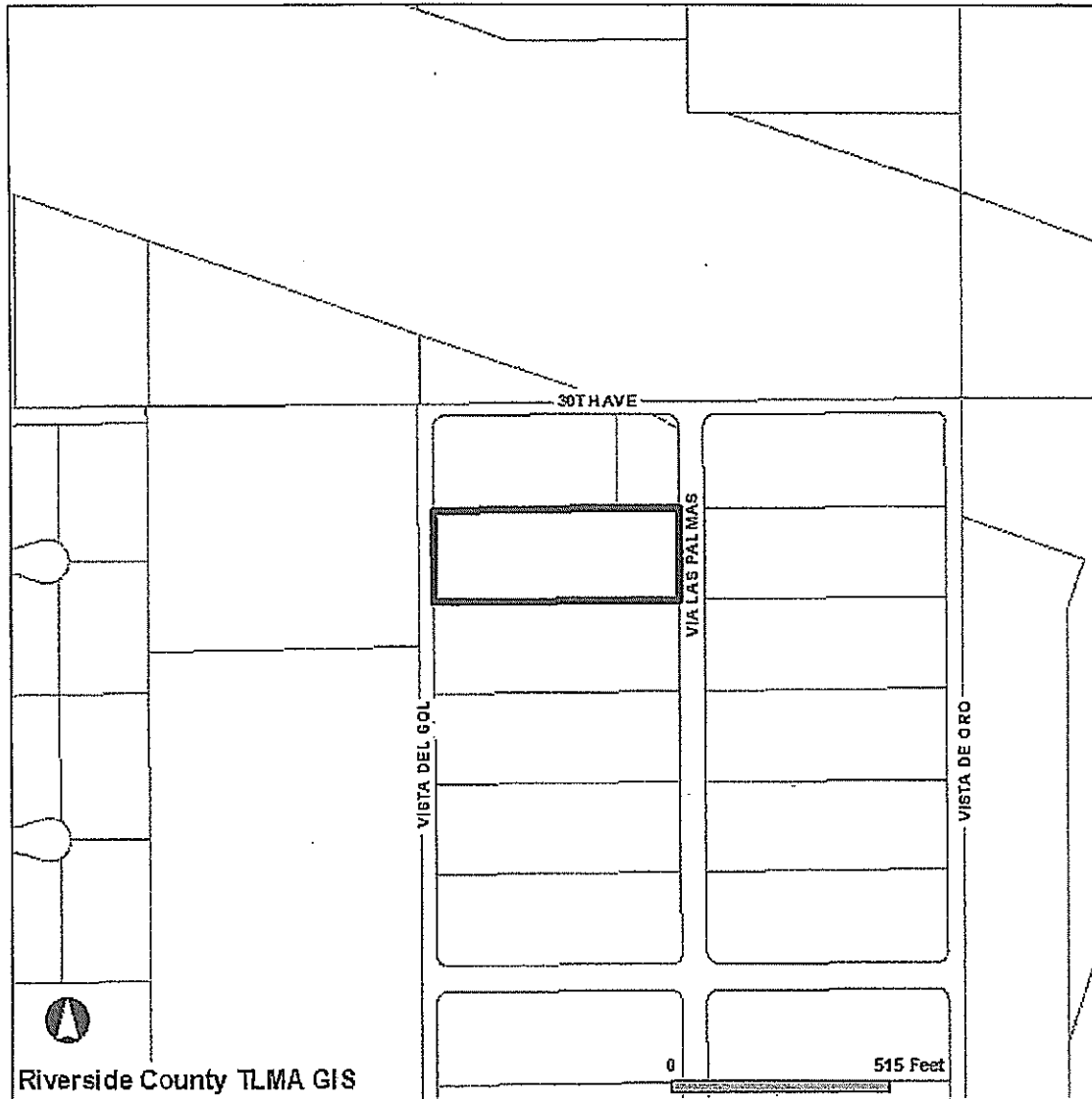
Selected parcel(s):  
650-243-003

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RIVERSIDE COUNTY GIS



Selected parcel(s):  
650-243-003

**"IMPORTANT"**

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STANDARD WITH PERMITS REPORT

**APNs**

650-243-003-5

**OWNER NAME**

NOT AVAILABLE ONLINE

**ADDRESS**

ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: RS 1472  
SUBDIVISION NAME: NOT AVAILABLE  
LOT/PARCEL: 2, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 2.8 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1723 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(430 SQ. FT), CONSTD 1988TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 758 GRID: F7

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
ANNEXATION DATE: NOT APPLICABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

JOHN BENOIT, DISTRICT 4

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

ROY WILSON, DISTRICT 4

**TOWNSHIP/RANGE**

T4SR6E SEC 17

**ELEVATION RANGE**

292/296 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

**PLANNING**

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
VLDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

WESTERN COACHELLA VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

W-2

**ZONING DISTRICTS AND ZONING AREAS**

THOUSAND PALMS DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE  
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS  
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS  
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES  
NOT IN AN AIRPORT COMPATIBILITY ZONE

**ENVIRONMENTAL**

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA  
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP  
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER  
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEWPROCESS)  
NONE

VEGETATION (2005)  
NO DATA AVAILABLE

**FIRE**

HIGH FIRE AREA (ORD. 787)  
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA  
NOT IN A FIRE RESPONSIBILITY AREA

**DEVELOPMENT FEES**

CVMSHCP FEE AREA (ORD. 875)  
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)  
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT  
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.  
In EAST

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)  
NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)  
WESTERN COACHELLA VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)  
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS  
NOT IN A DEVELOPMENT AGREEMENT AREA

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE  
183A

TRANSPORTATION AGREEMENTS  
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS  
NOT IN A CETAP CORRIDOR.

**HYDROLOGY**

FLOOD PLAIN REVIEW  
WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE COACHELLA VALLEY WATER DISTRICT AT (760) 398-2651 FOR INFORMATION

WATER DISTRICT  
CVWD

FLOOD CONTROL DISTRICT  
COACHELLA VALLEY WATER DISTRICT

WATERSHED  
WHITEWATER

**GEOLOGIC**

FAULT ZONE  
NOT IN A FAULT ZONE

FAULTS  
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL  
MODERATE

SUBSIDENCE  
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY  
LOW POTENTIAL.  
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

**MISCELLANEOUS**

SCHOOL DISTRICT  
PALM SPRINGS UNIFIED

COMMUNITIES  
THOUSAND PALMS

COUNTY SERVICE AREA  
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)  
ZONE B, 43.15 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT  
044505

FARMLAND  
OTHER LANDS  
URBAN-BUILT UP LAND

TAX RATE AREAS  
061054  
-CITRUS PEST CONTROL 2  
-COACH VAL CO WTR STORM WTR UNIT

- COACHELLA VALLEY COUNTY WATER
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- DESERT COMMUNITY COLLEGE
- DESERT HOSPITAL
- GENERAL
- GENERAL PURPOSE
- PALM SPRINGS PUBLIC CEMETERY
- PALM SPRINGS UNIF B & I 1992-A
- PALM SPRINGS UNIFIED SCHOOL
- RIV GO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

**SPECIAL NOTES**

NO SPECIAL NOTES

**BUILDING PERMITS**

Case #	Description	Status
204206	DWELL 1724S.F. WATT GAR 448S.F.	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
206942	GRADING 325CY CUT/325CY FILL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
234121	3X560 GARDEN WALL	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
355852	CONVERT TO NATURAL GAS	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BAR060630	ROOM ADDITION 487 SQFT & PATIO 120 SQFT	EXPIRED
BEL051217	FIVE LIGHTS & FIVE PLUGS 110V & ONE 220V	EXPIRED
BPL050616	GAS BBQ GAS LINE	EXPIRED
BSP051326	POOL AND SPA	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS054469	SEPTIC VERIFICATION	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Mon Mar 19 16:35:57 2012  
Version 120118

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/1/2012.

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

APN (s) or case numbers PP 25107 For

Company or Individual's Name Planning Department.

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

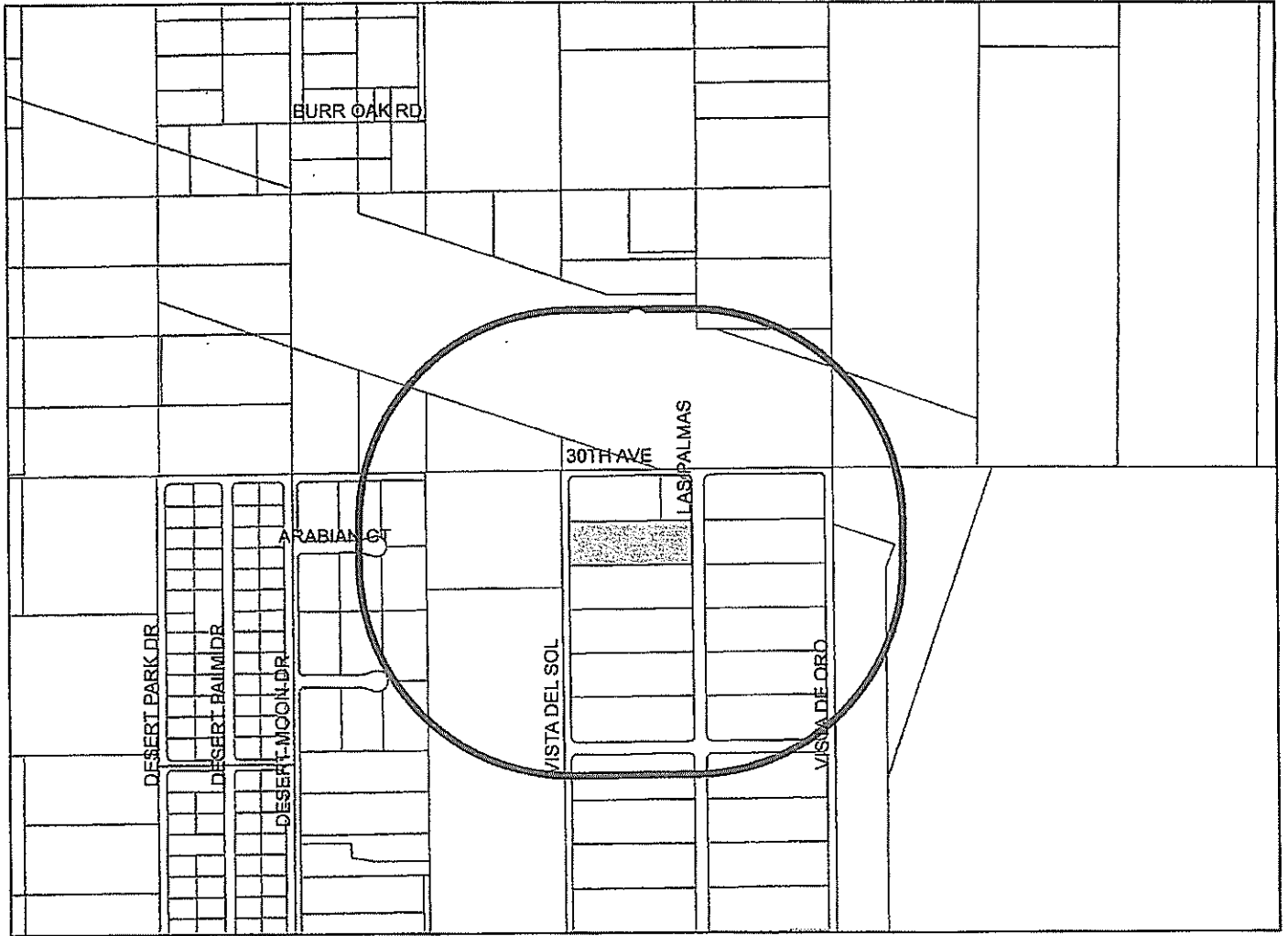
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**PP25107 (1000 feet buffer)**



**Selected Parcels**

648-230-033	650-230-021	648-230-036	650-241-005	648-250-012	650-230-014	648-230-024	650-230-018	650-244-001	648-230-038
650-243-008	650-230-015	648-230-034	650-243-005	650-243-004	650-230-020	650-241-001	650-243-007	650-242-001	650-241-003
650-243-006	650-230-002	650-241-002	650-230-001	650-243-002	650-230-024	650-241-004	650-241-008	650-243-003	648-230-037
651-020-007	648-250-010	650-243-009	651-020-003	650-230-017					



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ASMT: 648230024, APN: 648230024  
FLORA GARCIA, ETAL  
C/O JOSIE ARECHIGA  
83530 MECCA HILLS  
COACHELLA CA 92236

ASMT: 650230001, APN: 650230001  
JOHN IVEY, ETAL  
73605 30TH AVE  
THOUSAND PLMS, CA. 92276

ASMT: 648230033, APN: 648230033  
MARIA GARCIA, ETAL  
30930 SIERRA DEL SOL  
THOUSAND PALMS CA 92276

ASMT: 650230002, APN: 650230002  
MKA REAL ESTATE QUALIFIED FUND I  
C/O LAW OFFICE OF DANIEL D WHITE  
1 CORPORATE PLAZA STE 110  
NEWPORT BEACH CA 92660

ASMT: 648230034, APN: 648230034  
BLANCA GARCIA, ETAL  
48352 PINTO LN  
COACHELLA CA 92236

ASMT: 650230014, APN: 650230014  
DEUTSCHE BANK NATL TRUST CO  
C/O HOMEQ SVCING  
P O BOX 24649  
W PALM BEACH FL 33416

ASMT: 648230036, APN: 648230036  
MICHELE LULOW, ETAL  
P O BOX 3  
PALM DESERT CA 92261

ASMT: 650230015, APN: 650230015  
LUZ DELATORRE, ETAL  
73596 ARABIAN CT  
THOUSAND PLMS, CA. 92276

ASMT: 648230037, APN: 648230037  
SOUTHERN CALIF EDISON CO  
P O BOX 410  
LONG BEACH CA 90801

ASMT: 650230017, APN: 650230017  
SUZANNE APOSTOLI  
PMB 260  
31855 DATE PALM STE 3  
CATHEDRAL CY CA 92234

ASMT: 648230038, APN: 648230038  
GABRIEL ZAVALA  
P O BOX 712  
THOUSAND PLMS CA 92276

ASMT: 650230018, APN: 650230018  
HEATHER MENDEZ, ETAL  
73599 ARABIAN CT  
THOUSAND PALMS CA 92276

ASMT: 648250012, APN: 648250012  
GAME WILDLIFE CONSERVATION, ETAL  
C/O WILDLIFE CONSERVATION BOARD  
1807 13TH ST NO 103  
SACRAMENTO CA 95814

ASMT: 650230020, APN: 650230020  
MASAKO TAKAHASHI, ETAL  
67470 SARAH ST  
CATHEDRAL CY CA 92234





ASMT: 650230021, APN: 650230021  
REBECA SEPULVEDA, ETAL  
73602 JACK CLARK CT  
THOUSAND PLMS, CA. 92276

ASMT: 650241008, APN: 650241008  
LAURIE REAGAN, ETAL  
30490 VIA LAS PALMAS  
THOUSAND PLMS, CA. 92276

ASMT: 650230024, APN: 650230024  
GAYLYNN PAGE, ETAL  
73605 JACK CLARK CT  
THOUSAND PLMS, CA. 92276

ASMT: 650242001, APN: 650242001  
MAUREEN MITCHELL  
30550 VIA LAS PALMAS  
THOUSAND PLMS, CA. 92276

ASMT: 650241001, APN: 650241001  
SHERYL GARRICK, ETAL  
754 VIOLETA  
PALM SPRINGS CA 92262

ASMT: 650243002, APN: 650243002  
PAULA MELENDREZ, ETAL  
P O BOX 893  
THOUSAND PALMS CA 92276

ASMT: 650241002, APN: 650241002  
EDNA PELEN, ETAL  
30170 VIA LAS PALMAS  
THOUSAND PLMS, CA. 92276

ASMT: 650243003, APN: 650243003  
ERIKA POWELL, ETAL  
30155 VIA LAS PALMAS  
THOUSAND PLMS, CA. 92276

ASMT: 650241003, APN: 650241003  
DEBRA LILLYMAN, ETAL  
82626 BOGART DR  
INDIO CA 92201

ASMT: 650243004, APN: 650243004  
JOSEPH MURRIN  
15314 GREVILLEA AVE  
LAWNDALE CA 90260

ASMT: 650241004, APN: 650241004  
CHARLENE MORRISON, ETAL  
30300 VIA LAS PALMAS  
THOUSAND PLMS, CA. 92276

ASMT: 650243005, APN: 650243005  
JACK JACKSON  
30305 VIA LAS PALMAS  
THOUSAND PLMS, CA. 92276

ASMT: 650241005, APN: 650241005  
DEBRA SCICLI, ETAL  
P O BOX 65  
THOUSAND PLMS CA 92276

ASMT: 650243006, APN: 650243006  
MIGUEL GONZALEZ  
30405 VIA LAS PALMAS  
THOUSAND PLMS, CA. 92276





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BARBARA COTLER, ETAL  
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