

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 24, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1067 (Agricultural) – Applicant: Pablo Acevedo – Engineering/Representative: John Wells Cavin – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (A-AG) (10 Acre Minimum) – Location: Northerly of Avenue 61, southerly of Avenue 60, westerly of Orchid Court, and easterly Monroe Street – 10 Gross Acres – Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) – REQUEST: The general plan amendment proposes to amend the General Plan foundation component and land use designation for the subject property from “Agriculture: Agriculture” (A-AG) to “Community Development: Low Density Residential” (CD-LDR) (½ acre minimum).

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:mb
PMA

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA application, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

**PLANNING COMMISSION
MINUTE ORDER JUNE 10, 2009
LA QUINTA COUNCIL CHAMBERS**

I. AGENDA ITEM 8.1: GENERAL PLAN AMENDMENT NO. 1067 – Agricultural – Applicant: Pablo Acevedo – Engineering/Representative: John Wells Cavin – Fourth Supervisorial District – Lower Coachella Valley – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (A-AG) (10 acre minimum) – Location: Northerly of Avenue 61, southerly of Avenue 60, westerly of Orchid Court, and easterly Monroe Street – 10 Gross Acres – Zoning: Light Agriculture (A-1-20) – APN: 764-290-004. (Legislative)

II. PROJECT DESCRIPTION

The general plan amendment proposes to amend the General Plan from “Agriculture: Agriculture” (A-AG) to “Community Development: Low Density Residential” (CD-LDR) (1/2 Acre Minimum) for an approximately 10-acre property.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Maurice Borrows, at 760-863-7063 or e-mail mborrows@rctlma.org.

The following spoke in favor of the subject proposal:

Bill Sanchez, Applicant’s Representative, Indio, California 92201

Wally Nesbit, Other Interested Person, La Quinta, California

No one spoke in favor, neutral or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 3-0 (Commissioner Petty and Commissioner Snell Absent), recommended to the Board of Supervisors;

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1067 would be appropriate. The adoption of such an order does not imply that the proposed GPA will be approved.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 8.1
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisorial District: Fourth
Project Planner: Maurice Borrows
Planning Commission: June 10, 2009

GENERAL PLAN AMENDMENT NO. 1067
Applicant: Pablo Acevedo
Engineer/Rep.: John Wells Cavin

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommends that the Board of Supervisor's adopt an order initiating proceedings for the proposed General Plan Amendment No. 1067 from "Agriculture: Agriculture" (A-AG) to "Community Development: Low Density Residential" (CD-LDR) (1/2 acre minimum) for an approximately 10-acre property.

The Planning Commission made the comments below. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION DIRECTION TO THE BOARD OF SUPERVISORS:

The following comments have been provided by the Planning Commission to the Planning Director:

Commissioner John Roth: No comment

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: No comment

Agenda Item No.: B.1
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisorial District: Fourth
Project Planner: Maurice Borrows
Planning Commission: June 10, 2009

GENERAL PLAN AMENDMENT NO. 1067
Agricultural
Applicant: Pablo Acevedo
Engineer/Rep.: John Wells Cavin

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The general plan amendment proposes to amend the General Plan from "Agriculture: Agriculture" (A-AG) to "Community Development: Low Density Residential" (CD-LDR) (1/2 acre minimum) for an approximately 10-acre property. The project is located northerly of north of Avenue 61, southerly of Avenue 60, westerly of Orchid Court, and easterly Monroe Street within the Vista Santa Rosa Community.

BACKGROUND:

A proposed General Plan Amendment (GPA) shall not be processed unless the Board of Supervisors (Board) adopts an order initiating proceedings for the proposed GPA. The Planning Director is required to prepare and submit to the Board a report and recommendation concerning initiation.

Before submitting his report and recommendation to the Board, the Planning Director must request comments on the proposed GPA from the Planning Commission (Commission) and must include the Commission's comments, if any, in his report. The Commission may make its comments in any form it deems appropriate. For example, the Commission may recommend that the Board adopt or decline to adopt an order initiating proceedings for the proposed GPA. A recommendation is not, however, required and the Commission may choose instead to simply identify its concerns regarding the proposed GPA. In addition to any comments the Commission may make as a group, the Planning Director will include the comments of individual Commission members in his report to the Board.

A noticed public hearing is not required for the Commission to comment on the initiation of a proposed GPA. Nor is such a hearing required for the Board to actually initiate or decline to initiate proceedings for the proposed GPA. The Planning Department did, however, notify the applicant by mail that the Commission would consider the initiation of this proposed GPA on this date, at this time and at this place.

After reviewing the Planning Director's report and recommendation, which as noted above, must include the Commission's comments, the Board may either adopt or decline to adopt an order initiating proceedings for the proposed GPA.

If the Board adopts an order initiating proceedings, the proposed GPA will thereafter be processed, reviewed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Commission and the Board. The adoption of an order initiating proceedings does not imply that the proposed GPA will be approved.

If the Board declines to adopt an order initiating proceedings, the proposed GPA shall not be processed.

The Board established the initiation procedures for proposed GPAs in Ordinance No. 348.4573 which was effective May 8, 2008. Proposed GPA No. 1067 is considered an Agricultural GPA as described in Section 2.7 of that ordinance.

D.M.

Proposed General Plan Amendment No. 1067) is a stand alone case. Upon completion of the GPIP, the proposal is expected to be accompanied by an application to change the zoning from Light Agriculture (A-1-10) to One-Family Dwelling (R-1) and a tentative tract map to subdivide 10 acres into 12 residential lots with common open space areas. The associated cases are not subject to discussion or comment by the Commission at this time.

For additional information, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1): | Vacant |
| 2. Surrounding Land Use (Ex. #1): | Scattered single-family residences and crops |
| 3. Existing Zoning (Ex. #3): | Light-Agriculture (A-1-10) |
| 4. Surrounding Zoning (Ex. #3): | A-1-10 to the north, south, east, and west |
| 5. Riverside County General Plan | Agriculture |
| 6. Project Data: | 10 acres; 12 parcels; 16,855 sq. ft. min parcels size; Schedule A |
| 7. Environmental Concerns: | Not applicable at this time |

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1067 would be appropriate. The adoption of such an order does not imply that the proposed GPA will be approved.

INFORMATIONAL ITEMS:

1. As of this writing, no letter in opposition or in favor of this project has been received.
2. The project site is not located within:
 - a. General Plan Policy Overlay Area
 - b. California Gnatcatcher, Quino Checkerspot Butterfly habitat
 - c. FEMA designated Flood Zone
 - d. Redevelopment Area
3. The project site is located within:
 - a. The boundaries of the Coachella Valley Unified School District.
 - b. The boundaries of the Coachella Valley Water District.
 - c. The Coachella Valley MSHCP fee area.
4. The project site is currently designated as Assessor's Parcel Number 764-290-004.

AGRICULTURAL AMENDMENT

CYCLE: 2½ YEAR

Case No. GPA 1067 Supervisorial District: Fourth Existing Zoning: Light Agriculture (A-1-10)
Area Plan: Eastern Coachella Valley Acreage: 10

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Agriculture (A)
Existing General Plan Land Use Designation: Agriculture (AG)
Existing Policy Area(s) or Overlay(s): Vista Santa Rosa Policy Area
Existing Map(s) of Issue (cite GP figure # and page #): N/A
Existing Text of Issue (cite GP page #, plus policy #, if applicable): Vista Santa Rosa Community Land Use Concept Plan (Policy Area 3, Pg 10)

PROPOSED GENERAL PLAN CHANGES

(For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development (CD)
Proposed General Plan Land Use Designation: Low Density Residential (LDR)
Proposed Change to Policy Area or Overlay: N/A
Proposed Change to Map (cite GP map name): N/A
Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

CHECK LIST

Case: **AGRICULTURAL GPA 1067**

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Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)		X	
FTL Sand Source Area or FTL Preserve		X	
Fault Zone		X	
Faults within ½ Mile		X	
Liquefaction Potential; Subsidence	X		High liquefaction potential
High Fire Area		X	
Code Compliant	X		
MSHCP Conserved Land		X	
Access / Alternate Access Issues	X		From Avenue 60 with emergency access to Orchid Court
Water / Sewer Issues	X		C/VWD will provide water; sewer by on-site septic tanks
City Sphere of Influence		X	City of La Quinta (located ¼ ml to the west)
Proposed Annexation/Incorporation Area		X	
Other Issues* (see below)			

AGRICULTURAL FINDINGS

(Check all that apply)

Is there a reasonable possibility that the following findings can be made?*

Finding	Yes	No	Comment
The amendment would contribute to the achievement of the purposes of the General Plan.	X		The proposed amendment would allow the development of single-family housing within a predominantly agricultural community.
The amendment would not be detrimental to the purposes of the General Plan.	X		The proposed general plan amendment involves a change from the Agricultural Foundation Component to the Community Development Foundation Component. Pursuant to the Riverside County General Plan, up to 7% of land designated Agriculture within the Eastern and Western Coachella Valleys may be removed from the Agriculture designation over the course of a 2 ½ year period, the first period ended April 6, 2006. A total 46,839.2 acres of land in the Eastern and Western Coachella Valley Area Plans was designated Agriculture, as of October 2003. Therefore, up to 3,278.7 acres of land may be converted from Agriculture to other designations during the first 2½ year period. Approximately 848 acres of land have been removed from the Agriculture Foundation Component since the adoption of the General Plan on October 7, 2003. Thus, the proposed change from Agriculture to Community Development would be within the scope and purpose of the General plan.

* **THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

Case: **AGRICULTURAL GPA 1067**

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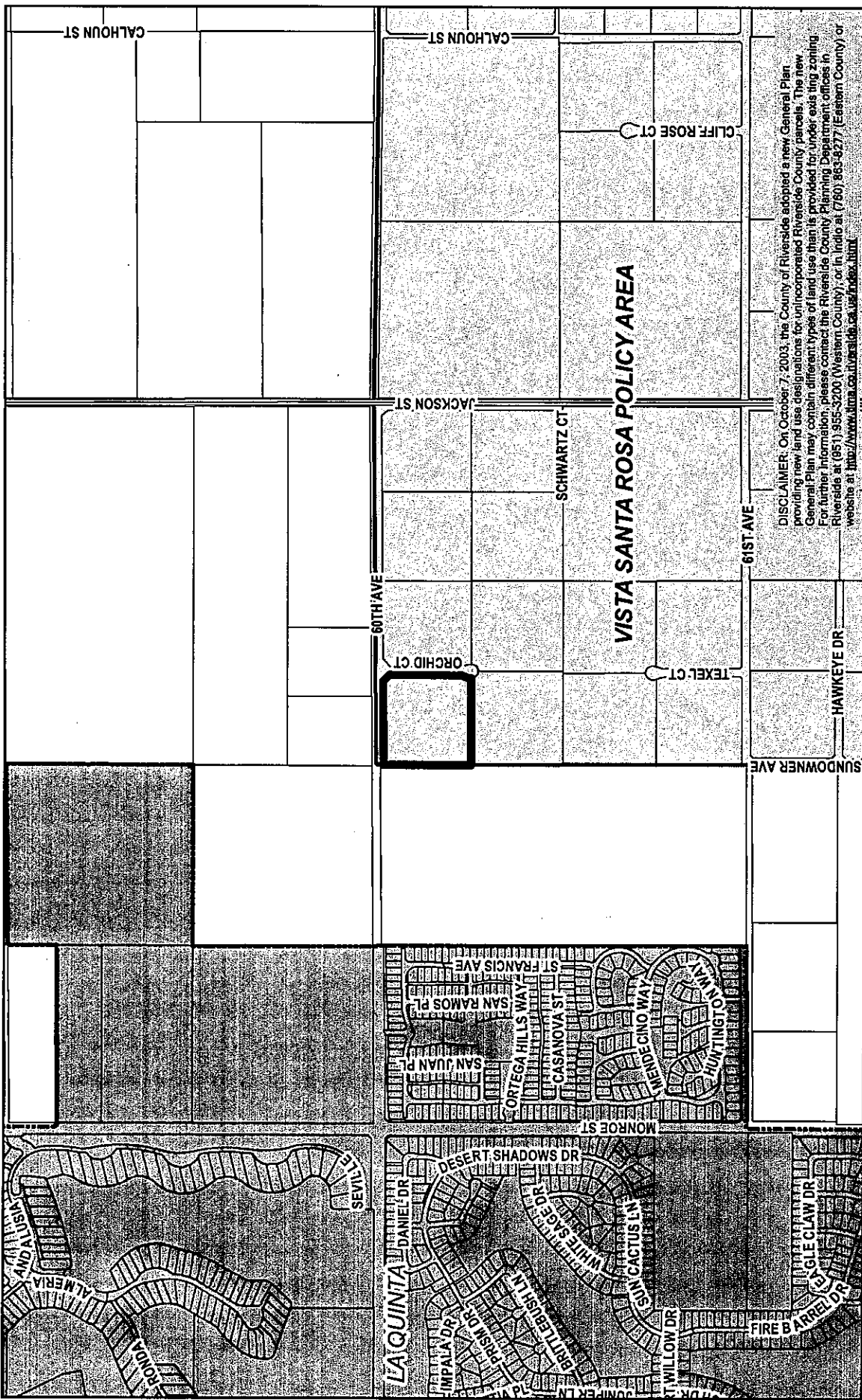
STAFF COMMENTS:

Department	Comments
Planning	The project is currently being reviewed by the Planning Department
Transportation	N/A
EPD	N/A
Fire	N/A
Flood	N/A
Building and Safety	N/A
Geologist	N/A

Supervisor Wilson
 District 4
 Date Drawn: 5/7/09

GPA01067
POLICY AREAS

Planner: Maurice Borrows
 Date: 6/10/09
 Exhibit 8



District: Lower Coachella Valley
 Township/Range: T6SR7E
 Section: 35

RIVERSIDE COUNTY PLANNING DEPARTMENT

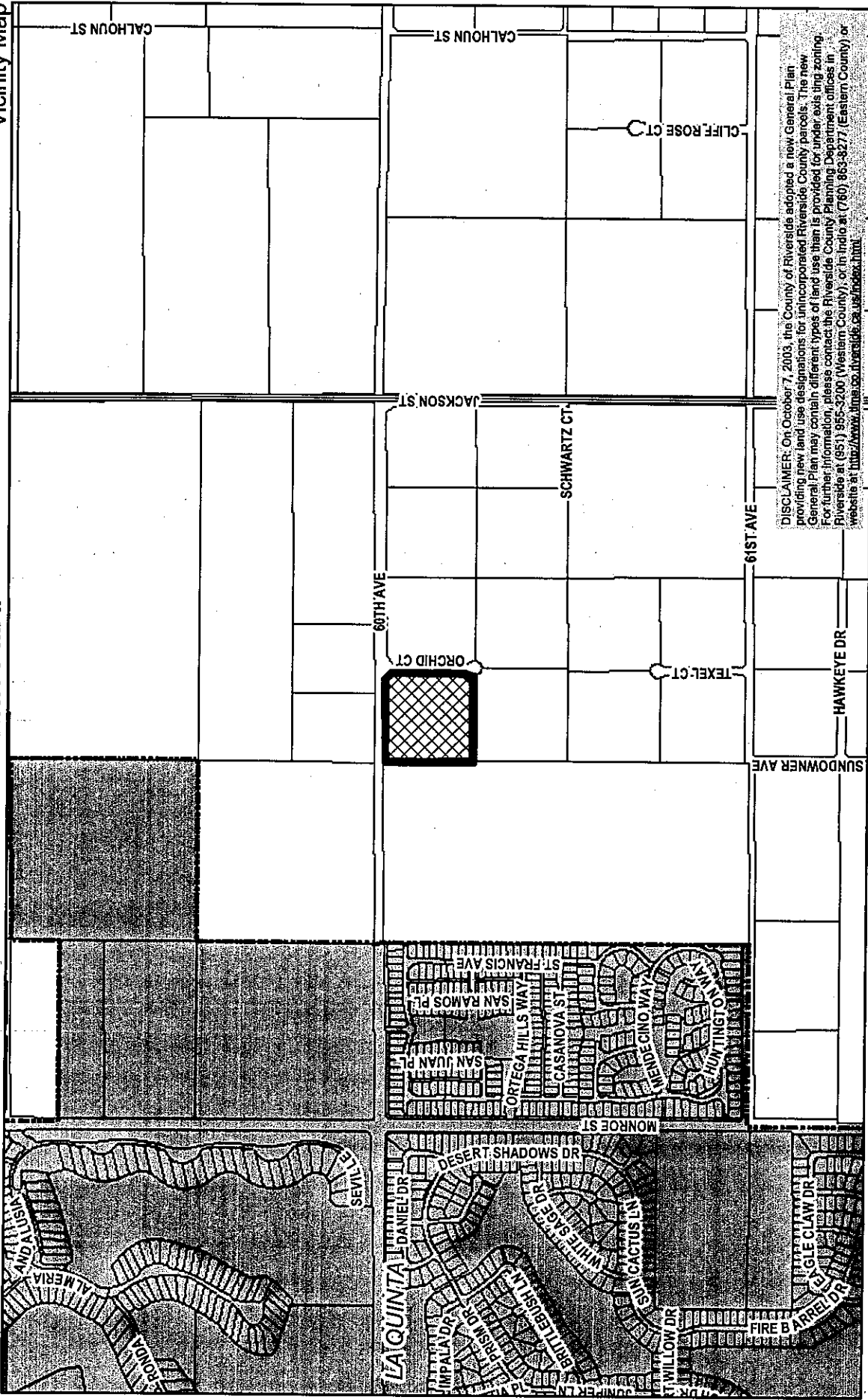
Assessors
 Bk. Pg. 764-29
 Thomas
 Bros. Pg. 5590 G2



Supervisor Wilson
District 4
Date Drawn: 5/7/09

GPA01067 VICINITY MAP

Planner: Maurice Borrows
Date: 6/10/09
Vicinity Map



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Inyo at (760) 963-8277 (Eastern County) or website at <http://www.inyo.cplanning.ca.us/index.html>

District: Lower Coachella Valley
Township/Range: T6SR7E
Section: 35

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 764-29
Thomas
Bros. Pg. 5590 G2

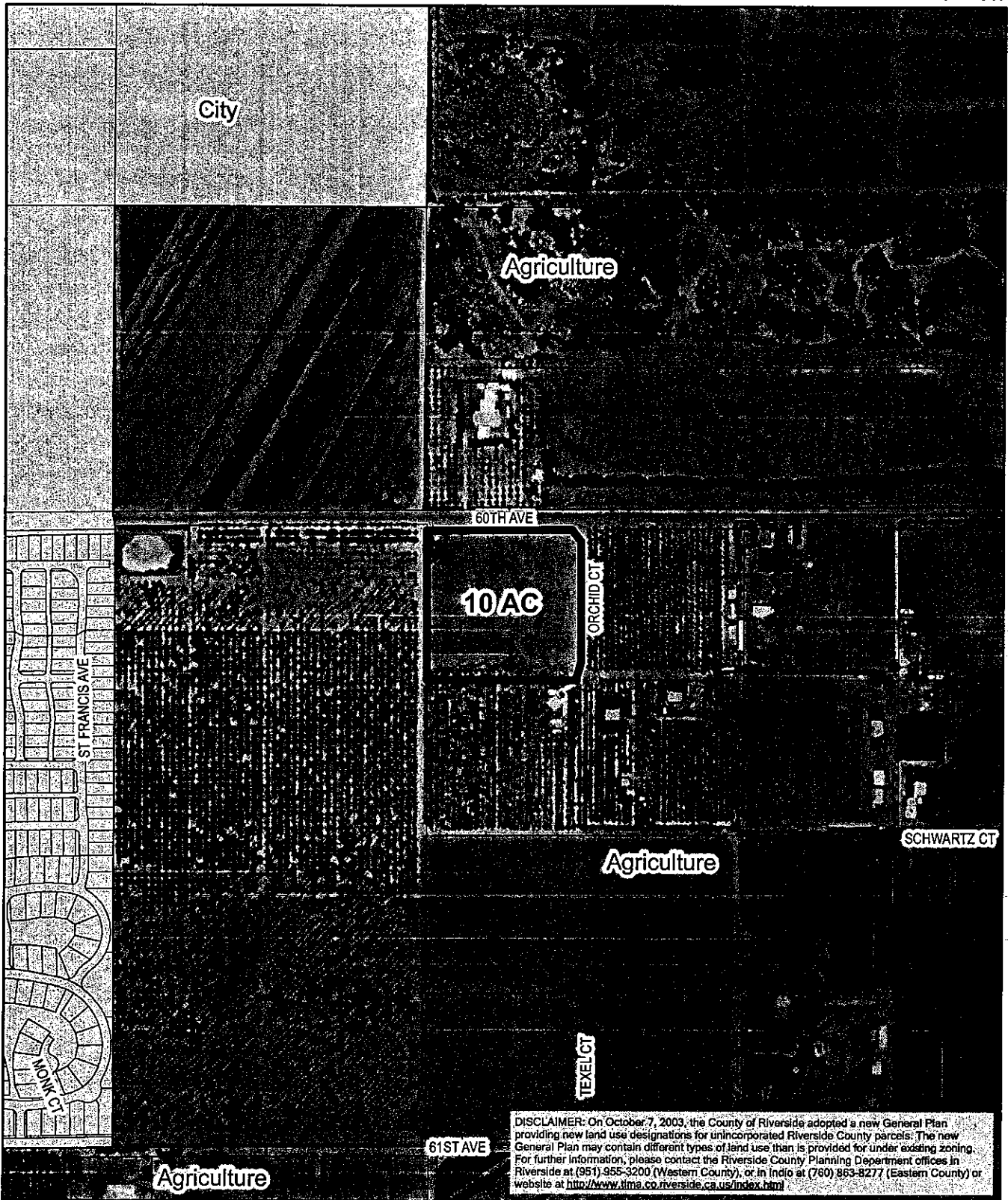


Supervisor: Wilson
District: 4
Date Drawn: 5/7/09

GPA01067

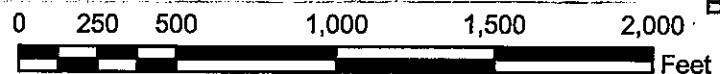
DEVELOPMENT OPPORTUNITY

Planner: Maurice Borrows
Date: 6/10/09
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T6SR7E
Section: 35



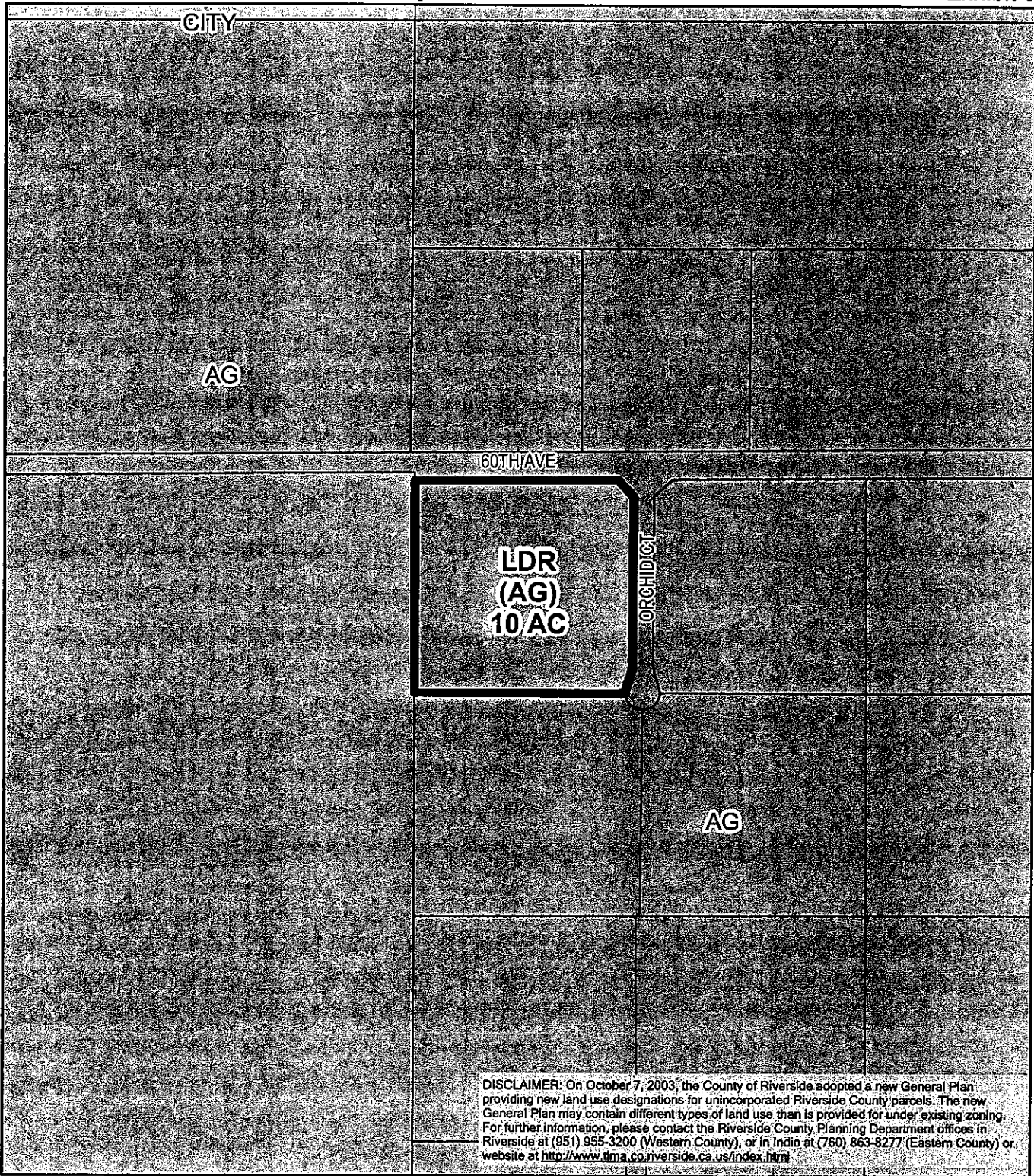
Assessors
Bk. Pg. 764-29
Thomas
Bros. Pg. 5590-G2

Supervisor: Wilson
District 4
Date Drawn: 5/7/09

GPA01067

Proposed General Plan

Planner: Maurice Borrows
Date: 6/10/09
Exhibit 6



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T6SR7E
Section: 35



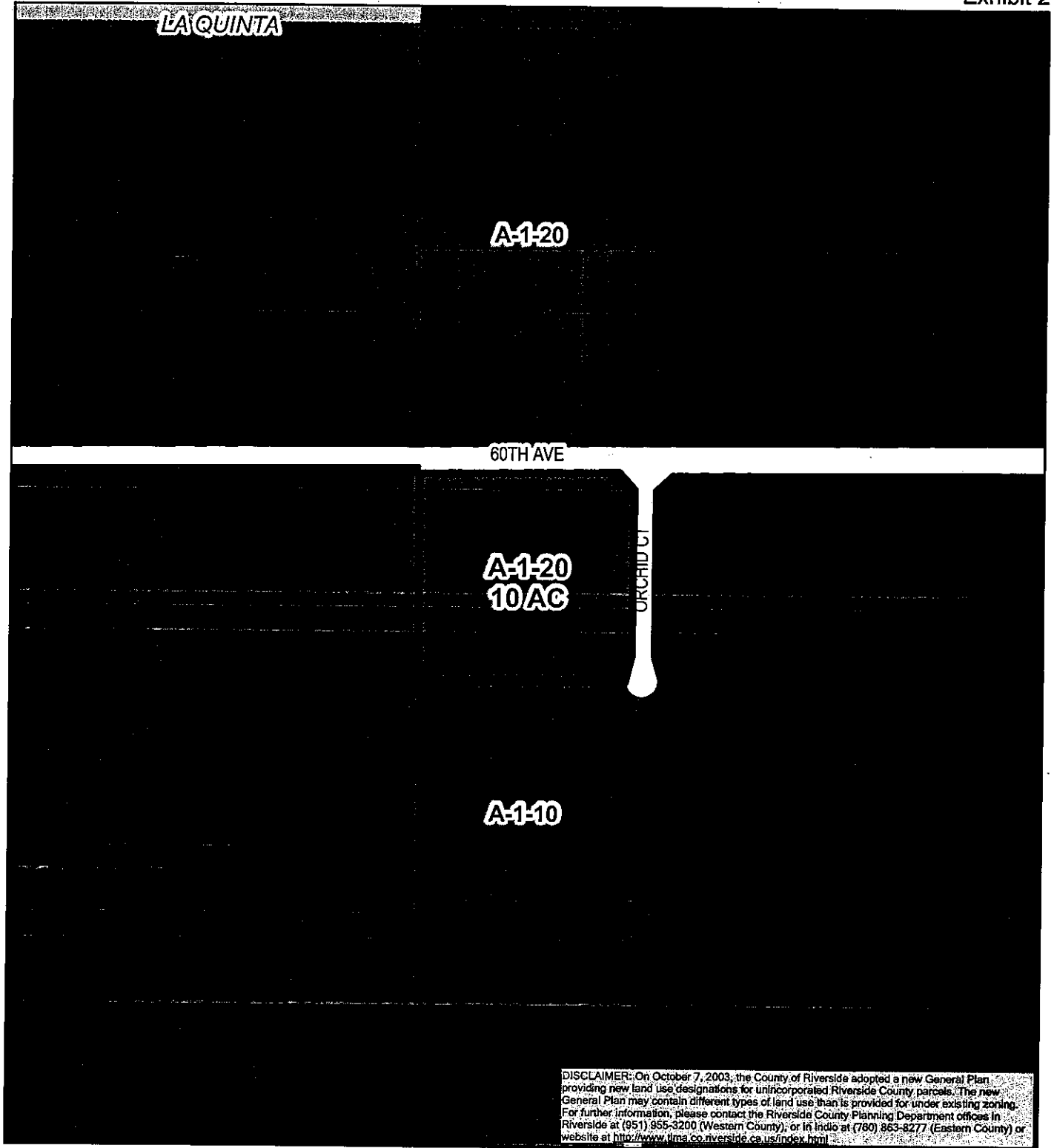
Assessors
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Supervisor: Wilson
District: 4
Date Drawn: 5/7/09

GPA01067
EXISTING ZONING

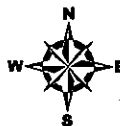
Planner: Maurice Borrows
Date: 6/10/09
Exhibit 2



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County); or In Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T6SR7E
Section: 35



Assessors
Bk. Pg. 764-29
Thomas
Bros. Pg. 5590 G2

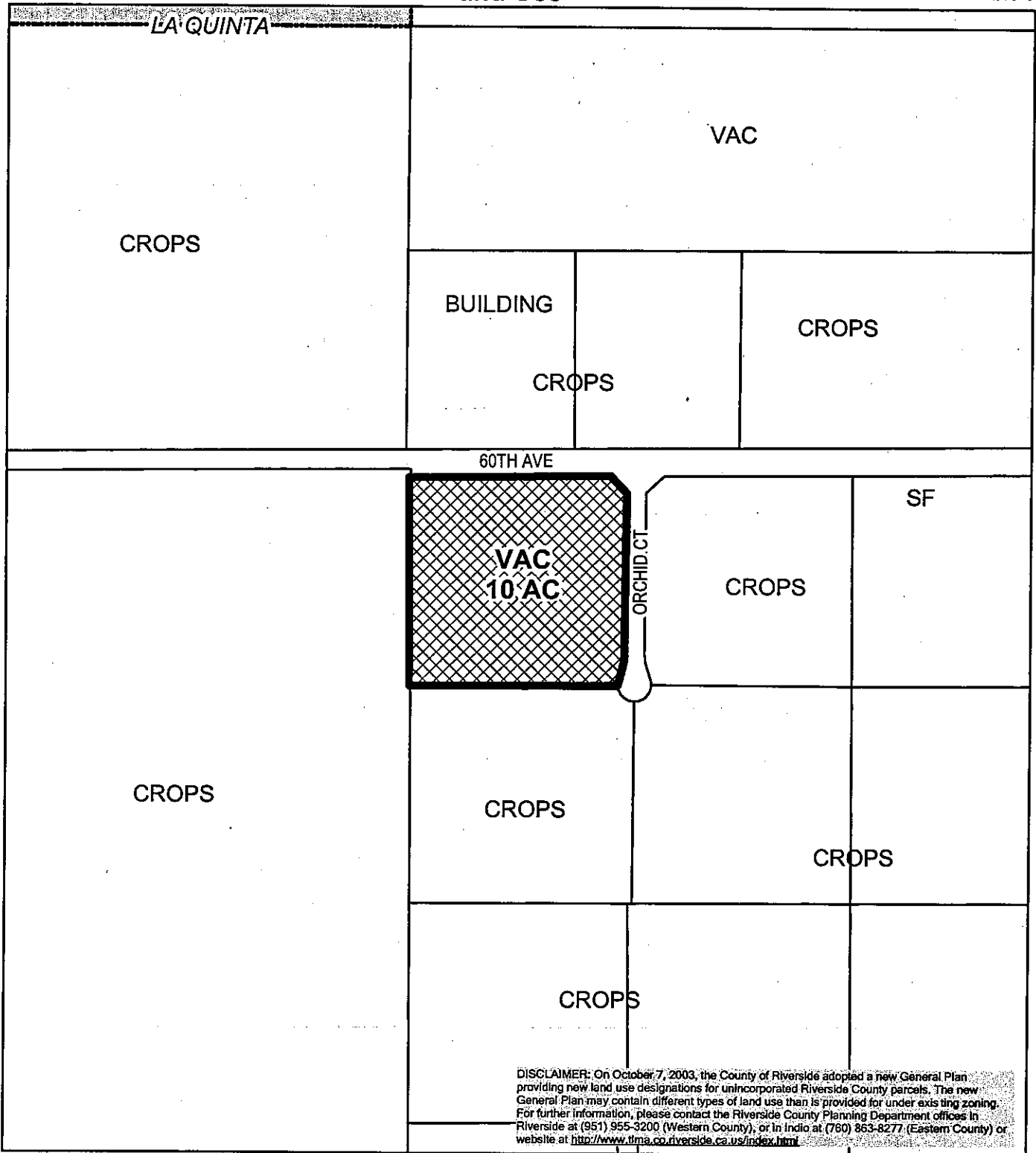


Supervisor Wilson
District 4
Date Drawn: 5/7/09

GPA01067

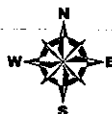
Land Use

Planner: Maurice Borrows
Date: 6/10/09
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T6SR7E
Section: 35



Assessors
Bk. Pg. 764-29
Thomas
Bros. Pg. 5590 G2



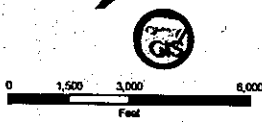


VISTA SANTA ROSA COMMUNITY Land Use Concept Plan Map

Approved by the Riverside County Board of Supervisors on June 17, 2008 *

- Parcels
- Highways
- Trail Bridge
- ↔ View Corridor
- ∞ Lifestyle Corridor
- Other Non-VSR Design Guidelines Trails
- ▤ Transitional Area
- ▭ Policy Area (PA1, PA2, PA3, PA4)
- ▭ Jacqueline Cochran Regional Airport Airport Compatibility Land Use Zone
- ▭ Cities
- ▨ Community Center Overlay
- ▭ Community Center
- ▭ Public Facilities
- ▭ Business Park
- ▭ Commercial Tourist
- ▭ Commercial Retail
- ▭ Estate Density Residential (Max. Dens. 1 DU** / 2 AC)
- ▭ Very Low Density Residential (Max. Dens. 1 DU** / AC)
- ▭ Medium High Density Residential (5-8 DU** / AC)
- ▭ Medium Density Residential (2-5 DU** / AC)
- ▭ Low Density Residential (Max. Dens. 2 DU** / AC)
- ▭ High Density Residential (8-14 DU** / AC)
- ▭ Open Space-Rural (Max. Dens. 1 DU** Per 20 AC)
- ▭ Torres-Martinez Reservation Trust Lands
- ▭ Torres-Martinez Reservation Fee Lands

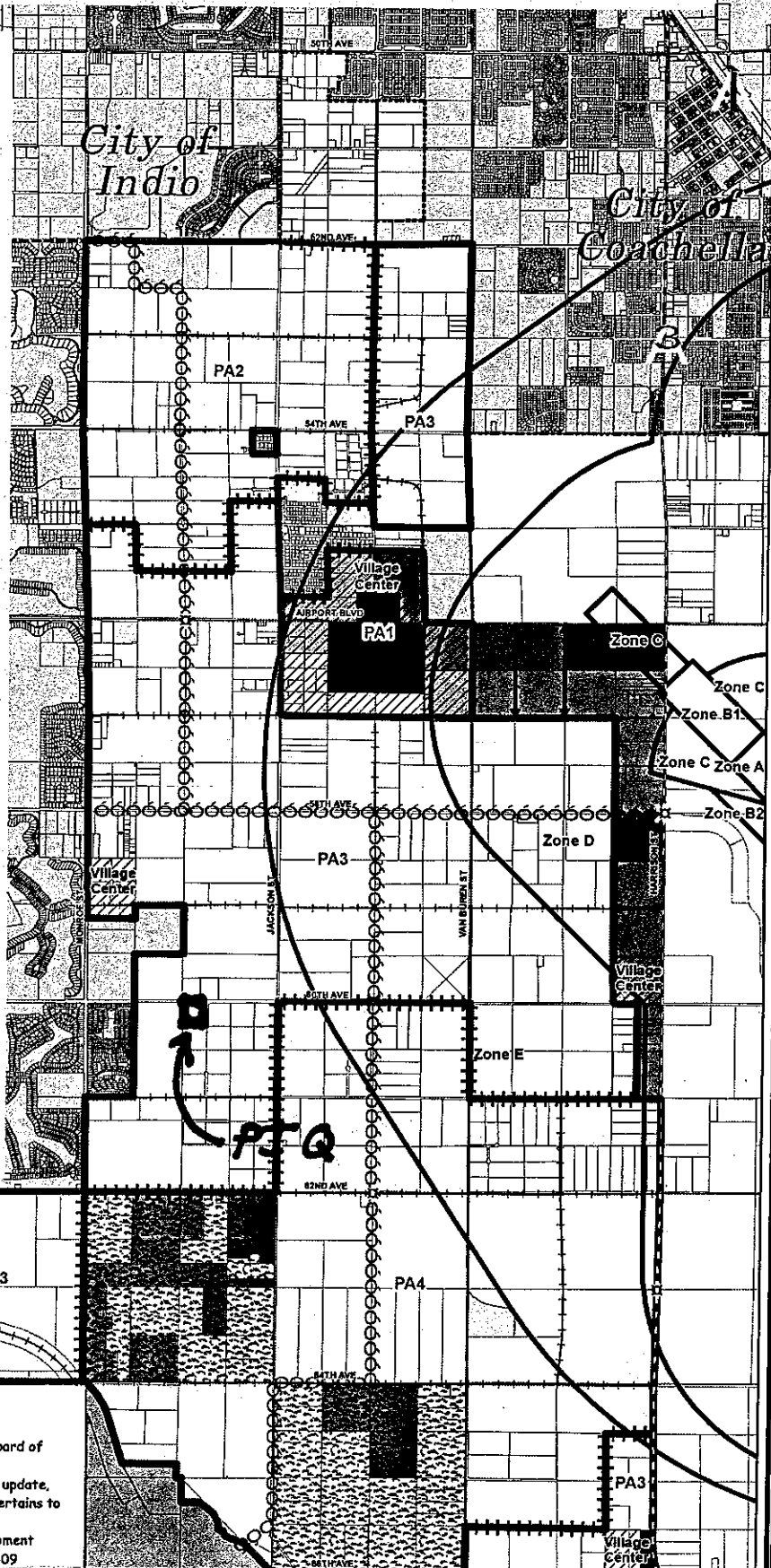
** Dwelling Unit (s)



Revised June 20, 2008

Disclaimer: 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.

Source : County of Riverside
 Author : Vinca Nguyen
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* Approved on June 17, 2008 by the Riverside County Board of Supervisors for the purposes of:
 1: Incorporation into the proposed 2008-09 General Plan update, as the proposed revision of the Land Use Element as it pertains to Vista Santa Rosa, and
 2: Providing "community context guidance" for all development proposals in Vista Santa Rosa until adoption of the 2008-09 General Plan update by the Board of Supervisors.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

CC004983

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SPAD1067 DATE SUBMITTED: 10/17/08

I. GENERAL INFORMATION EA 42070
CFG05421

APPLICATION INFORMATION

Applicant's Name: PABLO ACEVEDO E-Mail: _____

Mailing Address: 83-963 WOLF CREEK
INDIO City CA State 92201 ZIP

Daytime Phone No: (760) 347-6223 Fax No: (760) 347-6223

Engineer/Representative's Name: JOHN WELLS CAVIN E-Mail: RVDESIGN@dc.rr.com

Mailing Address: 83-712 MECCA HILLS AVE
COACHELLA City CA State 92236 ZIP

Daytime-Phone-No: (760) 347-6223 Fax No: (760) 347-6223

Property Owner's Name: PABLO ACEVEDO E-Mail: _____

Mailing Address: 83-963 WOLF CREEK
INDIO City CA State 92201 ZIP

Daytime Phone No: (760) 347-6223 Fax No: (760) 347-6223

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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 signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Pablo Acevedo

PRINTED NAME OF APPLICANT

Pablo Acevedo

SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Pablo Acevedo

PRINTED NAME OF PROPERTY OWNER(S)

Pablo Acevedo

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 764-290-004

Section: 35 Township: 6 SOUTH Range: 7 EAST

Approximate Gross Acreage: 10.14 ACRES

General location (nearby or cross streets): North of _____, South of

60TH AVENUE, East of _____, West of ORCHID COURT

County of Riverside
Planning Department Desert Office
38686 El Cerrito Rd
Palm Desert, CA 92211

JOHN WELLS CAVIN
83-712 MECCA HILLS AVE
COACHELLA, CA 92236

FIRST CLASS
GPA 1067

County of Riverside
Planning Department Desert Office
3868E El Cerrito Rd
Palm Desert, CA 92211

PABLO ACEVEDO
83963 WOLF CREEK ROAD
INDIO, CA 92201

FIRST CLASS

GPA01067